



COUNCIL OF THE DISTRICT OF COLUMBIA
THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, N.W.
WASHINGTON, D.C. 20004

April 9, 2008

Neil O. Albert
Deputy Mayor for Planning & Economic Development
John A. Wilson Building
Suite 317
1350 Pennsylvania Avenue, N.W.
Washington, DC 20004

Dear Deputy Mayor Albert:

When the idea of a public-private partnership for the Tenley Library/Janney Elementary School site arose, it seemed to offer significant advantages for the community and the city. Since both the library and the school are set for new construction and modernization, such an approach offered the possibility of a comprehensive development of the site. It offered a major opportunity to have quality development along a major corridor and the chance to add mixed-use density right next to a Metro station. If we are serious about reducing our carbon footprint and improving our quality of life, we need people living in the city in places where they can take public transportation and walk to shops and restaurants, rather than adding to the choking traffic and our day and night overrun by suburban commuters. That corner of Wisconsin Avenue is a prime location to realize the benefits of transit-oriented development.

A public-private partnership also carried the prospect of having underground parking for the library and the school, increasing the green space for Janney, adding affordable housing in a neighborhood with few affordable units, adding approximately 100 LEED-certified housing units to the property-tax rolls, producing added revenue for the modernization of Janney, and moving up the date for Janney's modernization.

All of these potential benefits prompted us to encourage the Mayor to solicit bids and ideas from developers. It seemed short-sighted, as some had suggested, to not even explore what was possible.

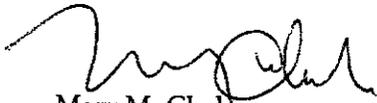
But now the specific proposals have come forth. And because of the restraints outlined in the revised RFP, the responses to the RFP have yielded plans that, to us, do not adequately meet the benefits hoped for. Therefore, we cannot support any of the three proposals in their current form. While the proposals do provide for the hoped-for transit-oriented

development, underground parking, and other significant benefits, they omit some essential items necessary for our support. These include:

- No net loss (and even a gain) of green space for Janney
- Added revenue earmarked for Janney
- An accelerated timetable for Janney modernization
- A timetable that will not significantly delay a new library

We strongly encourage you to consider, realistically and with firm assurances, whether the original hoped-for benefits can still be achieved. If they truly cannot, then we will not be able to support the public-private venture going forward.

Sincerely,



Mary M. Cheh
Councilmember, Ward 3



Kwame R. Brown
Councilmember, At-Large

cc: Adrian Fenty, Mayor