

ANC 3E August 9th Meeting Minutes
August 2007

Chairperson McVey called the meeting to order at 7:35 pm. Commissioners Eldridge, Sherman and Sullivan were also in attendance.

Announcements:

The Commission made no announcements

Open Forum:

There were no issues addressed during the open forum

Presentation to the full commission, of a report on Council member Mary Cheh/Tenley Library Public-Private Initiative Task Force:

Commissioner Sullivan reviewed the taskforce meetings, which were held to review a proposed Public-Private Partnership to renovate and modernize both the Tenley Library and Janney Elementary School. Two meetings were held on June 4, 2007 and June 18, 2007 and the minutes of both meetings can be viewed at <http://www.marycheh.com>.

In attendance at the first meeting was Ginny Cooper of DCPL, Jane Morrisey of DCPS and Armond Spikell of Roadside LLC. Ms. Cooper had given a brief summary of DCPL's plan in the absence of a PPP. The Library Board noted its plan to support a mixed-use policy but only with a "preponderance of community support" for any given proposal. Jane Morrisey of DCPS gave a brief summary of the Janney project noting that DCPS has not yet done its feasibility study for the project. and Mr. Spikell gave a presentation on a draft proposal for the PPP that would rebuild the library, provide 129,000 square feet of residential condominiums, 63 residential parking spaces and parking for teachers and library staff. Mr. Spikell also summarized the financials of such a project. At the June 18th meeting representatives were asked to give feedback on the PPP from their organizations, including a response from the Janney community and a strategy was developed to generate community response.

In response to community feedback Commissioner Sullivan concluded that Roadside Development had fallen short of including the greater needs of DCPS and the Janney School and recommended that the project first review the needs of the school before proceeding further. Also included in her review, Commissioner Sullivan commented that the financial outline of the project remains confusing to the community and has yet to be fully clarified by the Office of the Mayor.

Presentation to the full commission of a report on the ANC 3E Special Committee's information gathered regarding the Janney/Tenley Library Public-Private Initiative:

Sue Hemberger and Dan Carozza followed Commissioner Sullivan's review and submitted their report, a copy of which is attached to these minutes. In their report they noted that there was a community consensus on the following three points:

- That any public-private partnership (PPP) on this site should be competitively bid
- That a PPP should provide for the complete modernization and expansion of Janney's campus that is contemplated in DCPS's 2007 Master Facilities Plan, which entails a doubling of the built space to meet the educational standards for 550 students
- That a PPP should ensure that Janney's facility needs are met more quickly than they would be in the absence of a PPP

Further comments in the report included questioning whether public land should be devoted to private use and noted a resistance from the community that the proposed development was letting Janney School "jump the queue" while other District of Columbia schools needed more immediate modernization. Affordable housing, the support of the ANC and the financial complexity of the project were also noted as community concerns. Dan Carozza particularly stressed the importance of putting the students at the center of the proposal plans and that parents and educators must be part of the advisory team in order to make the project a success.

Chairperson McVey opened the floor to questions and the community raised the following additional concerns:

Regarding Requests for Proposals (RFPs):

- The date of the issuance of RFPs appeared to be contradictory, leaving the community without a voice on the goals of the project.
- The community remained unclear about the process to oppose the issuance of RFPs.
- The school community needs to speak up about the goals of the school and become further involved in the guidelines for the RFPs
- Parents need to motivate the teachers to begin an outline of educational specifications to be included in the RFPs.

Regarding the financial planning and architectural design of the development:

- The approval of a PPP on this site did not take into account the future growth of either the school or the library
- The financial structure of the residential until did not take into account the enormous need for affordable housing for families with school-age children whose income is well below the AMI
- The community was being asked to support the liquidation of public land in order to build public facilities when construction costs of these facilities were already included in the capital budget.

Commissioner Sullivan moved that the report be submitted to Council Member Cheh. Commissioner Sherman seconded the motion and the vote was approved by a vote of 4-0.

Discussion of and possible vote on the application of a liquor license for a new restaurant lounge and sidewalk café with live recorded music located at 4611 41st street:

The owner of the new restaurant introduced himself and gave a brief description of the new restaurant which plans to open at the beginning of 2008. The restaurant will offer dinner later than many in the neighborhood, and will provide a modern and relaxed atmosphere to appeal to the more affluent residents in the community. The owners of the new establishment also own the EYEBAR club.

Community concerns centered on the application's request for late night closing with the potential for a nightclub atmosphere and loud music. Comparisons were also made to the disruption within the neighborhood by the clients of the now dismantled Roundhouse Restaurant, which included parking in residential streets and noise made by those leaving at closing time.

Commissioners Sullivan and Eldridge noted that the hours requested in the application were the same as that of the Dancing Crab, located next door to the proposed restaurant. As the Dancing Crab had not produced complaints from anyone in the community and it was therefore difficult to oppose the hours requested in the application. Commissioner Eldridge proposed a motion that the commission vote not to oppose the application contingent on a voluntary agreement, and that if a voluntary agreement could not be reached, that it outline a plan for dispute resolution. Chairperson McVey seconded the motion and it was approved by a vote of 4-0.

ANC 3E Business:

The Commission voted to approve the Treasure's Report by a vote of 4-0.

The Commission voted to approve the Minutes of the July 2007 ANC 3E meeting by a vote of 4-0.

The Commission voted to approve the following checks by a vote of 4-0.

There being no further business, the meeting was adjourned at 10:30 p.m

Respectfully submitted,

Amy McVey, ANC 3E Chair