

Grimke Redevelopment Request for Proposals
Respondent Community Presentations
October 14th and 18th, 2014
Questions and Answers for Community Three Development

QUESTIONS FOR ALL RESPONDENTS:

- 1. How many parking spaces is your team providing off-street? How many spaces will be provided for each tenant in the school building, for the African-American Civil War Museum, for the development on 9 ½ Street and for the development at 912 U Street? Does the proposed parking meet zoning requirements?**

In total, we anticipate the entire project will include approximately 48 spaces (on- and off-street). Of the 33 off-street spaces, the U Street site would have 5 spaces, and 28 spaces would be located at the School site. Assuming a by-right development on the U Street Parcel, a PUD for the School site (with an underlying zone of C-2-B), and a reduction for proximity to Metro (as currently contemplated by the Zoning Commission) we estimate the 33 provided off-street spaces will technically be in excess of the zoning requirement by approximately 9 spaces.

- 2. With the team's proposed uses and parking strategy, will this create a negative impact on current residents in terms of parking?**

We do not believe so, but we will continue to look for creative solutions to maximize availability of off-street parking as the plan evolves. Our major tenant will be Torti Gallas which will conduct regular business hours between 9am-6pm. Torti Gallas also currently provides free Metro use for all of its employees and intends to continue to do so. Furthermore, in a recent survey of its employees by Torti Gallas, 25% currently live within walking or biking distance of the site, 35% currently use Metro and will continue to do so, and approximately 25% intend on using Metro upon the office moving to Grimke. 10-15 spaces should be adequate to cover Torti Gallas's needs since most employees will take Metro, bicycle or walk, but they will look into sharing with the African American a Civil War Museum and other uses.

- 3. How will the closing of the alley entrance on T Street proposed by some residents affect the proposed project?**

We've known that it's been a concern in the community so our proposal already includes the closing of the alley. Instead, alley traffic will be routed through the school parking lot as shown on our proposed site plan.

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

The property is intended will be constructed in two phases with the U Street Parcel taking approximately 12 months and the main building and townhouse portions taking approximately 16 months to complete. 9½ Street and the associated alleys should remain open during all construction.

QUESTIONS FOR COMMUNITY THREE DEVELOPMENT:

- 1. Please explain why your team is proposing to build on top of the current open space on 9 ½ Street?**

We are proposing to build 2½ story townhomes to help make 9½ Street feel more like a complete street and to better connect 9½ Street to U Street. Our townhomes have been sensitively designed to relate directly to the context of the existing townhomes.

- 2. The 1,500 square feet dedicated to a neighborhood-based non-profit arts center in your plan is not to scale with the cultural and historic importance that the arts has in the U Street neighborhood. Why is the proposed space so small and how can such a limited space serve the community?**

With Torti Gallas (Creative Arts Use), U Street Arts League (Arts Use), and Museum (Cultural Use), 100% of the building is dedicated to arts and/or cultural uses. In addition, with 1,500 SF dedicated to the U Street Arts League and an additional 4,500 SF of shared space with Torti Gallas (both programmed by CulturalDC), we propose 6,000 SF dedicated to non-profit arts use in the main building. This space, in addition to the Museum, will create approximately 16,000 SF of dedicated non-profit use in the main building – over 1/3 of the building.

- 3. In your presentation on October 18th, your team proposed creating a plaza at the metro station. Has your team verified that this use is possible?**

The animation of the Metro plaza is the intent and the actual strategies implemented to do so can be many. While we do not know if a physical structure can be built upon the plaza, we will pursue it if the community supports it. We have done it before, though it wasn't easy.