



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

July 24, 2008

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

Dear Deputy Mayor Albert:

Based upon a meeting held on July 21, 2008, with the Office of the Deputy Mayor for Planning and Economic Development, Office of Planning, Office of Public Education Facilities Modernization, D.C. Public Schools, Deputy Mayor for Education, D.C. Public Library and LCOR, we are deeply concerned that the Janney/Tenley public private partnership project will not meet the essential ingredients set out in the letter we sent to you on April 9, 2008. There may be a way out, but we reiterate that the following factors are the requirements for this to be a successful project:

1. No loss of green space for Janney Elementary School;
2. A monetary benefit to the District that will be sufficient to justify substantially moving up the Janney Elementary School modernization;
3. No undue delay in building the library;
4. A minimum of 8% affordable housing; and
5. LEED Silver certification.

One possible way to move this project forward is to revert back to some of the features of the other developers' plans. One plan allowed the Tenley Library to move forward, without a delay, because the development portion of the project cantilevered over the library, and the underground parking would be located under Janney Elementary School.

We really want to support a comprehensive development of the Janney/Tenley Library site. We believe in the substantial community benefit that will arise from transit-oriented development along the major corridors like Wisconsin Avenue. However, we need some assurance that the above outlined requirements will be met. We understand that your office and the selected developer have just begun negotiations on their proposal,

and we are hopeful that the District and the developer will come to an agreement that includes the elements that will provide true community benefits to both the affected neighborhood and community at large.

Regards,



Councilmember Mary Cheh



Terri Thompson Mallett, Clerk
Committee on Economic Development
On Behalf of Councilmember Kwame R. Brown