

Grimke School

As of August 24, 2015

Address: 1923 Vermont Avenue NW

Development Partner: Roadside Development / Sorg Architects

Brief Project History: In accordance with the Landrieu Act, the District issued a Request for Offers (RFO) for Grimke Elementary School in 2008. No charter school was selected. Subsequently, DMPED issued an RFP for the property in 2009, but no team was selected to redevelop the property at that time.

DMPED issued a new solicitation on June 4, 2014. Three teams submitted proposals. One was considered non-responsive and the other two were short-listed. The teams submitted Best and Final Offers on February 20, 2015. The Roadside/Sorg Architects development team was awarded the solicitation on April 9, 2015.

Project Redevelopment Plans: The project site includes the Grimke School building, a portion of Lot 827 currently occupied by a free standing gymnasium, and Lot 833, located at 912 U Street NW.

Grimke	Lot 827	Lot 833
11,000 sf - African American Civil War Museum	7 single-family, for sale townhomes	35 for sale condominiums (13 affordable, 22 market rate units)
20,000 sf - commercial office space		Ground-floor retail
10,000 SF of practice and performance space for dance organizations		

Grimke School occupants will include the African American Civil War Museum, Imagination Stage, Step Afrika!, City Dance, Dance USA, and the offices of Sorg Architects and Roadside Development.

Conveyance Details: Fee simple transfer.

Affordable Housing: The project will include 13 affordable units at 50% and 80% AMI per the requirements of the Disposition of District Land for Affordable Housing Amendment Act of 2014.

Other Public Benefits:

- Expected job creation - 259 (125 permanent, 134 temporary/construction).
- Expected 10-year new tax revenue - \$9M (property, sales, other)

Project Timeline/Upcoming Major Milestones:

Milestone	Target Date
Submit LDA to Council	Fall 2015
Submit PUD	Spring 2016
Closing	Spring 2017
Construction Completion	Fall 2019

Contact DMPED:

Marc Bleyer, Portfolio Director
 Email: Marc.Bleyer@dc.gov
 Office: (202) 727-8929

Brian T. Kenner
 Deputy Mayor



Grimke School

As of July 28, 2015

Development partners: Roadside Development/Sorg Architects



Program & Benefits:

- 125 Permanent jobs
- 134 Temporary jobs
- \$9M in estimated tax revenue (over 10 years)
- 13 Affordable Condominiums
- 22 Market rate Condominiums
- 7 Townhomes
- 11,000 SF African American Civil War Museum
- 20,000 SF Office space
- 10,000 SF practice and performance space for dance organizations

Status/Milestones:

- June 2014: Solicitation issued.
- April 2015: Solicitation awarded

Upcoming:

- Fall 2015: Submit LDA to Council
- Spring 2016: Submit PUD
- Spring 2017: Closing
- Fall 2019: Expected completion

