

Emery Heights/Brightwood Properties RFP

Q&A – DMPED Responses

Week One 3/19/2026 – 3/25/2026

**Question 1:** *“Is the Fire Station DC or Federal listed Historic Structure? What are the requirements for that?”*

**Answer 1:** The Old Engine Company 22 building is listed in both the DC Inventory of Historic Sites and the National Register of Historic Places.

Any exterior alterations or new construction on the parcel will require review by the DC Historic Preservation Review Board (HPRB) in accordance with the DC Historic Landmark and Historic District Protection Act (Act). Applicants should contact the DC Historic Preservation Office (HPO) as early as possible to discuss concepts for rehabilitation and new construction. Additional information about HPO and HPRB review is available at <https://planning.dc.gov/page/historic-preservation-office>. The smaller building at the rear of the property is not designated and can be removed without HPRB approval.

Sponsors of income-producing rehabilitation projects at Old Engine Company 22 are also encouraged to apply for a 20% Federal income tax credit through the National Park Service Federal Historic Preservation Tax Incentives Program since the requirements of this program are similar to those which are required to comply with the Act. Additional information is available at: <https://www.nps.gov/subjects/taxincentives/index.htm>.

**Question 2:** *“In the past DC FD needed access to the Fire Station for classroom and training spaces. Is that still a requirement of the project? What are the program needs?”*

**Answer 2:** There are no program requirements for DC FEMS included in this RFP. DC FEMS will vacate the building and relocate training operations offsite prior to groundbreaking.

**Question 3:** *“Will DC buy or eminent domain the car wash and Snead Funeral in order to own almost the entire block? What about the empty lot between Snead and New Redeemer? The only other businesses in that block are daycare, 5702 apt building, and New Redeemer Church. Those 3 all look great and are well taken care of.”*

**Answer 3:** The District has no plans to purchase the Express Car Wash at 5758 Georgia Avenue NW or Snead Funeral Home and Cremation at 5752 Georgia Avenue NW. These two properties are privately owned.

**Question 4:** *“I like Papa John's Pizza. Will DC help them with a temporary location while this block is constructed? Will Papa John re open when this block is built up/out?”*

**Answer 4:** The franchise owner of Papa John's Pizza at 5764 Georgia Avenue NW notified the District their intent to permanently close at the expiration of the lease term and has already vacated the premises.