RESOLUTION ON DELAY OF THE GRIMKE SCHOOL AND ADJACENT PUBLIC PROPERTY REDEVELOPMENT (SQ: 0361, LOTS: 0827 AND 0833 IN WARD ONE)

Whereas the District is the owner of the real property located at 1923 Vermont Avenue, NW, and 912 U Street, NW, known for tax and assessment purposes as Lots 0827 and 0833 in Square 0361 (“Property”). The Property consists of the following 2 parcels:

1. The first parcel consists of approximately 37,926 square feet of land that includes the historic Grimke School, which is approximately 52,356 gross square feet, the current location of the African American Civil War Museum, and accessory parking; and,

2. The second parcel consists of approximately 5,872 square feet of land.

Whereas the Mayor and the Council determined the Property is no longer required for public purposes because the Property’s condition cannot viably accommodate a District agency use or other public use without cost-prohibitive new construction. The most pragmatic solution for reactivating this space is to declare the Property surplus and dispose of the Property for redevelopment.

Whereas on June 4, 2014, the Government of the District of Columbia (the “District”), through the Office of the Deputy Mayor for Planning and Economic Development (“DMPED”), issued a Request for Proposals (RFP) to:

1. Rehabilitate and reuse the approximately 52,000 gross square foot historic Grimke School building located at 1923 Vermont Avenue, NW;

2. Develop approximately 10,000 square feet of space inside the Grimke School building for use by the African American Civil War Museum (“AACWM”);

3. Redevelop the approximately 9,500 square foot portion of the lot area behind the Grimke School building; and,

4. Redevelop an approximately 5,900 square foot vacant lot adjacent to the school at 912 U Street, NW in Ward One.

Whereas ANC 1B and the Office of the Deputy Mayor for Economic Development worked collaboratively on the plan for redevelopment of the Grimke School and associated properties. The ANC provided input to the RFP, jointly hosted two information sessions, and held three community meetings to recommend the top two proposals for best and final offer along with suggestions for further improvement of the proposals. The RFP closed on August 28, 2014.

Whereas on September 10, 2014, DMPED announced the receipt of three responses submitted. The three respondents to the RFP were:

– Community Three Development, LLC;
– Grimke Redevelopment Partners (joint venture MCN Build, Morningstar Community Development, and Four Points, LLC; and,
– Roadside Development, LLC and DLR Group/Sorg Architects.
Whereas the following timeline highlights the due diligence process and open meetings on the selection and awarding of the project:

- DMPED and ANC 1B jointly hosted two Grimke Redevelopment RFP Community Presentation Meetings on October 14 and October 18, 2014;
- ANC 1B held three community meetings, on October 22, October 27, and November 5, 2014, to discuss the proposals, ask follow-up questions of the respondents, and prepared a recommendation to ANC 1B for submission to DMPED for the best-and-final stage of the project;
- On November 13, 2014 ANC 1B recommended that the Office of the Deputy Mayor for Planning and Economic Development request best and final offers from 1) Community Three Development, LLC; and 2) Roadside Development, LLC and DLR Group/Sorg Architects. The proposal from Grimke Redevelopment Partners (joint venture MCN Build, Morningstar Community Development, and Four Points, LLC) highlighted the need for space for technology incubators and educational campuses for K-6 space. We recommend the appropriate DC agencies work to identify appropriate existing schools available for transition and better suited for the Meridian School within our community;
- On December 31, 2014 the Mayor announced the selection of Roadside Development, LLC and DLR Group/Sorg Architects for the Grimke Redevelopment;
- On February 27, 2015 revised BAFOs were submitted to incorporate increased affordable units in compliance with legislation;
- On April 9, 2015 the Mayor finalized the selection of Roadside Development, LLC and DLR Group/Sorg Architects for the Grimke Redevelopment;
- On January 5, 2016 ANC 1B notified the Council and the Mayor of support for the Disposition and selection of Roadside Development, LLC and DLR Group/Sorg Architects for the Grimke Redevelopment;
- On February 2, 2016 the Council approved the disposition of the property to Roadside Development, LLC and DLR Group/Sorg Architects; and,
- The Developer’s Schedule of Performance, per the BAFO, is three months from completion of the LDA to execution.

Whereas nine months have transpired since Council action and awarding the Bid, Roadside Development, LLC has yet to sign the agreement.

Whereas the Grimke Redevelopment is a high priority for ANC 1B and the community. ANC 1B, the proposed tenants, and neighbors directly adjacent to the property are losing confidence in the timely delivery of the project by Roadside Development, LLC and DLR Group/Sorg Architects.

Whereas the Grimke Redevelopment currently includes a small footprint six story microunit residential building on U Street, we believe that a professional office building with daytime traffic and activity will better serve the U Street Commercial Corridor. The ANC 1B supports Councilmember Neadau and the City Council and will jointly advocate for the appropriate mix and placement of all levels of affordable
housing within ANC 1B.

Therefore, be it resolved that Advisory Neighborhood Commission 1B calls on the Administration to take the following actions:

1. Set a date certain three weeks from the ANC 1B approval of this Resolution for execution of the documents.
2. If the deal is not executed by date certain:
   a. Ask the General Counsel and Attorney General to aggressively pursue legal remedy, fines, and penalties;
   b. Either through regulatory authority or legislation, as lead developer bar Richard Lake, Principal, and Roadside Development, LLC from participating in DC Government sponsored real estate projects for 5 years;
   c. Either through regulatory authority or legislation, as secondary developer bar Suman Sorg, Principal, and DLR Group/Sorg Architects from participating in DC Government sponsored real estate projects for 3 years; and,
   d. Reissue an accelerated RFP for a new developer for the Grimke Redevelopment that retains the proposed tenants and establishes professional space to activate the area for daytime use.

And further be it finally resolved that the Chair or any Commissioner as delegate of the Chair, shall be authorized to communicate this resolution and testify before any agency of Government of the District of Columbia or the members of the Council of the District of Columbia.

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Certification:
After providing sufficient notice for and with a quorum of X present at its November 3, 2016, meeting, Advisory Neighborhood Commission 1B voted, with X Yeas, X Nays, and X Abstentions, to adopt the above resolution.

James A. Turner  LaKisha Brown
Chair ANC 1B, Commissioner SMD 1B09  Secretary ANC 1B, Commissioner SMD 1B04

Robb Hudson
Chair ANC 1B Economic Committee,
ANC 1B Public and Government Affairs Advocate,
Advisory Neighborhood Commission 1B serves the communities of Columbia Heights, LeDroit Park, Pleasant Plains, Shaw, U Street, University Heights, and lower Georgia Avenue.