	LCOR	Roadside/Smoot	See Forever/UniDev
<u>Janney School Facilities</u>:			
Interior:			
Footprint(s):	17,000 SF	6,000 SF north wing lower level 3,000 SF north wing upper levels 9,000 SF south wing	6,660 SF and 3,884 SF
Number(s) of stories:	Varies – 3 in classroom building, 2 in cafeteria/media center building, high single-story for gym, 1 for kitchen/loading facilities	3 in north wing (inc. gym) 3 in south wing	3 plus a basement
Location(s):	Main classroom addition will be behind and parallel to existing building, extending beyond it to the west. Plus additions to south and east of cafeteria.	flanking Janney Oak	SW and SE corners
Exterior:			
PE field: Dimensions (ed specs say 195' x 360')	Goal was to save big trees and existing playground. Will add a courtyard (hardscape) between old and new buildings, also a hardscape play area next to the gym and a basketball court beyond. Don't want to get into numbers, they could change in response to community/DCPS input and priorities.	180' x 90'	100' x 150' (120'x170' total area) 20,400 SF
Playgrounds: Number (ed specs say three, each with a combination of hard and soft surfaces, designed for different ages)		Two hard (basketball courts) and two soft.	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)		50 x 70 (soft) 40 x 60 (soft) 84 x 50 (hard) 90 x 50 (hard) = 14,600 SF	East = 2,400 SF West = 10,000 SF South = 4,650 SF = 17,050 SF

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Residential Building:			
Location	On the library site and the current Janney soccer field	Between Janney and library	East of Janney; between library and school
Footprint			
Above ground	24,000 SF	17,300 SF	18,682 SF (108,558 GSF total)
Below ground	30,000 – 32,000 SF	See garage	30,500 SF (87,900 SF total garage plus 7,400 SF storage/lobby)
Proximity to Janney School			
Above ground	60’	50’	53’
Below ground	Approximately 15’ to 20’	15’	18.5’ to 67’
Proximity to St. Ann’s Academy			
Above ground	30’ to 40’	30’ to building; 10’ to property	48’ to 53’
Below ground	same	Garage abuts property line	48’ to 53’
Height in stories and in feet	building steps down toward St. Ann’s. Highest point = 9 stories, then 7, 5, 1 (20’) story for library; 87’ maximum.	6 stories; 65’ measured from center of residential frontage on Albemarle	7 stories; 78’ slab at lobby to roof measured from Wisconsin Ave façade
Condos or apartments?	Apartments	Apartments	Condos
Total number of units?	174	120 – 150	120
Affordable units:			
How many?	53	36-54	All 120; no market rate housing
What size? (BR/BA)		Studio, 1 BR, 2BR	28 studios; 56 1BRs; 30 2BRs; six 3BRs

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Affordable at what income?	Up to DC; presented a 15% affordable at 30% AMI 15% affordable at 60% AMI option	15% affordable at 30% AMI 15% affordable at 60% AMI as per RFP	15% affordable to 30% AMI 15% affordable to 60% AMI 70% affordable to 90-110% AMI
GSF/NSF for entire residential project:		approximately 120,000 GSF; 102,000 NSF	123,628 GSF/95,806 NSF
<u>Garage</u>: Number of levels/depth	3 levels, but only 2 underground; deepest level is half the size	2 levels – one at grade on Wisconsin Avenue, one below	3 levels; 10' floor to floor, bottom slab = 33' below grade at Janney
Strategy for handling hydrology issues?		To be determined based on engineering study	Standard storm water management; no specifics yet
Total number of spaces	235	140 standard or 170 stacked	183
Number of spaces dedicated to school/library use?	73 spaces for school (zoning requirement?); 9 for library Sharing possible.	9 for library, 70-100 for school, School spots available to library after hours	50 school/12 shared use after hours
Who bears cost of public spaces? (typically $30,000 -$40,000 per)	DC	Would be treated as consideration for land value	
Location of driveway(s) – entrance and exit	Entrance and exit on Albemarle, between Janney and residences	Entrance and exit along Wisconsin Ave.; entrance shared with library	South property edge along St. Ann's on to Wisconsin
Proximity of driveway(s) to each school? Janney St Ann's	15-20'	200+' from Janney School building and immediately adjacent to St. Ann's alley	Not near Janney Near St Ann's

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<u>Green Building Practices</u>:			
Residences (standard/features)?	LEED Silver = goal	Master plan proposed is based on fundamental sustainable site planning principles. Strategies employed (below grade parking, shared parking strategies, comprehensive site water management, efficient energy production and management) could not be easily achieved if the buildings were done individually. Additional measures, such as improved air quality, green roof strategies, and material selection will be required to attain LEED's silver rating.	Will incorporate whatever LEED certification level that fits city's economic/planning goals.
Janney School?	Silver = goal. Daylighting (great for students), recycled materials, sustainable suppliers, green roofs, low flow toilets, efficient lightbulbs are some of the strategies.		Unknown; up to city/DCPS
Prior experience?	Our architect for the school was doing green building before LEED standards existed. Has done a LEED Gold elementary school. Residential architect is currently designing their own Silver office building.	Roadside team has extensive LEED design and development experience, including modernization of Savoy School, DCPS's first LEED "certified" facility. The Roadside team will incorporate sustainable design principles from day one of the planning process and is committed to meeting the requirements of the District's Green Building Act.	Architects designed the first LEED-certified multifamily housing project in the US

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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:	There will be at least 18-24 months of pprovals/development work before ground can be broken. 18 months is a highly aggressive target; 24 months is more realistic but still optimistic.		Dates and schedule can't be determined due to lack of start date. Phases may overlap. Ideal phase durations are provided.
Site analysis		First thing completed upon land disposition by the Council	6 weeks
WMATA approval?		Not known if residential project will be within WMATA zone of influence.	Can be long and arduous
Environmental impact study?		Would begin at the same time as the site analysis.	6 weeks
Council Approval(s)		Mayor would have to draft legislation and submit to Council	Can't be determined
Project design		After site analysis	8 months
Financing		Happens after a deal is negotiated with DMPED	
Public (capital funds, TIFs or PILOTs, other)	PILOT – longer discussion with DC government will be needed.		PILOT
Private	Yes, for residential. We'll have no problem obtaining it.		Can't be determined
Deal-making – i.e. contract negotiations between you and DC		DMPED-driven decision	Can't be determined

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Zoning Commission PUD or other zoning change/relief required?	Yes, will be required.	The following approvals would be required to entitle the project: 1. Map Amendment/PUD from Zoning Commission (8-10 months) 2. Historic Preservation Review Board (7 months, concurrent with ZC process) 3. Commission of Fine Arts (5 months concurrent with ZC)	Will be required. Assume 6-9 months.
Permitting		When we have 60% drawings on residential use	
At what point will you become legally obligated to modernize Janney School?		When agreement is finalized with DCPS	????
Will that point come before or after site-specific educational specifications are developed?		Not known	????
What will the Janney community's role be in determining whether your proposed school design meets their needs?			

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<u>Construction Timeline/Staging</u>:			
Anticipated length of your entire construction process?	2 years	September 2008 – September 2011	15 months
What gets built first?	Best strategy would be simultaneous work on all components	Library starts – on schedule for 9/2008	New Janney play areas and fields
What has to happen before ground gets broken on that component?		DCPL finishes its design, gets a permit, chooses a contractor (or negotiates with us to construct the building, then construction starts.	Relocate parking temporarily
What determines when ground can be broken for second/next component?		New buildings for Janney. OPEFM must fund the school or negotiate terms for us to provide bridge financing to fund the school.	Safety features separating Janney from construction site must be in place.
How will you minimize disruption to the learning process and keep children from both schools safe during construction?	Swing space would be the cheapest, fastest, safest option for Janney students. Can do it without swing space, but that would significantly increase the duration of construction – 3 years rather than 2?	We have renovated school buildings with classes in session before (e.g. Key Elementary). Although construction Is not quiet, adjacent disruptions can be minimized with good planning and communication with school administration and by scheduling the noisiest activities in the afternoon after classes end.	Safety features ensuring separation.
Janney – will swing space be necessary (for safety? to speed up modernization?)		No. Our plan is to phase the construction, like Key Elementary, first building the new addition, then move into it and temporary demountable classroom while the existing building is modernized.	Not yet determined. We envision a staged modernization process, but haven't planned it. Up to DCPS.

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St Ann's – where swing space is not available	Schedule noisiest work when school is not in session. Provide dedicated walkways, flagmen, limit times when material can be delivered to site.	St. Ann's will not be affected by our construction.	
Required completion date(s) for Janney School's modernization?	Early 2012 is the earliest possible opening date for Janney facilities	Phase 1 (the new addition) September 2010. Phase 2 (renovation of existing building) : September 2011.	????
What's the penalty if you fail to deliver school facilities on time?		We have not negotiated any terms with OPEFM	????
<u>Mixed-Use/Intensification of Site</u>:			
Fire and EMS access: Does your design provide emergency vehicles easy access to all areas of the school? The library? The residences? How/where?	Albemarle access road serves everything. Emergency vehicles can use loading dock as well.		Janney open space and access will remain essentially the same after construction. Residential building has two street facades and 15' alley on the south façade.
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?	Aside re intensification – our proposal also adds 1700 SF of retail on the corner.		This is an urban school. Use of fences, lighting, and controlled access to the new building that does not cross into Janney space are some of the factors. Service and parking will not be on Albemarle Street.
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?	Landscaping, fencing, other strategies to buffer abutting homeowners from relocated PE field.		