

Deanwood Solicitation Question and Answers

1. Explain the need for the crane/ heavy equipment delivery and access to underground TPSS.

Metro requires a right of way that is minimally always-available 20-foot access for people and equipment to perform regular maintenance and repair inside the Traction Power Substation Station (TPSS) and to its access points. No structures, facilities, trash collection can be built or housed within this clearance area.

2. Does the TPSS extend below grade and what is the depth of the Exhaust Shaft?

Please refer to Appendix A-1 to see the diagraming denoting the depth of the TPSS and Exhaust Shaft.

3. Is the entrance to the parking lot on a public street?

The existing parking lot entrance is off of Quarles Street, NE, a public street.

4. Who is the owner of the utility pole on site?

The signage on the utility poles on site identify PEPCO, however PEPCO has not yet confirmed or verified their ownership.

5. Minnesota Avenue – What are the expectations with the expanded sidewalk and shared utility expectations?

Respondents should confirm with the District Department of Transportation on the requirements for the public space including sidewalks, utilities, and lighting on Minnesota Avenue NE.

6. Are there existing stormwater facilities?

Yes.

7. What are some of the sustainability efforts in the community?

Respondents should familiarize themselves with the sustainability efforts of the Deanwood Citizens Association (<https://www.deanwoodcitizens.org/>) and Advisory Neighborhood Commission 7C (<https://anc.dc.gov/page/advisory-neighborhood-commission-7c>) .

8. Would you plan to have coordinated meetings with the library?

The Selected Developer shall plan to coordinate all aspects of the project with the District of Columbia Public Libraries (DCPL) as they are planning to build a new branch library adjacent to the joint development site.

9. How would you think about the utility coordination - pro rate share with the library?

The Selected Developer should plan to coordinate utilities, access, and other aspects of the project with the District of Columbia Public Libraries (DCPL) as they are planning to build a new branch library adjacent to the joint development site.

10. Is there a civil engineer for the library? Please get the library's response on their design procurement, development manager schedule.

No. Civil Engineer will be part of the Design Team selected and onboarded by DCPL.

The DCPL RFP process will begin this Fall and DCPL expects to select a Design Team by early 2025. DCPL expects to open the Deanwood Library in the Fall of 2029. Community Engagement will shortly after the Design Team is selected and is provided the NTP in early 2025.

11. Can we see a site plan that shows the boundaries between the DCPL parcel and the Joint Development Site parcel?

Access to the ALTA survey is available at the Deanwood Joint Development Solicitation website: <https://www.wmata.com/business/real-estate/deanwood-joint-development-solicitation.cfm>. Submit your contact information to receive an automated e-mail response with the ALTA survey.

12. Will the substantial utility poles and lines located to the Northeast of the site (beginning at the corner of Quarles St. and Minnesota Ave and proceeding Northwest towards the rail bed) be required to be buried by the developer as part of site redevelopment? Relatedly, will the utility poles/lines running from the end of Quarles St. in between the site and the rail bed south towards the WMATA traction power substation be required to be buried by the developer.

The signage on the utility poles on site say PEPCO, however PEPCO has not yet confirmed or verified their ownership. WMATA assumes that the utilities will need to be buried but respondents should familiarize themselves with the District Department of Transportation public space regulations to determine if the utilities will be required to be buried by the developer.

13. How is sustainability a focus of this RFP?

Per Appendix C – General Conditions and Requirements, Paragraph 21: "Joint Developments must also meet the green building or sustainability standard of the jurisdiction(s) within which the Joint Development property is located or, in the absence of a local standard, at a minimum meet a nationally-recognized standard such as the U.S. Green Building Council's LEED-Silver certification for neighborhood development and/or for individual buildings."

14. Are there any NEPA requirements that need to occur before being able to develop on the land?

No.

15. Does any parking need to be replaced on site?

No.

16. Is the library design and construction part of the project and contract scope?

No. However, coordination with the DC Library is anticipated to be required during design and construction of this project.

17. Will DC energy codes (BEPs) be applicable?

All applicable DC construction codes apply to this project.

18. Is there a DC CBE requirement?

No.

19. Are there any other on-site easements that are not WMATA (e.g. utilities)?

No other easements are anticipated for this project.

20. Has the community heard this plan and are they supportive?

WMATA has continued to provide updates on this plan to the community through the Ward 7 Advisory Neighborhood Commission. Overall, the community is excited about the potential for additional retail amenities and supports additional housing.

21. Are the Community Center and pool within the site boundaries?

No.