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# Grimke School Redevelopment Project

## Grimke Redevelopment Partners – a Joint Venture

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HISTORIC GRIMKE SITE - 1923 VERMONT AVE. NW

GYMNASIUM SITE – 1923 VERMONT AVE. NW

U STREET SITE - 912 U ST. NW

# Historic Grimke School Building

## 1923 Vermont Ave. NW

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- Two non-profit uses
  - African American Civil War Museum – 10k sf
  - Meridian Public Charter School – 42k sf
- Restoration and preservation of the entire historic envelope
- Restoration to green space planned in front as directed by RFP for existing drive lanes
- No alley access for either uses; all pedestrian and vehicular traffic access the site from Vermont Ave. NW
- Alley improvements to include perimeter restoration, perimeter down lighting, new pavers, proper walk ways, etc.
- Daytime use for entire building with off-hours community access

# Gymnasium Site

## 1923 Vermont Ave. NW

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- One office tenant with daytime use as requested by community
  - IT Tech firm to move from Georgetown
    - Mobile app development, IT infrastructure design and consulting, IT incubator
- Restoration and preservation of the entire “gym box” envelope
  - Removal of security grates on windows, new historically accurate windows
  - Improved interior and exterior lighting installed with sensitivity to residences on 9.5 Street
  - Open space next to gym will be improved, removal of chain link fence. Can either remain as parking for no net parking loss, or can be green space
- Limited or no alley access for tenant use; pedestrian and bike traffic will access site from Vermont Ave. (existing museum entrance will be used).
- Alley improvements to include perimeter restoration, perimeter down lighting, new pavers, proper walk ways, etc.

# U Street Parcel

## 1923 U St. NW

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- New construction - 28 total units
- Market rate units with affordability component
- Four first floor live/work loft units
- First floor retail facing U Street
- Access
  - Apartment units above retail and live/work lofts accessed from U Street
  - Retail accessed from U Street
  - Live/work lofts accessed from 9.5 Street
- Exploring underground parking structure accessed via car lift on 9.5 Street

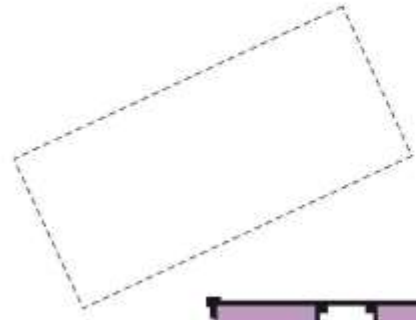
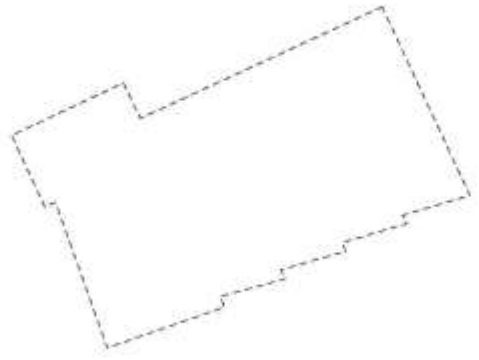
# Grimke School Redevelopment Project

## Overview and Goals

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- Low impact “Light Touch” development approach offers many benefits:
  - Minimal (if any) impacts to community during and after construction
  - Keeps character defining elements of historic school building intact with reuse as a school - and adaptive reuse with AACWM
  - Preserves quiet character and charm of 9.5 Street with no additional load past empty lot
  - Most environmentally sensitive approach with reuse of historic school and gym building
- Provides daytime uses for all existing parcels, evening use potential only with small commercial space on U Street
  - Office tenant in gym space to provide daytime foot traffic supporting nearby restaurants and shops
- Current building footprints remain intact, no add ons to gym or school building





# Level 1 Plan





Level 2 Plan





Level 3 Plan



Aerial





Street View