

**Title:** Big K September 4, 2013 Public Meeting Q&A and Comments

**Description:** Below are the Questions & Answers and general comments DHCD solicited from attendees at the conclusion of the September 4, 2013 Public Meeting.

Please be advised that additional Q&A and general comments will be forthcoming.

### **QUESTIONS AND ANSWERS**

- **“Who are the members of the Big K Advisory Group? And how were their ideas integrated into the developer’s proposal?”**
  - The Advisory Group included representatives from Advisory Neighborhood Commission 8A03, the Historic Anacostia Block Association, Grandview Estates, the Chicago/Shannon Block Club, the Frederick Douglass Community Improvement Council, ARCH Development, and the Anacostia Homeowners and Residents Association, among other stakeholders primarily from Historic Anacostia and Ward 8. In total, 38 people registered to be part of the Advisory Group and showed varying levels of participation during the course of the series of several meetings held.
    - The Advisory Group reached a consensus that the ideal development on this site would include the following:
    - Cultural uses, culinary school, food market, restaurant, and small business retail niche.
    - Throughout the site, develop spaces that would attract small business offices.
    - Incorporate ground floor retail on the corner site at 2252 MLK.
    - If feasible, incorporate a small business incubator somewhere on the site.
    - Overall, the project should create jobs and commercial retail to serve resident needs.

These recommendations were incorporated into the Solicitation for Offers (SFO), but no developer responded with a project that would include all of these characteristics. The selected developer, Chapman Development, reviewed all materials that were associated with the SFO and tried to incorporate some ideas into the proposal. For example, the Advisory Group asked for a sit-down restaurant, which is planned for one of the retail spaces.

- **“The building is not in keeping with the Historic District in Anacostia. This building is identical to Pennsylvania Avenue/Minnesota Avenue. Why are you moving the houses?”**
  - Moving the houses makes the development of the project more feasible because it provides a clean slate for the new construction. Developers were encouraged to come to DHCD with creative solutions to the historic preservation challenges of the project. In this case, the creative solution was to find a suitable lot within the

historic district to relocate the two historic houses, which will ultimately be restored.

### **GENERAL COMMENTS**

- **“Name change. We need to stop using “Big K site”. Just use the address.”**
- **“I don’t want more low-income housing. You are not providing for middle to upper income. These incomes are coming to East of the River.”**