



# The Thomas Connection

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## **The Newsletter of Ward 5 Councilmember Harry "Tommy" Thomas, Jr.**

### THOMAS LINKS RESIDENTS TO JOBS AT RHODE ISLAND STATION

Ward 5 Councilmember Harry Thomas, Jr. has been actively working with developer RI Station, LLC (a joint venture between Urban Atlantic and A&R Development Corp.) and its general contractor, Bozzuto Construction, to ensure that hiring at the Rhode Island Station mixed-use development complies with the District's First Source program, and that whenever possible, Ward 5 residents are hired.

Prior to breaking ground, representatives from the Office of Councilmember Thomas, RI Station, LLC, Bozzuto, and the Department of Employment Services, along with civic leaders, met to create an action plan to facilitate hiring Ward 5 and other District residents for construction positions available at Rhode Island Station. As part of the action plan, a job application form specific to the project was developed, distributed to civic leaders, and made available at the Rhode Island Station construction trailer. A staff member at the DOES Franklin Street Career Center was assigned to receive, review, and pre-screen completed applications. RI Station, LLC and Bozzuto meet monthly with the Franklin Street Career Center representative to apprise her of new construction openings and review qualified applications.

To date, the total number of new hires by contractors working on the project is nine, of which five (or 55%) are District residents. Four (or 44%) of the new hires are Ward 5 residents. The percent of new hires that reside in the District exceeds First Source requirements.

During September 2010, a total of 168 employees from seven different companies performed work at the site. Of the 168 employees, 26 are District residents (15.5% of the total workforce). Of the 26 District residents, seven are Ward 5 residents (4.2% of the total workforce).

All wages paid have been in accordance with Davis-Bacon requirements and are payroll certified. Bozzuto's First Source reports are sent monthly to DOES according to First Source program requirements. Summary hiring reports are provided regularly to the Ward 5 council office and several community organizations.

"Our proactive work with the developer and Bozzuto Construction is paying off," said Councilmember Thomas. "I look forward to the start of vertical construction at Rhode Island Station so that we can link more Ward 5 residents to the employment opportunities this project is creating."

### CONSTRUCTION NEW HIRES AT RHODE ISLAND STATION\*

Reside in Ward 5	4
Reside in District outside Ward 5	1
Do not reside in District	4
<b>Total new hires</b>	<b>9</b>

\* As of September 2010. Construction began in May 2010.



Rhode Island Station is a mixed-used project currently under construction in Ward 5.

## ECONOMIC DEVELOPMENT TAKES OFF IN WARD 5

While the poor economy has discouraged new retail and stalled development projects across the District and the nation, under the leadership of Councilmember Harry "Tommy" Thomas, Jr., economic revitalization is well underway in Ward 5. Recent ribbon cuttings and ground breakings demonstrate that Ward 5 is the nexus of much of the development occurring in the District.

### ***Ribbon Cutting Marks Completion of The Summit at St. Martin's***

On October 25, 2010, Councilmember Thomas participated in the ribbon cutting for The Summit at St. Martin's. Located at 116 T Street, NE, The Summit is a rental housing project of more than 170 affordably priced one- and two-bedroom luxury units. Amenities include on-site underground parking, landscaped courtyards, a clubroom with a large screen TV, a roof-top sundeck and playground with panoramic views of the city, a cyber café with free Wi-Fi, a fitness center, and a resident conference room. Applicants to The Summit at St. Martin's must meet HUD household income limits based on family size and fall below 60 percent of Area Median Income (AMI).

Councilmember Thomas has been a strong supporter of The Summit since its inception, and authored legislation to provide the project with a property tax abatement as long as it is operated as an affordable rental housing project. "The Summit raises the bar on affordable housing and demonstrates that luxury and affordability can be compatible," said Thomas.



*Thomas participated in the ribbon cutting for The Summit at St. Martin's on October 25, 2010.*

**FOR MORE INFORMATION, CONTACT:  
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### ***Rustik Tavern Opens in Bloomingdale***

Rustik Tavern, located at First and T Streets, NW, held its grand opening on October 14, 2010. Councilmember Thomas was on hand to celebrate Bloomingdale's first sit-down restaurant and taste many of Rustik's signature dishes. The event was sponsored by North Capitol Main Street, Inc. (NCMS) in partnership with the Ward 5 council office. Thomas and his Council colleagues annually have funded the District's Main Street initiative—including NCMS—through appropriations to the Department of Small and Local Business Development.



*Rustik Tavern's grand opening celebration was on October 14, 2010.*

### ***Construction of The Flats at Atlas District Underway***

On October 27, 2010, Councilmember Thomas participated in a groundbreaking ceremony to mark construction of The Flats at Atlas District, a project that will bring 257 high-end apartments and 5,000 square feet of new retail to the Langston Carver neighborhood.

Located at 1600 Maryland Avenue, NE, The Flats is a \$107 million project of Clark Realty Capital. The development plan includes a 300-space parking garage and myriad amenities, including a fitness center, pool, great room with kitchen, indoor half basketball court, an outdoor lounge with a fireplace, and a meditation courtyard. The Flats also will be within easy walking distance of the H Street Corridor and the burgeoning arts district on Florida Avenue and Bladensburg Road, NE. The anticipated completion date is spring 2012.



*The official ground breaking for The Flats at Atlas District was on October 27, 2010.*