

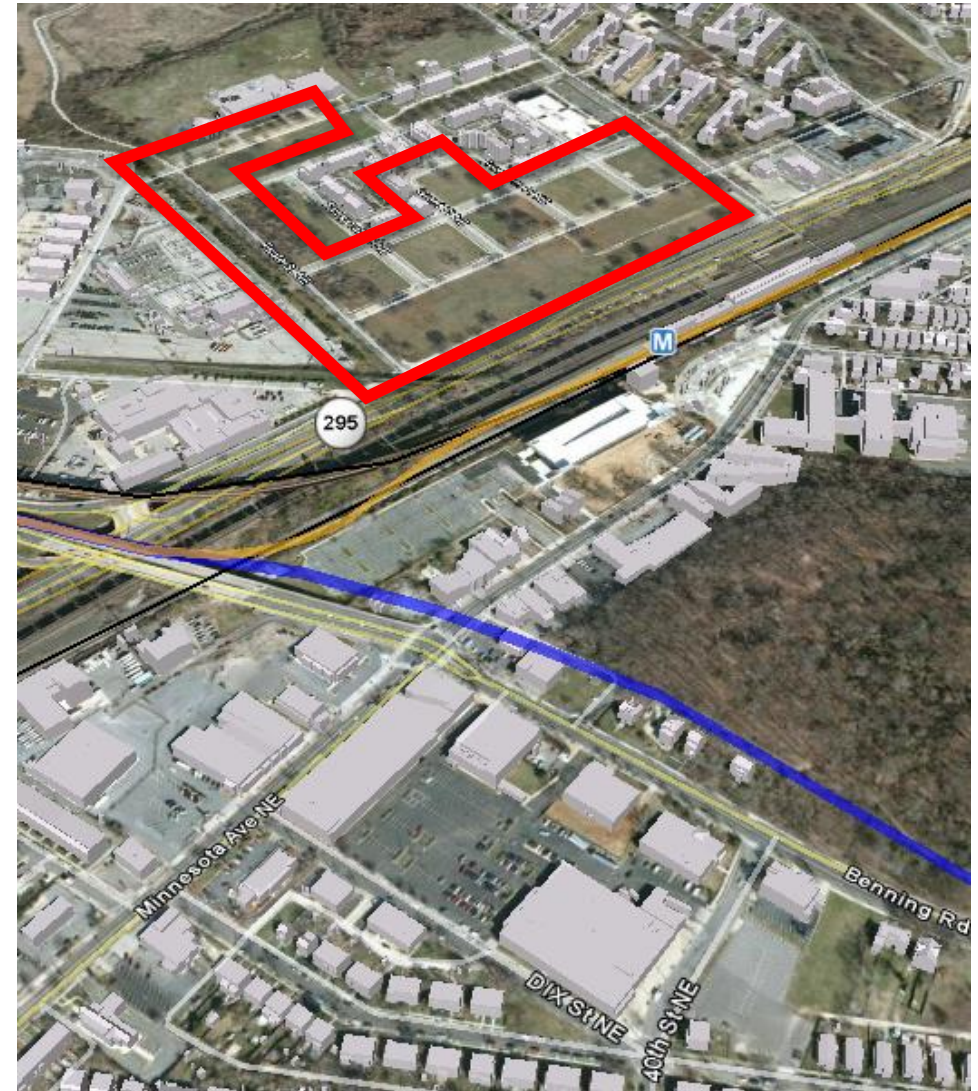


PARKSIDE



AGENDA

- ❑ INTRODUCTION
- ❑ PARCEL 11 SUMMARY
- ❑ COMMUNITY BENEFITS AGREEMENT (CBA)
- ❑ PARCEL 11 CBA CONTRIBUTION
- ❑ PARCELS 8 & 10 SUMMARY
- ❑ WORKFORCE ENGAGEMENT
- ❑ QUESTIONS/DISCUSSION



PARCEL 11 OVERVIEW

Parcel 11

- ❑ 191 Unit Multifamily Building
- ❑ Project Address: 800 Kenilworth Terrace NE
- ❑ 6 Story 3A Construction: Concrete Podium + Wood Framed Construction
- ❑ Amenities—Outdoor Courtyard; Fitness Center, 6th Floor Clubroom, Roof Top Outdoor Terrace
- ❑ Unit Mix—Studios; Jr. 1 Beds, 1 Beds, & 2 Beds
- ❑ 85 Below Grade Parking Spaces
- ❑ Under Construction
 - ❑ Construction Start: May 2020
 - ❑ Construction Duration: 20 Months
 - ❑ Construction Completion: December 2021/January 2022



COMMUNITY BENEFITS AGREEMENT SUMMARY

Item #	Description	Deadline	Notes
1	Contribute up to \$3MM for DDOT's Construction of a pedestrian bridge connecting the Parkside Neighborhood to the Minnesota Ave Metro Station	Per Stage I PUD	COMPLETE: Parkside Partnership contributed \$3MM to DDOT for construction of the pedestrian bridge, which is underway
2	Develop One Acre Parkside Community Park with a paved walkway, benches light posts, shade trees and a central art feature	Per Stage I PUD	COMPLETE: Park was completed in 2014
3	Hire a Landscape Architect to develop a conceptual design for a playspace 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	COMPLETE: Landscape Architect submitted drawings after community meeting on Jan 15, 2019. Development of play space is contingent on community consensus and ANC coordination and will be addressed in a future amendment to the CBA.
4	Hire a Traffic Consultant to study solutions to mitigate community traffic concerns and conduct a Transportation Study Fund	Prior to Construction Beginning	COMPLETE: Gorove Slade was hired as the traffic consultant and is working with DDOT to study the traffic issues. DDOT is working alongside the Parkside Citizens Advisory Group and will finalize their traffic and parking study in early 2020.
5	Hire a Traffic Consultant to develop a parking and curbside management plan	Prior to Construction Beginning	COMPLETE: Gorove Slade was hired as the traffic consultant and is working with DDOT to study the traffic issues. DDOT is working alongside the Parkside Citizens Advisory Group and will finalize their traffic and parking study in early 2020.
6	Develop a Construction Management Plan (CMP)	Prior to Construction Beginning	COMPLETE: The form of the CMP was included as an attachment to the CBA. Copies of the CMP for Eleven Parkside are included as attachments to this summary.
7	Coordinate with WMATA on bus stop relocation	Prior to Construction Beginning	COMPLETE: CI has coordinated with WMATA, who has indicated they will direct passengers to use the existing bus stop located along Kenilworth Terrace between Jay and Hayes Streets.
8	Work with local organization to facilitate job training	Prior to and During Construction	IN PROGRESS: TNB & Associates has been hired to facilitate local hiring and will be engaged throughout the construction duration.
9	Host a Job Fair in coordination with ANC and DOES	Prior to Construction Beginning	COMPLETE: Job Fairs for both Subcontractors and individual employment opportunities were held in conjunction with TNB & Associates. Additional outreach for individuals will be held as needed during the construction period.
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	IN PROGRESS: CI, Bozzuto and TNB & Associates are working together to ensure that Ward 7 residents are given an opportunity to work on Eleven Parkside
11	Provide ANC with quarterly hiring reports for all projects	Every 3 months from the beginning of construction	IN PROGRESS: CI will work with TNB & Associates to comply with the quarterly hiring reports once construction has commenced.
12	Adopt a Loading Dock and transportation plan	Prior to Issuance of CoFo	IN PROGRESS: Once construction is nearing completion, a loading dock and transportation plan will be implemented.
13	Reserve for car-sharing services up to two (2) parking spaces within the below-grade garage for each Project.	Prior to Issuance of CoFo	IN PROGRESS: Parking Spaces for two car-sharing services have been incorporated into the design of the parking garages for all projects and will be verified upon completion.
14	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	IN PROGRESS: City Interests is working to contribute the funds to DDOT well in advance of the C of O issuance. We anticipate completing this requirement by May 2020.
15	Submit evidence to the Zoning Administrator that the project complies with LEED requirements at the LEED Gold Level	Prior to Issuance of CoFo	IN PROGRESS: Eleven Parkside has been designed to meet LEED Gold Standards and will be verified upon completion.
16	Hold a transit fair with DDOT once the building is approximately 80% occupied	Once Building reaches 80% occupancy	FUTURE REQUIREMENT: Transit Fair with DDOT is projected to take place in Summer 2023 when building reaches 80% occupancy

PARCEL 11

CBA – WORKFORCE REQUIREMENT CONTRIBUTION

☐ **Item #8** – Work with local organization to facilitate job training

☐ Worked with TNB Solutions to coordinate outreach events to identify qualified local subcontractors and construction workers.

☐ **Item #9** – Host Job Fair in coordination with ANC and DOES

☐ Outreach Meetings

☐ October 3, 2017

☐ Local CBE Subcontractor Information Session

☐ May 5, 2018

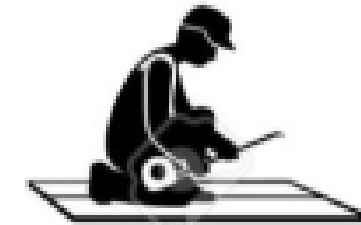
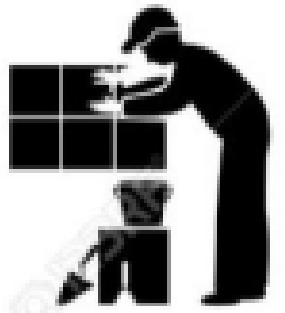
☐ Opportunity Fair

☐ November 16, 2018

☐ Local CBE Subcontractor Information Session

☐ December 19, 2019 (Delay in project financing)

☐ Local CBE Subcontractor Information Session



PARCEL 11

CBA – WORKFORCE REQUIREMENT CONTRIBUTION

(Continued)

☐ **Item #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



☐ CBE Subcontractor Participation (As of November 2020)

Subcontractor	Trade	Certification Info	Classification	Contract Value	Ward
Build DMV	Flooring	SDZR63366082021	LBE, DBE,SBE,DZE,ROB	\$ 875,000	8
Goldin & Stafford, Inc.	Earthwork/Sitework	LSZ49524032021	LBE,SBE,DZE	\$ 544,000	5
Clemons Builders, Inc.	Mechanical	LSZ26849092022	LBE,SBE,DZE	\$ 2,647,500	7
Blackwood of DC	Concrete	LO3422112022	LBE	\$ 4,487,000	3
Centennials Builders, Inc.	Drywall & Metal Framing	LSD61970042021	LBE,SBE,DZE	\$ 2,155,745	4
Note: CBE - Certified Business Enterprise, DBE - Disadvantage Business Enterprise, SBE - Small Business Enterprise, Development Enterprise Zone, & ROE - Resident Owned Business					

☐ Total Subcontractor Trades Value – \$36 million

☐ Ward 7 (& 8) Employment

☐ New – One (1) [out of 1 new hire for the project as of November 2020]

☐ Existing – Four (4)

☐ Summer Youth Employment – One (1)



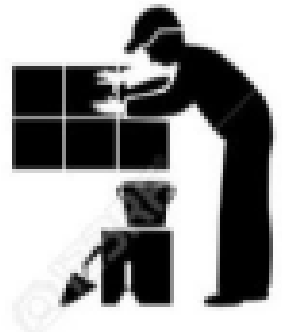
PARCEL 11

CBA – WORKFORCE REQUIREMENT CONTRIBUTION

(Continued)

☐ **Item #11** - Provide ANC with quarterly hiring reports for all projects.

- ☐ Quarter 1 - Completed (August 2020)
 - ☐ Issued Report
- ☐ Quarter 2 - Completed (November 2020)
 - ☐ Report will be issued this week (of December 7th)
- ☐ Quarter 3 - In Process (February 2021)
- ☐ Quarter 4 (May 2021)
- ☐ Quarter 5 (August 2021)
- ☐ Quarter 6 (November 2021)
- ☐ Project Completion (December 2021/January 2022)



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.
- 7 Story 3A Construction: Concrete Podium + Wood Framed Construction
- Amenities—Outdoor Courtyard; Fitness Center, 6th Floor Clubroom, Roof Top Outdoor Terrace
- Unit Mix— Jr. 1 Beds, 1 Beds, & 2 Beds
- 53 Below Grade Parking Spaces
- Construction Start: 1ST 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.
- 7 Story 3A Construction: Concrete Podium + Wood Framed Construction
- Amenities—Outdoor Courtyard; Fitness Center, 6th Floor Clubroom, Roof Top Outdoor Terrace
- Unit Mix — Jr. 1 Beds, 1 Beds, & 2 Beds
- 58 Below Grade Parking Spaces
- Construction Start: 1st Quarter 2021
- Construction Duration: 18 Months



PARKSIDE PARCELS 8 & 10 PROJECT TEAM

- ❑ DEVELOPER: CITYINTERESTS DEVELOPMENT PARTNERS
- ❑ GENERAL CONTRACTOR: CARLSON CONSTRUCTION
- ❑ ARCHITECT: BKV ARCHITECTS
- ❑ COMMUNITY LIASON: 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 3rd, 2020
 - ☐ Local CBE Subcontractor Workshop Session
- ☐ Subcontractor Bid Due Date: December 21st, 2020
- ☐ Internship Opportunities
 - ☐ Development
 - ☐ Construction
 - ☐ Design
- ☐ 7D07 ANC Meeting - December 14th, 2020
 - ☐ Carlson Construction Introduction



PARCEL 8



PARCEL 10

FOR MORE INFORMATION

Workforce Engagement

- * Visit: www.tnbworks.com
- * Call: (301) 758-4339
- * Email: info@tnbworks.com

Project Specific

- * Visit: www.parksidedc.com
- * Derick Mitchell – dmitchell@cityinterests.com
- * Michael Hodas – mhodas@cityinterests.com
- * Kevin DePass – kdepass@cityinterests.com
- * Tim Wooters – twooters@cityinterests.com

Questions/Discussion