

**Grimke Redevelopment Request for Proposals  
Respondent Community Presentations  
October 14<sup>th</sup> and 18<sup>th</sup>, 2014  
Questions and Answers for Grimke Redevelopment Partners**

**QUESTIONS FOR ALL GROUPS:**

- 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?**

*We are keeping all 45 – 49 spaces currently on the site. The breakdown is as follows:*

*AACWM: 12*

*Meridian Public Charter School: 28*

*Genesys: 0*

*U Street: 9 if zoning requires.*

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

*Our parking strategy will not create a negative impact with the community. There is enough onsite parking that currently exists to meet the needs of each tenant partner. The Meridian staff are incentivized with \$100 per month in Metro vouchers and there is a possibility of a minor parking surplus.*

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

*The T Street alley, whether it stays open or is closed, doesn't have an effect on the project from our perspective.*

*The alley that leads to and from Vermont was originally shown as closed in our response. However, based on community feedback, we are fully amenable to modify our original response to keep this open via the correct RFP guidelines for modification of responses. If the community prefers to have the T Street alley closed we are happy to manage the process with DDOT along with the alley improvements leading to Vermont Ave.*

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

*AACWM: Interior build out to last between 6 and 8 months.*

*Meridian: Interior build out to last between 6 and 8 months.*

*Genesys: Interior build out/conversion to last about two 2 months.*

*U Street: Construction to last approximately 12 months.*

**QUESTIONS FOR GRIMKE REDEVELOPMENT PARTNERS:**

- 1. For the alley between 9 ½ Street and Vermont Avenue, would you consider restoring the alley to give full access to the rear of the houses in that part of the block?**

*Yes, we have listened to the feedback of neighbors and think it's a good idea to restore the alley and provide full rear yard access to the homes affected. We don't think the City would have an issue with this.*

- 2. Will parents in the community still have to apply via the lottery if Meridian Public Charter School moves in?**

*Meridian will use a lottery system if the school receives more applicants than available seats. Meridian and several other leading schools (e.g., KIPP) are open to a change to the School Reform Act of 1995 – also discussed by leading candidates for Mayor – to allow for neighborhood preference for residents of the area surrounding the Grimke School.*

- 3. How would you address student drop-off and pick-up in this tight site without impacting the neighborhood?**

*Right now, we have 650 students at our current school location and no buses. 90% of our students take the metro. For the remaining 10% we work with the Metropolitan Police Department to ensure there are no issues with traffic. We are also looking into staggered drop-offs.*

- 4. Please explain how the proposed U Street apartment building would fit with the character of the neighborhood.**

*The massing would be smaller than the buildings to the west. The building would step down. Materials would be brick and terra cotta to carry the character of the neighborhood. There would be a glass façade for the commercial portion only on U Street, and smaller windows on 9 ½ Street.*

- 5. Is a school a matter-of-right use under R-4 zoning?**

*Yes.*

- 6. Is there a school partner planned for the proposal? If not, when would the tenants be chosen?**

*Yes, Meridian Public Charter School is the proposed tenant.*