

- Good evening Commissioners. For the record my name is Keith Turner representing Four Points, LLC, the Applicant in the present case.
- Four Points develops throughout the District and has a particular interest in historic Anacostia having developed a number of buildings in the area over the past several years. We are committed to the neighborhood and the District in general. Following approval of the first-stage PUD for this site, we helped form the Anacostia Business Improvement District, which has a wide-ranging board that represents business and property owners in the immediate area. We also have strong relationships with local non-profits, including the Anacostia Economic Development Corporation and ARCH Development. That being said, this is a long-term commitment and we are dedicated to improving the historic Anacostia neighborhood and continuing to be a part of this community.
- Before our team does a detailed presentation on Building 4, I want to provide some relevant background information on the overall development.
  - The first-stage PUD was approved in 2013 for an eight-acre area that will contain approximately 1.5 million square feet of mixed-uses.
  - The next phase of development includes Building 4, which you will hear about tonight, followed closely by second-stage applications for Buildings 5 and 8.
  - The subsequent phase will include Buildings 1 and 2. Building 1 received second-stage approval in May, 2015, which was extended by this Commission on June 11<sup>th</sup>.
- We have worked closely with OP and DDOT and appreciate their reports recommending approval of the application.
- In response to OP's comment about expanding employment and business opportunities near the site, we have committed to the following as part of the Order should the Commission vote to approve this project:
  - A DOES approved apprenticeship program
  - First Source, CBE and Davis Bacon
  - Marketing program of all the employments opportunities to Ward 7 and 8 residents
  - Specific Ward 7 and 8 Employment Opportunities will include, but won't be limited to:
    - The Reservation of 15 Predevelopment/Construction jobs
    - Training and apprenticeship for the Ward 7 and 8 residents that are hired

- Establishment of a Contractor Capacity Development Seminar Series for CBE owners
- Reservation of 3 permanent jobs for Ward 7 and 8 residents for a minimum of 6 years
- Partnering with a hospitality training program for the recruitment, screening and training of hotel employees with a goal of 10% of hotel employees being Ward 7 or 8 residents.
- Offering 2,000 SF of affordable local retail for existing and emerging local businesses at rental rates that are 75% of market rate.
- A minimum of 4,000 SF of floor area for the Anacostia playhouse at significantly subsidized rental rates for a five year period.
- In addition, Four Points has engaged in extensive community outreach regarding the overall PUD development and Building 4 in particular.

We have done presentations 2 times to Commissioner Fuller, 2 times to the ANC Executive Committee, 1 time to the full ANC, 1 time to the ANC 8A06 single-member district as well as to Mr. Wilson of the Historic Anacostia Block Association, to the President of the Anacostia Economic Development Corporation and the Anacostia Coordinating Council.

We also have a follow-up presentation scheduled with the Anacostia Coordinating Council for next week as well.

We have also worked closely with other community stakeholders, as evidenced by the 8 letters in support of this project that have been filed in the case record.

- We are excited to be moving forward with development of Building 4 and I am available to answer any questions.