

# *Roadside/Smoot Joint Venture Team = qualified + DC-based*

## **Development Partners**

Roadside Development, LLC: CBE

- ❖ Cityline at Tenley
- ❖ Potomac Town Center
- ❖ CityMarket at O



Smoot Construction Company of Washington DC: CBE

- ❖ Key School
- ❖ Park Triangle Apartments
- ❖ American University – Nebraska Hall



## **Design Team**

Shalom Baranes Associates Architects, PC: CBE

- ❖ Old Convention Center
- ❖ N Street Village
- ❖ The Columbia



Bowie Gridley Architects, PLLC: CBE

- ❖ Savoy
- ❖ Thurgood Marshall Academy
- ❖ Edmund Burke School



## **Affordable Housing Partner**

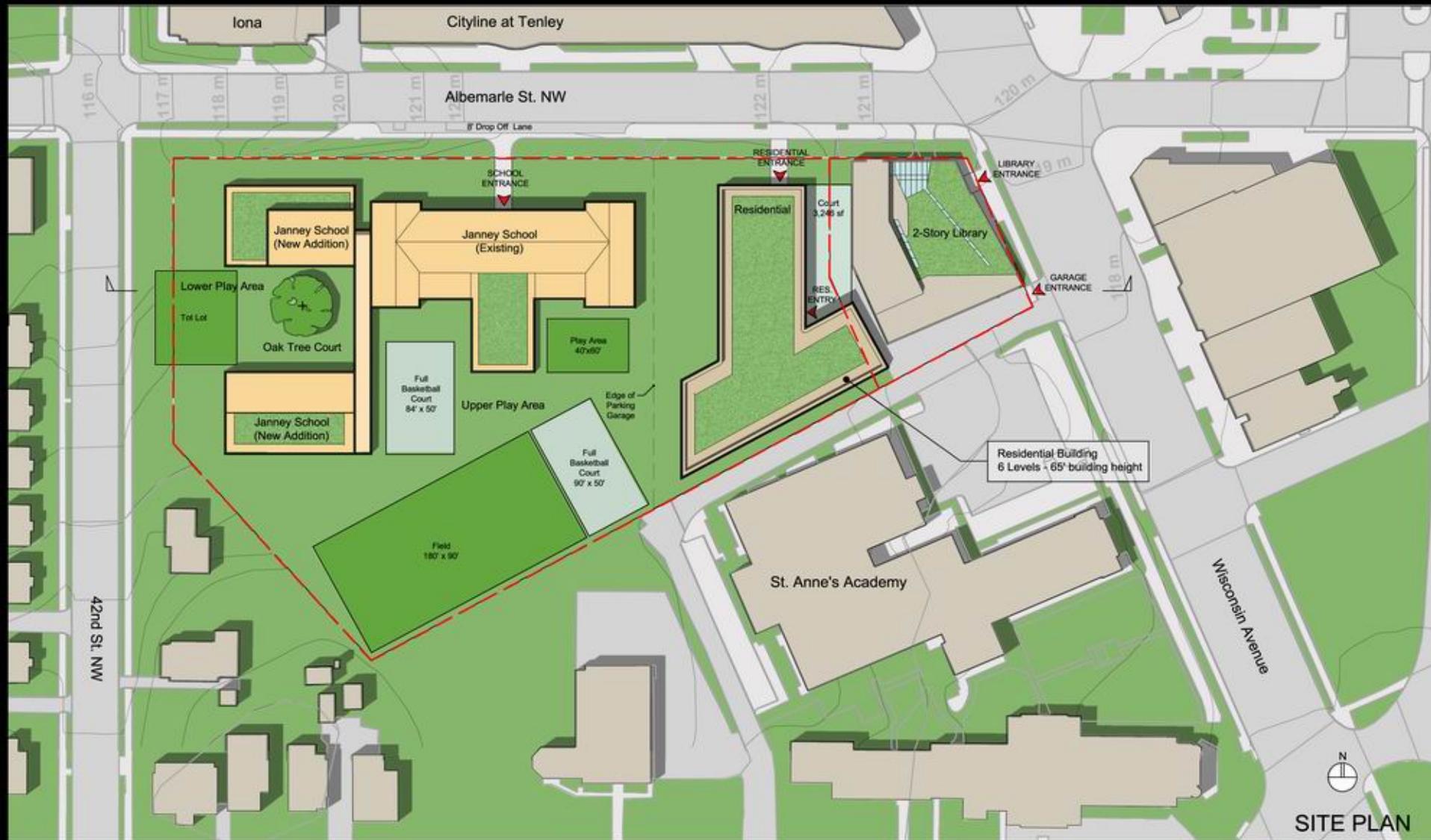
Community Preservation Development Corporation

- ❖ Mayfair Mansions
- ❖ Wiley H. Bates High School Senior Housing
- ❖ Edgewood Terrace

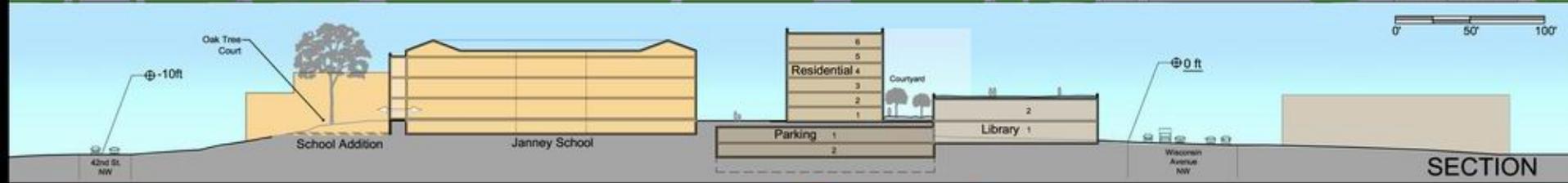




Existing Site Plan

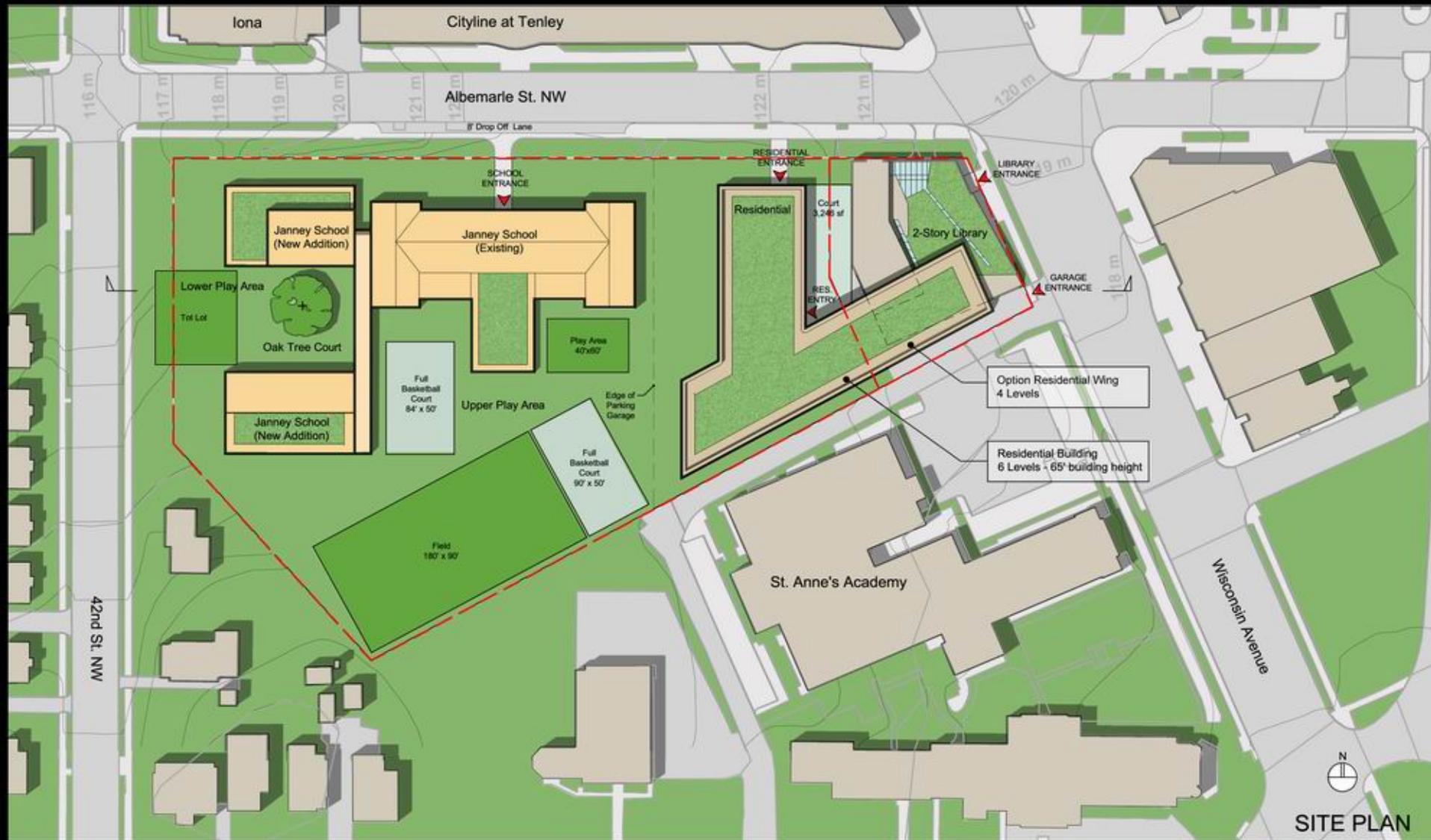


N  
**SITE PLAN**



**SECTION**

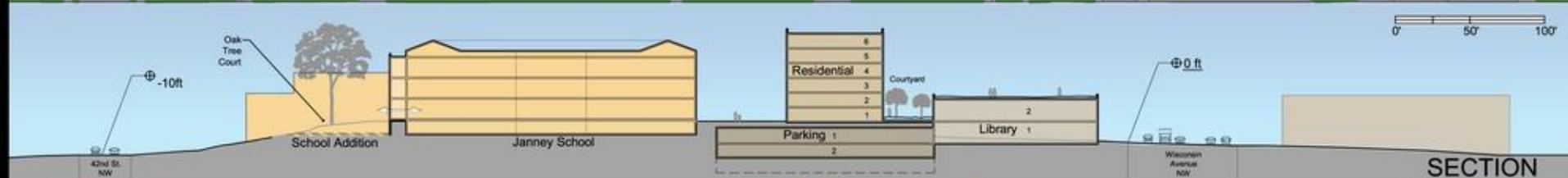
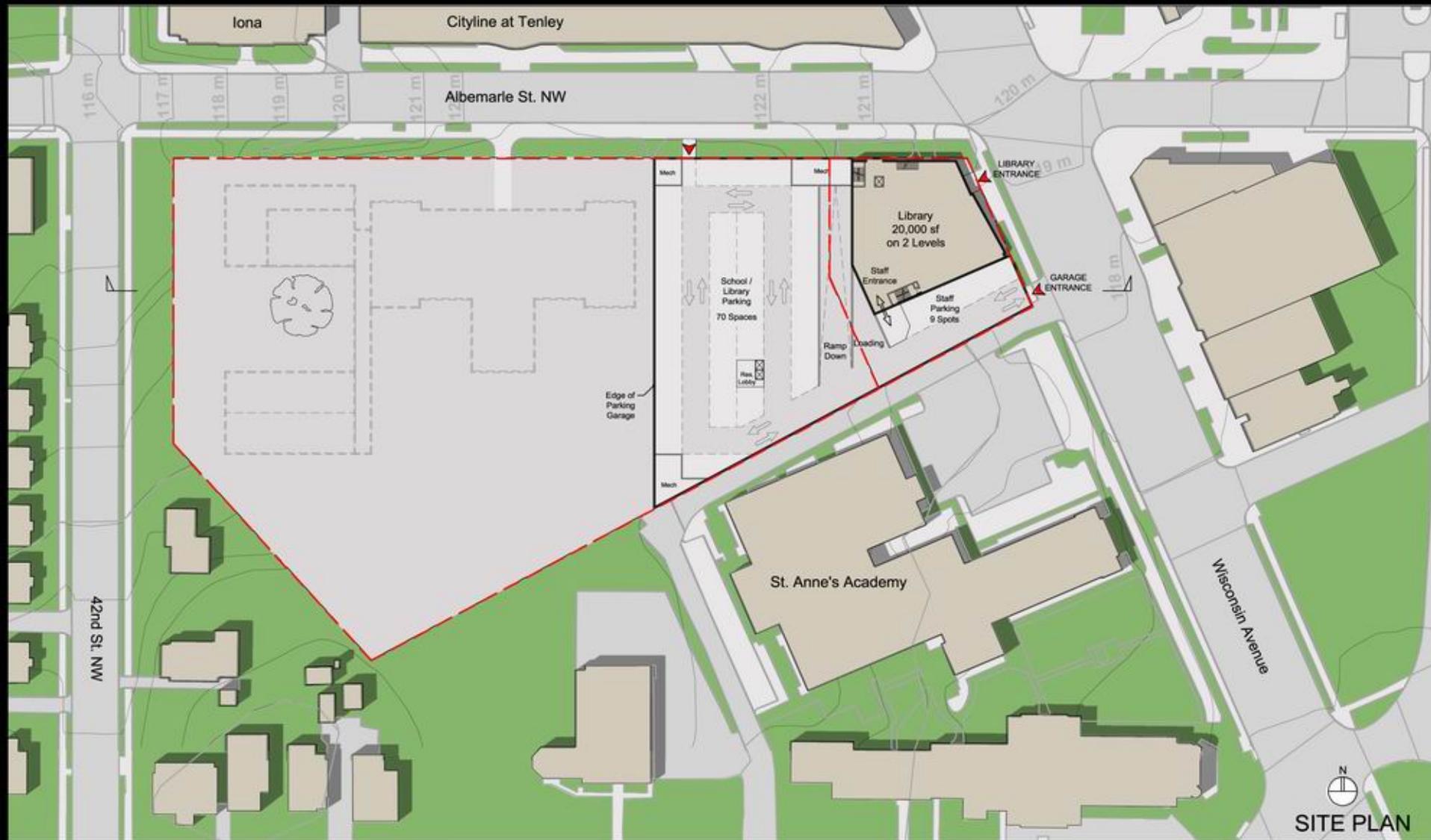
**Site Plan & Section**



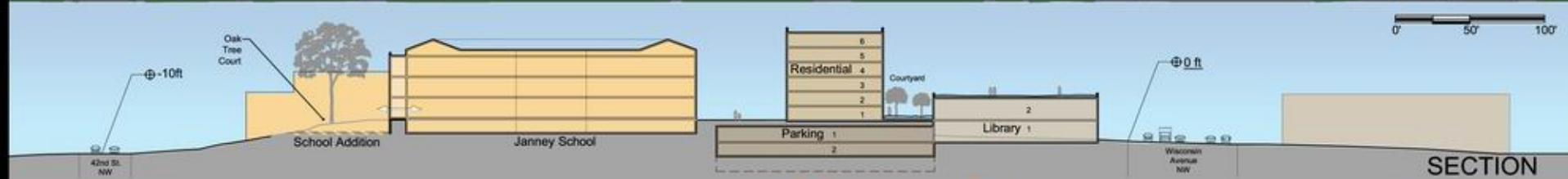
SITE PLAN



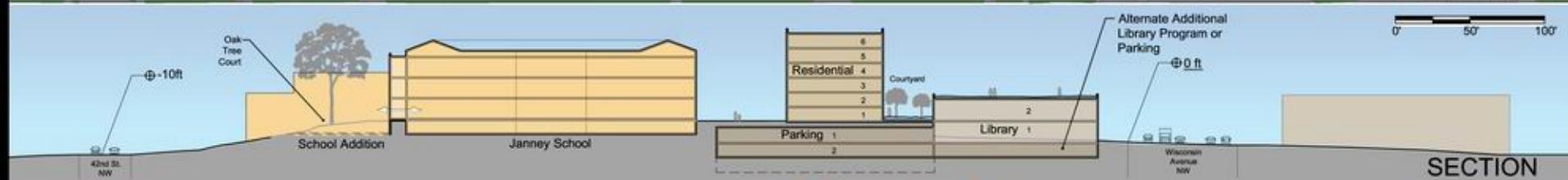
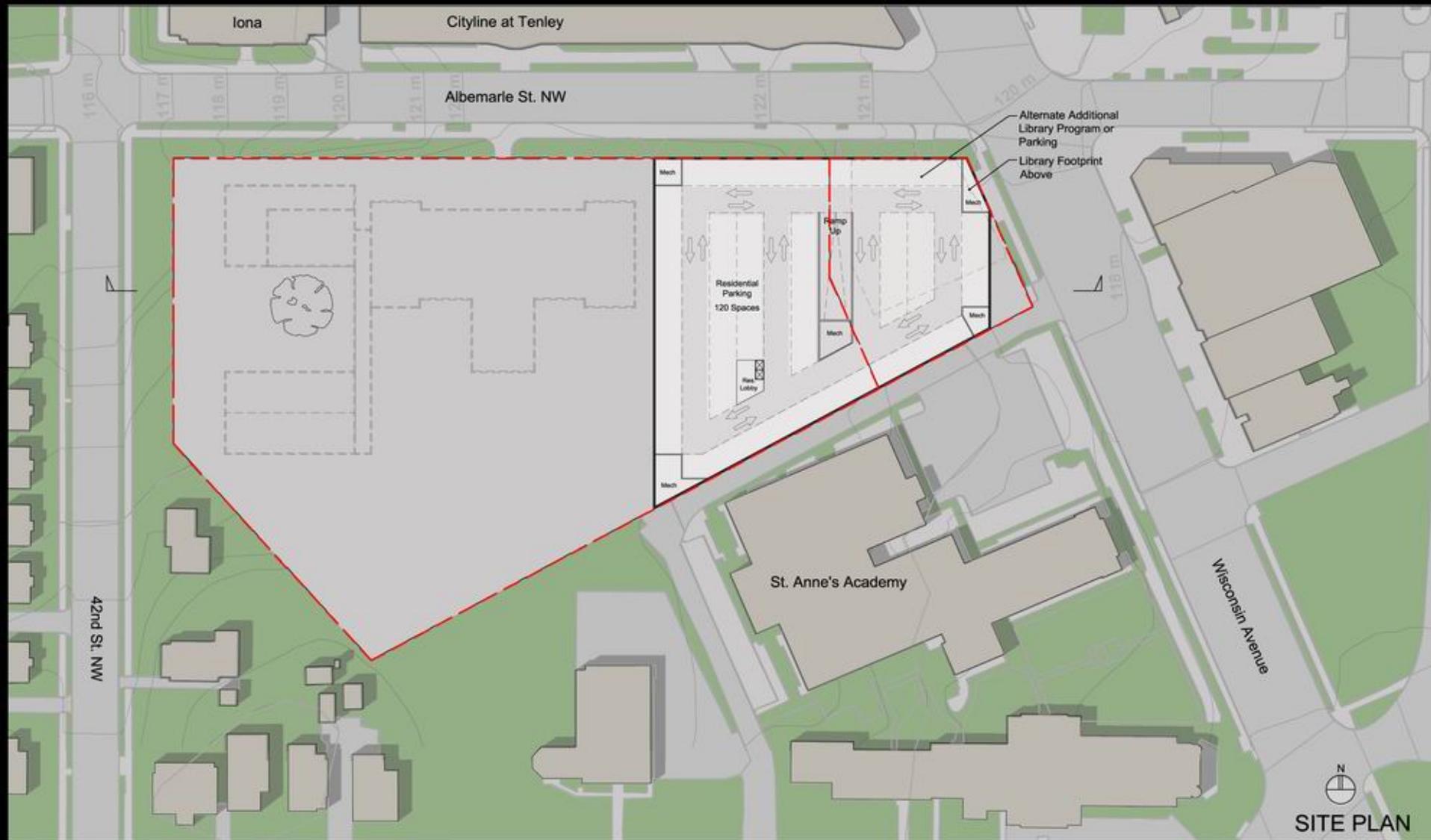
SECTION



# Library Ground Floor Plan & Section



## Below Grade Parking Plan & Section



**Below Grade Parking Plan & Section Alternate**





Cardoza Senior High School



Thurgood Marshall Academy



Wyngate Elementary School



Savoy Elementary School



Langley School



Beauvoir Elementary School



St. John Regional Catholic School



Longbranch Elementary School



N' Street Village



Nigerian Chancery



Georgetown Incinerator



Cityline at Tenley



Chancery of Turkey



800 F Street NW



Homer Building



912 F Street NW



**Key Elementary School** Washington DC



**Park Triangle Apartments** Washington DC



**American University Renovation of Nebraska Hall** Washington DC

# Development Program

Project	Uses	Parking Spaces
Friendship/Tenley Library (option)	20,000 sf on two levels with an optional 2,500 sf third level	9 parking spaces + loading at ground level. Alternate parking and/or program space on B1
Janney School (option)	Existing School Program -- 43,000 sf New School Program-- 39,000 sf Total New School Program – 82,500 sf	70-100 tandem parking spaces
Residential	6 Stories, 65’ 120,000 sf of residential use 120-150 units; 30% affordable	70 parking spaces
Parking	Loading and service areas – 70,000 sf	2 levels of parking 140-170 spaces

# Development and Construction Schedule



Tenley Friendship Library Open

March 2010

Move In Low Income & Market Housing

July 2010

Phase 1 New Janney School Addition

Sept 2010

Phase 2 Renovated Janney School

Sept 2011

## Community Benefits

- Delivery of new 20,000 sf independent library in March 2010
- Delivery of phased expanded, modernized Janney School in Sept 2010/2011 with an increase of 5,000 sf in usable land for the school
- 44 units of affordable housing for seniors, families, and others, plus 100+ market rate units
- Transit-oriented development
- Off-peak shared parking program that provides library additional parking
- Green buildings
- New DC property tax revenue from residential from previously untaxed land

## CBE Participation

- 100% CBE Team
- CBE Database Management will keep track of potential subcontractors to maximize CBE opportunities
- Will meet or exceed 40% goal through bidding & procurement process
- Mentor-protégé relationships will be encourage in all phases of the Project
- 51% of new hires will be DC residents

## Community Engagement

- Primary Stakeholders: ANC 3E, Janney School, DCPS, Friends of Tenley Library, DCPL will work with JV to organize monthly community-wide meetings
- Advisory Committee, including representatives from Janney School, St Ann's Academy, Cityline, IONA, and representatives from 42<sup>nd</sup> St neighbors and ANC 3E will meet weekly throughout preconstruction to work on massing, design, program, and traffic issues
- Designated staff liaison from JV to serve as community point of contact and manage community outreach program and communications, including website and list serve.