

Grimke Redevelopment Request for Proposals
Respondent Community Presentations
Additional Questions and Answers
November 3, 2014

QUESTIONS FOR COMMUNITY THREE DEVELOPMENT:

- 1. How many net new jobs to area will be created as a result of the project? Please distinguish the number of jobs by the following categories:**
 - **Daytime (net new paid jobs and net new volunteer positions, if any)**
 - **Evening (net new paid jobs and net new volunteer positions, if any)**

In addition to the creation of approximately 75 construction jobs generated as a result of the redevelopment, our proposed vision is unparalleled in its ability to create new permanent arts-related District-based jobs for the U Street Corridor. The new permanent home for Torti Gallas and Partners will have a tremendous long-term positive economic impact upon the neighborhood by bringing 125 new permanent creative jobs at all pay scales from Maryland to the District on Day One of occupancy.

Furthermore, we anticipate the Museum, with its increased presence and buildout, to host approximately ten daytime jobs (six new, some volunteer some paid), the U Street ground floor retail use to create approximately nine new service jobs, and the non-profit cultural and arts uses to support an additional five paid (daytime) and one paid (evening) jobs. In total, we anticipate a total of 149 paid daytime jobs (145 new) and one new paid evening job.

- 2. Foot traffic: How many people will be drawn to the area? In other words, how many people are anticipated to attend or participate in activities created by the development?**

With the proposed uses for the main building to include the Museum, Torti Gallas' design office, and the U Street Arts League and CulturalDC, daytime use will be the primary focus of the main building. This emphasis on space for creative office workers, artists, and new visitors to the Museum is anticipated to produce approximately 500+ users daily – helping to activate the U Street Corridor's sidewalks, and support the local businesses, restaurants and shops, and to counteract the current nighttime use imbalance around the property.

In addition to the anticipated 150 permanent employees that will occupy the building, we anticipate approximately 35 professionals, consultants, and clients to visit the creative office use daily. Furthermore, with the creation of programmed arts events (such as small theater productions, jazz ensembles, culinary classes, gallery receptions, etc.), we anticipate approximately 50 people per day could visit the development depending upon programming. These interactive uses, in addition to 30+ new residents and approximately 75 daily patrons anticipated to visit the proposed ground floor retail space on U Street, the property should become an active and vibrant daytime environment and the ideal solution to balance the current nighttime-concentrated atmosphere of the immediate neighborhood.

QUESTIONS FOR GRIMKE REDEVELOPMENT PARTNERS:

1. **How many net new jobs to area will be created as a result of the project? Please distinguish the number of jobs by the following categories:**

- **Daytime (net new paid jobs and net new volunteer positions, if any)**

30 new jobs will be created for Meridian PCS, 13 current employees will move from Georgetown to the gym space for Genesys with plans to double this headcount by 2016 for a total of 26 new employees. It is assumed the museum staff will remain the same or increase slightly, and we estimate between 10 and 15 full or part time employees for the retail space on U Street.

- **Evening (net new paid jobs and net new volunteer positions, if any)**

The U Street parcel's 10 to 15 employees would likely work into the evening.

2. **Foot traffic: How many people will be drawn to the area? In other words, how many people are anticipated to attend or participate in activities created by the development?**

In addition to the numbers above, it is unclear whether the school will add additional foot traffic since many of the parents who would attend a function at the school are already in the neighborhood. Genesys staff will have between 5 and 10 visitors to their office daily; occasional product or networking events could draw 20 to 25 industry staff from outside the area; these events could often occur at established restaurants nearby on U St.

QUESTIONS FOR ROADSIDE DEVELOPMENT / SORG ARCHITECTS:

1. **What is the total length of time that construction equipment or construction personnel are expected on-site for your proposal?**

Construction equipment and personnel will vary depending on the section of the development that is under construction and at what time. Below is an estimate of the length of construction time for each section. We currently envision 912 U Street and Grimke taking place first and upon completion of Grimke beginning on 9 ½ Street.

- *912 U Street construction is estimated to be 320 days, however the building should be enclosed with only interior work being done after 100 days*
- *9 ½ Street construction is estimated to be 300 days, however the building should be enclosed with only interior work being done after 120 days*
- *Grimke School Building construction is estimated to be 360 days, however the bulk of this work should be interior with little disturbance to the community*

2. How many net new jobs to area will be created as a result of the project? Please distinguish the number of jobs by the following categories:

- **Daytime (net new paid jobs and net new volunteer positions, if any)**
- **Evening (net new paid jobs and net new volunteer positions, if any)**

Below is the breakdown of anticipated new jobs to the Grimke community:

- *Roadside Development: 20*
- *City dance: 15 full time administrative staff, 15-30 part time instructors and 40 outside professional artist visiting a week for rehearsal space*
- *Step Afrika!: 6 full time administrative staff, 18 full time professional dancers, and 5-10 part time faculty*
- *Dance USA: 15 full time employees*
- *Imagination Stage: 3-4 employees*
- *Retail: 15 - 30 for 912 U street space depending on the use*
- *Building operations: 3*
- *New office space: 25*

These do not include keeping both Sorg Architects and Affinity Lab in the community through our redevelopment plans.

The final distinction between daytime and evening jobs won't be fully determined until each user has fully programmed its space. However the majority of the jobs are traditional daytime and early evening positions. We don't intend to have users that require late-evening employment.

3. Foot traffic: How many people will be drawn to the area? In other words, how many people are anticipated to attend or participate in activities created by the development?

Our phenomenal cultural and arts partners along with the museum will bring out of town visitors and residents of the District throughout the day and early evenings to experience their first class organizations. The number will vary per day based on the programming and activities of each Tenant. We look forward to working with the community on all aspects of the development and preserving its vibrancy.