



**PARKSIDE PARCELS 8 & 10**  
**ANC 7D07 MEETING**  
DECEMBER 14<sup>th</sup>, 2020

# AGENDA

- ☐ TEAM INTRODUCTIONS
- ☐ OVERVIEW PARCELS 8 & 10 MIXED USE (MULTIFAMILY/RETAIL) PROJECTS
- ☐ COMMUNITY BENEFITS AGREEMENT (CBA)
- ☐ SITE UTILIZATION
- ☐ GENERAL CONTRACTOR INTRODUCTION
- ☐ WORKFORCE ENGAGEMENT
- ☐ QUESTIONS/DISCUSSION



**PARCEL 8**



**PARCEL 10**

# PARKSIDE PARCELS 8 & 10 PROJECT TEAM

- ❑ DEVELOPER: CITYINTERESTS DEVELOPMENT PARTNERS
- ❑ GENERAL CONTRACTOR: CARLSON CONSTRUCTION
- ❑ ARCHITECT: BKV ARCHITECTS
- ❑ COMMUNITY LIASON: TNB & ASSOCIATES





# PARCEL 8 DEVELOPMENT PROGRAM

## ■ Development Program:

- Project Address: 630 Kenilworth Terrace NE
- 112 Unit Multi-family Rental Building With Approx. 7,000 Sq. Ft. of Ground Floor Retail.
- 132,556 Total FAR Sq. Ft.
- 7 Story 3A Construction: Concrete Podium + Wood Framed Construction
- Amenities—Outdoor Courtyard; Fitness Center, 6<sup>th</sup> Floor Clubroom, Roof Top Outdoor Terrace
- Unit Mix— Jr. 1 Beds, 1 Beds, & 2 Beds
- 53 Below Grade Parking Spaces
- Construction Start: 1<sup>ST</sup> Quarter 2021
- Construction Duration: 18 Months





# PARCEL 10 DEVELOPMENT PROGRAM

## ■ Development Program:

- Project Address: 700 Kenilworth Terrace NE
- 118 Unit Multi-family Rental Building With Approx. 7,000 Sq. Ft. of Ground Floor Retail.
- 142,132 Total FAR Sq. Ft.
- 7 Story 3A Construction: Concrete Podium + Wood Framed Construction
- Amenities—Outdoor Courtyard; Fitness Center, 6<sup>th</sup> Floor Clubroom, Roof Top Outdoor Terrace
- Unit Mix — Jr. 1 Beds, 1 Beds, & 2 Beds
- 58 Below Grade Parking Spaces
- Construction Start: 1<sup>ST</sup> Quarter 2021
- Construction Duration: 18 Months





# COMMUNITY BENEFITS AGREEMENT SUMMARY

Item #	Parcels	Description	Deadline	Notes
1	8 & 10	Contribute up to \$3MM for DDOTs Construction of a pedestrian bridge connecting the Parkside Neighborhood to the Minnesota Ave Metro Station	Prior to Obtaining Stage II PUDs	<b>COMPLETE</b> Parkside Partnership delivered \$3MM to DDOT to complete construction of the bridge
2	8 & 10	Develop One Acre Parkside Community Park with a paved walkway, benches light posts, shade trees and a central art feature	Prior to Obtaining Stage II PUDs	<b>COMPLETE</b> Park was completed in 2014 that met all community requirements
3	8 & 10	Develop a Construction Management Plan	Prior to Construction Beginning	<b>IN PROGRESS</b> Management plans to be distributed within 45 days prior to construction beginning. Tracking for February 10, 2020
4	8 & 10	Direct GCs and Subcontractors to make a good faith effort to hire qualified Ward 7 residents with a goal of 51% of new hires coming from Ward 7	Prior to and During Construction	<b>IN PROGRESS</b> Outreach programs with subcontractors commenced in Q3 2020. Ward 7 Subcontractors and individuals are currently sought after for positions on the project. First contract bids are due December 21, 2020
5	8 & 10	Work with local organization to facilitate job training	During Preconstruction	<b>COMPLETE</b> TNB & Associates has been hired to facilitate local hiring.
6	8 & 10	Provide ANC with quarterly hiring reports for all projects	Every 3 months from the beginning of construction	<b>IN PROGRESS</b> Construction start anticipated for April 2020, first quarterly report will be submitted within 30 days of the last day of the quarter
7	8 & 10	Host a Job Fair in coordination with ANC and DOES	Prior to Construction Beginning	<b>IN PROGRESS</b> Job Fair will be held within 60 days of construction start
8	8 & 10	Adopt a Loading Dock and transportation plan	Prior to Issuance of CoFO	<b>IN PROGRESS</b> Once construction is nearing completion, a loading dock and transportation plan will be implemented for all projects.
9	8 & 10	Hire a Landscape Architect to develop a conceptual design for a play space behind Neval Thomas School and host a meeting with the architect and community stakeholders to determine best possible uses behind the Neval Thomas School. The ANC acknowledged and agrees that NPS owns this land is solely responsible for the design and use of the NPS Land	Prior to Construction Beginning	<b>COMPLETE</b> Landscape Architect submitted drawings after community meeting on Jan 15, 2019. Development of play space is contingent on community consensus and ANC coordination.
10	8 & 10	Reserve for car-sharing services up to two (2) parking spaces within the below-grade garage for each Project.	Prior to Issuance of CoFO	<b>COMPLETE</b> Parking Spaces for two car-sharing services have been incorporated into the design of the parking garages for all projects
11	8 & 10	Fund at a cost of up to \$25,000 the signal operation upgrades at Kenilworth Terrace and Nannie Helen Burroughs intersection	Prior to Issuance of CoFO	<b>IN PROGRESS</b> City Interests is working with DDOT and will contribute the funds for the proposed upgrades.
12	8 & 10	Hire a Traffic Consultant to study solutions to mitigate community traffic concerns and conduct a Transportation Study Fund	Prior to Construction Beginning	<b>COMPLETE</b> Gorove Slade was hired as the traffic consultant and is working with DDOT to study the traffic issues. DDOT worked alongside the Parkside Citizens Advisory Group and finalized their traffic and parking study in <b>February 2020</b> .
13	8 & 10	Hire a Traffic Consultant to develop a parking and curbside management plan	Prior to Construction Beginning	<b>COMPLETE</b> Gorove Slade was hired as the traffic consultant and is working with DDOT to study the traffic issues. DDOT worked alongside the Parkside Citizens Advisory Group and finalized their traffic and parking study in February 2020.
14	8 & 10	Submit evidence to the Zoning Administrator that the project complies with LEED requirements at the LEED Gold Level	Prior to Issuance of CoFO	<b>COMPLETE</b> Building has been designed to meet LEED Gold Standards.
15	8 & 10	Set aside no less than 20% of the total units in each of the Multifamily Building as Workforce Units and set aside no less than 5 Townhouse units as Workforce Units	Prior to Issuance of CoFO	<b>COMPLETE</b> 5 Townhouses have been marketed as Workforce Units and have followed the marketing plan stipulated in the Covenant issued by DHCD. The multifamily buildings will follow all guidelines in the DHCD covenants so that at least 20% will be leased on workforce levels.

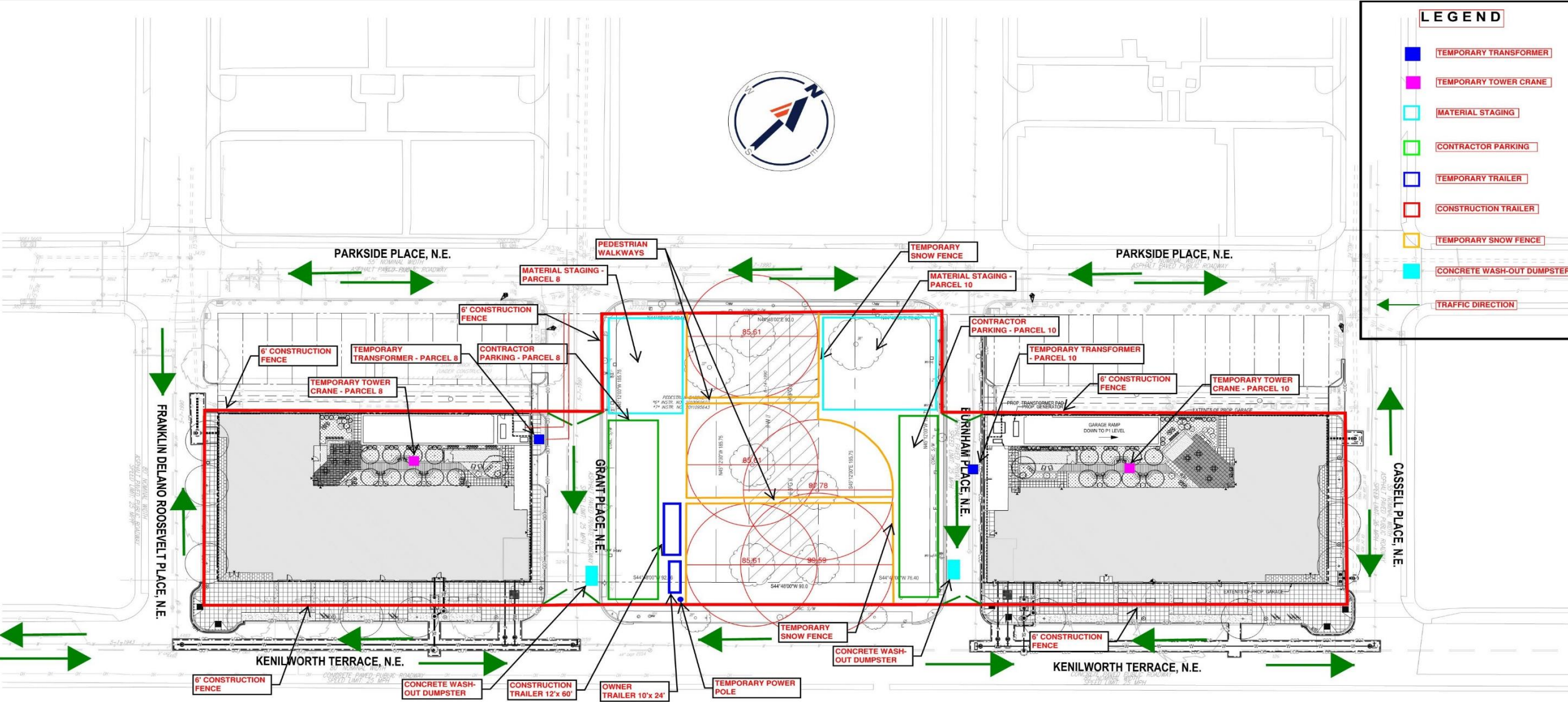


# COMMUNITY BENEFITS AGREEMENT SUMMARY

## (Continued)

Item #	Parcels	Description	Deadline	Notes
16	8 & 10	Install Solar Panels on the roof of Multifamily Buildings in accordance with the final plans	Prior to Issuance of CoFo for Multifamily Buildings	<b>COMPLETE</b> Multifamily buildings will have solar panels incorporated into final plans
17	8 & 10	Provide no fewer than three electric vehicle charging stations	Prior to Issuance of CoFo for Multifamily Buildings	<b>COMPLETE</b> Multifamily buildings currently in Design Phase and will have three electric vehicle charging stations incorporated into final plans
18	8 & 10	Install the wiring and other infrastructure necessary to accommodate the installation of solar panels of each Townhouse	Prior to Issuance of CoFo	<b>COMPLETE</b> All 25 Townhouses were constructed with the appropriate wiring to install solar panels, so buyers may have the opportunity to install solar panels.
19	8 & 10	Show potential buyers of Townhouses the optional feature to install solar panels	Prior to Issuance of CoFo	<b>COMPLETE</b> All prospective buyers of townhouses were notified of the potential option to install solar panels.
20	8 & 10	Install at a cost to Parkside of up to \$75,000, a 'green screen' on DDOT Property long Foote Street	Prior to Issuance of CoFo for Multifamily Buildings	<b>COMPLETE</b> Landscaper hired by City Interests planted the first phase of the green screen along Foote Street on Oct 30, 2019, with additional trees scheduled to be planted in December 2019. City Interests has allocated \$130,000 for this screen and maintenance.
21	8 & 10	The 'green screen' must be maintained for two years following installation.	Prior to Issuance of CoFo for Multifamily Buildings	<b>COMPLETE</b> City Interests has a two year maintenance agreement with a registered landscaper
22	8 & 10	Provide up to but no more than \$30,000 for the renovation and modernization of the existing Parkside neighborhood community room under the control of Parkside HOA (Townhomes Association)	Prior to Issuance of CoFo for Multifamily Buildings	<b>COMPLETE</b> Parkside HOA accepted funds and executed the agreement to of terms in January 2020
23	8 & 10	Provide up to but no more than \$20,000 to activate the public space around Parcels 8, 9, and 10 through creative landscaping and "playable art." The activation shall focus around the public space outside the ground-floor retail	Prior to Issuance of CoFo for Multifamily Buildings	<b>IN PROGRESS</b> Parcels 8 & 10: Anticipated construction completion date is December 2022.
24	8 & 10	Convert to two-way travel any portion of Hayes Street between Kenilworth Terrace and Anacostia Avenue	Prior to Issuance of CoFo for Multifamily Buildings	<b>COMPLETE</b> Gorove Slade was hired as the traffic consultant and is working with DDOT to study the traffic issues. DDOT worked alongside the Parkside Citizens Advisory Group and finalized their traffic and parking study in February 2020.
25	8 & 10	Install no fewer than 5 security cameras to monitor Kenilworth Terrace and Parkside Pl	Prior to Issuance of CoFo for Multifamily Buildings	<b>IN PROGRESS</b> Security cameras will be implemented into the design of the multifamily buildings, will be installed at the close of construction. Anticipated construction completion date is December 2022.
26	8 & 10	Reserve a minimum of 1,000 square feet of gross floor area for a community room within the ground floor retail areas in either Parcels 8, 9, 10 or 12	Prior to Issuance of CoFo for the final Parkside Building	<b>IN PROGRESS</b> Parkside Parcels 9 and 12 are still in design phase and the community room will be implemented in those buildings
27	8 & 10	Reserve a minimum of 750 square feet of gross floor area within the ground floor retail level in one of the buildings of Parcels 8, 9, 10 or 12 for a small minority owned business certified by DSLBD.	Prior to Issuance of CoFo for Multifamily Buildings	<b>IN PROGRESS</b> Leasing for retail space will not begin until Summer 2022 and the space will be reserved at that time.
28	8 & 10	Provide evidence that scholarship fund has been established for students in the Parkside, Paradise, Eastland Gardens and Mayfair neighborhoods. Fund to not exceed \$100,000	Prior to the issuance of Building Permits	<b>IN PROGRESS</b> The scholarship will be funded \$10,000/year for a period of 10 years, and the criteria and selection of recipients will be made by the ANC Grants Committee when it is up and running. CI is finalizing details on the scholarship fund with the ANC. The first \$10,000 payment will be transferred to a bank account set aside for the scholarship funds by January 1, 2021.
29	8 & 10	Fund the construction of a dog park/pet run for a maximum of \$10,000, as long as there can be a reasonable and feasible location for said park	Prior to Issuance of CoFo for Multifamily Buildings	<b>IN PROGRESS</b> Once dog park location has been agreed upon by City Interests and the ANC, the park will be constructed.

# SITE UTILIZATION PLAN





# GENERAL CONTRACTOR INTRODUCTION

# CARLSON CONSTRUCTION

**Mark Carlson**

**Dave Shellhamer**



# GENERAL CONTRACTOR INTRODUCTION

(continued)

Carlson Construction is a nationwide Construction contractor located in New Jersey and Illinois.



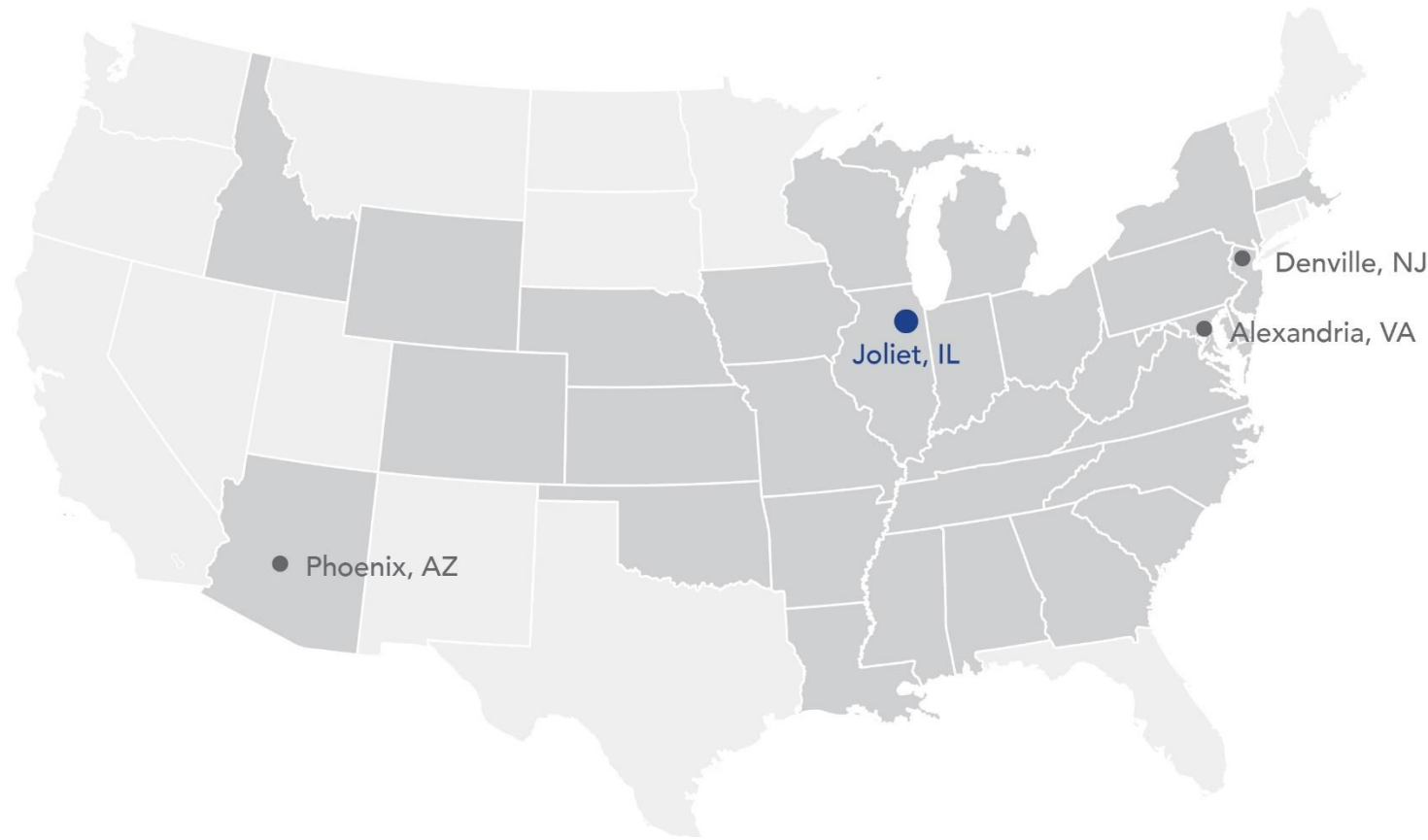
- Carlson is recognized as a leading general building and infrastructure contractor, design builder, and construction manager.
- Customers include a broad range of public and private including U.S. Army, public safety, private developers, Fortune 100, corporations, educational & religious institutions, and municipal bodies throughout the United States.
- Carlson views challenges as opportunities to develop relationships who share their vision and values of compliance, construction excellence, and the belief that hard work results in great rewards.





# GENERAL CONTRACTOR INTRODUCTION

(continued)



## 2010

Expanded to New Jersey

## 2013

Expanded to Virginia



# GENERAL CONTRACTOR INTRODUCTION

(continued)



## Pre-Construction Services

Carlson Construction's highly skilled team has the hands-on experience to guide any project through the process.



## Construction Services

We offer services such as general contracting, design-build, design-assist, and construction management

**32**  
**STATES**

**Completed  
Projects in 32  
States!**



**TNB & ASSOCIATES**





# WORKFORCE ENGAGEMENT

- ☐ Continue to collect subcontractor information to include in bid list.
- ☐ Continue to outreach to local subcontractors to identify opportunities.
- ☐ TNB Solutions will support subcontractors throughout bid process.
- ☐ Outreach Meetings
  - ☐ June 22, 2020
    - ☐ Local CBE Subcontractor Information Session
  - ☐ November 19, 2020
    - ☐ Local CBE Subcontractor Information Session
  - ☐ December 3<sup>rd</sup>, 2020
    - ☐ Local CBE Subcontractor Workshop Session
  - ☐ Subcontractor Bid Due Date: December 21<sup>st</sup>, 2020
- ☐ Internship Opportunities
  - ☐ Development
  - ☐ Construction
  - ☐ Design



**PARCEL 8**



**PARCEL 10**

# FOR MORE INFORMATION

## Workforce Engagement

- \* Visit: [www.tnbworks.com](http://www.tnbworks.com)
- \* Call: (301) 758-4339
- \* Email: [info@tnbworks.com](mailto:info@tnbworks.com)

## Project Specific

- \* Visit: [www.parksidedc.com](http://www.parksidedc.com)
- \* Derick Mitchell – [dmitchell@cityinterests.com](mailto:dmitchell@cityinterests.com)
- \* Michael Hodas – [mhodas@cityinterests.com](mailto:mhodas@cityinterests.com)
- \* Kevin DePass – [kdepass@cityinterests.com](mailto:kdepass@cityinterests.com)
- \* Tim Wooters – [twooters@cityinterests.com](mailto:twooters@cityinterests.com)



# Questions/Discussion