

ANC Special Committee
Notes from March 6th Community Meeting
on the Tenleytown RFP Submissions
(taken by Sue Hemberger)

LCOR Presentation:

Janney school facilities:

Main (classroom) addition will be located parallel to, offset from, and behind historic building and to its west.

17,000 SF footprint for classroom addition; different pieces have different numbers of stories: 3 story classroom building, 2 story building with cafeteria on the bottom and media center above; 1 story for with media center above), 1 story annex for kitchen/loading and for a dedicated gym (but that story will be taller than usual).

Fields – wanted to save big trees, existing jungle gym, will add a courtyard between old school and addition (hardscape); hardscape play area next to gym and basketball court beyond. Playing field – don't want to get into numbers – they could change. Remember, this proposal is based on two months of work over the holidays. Some loss of open space. If that's a problem, changes could be made. We thought this plan was best balance of all elements, but your priorities could be different.

Always some re-grading involved in construction projects; not planning anything major.

Presented a combined library/residential component (design predates RFP amendment).

Above ground footprint of the building is about 24,000 SF (cf. 11,000 SF library).

Underground footprint is about 30-32,000 SF – there will be garage space located under access driveway off Albemarle, between the school and the residential/library building.

That's a 20 foot wide access drive (2-way traffic is possible) and there's some buffering – 60 feet between two buildings; 15-20 feet from edge of driveway to face of Janney; could put barricade to block off use of Yuma. 30 to 40 feet from library to St Ann's.

Underground distance is same as above ground.

87 feet from Albemarle St; most stories = 9 (matches Cityline), building steps down toward St Ann's – 9,7,5,1 story library (20 ft tall).

Apartments – key to accelerating modernization of Janney. Project will be financed sooner rather than later if it involves an apartment building. Current financial market does not love condos.

Affordable units – provided DMPED with a number of different scenarios – one is 30% affordable (with pricepoints at 30% AMI/60% AMI/>60% AMI)

174 total units; 53 affordable

GSF/NSF – didn't know; will check.

Garage – 3 levels but only two are underground (other on same level as library). Deepest level is half-size). School and library spaces will be designated as such, most will be on library level. 73 spaces for school; 9 for library. Some space-sharing is possible. Wrt the residential component, there are 153 spaces for 175 units. Something like .9 spaces per unit. Public use spaces = public cost. TIF (tax-increment financing) could be used. It's up to city how they fund it.

There's a high water table at this site. And so hydrology issues will be a factor both during and after construction. Pipes, connections to water and sewer, must protect adjoining properties as well as public properties. There are a variety of options -- sump pumps, gravity-fed drains; too early in process to know all details.

Silver LEED is goal; daylighting for school, good for students. Use of recycled materials, sustainable suppliers, green roofs, low flow toilets, efficient light bulbs.

Experience – school architect was doing green building before LEED existed. MoCo project was elementary school. Has done a LEED gold school. Architect used for residential project is currently building their own LEED silver office building.

Timetables:

18-24 months of approvals/development work prior to any construction – up to city how long it takes, really. 18 months would be very aggressive, 24 months is more realistic, but still optimistic.

Financing – PILOT for school, we'd need to have a much longer conversation with city.

Private financing for apartment building. No problem there – money is readily available to us.

Our preference would be to move Janney school students into swing space for duration of construction period. We can do it without swing space. We didn't propose that because of concerns of inefficiency, speed, safety. Can have a safe plan for students, but swing in space slows things down significantly.

We recognize St Ann's won't have swing space. We'll take precautions – dedicated walkways, restricting when trucks deliver materials (not during drop off and pick up), flag men watching out for kids, scheduling to minimize construction noise (start in summer). Pile driving and excavation is loudest – goal should be to do that during summer break.

Early 2012 would be earliest possible opening date for new Janney facilities.

We know that there's concern about the relocation of playing field – we'll look at landscaping, fencing, buffering to protect abutting neighbors.

Fire and EMS – Albemarle access road serves everything, emergency vehicles can use loading dock as well.

Our proposal also provides 1700 SF of retail on corner.

UniDev/See Forever Presentation:

[[NB: UniDev's written answers to our questions were handed out to meeting participants. This information on project specs is included at the end of this document.]]

Only certainty is that what we've proposed won't be what happens!! We didn't deal with a specific plan for the school other than to assure ourselves that we've reserved the space DCPS needs for expansion. Staged rehabilitation would be our model. Couldn't incorporate everything school wants/needs into our plan as of December 2007. We'd just be whistling Dixie.

Modifying school grounds, minimizing amount of school site we would take for other uses was our approach.

We have heard nothing from library system. Their plan is different from LCOR's, different from ours – our proposed library footprint isn't as large as theirs.

Our civil engineers on DCPL team too, which could be helpful/crucial. Huge coordination will be required going forward. Our plan is flexible enough to accommodate that.

Our proposal is all workforce housing. Not more market-rate units like Roadside is doing.

Targeted to households with total income of \$60,000 – 120,000. City keeps resale value – so ongoing revenue stream. No windfall to buyers. No investor units – just owner-occupied. \$1 a year ground lease. Buyers benefit from great financing packages. Other city incentives. Fannie Mae participation – no PMI. We do financial engineering to make housing affordable.

Our clients – See Forever and the city -- both want to expand moderate income housing and provide housing for teachers. Key element for hiring/retaining good teachers. Firefighters, policemen.

District government gets 75% of surpluses generated; and DC government sets prices for housing. Up to DC government how revenue stream gets used. Presumably locally.

But our primary purpose isn't generating revenue – it's generating affordable housing

\$1.4 million for Janney (\$15 per SF) – probably goes to design costs/putting site plan together. Up to District, not us.

Questions from the Community:

Janney is asked to give up some valuable land – what does Janney get in return? Are developers going to construct additions? Are Janney students going to be bussed? For how many school years?

See Forever: We can do the construction. Whether or not we do is up to Janney and DCPS and city . We will certainly/necessarily be involved in site planning of course. We're qualified to do the school modernization, but it's not a requirement for us. Janney is losing most of its soccer field. What Janney students get is teachers living within walking distance of school. RE swing space – that's TBD. Would be a nightmare to shut Janney. Hopefully, new facilities could be built first and kids moved into them while old building is being modernized.

LCOR: Bonds based on future tax revenue from the apartment building funded construction of Oyster School.

We can do swing in space but it slows things down. Always safer to have kids off site.

Need to build apartment building to subsidize school. Can build almost everything at once if kids are gone. Would take about two years. Costs more to keep kids on site and causes delays. 2 years offsite vs. 3 years onsite.

Vehicular access to the site. See Forever/Roadside – access from Wisconsin. LCOR from Albemarle. Why were those choices made? Under See Forever's plan, how will supplies be brought onto school site?

UniDev /See Forever thought it was safer for kids to keep traffic off of Albemarle. Primary purpose of access from Yuma is gone if teacher parking is relocated. Hadn't thought about that.

LCOR says plans can change – need traffic study, current plan based on concerns about traffic on Yuma. Plus don't want to bring cars in and out of driveway onto Wisconsin without a light.

What about guest parking (and retail parking in LCOR's case?)

Unidev/See Forever: 188 spaces should be more than enough for all uses. Public access to all spaces during certain hours. No need for assigned spaces.

LCOR: guest parking inside garage. There will be a delineation between residential parking and public parking. Retail parking won't cut into school/library parking. 1700 SF of retail is small. Need a few spaces for employees, can use residential spaces to accommodate guests/customers.

Who manages resale of housing under Unidev/See Forever's plan?

See Forever will have a non-profit affiliate sponsoring housing and serving as long-term manager/operator of affordable housing. UniDev will have a role in setting that up, but role might not be ongoing. Nonprofit has an incentive to make this work – it gets revenue stream from making sure resale is at affordable (not market) prices.

What are the advantages/disadvantages of including the library in the project?

LCOR favors including the library: (1) more efficient use of site from TOD standpoint; (2) single floor is cheaper to operate (utilities/staffing); (3) dwelling units won't have view of Wisconsin blocked by the library if library is a single story; (4) not economically feasible given state of current market without library in the mix.

UniDev: from a project development standpoint, we agree with everything LCOR said and that it will take less Janney land taken if library is included. Of course it will delay the library's re-construction. But there is an interim library facility.

What if pile-driving doesn't happen in summer? It'll be taking place 30 feet from St. Ann's kids' classrooms. Yuma is only way kids can get to St. Ann's. Will the building block sunlight to my kids' classrooms?

UniDev – Because the project involves PILOT financing, a construction management agreement will be required. ANC negotiates it.

LCOR – Albemarle access might improve situation on Yuma – Janney teachers won't be using it anymore. Wrt sunlight, the southern exposure is crucial and it's not affected.

What is your setback?

15-20 feet for UniDev. LCOR doesn't know.

Design process for renovation of Janney starts in 2010 under DCPS's new draft Master Facilities Plan. How can you beat that? Also access/egress off Wisconsin is really dangerous without a light (and you won't get one). Access/egress off Albemarle Street at 8 am = equally disastrous. (Residents leaving for work, kids headed toward school simultaneously.) Library gets pedestrians from Janney, Wilson, Deal – won't adding 150 cars entering/exiting block be really problematic?

Unidev – can't predict DCPS. We're sensitive to the need to get planning process started sooner. But our project won't set pace for DCPS. You're certainly better off with DCPS under the new regime than you were a year ago. Our housing probably won't produce 120 new cars – drop in the bucket on Wisconsin Avenue during those hours. "Right turn only" onto Wisconsin. Need to do a traffic study.

Bev Sklover (questioner): Will Mangan (sp?), advisor to Allen Lew (OPEFM) gave me that date. Because they're closing 20+ schools, the date of modernization of Janney's facilities has moved from 2013 to 2010.

LCOR – trip generation. Metro will have a positive impact. Not everyone will drive. Lots of things can be done – speed bumps, parabolic mirrors. We've already started doing site planning. Glad to hear DCPS is moving school up. They can start building in 2010. We might start then as well.

Is this the best use of public land? Not a question for developers but let's recognize it hasn't been asked. Fenty told TNA he'd bring the community together to decide whether or not to do PPP. Five fire engines plus an ambulance may be needed for emergency response. Child protection – will FBI clear everyone involved in construction to keep kids safe. How protect residents from kids and kids from residents?

LCOR: good question re public lands. Community's decision – it's public land, I respect that. Will try to keep alleys free from conflicts. Barrier, maybe? Two parts to question about separation (of kids and adults) – during and after construction. Won't have FBI checking everyone. People who live in building will want to live in a quiet, safe place. Residents don't want kids bothering them either. Entry to apartments will be on Albemarle, library entrance on Wisconsin. That should establish that they are essentially two different buildings. Apartment building will have security/concierge. During construction phases, we'll have ID badges, security guards, orientation re working on a school project.

UniDev – Careful separation of facilities. Should be a way to link school and library. Campus isn't just an enclave – kids are members of community. This is an urban site – commercial/retail and residential uses right nearby. A hundred construction workers won't be changing things that much.

Library users want lots of light. Higher ceilings. Green roof. Want green space. And DCPL actually has designed a library with high ceilings, lots of natural light, green roof. Are you building a troglodyte library (mostly underground because of grade change)? What size is your soccer field? What are you doing for blacktop?

UniDev – our site plan doesn't match library design but it's not far off. Nothing envisioned on top of the 11,000 SF space reserved for library. Entrance on Wisconsin (could be Albemarle). Lots of blacktop. Soccer field moved but still about the same size. More formal space in SW corner. Conceptual only. Plan could change.

LCOR – 20 foot ceiling height for library. Thought about green roof. Apartments are setback to make library a focal point. Skylights can be added to library design. Hardscape at Janney shifts around. Might be added on top of gym (with safety barrier, of course, to prevent kids from going over the edge). We also showed DMPEd a site plan with a larger soccer field, but providing it interfered with providing school's interior space. The design you see is the one we spent the most time fleshing out because we thought it provided the best balance. But it's not the only possible approach.

Would you be willing to make public your economic impact statements? And LEED point sheets? In the past, developers have routinely made claims of economic benefits that are based on errors (e.g. wrong tax rate) and of environmental benefits that seem bogus (e.g. 100% lot occupancy claims points for minimal irrigation).

LCOR: not at this time.

UniDev: after we're selected.

Underground parking leads to circulation when garage is full. How does swing space work – where do kids gather?

LCOR: BWI has a system to let you know about availability of parking. Don't know details—haven't had much interaction with DCPS. Oyster did use swing space and kids were bussed. I can find out more details about how that worked.

UniDev: People often drive around in circles looking for on street parking. Increased parking availability in garage might decrease that. We'd like to keep school children at Janney.

DCPL's project has involved serious competition for selection of first of architect, then of builder. How can we achieve same level of interest/quality/economy when we're choosing among only three team, especially when they're all bundled – developer, architect, builder come as a package deal.

LCOR: Grimm & Parker, our architect, has lots of experience. Just won a competition to do renovations for Wilson High School. We trust Bovis, our builder. We work with them a lot but even so we bid lots of stuff out. They want to do well by us so we'll use them again.

UniDev: We chose an architect we have a great deal of experience with for residential building. We intentionally did not choose a general contractor. Left school out of the mix – not certain how fast DCPS would determine what they wanted to do. Left it open-ended. We assume DCPS will bid both design and construction of Janney out.

Library seems to be being subordinated to housing component and that's wrong. (comment from community member who didn't ask for a response.)

Unidev/See Forever Project Specs

Janney School Facilities:

Interior:

Footprint(s): 6,660 SF and 3,884 SF
Number(s) of stories: 3+ basement
Location(s): SW and SE corners

Exterior:

PE field:
Dimensions 100' x 150' (120'x170' total area)
(ed specs say 195' x 360') 20,400 SF

Playgrounds:

Number (ed specs say three, each with a combination of hard and soft surfaces, designed for different ages) Three playgrounds and two basketball courts

Locations/Dimensions:
(ed specs require a total of 27,500 SF for 550 kids. SF does not include buffers and walkways)
East = 2,400 SF
West = 10,000 SF
South = 4,650 SF

Any demolition/re-grading plans? Not at this time.

Residential Building:

Location: East of Janney; between library and school. Wraps around library.

Footprint:

Above ground 18,682 SF (108,558 GSF total)
Below ground 30,500 SF (87,900 SF total garage plus 7,400 SF storage/lobby)

Proximity to Janney School

Above ground 53'
Below ground 18.5' to 67'

Proximity to St. Ann's Academy

Above ground 48' to 53'
Below ground 48' to 53'

Height in feet* and in stories (*measured from where?)	7 stories; 78' slab at lobby to roof measured from Wisconsin Ave façade
Condos or apartments?	condos
Total number of units?	120
Affordable units:	
How many?	all 120 – no market-rate units
What size? (BR/BA)	28 studios; 56 one BRs; 30 two BRs; 6 three BRs
Affordable at what income?	15% affordable to 30% AMI 15% affordable to 60% AMI 70% affordable to 90-110% AMI
GSF/NSF for entire residential project:	123,628 GSF/95,806 NSF
<u>Garage:</u>	
Number of levels/depth	3 levels; 10' floor to floor, bottom slab = 33' below grade at Janney
Strategy for handling hydrology issues?	Standard storm water management; Specifics not yet available.
Total number of spaces	183
Number of spaces dedicated to school/library use?	50 school/12 shared use after hours
Who bears cost of public spaces? (typically \$30,000 -\$40,000 per)	
Location of driveway(s) – entrance and exit	South property edge along St. Ann's on to Wisconsin
Proximity of driveway(s) to each school? Janney	not near Janney
St. Ann's	near St. Ann's
<u>Green Building Practices:</u>	
Residences (standard/features)?	Will incorporate whatever LEED certification level fits with the city's economic/planning goals.
Janney School?	unknown; up to city/DCPS
Library?	Proceeding independently
Prior experience?	Architects designed the first LEED-certified multifamily housing project in the US.

Process/Contingencies:

Which of the following steps will be necessary and when will each be done? Please provide dates and/or sequencing. Indicate if any have already been completed. Also add any necessary steps you anticipate that are not included on this list:

Dates and schedules can't be determined because of lack of start date. Some phases may overlap. Phase durations given are ideals.

Site analysis
WMATA approval?
Environmental impact study?

6 weeks
can be long and arduous
6 weeks

Council Approval(s)

Can't be determined

Project design

8 months

Financing

Public (capital funds, TIFs or PILOTS, other)

Yes – PILOT
timeframe can't be determined

Private

Deal-making – i.e. contract negotiations between you and DC

Can't be determined

Zoning Commission
PUD or other zoning
change/relief required?

Will be required. Assume 6 to 9 months.

At what point will you become legally obligated to modernize Janney School?

?????

Will that point come before or after site-specific educational specifications are developed?

?????

What will the Janney community's role be in determining whether your proposed school design meets their needs?

Other stages/approvals:

Construction Timeline/Staging:

Anticipated length of your entire construction process?

15 months

What gets built first?

New Janney play areas and fields

What has to happen before ground gets broken on that component?

temporarily relocate teacher parking

What determines when ground can be broken for second/next component?

Safety features separating Janney from construction must be in place.

How/Will work on the library impact timing?

Can proceed separately/independently

How will you minimize disruption to the learning process and keep children from both schools safe during construction?

Safety features separating Janney from construction

Janney – will swing space be necessary (for safety? to speed up modernization?)

To be determined.

St Ann's – where swing space is not available

Required completion date(s) for Janney School's modernization?

?????

What's the penalty if you fail to deliver school facilities on time?

?????

Mixed-Use/Intensification of Site:

How have (or will) the needs and interests of neighbors other than Janney School and St Ann's entered into your planning for this site?

You're adding hundreds of adults in a residential environment to a block that contains 700 school children in classroom and playground environments. What potential incompatibilities/conflicts of use do you anticipate and how do you plan to address them at the level of design?

This is an urban school. Use of fences, lighting, and controlled access to the new building are some of the factors. Service and parking will not be on Albemarle Street.

Fire and EMS access: Does your design provide emergency vehicles easy access to all areas of the school? The library? The residences? How/where?

Janney open space and access will remain essentially the same after construction. The residential building has two street façades and an open areaway separating it from the new library building and the open school grounds on the side yard and 15' alley on the south façade.