



# Tenley–Friendship Library / Janney School Development Partnership Proposal



Building on the Oyster School's  
Success...



...To Enhance the Janney School's Future

**Community Presentation**  
February 28th, 2008



FALCONHILL **FP** PARTNERS, LLC

# LCOR and the Oyster School PPP

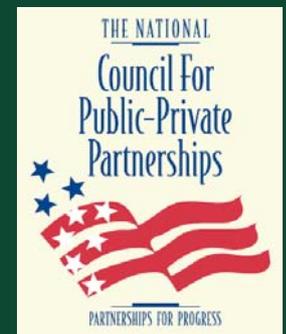


## LCOR

- DC-area developer with a 30-year record
- Public/private partnership expertise
  - WMATA, DCPS, National City Christian Church
- Working with Falconhill Partners

## Oyster School

- Designed and built the school to DCPS specifications
- Financed by bond issue
  - Backed by PILOT payments from adjacent apartments on school land
- DC Council modified PILOT legislation
- Won awards



# LCOR Design and Advisory Teams



## Grimm + Parker

- 180 new and renovated schools (K-12)
  - Miner Elementary
  - Great Seneca Creek Elementary (LEED Gold Certified)
  - Kramer Middle
- 25 libraries in the last 10 years
  - Rockville Regional Library
  - Prince Frederick Library



## Dorsky Hodgson

- 14<sup>th</sup> and W Streets NW
- Wentworth House
- The Phoenix at Clarendon Metro





# Project Vision and Development Approach

## Vision

- Create a mixed-use, “living and learning” environment
- Respect the architectural context
- Preserve historic structures
- Focus on providing new learning and community space
- Protect play/green/open space and the environment
- Manage community impact

## Approach

- Renovate and expand library and school AND provide residential and retail
- Blend architectural facades with their surroundings—particularly the existing Janney School building
- Design the library as an architectural and community focal point
- Protect existing trees and play space along 42<sup>nd</sup> St.
- Strive for Silver LEED buildings
- Begin school construction as early as 2010 for occupancy as early as 2012



# Area Site Plan

42nd St

Albemarle St

Wisconsin Ave



# School Site Plan

42ND STREET

NORTH

JINNY OAK

PLAY GROUND AREA

HARD PLAY AREA

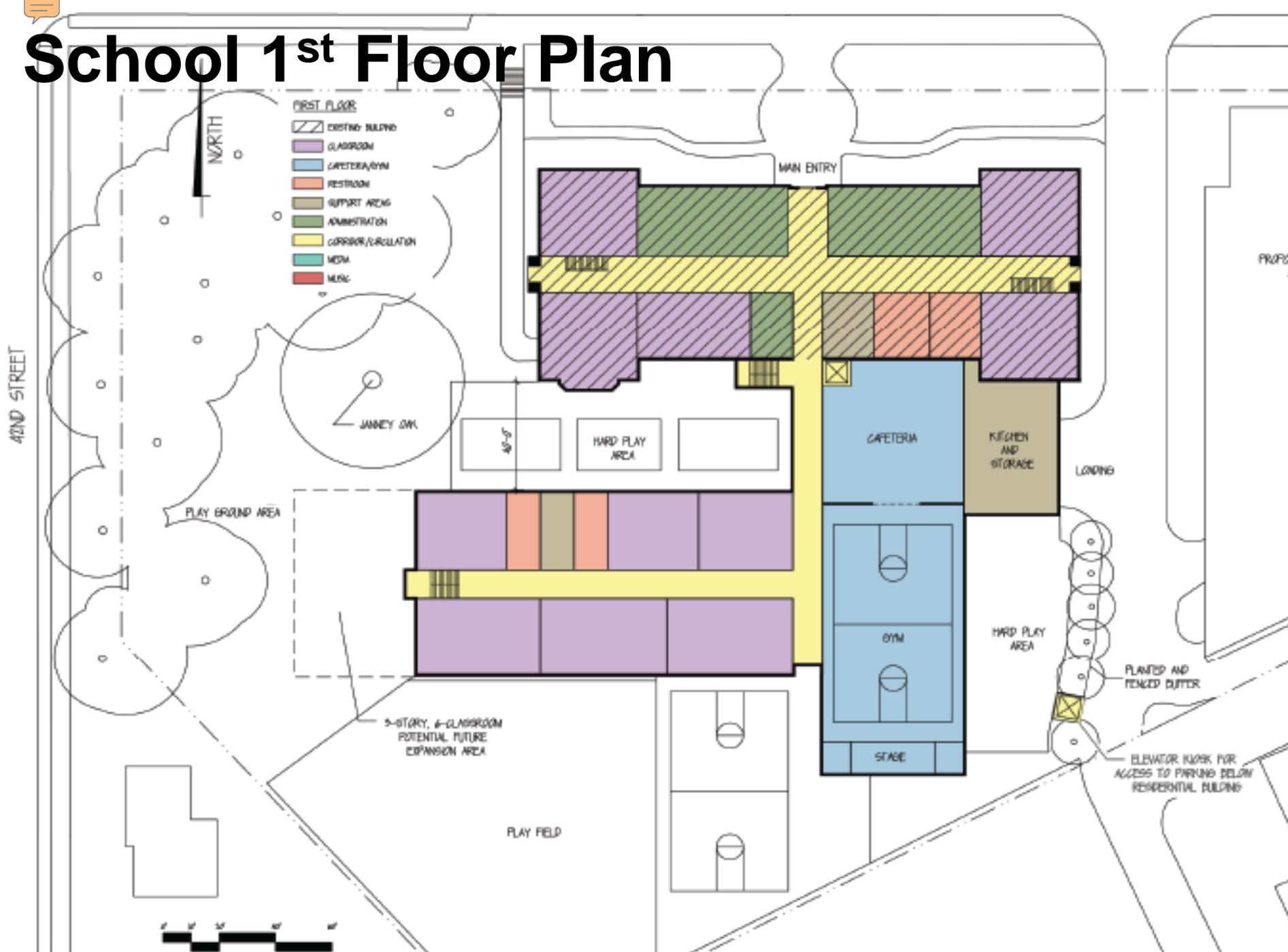
HARD PLAY AREA

PLAY FIELD



PROPOSED RE  
AND LIB

# School 1st Floor Plan





# View of Janney School from 42<sup>nd</sup> St.



- Preserves trees and green space
- Respects historic views
- Fits architecturally



ALBEMARLE

WISCONSIN

EXISTING  
JANNEY  
SCHOOL

24020 SF

# Library / Apartment Site Plan



ALBEMARLE

WISCONSIN



**Library Floor Plan**



# T-F Library View from Metro Entry Across Wisconsin Avenue



- Focal point on Wisconsin Avenue
- Glass skin shows activity
- High ceiling



# Community Benefits

- Accelerated school renovation and expansion
- Architecturally appropriate community addition
- Preserved open/green space
  - Underground parking
- Enlivened street appeal along Wisconsin Avenue
- Minimized traffic impact during and after construction
- Flexibility for future school expansion
- Strive for LEED Silver buildings
- Committed to working with CBEs



# Private Sector: Shared Risk and Reward



FALCONHILL **FP** PARTNERS, LLC

## Risks

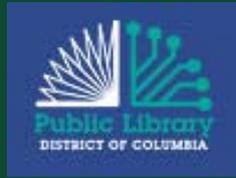
- Accelerating design work ahead of the PUD process
- Entitlement risk
- Bond financing risk (PILOT)
- Apartment financing risk (equity/debt)
- Apartment cost and schedule risk
- Marketing/leasing risk

## Rewards

- Attractive, new apartment building
- Continuation of PPP relationship with District
- Financial returns



# Public Sector: Shared Risk and Reward



*Other  
Stakeholders*

## Risks

- Allow private developer to work with DCPS and DCPL
- Incorporate a public library into a mixed-use building
- Dedicate 33 years of property tax payments to PILOT financing

## Rewards

- Open a new school as early as 2012 instead of 2015
- Learn in a LEED environment
- Reduce lifetime school operating costs
- Reduce lifetime library operating costs with one-level design
- Enhance the mixed-used, transit-oriented vibrancy of Wisconsin Avenue
- Create future city tax revenues



# Why Choose LCOR? We want to work *with* you.



Oyster School Students



- Oyster School experience
- Public / private partnership experience
- Financial capability
- Eagerness to work with you

## Community Stakeholders

- Janney School (incl. students and PTA)
- Tenley-Friendship Library (incl. friends)
- St. Ann's Catholic Church, Academy, and Convent Building
- Adjacent Homeowners
- Tenleytown Neighborhood Association
- Tenleytown Historical Society
- Tenleytown Residents
- ANC 3E and 3F
- Ward 3 Vision
- Other Stakeholders