

## Madigan, Sean (EOM)

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**From:** Jannarone, David (EOM)  
**Sent:** Wednesday, January 24, 2007 11:13 PM  
**To:** 'Susan Linsky'  
**Cc:** Richard Lake; Armond Spikell  
**Subject:** RE: Reschedule & Janney/Tenley mtg

We need the community and/or councilmember to bring us into the fold. It will make it easier for us to move forward.

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**From:** Susan Linsky [mailto:slinsky@roadsidellc.com]  
**Sent:** Monday, January 22, 2007 9:48 AM  
**To:** Jannarone, David (EOM)  
**Cc:** Richard Lake; Armond Spikell  
**Subject:** RE: Reschedule & Janney/Tenley mtg

Thanks. I know everyone and thing is pressing right now – I continue to mentor Mary and her staff and they are having the same issues.

We are filing conceptual plans the end of this week to get on HPRB schedule for February, the first of probably 3 meetings with them. This one will focus mainly on the preservation of the market to be followed by massing, and then façade and skins. Really exciting for me.

If library/school is on Adrian's 100 day agenda, we need to talk very soon.

Susan

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**From:** Jannarone, David (EOM) [mailto:David.Jannarone@dc.gov]  
**Sent:** Saturday, January 20, 2007 4:28 PM  
**To:** Susan Linsky  
**Subject:** RE: Reschedule & Janney/Tenley mtg

I'll talk with Neil.

I love it. We need about 8 hires, so it will be rough for the next couple months I'm guessing. The library issue is on Adrian's 100 day agenda, so we are focused on it even if it seems like we aren't.

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**From:** Susan Linsky [mailto:slinsky@roadsidellc.com]  
**Sent:** Tuesday, January 16, 2007 10:57 AM  
**To:** Jannarone, David (EOM)  
**Subject:** Reschedule & Janney/Tenley mtg

David,  
Sorry you missed the Janney/Tenley meeting. I am attaching summary for you.

I am having trouble getting our meeting rescheduled with Neil to discuss O Street and the Tenley/Janney Partnership. Although I have spoken and left messages with Angela, I haven't gotten a response.

So, how are you liking it after 2 weeks? Seems like a lifetime?

12/21/2007

*Susan*

*Roadside Development  
1730 Rhode Island Ave., NW  
Suite 512  
Washington, DC 20036  
Direct Dial: 202.375.7955  
Fax: 202.375.7978  
Cell: 202.731.0731*

## Madigan, Sean (EOM)

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**From:** Jannarone, David (EOM)  
**Sent:** Tuesday, March 06, 2007 11:53 PM  
**To:** 'Marthans@aol.com'  
**Cc:** Scott, Eric (EOM)  
**Subject:** RE: Tenley Library Meeting

Martha,  
Thanks for keeping me in the loop. Glad I could make it. Please let us know about the future meetings.  
Take care,  
Dave

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**From:** Marthans@aol.com [mailto:Marthans@aol.com]  
**Sent:** Wednesday, January 31, 2007 1:47 PM  
**To:** Jannarone, David (EOM)  
**Subject:** Tenley Library Meeting

David -- I got your contact info from Armond Spikell of Roadside Development. I want to let you know about a meeting taking place tonight to discuss the reconstruction of the Tenley-Friendship Branch Library. I really apologize for the absurdly late notice of this, but I was under the mistaken impression that DCPL staff was handling the outreach for this meeting. The attendees will include Ginnie Cooper, Chief Librarian, the board of the Friends of the Tenley Library, a representative from Mary Cheh's office, reps. from the 2 ANCs that border the library and Armond Spikell. The meeting will be held at the Interim Branch, located at 4200 Wisconsin Avenue from 6:30-7:30. Please let me know if you will be able to attend. Thanks

Martha Saccocio  
President, Friends of the Tenley-Friendship Library

## Madigan, Sean (EOM)

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**From:** Jannarone, David (EOM)  
**Sent:** Friday, March 16, 2007 1:43 PM  
**To:** 'slinsky@roadsidellc.com'  
**Cc:** Scott, Eric (EOM)  
**Subject:** Re: Tenleytown Partnership Next Meeting, Jan 20 at 7 PM

Me or Eric from our shop will be there on March 20.

Sent from my blackberry wireless

----- Original Message -----

**From:** Susan Linsky <slinsky@roadsidellc.com>  
**To:** rosalyn.hughey@dc.gov <rosalyn.hughey@dc.gov>; Jannarone, David (EOM); Reinoso, Victor (EOM); Cheh, Mary (COUNCIL); Millman, Jessica (OP) <jessica.millman@dc.gov>; Tregoning, Harriet (OP); Albert, Neil (EOM)  
**Sent:** Thu Mar 15 17:09:22 2007  
**Subject:** Tenleytown Partnership Next Meeting, Jan 20 at 7 PM

As the next step in building community consensus for the public/private partnership for the redevelopment of the Janney School and Tenley Library, the Janney SIT is hosting a school-wide parent meeting to hear about the proposed project. The meeting will be on Tuesday, March 20 at 7 pm in the Janney Auditorium. We hope you will be able to attend or send a representative.

Roadside is working with Shalom Baranes Associates to further refine the drawings of the project in response to the comments that we received from the SIT and Tenley Library representatives on March 5.

Hope to see you on the 20th,

Susan

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Fax: 202.375.7978

Cell: 202.731.0731

**Madigan, Sean (EOM)**

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**From:** Susan Linsky [slinsky@roadsidellc.com]  
**Sent:** Thursday, May 10, 2007 6:05 PM  
**To:** Scott, Eric (EOM)  
**Subject:** RE: ANC 3E meeting

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**From:** Scott, Eric (EOM) [mailto:eric.scott@dc.gov]  
**Sent:** Wednesday, May 09, 2007 8:46 PM  
**To:** Susan Linsky  
**Subject:** RE: ANC 3E meeting

Susan,

I'm sorry I have a previous appointment tomorrow evening. Can you give me an update.

Thanks,  
Eric

Sent from my GoodLink synchronized handheld (www.good.com)

-----Original Message-----

**From:** Susan Linsky [mailto:slinsky@roadsidellc.com]  
**Sent:** Wednesday, May 09, 2007 06:03 PM Eastern Standard Time  
**To:** Scott, Eric (EOM)  
**Subject:** ANC 3E meeting

Eric, I am hoping that you will be attending tomorrow evening's ANC meeting.

Susan

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Suite 512

Washington, DC 20036

Direct Dial: 202.375.7955

Fax: 202.375.7978

Cell: 202.731.0731

12/21/2007



COUNCIL OF THE DISTRICT OF COLUMBIA

THE JOHN A. WILSON BUILDING  
1350 PENNSYLVANIA AVENUE, N.W.  
WASHINGTON, D.C. 20004

June 6, 2007

Mayor Adrian M. Fenty  
District of Columbia  
John A. Wilson Building  
1350 Pennsylvania Avenue, NW  
Washington, DC 20004

Dear Mayor Fenty:

We are writing to express our support for the concept of a public-private partnership (PPP) to concurrently rebuild the Tenley Branch Library and modernize Janney Elementary School. As you are aware, Roadside Development has presented a PPP concept to area residents that we believe provides significant value-added to these public projects and to the community at large. The PPP would:

- permit the library to build on a bigger site than available currently;
- provide underground parking to the library and the school;
- allow Janney modernization to proceed well in advance of its currently estimated 2013 start date;
- add approximately 120 housing units to the property tax rolls;
- exemplify transit-oriented development, as the site sits at a metro stop; and
- provide an opportunity to develop affordable housing in a neighborhood with very few affordable units.

The Roadside concept calls for a transfer of 11,000 square feet of DCPS land through sale or long-term lease, on which the library, underground parking and residential units would partially sit. However, by relocating the Janney parking spaces underground, the school will gain 11,700 square feet for green space and other uses. Roadside estimates the public financial benefit of the land transfer and the resulting increase in property tax revenues (amortized over a 20-year period) would total more than \$16 million, although the addition of unsubsidized affordable housing units or other public amenities could impact that value.

It is important to note, however, that a decision to enter into a PPP must be made in the nearest future in order to keep the library project from being delayed in any significant way. The programming and design phase of the library project is scheduled to begin this summer, and construction could begin as early as July 2008. The Deputy Mayor for Planning and Economic Development has assigned a Project Manager to assess the

feasibility of a PPP on the Tenley-Janney site, and this is an important first step; however, we recommend that a decision be made quickly to proceed with the project, and that two important community concerns be considered.

First, we recommend that, to the extent feasible, a competitive process be used, and urge you to begin the process as quickly as possible to allow it to occur without delay of the library project. If it is determined that a sole-source award is appropriate, we advise you to address community concerns about such an approach and clearly communicate the compelling reasons for such an award.

Second, although affordable housing units are not currently included as an element in the Roadside concept, we urge the D.C. Government to make this a requisite component of any PPP project on the site.

In closing, we feel that a public-private partnership is an exciting opportunity to realize the needs of Janney Elementary School and the Tenley Branch Library while creating real value-added for the neighboring community and the city as a whole. Such a project will provide a better library, a quicker modernization of the school, and a more efficient land use of a valuable metro-accessible location. We look forward to working with your office to realize this potential.

Sincerely,



Councilmember Mary M. Cheh



Councilmember Kwame Brown

cc: Neil Albert  
Victor Reinoso  
Ginnie Cooper  
Harriet Tregoning

## Madigan, Sean (EOM)

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**From:** Albert, Neil (EOM)  
**Sent:** Tuesday, June 12, 2007 8:23 PM  
**To:** Banta, Susan (COUNCIL)  
**Subject:** Re: Tenley Janney PPP -- meeting request

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

3 PM works for me.

----- Original Message -----

**From:** Banta, Susan (COUNCIL) <SBanta@DCCOUNCIL.US>  
**To:** Cheh, Mary (COUNCIL); Albert, Neil (EOM); Lerum, Eric (EOM); Reinoso, Victor (EOM); Katz, Rebecca (EOM); Cooper, Ginnie (DCPL); Jasper, Robin (EOM); Bird, Melissa (OP); Abdusalam.Omer@k12.dc.us <Abdusalam.Omer@k12.dc.us>; Jane.Morrissey@k12.dc.us <Jane.Morrissey@k12.dc.us>; Scott, Angela (EOM); kimberly.driggins@k12.dc.us <kimberly.driggins@k12.dc.us>; Jannarone, David (EOM)  
**Sent:** Tue Jun 12 14:21:03 2007  
**Subject:** RE: Tenley Janney PPP -- meeting request

All:

It has come to my attention that there is a conflict w/ another meeting on Thursday at 2:00. Please let me know if 3:00 works better for all to attend the meeting on the Tenley-Janney PPP. I have reserved room 104 in the Wilson building.

Thank you.  
Regards,  
Susan

-----Original Message-----

**From:** Cheh, Mary (COUNCIL)  
**Sent:** Monday, June 11, 2007 3:54 PM  
**To:** Albert, Neil (EOM); Lerum, Eric (EOM); Reinoso, Victor (EOM); Katz, Rebecca (EOM); Cooper, Ginnie (DCPL); Jasper, Robin; Bird, Melissa (OP); 'Abdusalam.Omer@k12.dc.us'; 'Jane.Morrissey@k12.dc.us'  
**Cc:** Banta, Susan (COUNCIL)  
**Subject:** Tenley Janney PPP -- meeting request

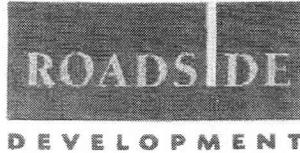
First, let me thank all of you for providing such valuable input at the first Tenley-Janney PPP Taskforce meeting last Monday evening. We covered a lot of ground, but most importantly got a better understanding of where our early efforts should be focused if we are to capitalize on the opportunity of a PPP at the Tenley-Janney site.

In particular, it seems clear that we need a detailed understanding of what is legally required to move a PPP with the library and the schools; and to formulate a timeline for that process that permits the library to proceed on schedule. With that objective in mind, and to get a frank assessment of interest in and obstacles to pursuing a PPP, I would like to pull everyone together for an interagency meeting this week, before the next community taskforce meeting. Goals for the meeting include:

- \* Identification of point-person from each agency
- \* Identification of all steps required to execute a PPP for the site;
- \* Identification of realistic timeline for executing steps.

Please be in touch with my Chief of Staff, Susan Banta, to give some sense of your availability -- or that of the relevant staff member -- for such a meeting sometime this week. Again, many thanks for your willingness to participate in this process.

Regards,  
Mary Cheh



July 10, 2007

Mr. Richard Levy  
Chair, Facilities Committee  
DC Public Library Board of Directors

Ms. Ginnie Cooper  
Chief Librarian  
DC Public Library  
901 G Street, NW, Suite 400  
Washington, DC 20001

Dear Mr. Levy and Ms. Cooper:

Since we met with the Facilities Committee on April 24<sup>th</sup>, Roadside has continued to work with the community, ANC 3E, Councilmember Cheh, DCPS, and DCPL on the Tenleytown Public/Private Initiative. Through these discussions, the project has advanced as needs for and concerns about the project as a whole, Tenley Library, and Janney School have been identified.

We believe we have gotten sufficient information and community input, including the support of Councilmember Cheh and Councilmember Brown for a public/private initiative for the plan, to prepare and submit an unsolicited proposal to the Mayor in August. We understand the urgency of time in order to coordinate the Public/Private Initiative with the timeline of DCPL.

Attached you will find the following:

- Concept drawings for proposed Public/Private Initiative
- Two sketches showing the current library and a potential expanded library which we believe will better meet the community and library's needs.

We intend to modify and advance the concept plan to include the expanded library within the next week.

We look forward to presenting our concept to the DC Public Library Board of Directors on July 20.

Sincerely,

  
Armond Spikell

  
Susan Linsky

**From:** Banta, Susan (COUNCIL)  
**To:** Cheh, Mary (COUNCIL)  
**Sent:** Wednesday, July 18, 2007 4:35 PM  
**Subject:** Tenley-Janney Taskforce Request

Dear Tenley-Janney Taskforce Member;

As we discussed during our meetings this spring, my hope in bringing together so many different community representatives to explore the idea of a public-private partnership (PPP) at the Tenley Library and Janney Elementary School was to identify a meaningful response to the opportunity afforded by a PPP, and to communicate that response to DC Government officials who will determine the District's response to this opportunity. With over half a dozen meetings on the subject behind us (held by this taskforce and ANC-sponsored meetings), I think we are now in a position to formulate such a response, and I am writing today to request your input into this process.

I have made no secret of the fact that I find the opportunity of a PPP at the site exciting, and a potentially valuable opportunity, as it provides significant value-added to our public projects and to the community at large. The PPP would:

- permit the library to build on a bigger site than currently available;
- provide underground parking to the library and the school;
- allow Janney modernization to proceed well in advance of its currently estimated 2013 start date;
- add approximately 120 housing units to the property tax rolls;
- exemplify transit-oriented development, as the site sits at a metro stop; and
- provide an opportunity to develop affordable housing in a neighborhood with very few affordable units.

However, as was raised repeatedly during our meetings, the devil is in the details, and those details will be determined as the PPP process unfolds. It is therefore important that we raise, as a community, our issues and concerns with the PPP concept. For example, the question of whether a competitive process will be used to select a contractor in the event a PPP is approved was raised repeatedly in our meetings, as was the desire for an affordable housing component for the project. In my communications with the Mayor on this project, I have already raised these two issues; however, I would like to hear directly from each of you on what other concerns or recommendations you may have.

For this reason, I ask that you each be in contact with your organization's membership to discuss what we learned during the taskforce meetings, suggest that they read through the minutes of our meetings (posted on my website at [www.marycheh.com](http://www.marycheh.com)), and then compile a response to what we now know about the potential PPP. I'm hoping to have your input by 3 August 2007.

Finally, I've attached to this letter a draft copy of a FAQ that I would like to post on my website. Please review it and provide edits or feedback on other questions or information that you think may be useful for the document.

Many thanks to you all for participating in this process -- your questions, thoughts, and contributions have been invaluable. I look forward to working with you should this project proceed so that we may gain the most public benefit from any public-private partnership in our neighborhoods.

Kind regards,

Mary M. Cheh  
Councilmember, Ward 3

## Madigan, Sean (EOM)

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**From:** Susan Linsky [slinsky@roadsidelc.com]  
**Sent:** Monday, July 23, 2007 5:32 PM  
**To:** Jannarone, David (EOM)  
**Subject:** Re: Tenleytown Initiative

Great. Look forward to hearing how it goes.

Sent by Good Messaging (www.good.com)

-----Original Message-----

**From:** Jannarone, David (EOM) [mailto:David.Jannarone@dc.gov]  
**Sent:** Monday, July 23, 2007 03:58 PM Eastern Standard Time  
**To:** Susan Linsky; Scott, Eric (EOM)  
**Subject:** Re: Tenleytown Initiative

Talking to Adrian today about the rfp

----- Original Message -----

**From:** Susan Linsky <slinsky@roadsidelc.com>  
**To:** Scott, Eric (EOM); Jannarone, David (EOM)  
**Sent:** Mon Jul 23 09:15:45 2007  
**Subject:** RE: Tenleytown Initiative

RFP/RFQ Tenleytown. Good morning from Las Vegas. Weird being here and not for ICSC. Tagging along with my husband.

Thinking about next step on Tenleytown. DCPL Board meets this week. Following up last week's Facilities Committee, clear they want to do this but want assurance from DMPED. David was going to follow up so this may have changed.

Sent by Good Messaging (www.good.com)

-----Original Message-----

**From:** Scott, Eric (EOM) [mailto:eric.scott@dc.gov]  
**Sent:** Wednesday, July 18, 2007 10:50 PM Eastern Standard Time  
**To:** Susan Linsky  
**Subject:** RE: Tenleytown Initiative

That will work. Let me check my schedule. Who do you suggest I contact with the board? Do you have their number?

Eric

Sent from my GoodLink synchronized handheld (www.good.com)

-----Original Message-----

**From:** Susan Linsky [mailto:slinsky@roadsidelc.com]  
**Sent:** Wednesday, July 18, 2007 04:17 PM Eastern Standard Time  
**To:** Scott, Eric (EOM)  
**Subject:** Tenleytown Initiative

Sorry, that we got distracted with excellent conversation with Leslie.

We are meeting with library board on Friday to update them. Are you

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coordinating with them? I assume that you are going to issue rfp for both projects and will address with them their scheduling issues.

I would like to just talk with you about next steps, timing, and helping you with rfp.

If possible, can we do this before Friday when we meet with board? I will be out of town Monday through Wednesday next week.

Susan

Roadside Development

1730 Rhode Island Ave., NW

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Washington, DC 20036

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Cell: 202.731.0731

## Madigan, Sean (EOM)

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**From:** Cooper, Ginnie (DCPL) [Ginnie.Cooper@dc.gov]  
**Sent:** Wednesday, August 01, 2007 9:27 PM  
**To:** Scott, Eric (EOM)  
**Cc:** Bonvechio, Jeffrey (DCPL)  
**Subject:** RE: TENLEY RFP

I leave at noon tomorrow and return just before you leave. I know you have worked with Jeff before. He should be able to meet with you.

Sent by GoodLink ([www.good.com](http://www.good.com))

-----Original Message-----

**From:** Scott, Eric (EOM) [mailto:eric.scott@dc.gov]  
**Sent:** Wednesday, August 01, 2007 05:23 PM Eastern Standard Time  
**To:** Cooper, Ginnie (DCPL)  
**Subject:** RE: TENLEY RFP

Ginnie:

I am the project manager for the Tenley site. It would be helpful to meet as fast as possible. I am going on vacation Wednesday August 8th so please let me know your schedule this week or Monday and we can schedule a time. I would also like to discuss the West End site as well.

Thank you,

Eric Scott

Eric Scott, Esq.

Acting Program Manager

Neighborhood Investment Fund

Office of the Deputy Mayor for

Planning and Economic Development

1350 Pennsylvania Ave., NW, Suite 317

Washington DC 20004

(p) 202.727.6696

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**From:** Cooper, Ginnie (DCPL) [mailto:Ginnie.Cooper@dc.gov]  
**Sent:** Wednesday, August 01, 2007 1:10 PM  
**To:** Scott, Eric (EOM)  
**Subject:** TENLEY RFP?

Eric - are you managing this process in the deputy mayor's office? What input will you need from the library? I ask because I'll be away for a few days, and know that the hope is to do this as fast as possible.

Ginnie Cooper | Chief Librarian | DC Public Library | Tel 202.727.1101 | Fax: 202.727.1129  
|

## Madigan, Sean (EOM)

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**From:** Albert, Neil (EOM)  
**Sent:** Sunday, August 05, 2007 1:37 PM  
**To:** Cheh, Mary (COUNCIL)  
**Cc:** Banta, Susan (COUNCIL); Primor, Talia (COUNCIL)  
**Subject:** Re: Tenley library/janney school public private partnership

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Mary,

We're drafting the RFP for release at the end of August.

Best

Neil

----- Original Message -----

**From:** Cheh, Mary (COUNCIL) <MCheh@DCCOUNCIL.US>  
**To:** Albert, Neil (EOM)  
**Cc:** Banta, Susan (COUNCIL); Primor, Talia (COUNCIL)  
**Sent:** Sun Aug 05 12:56:03 2007  
**Subject:** Tenley library/janney school public private partnership

Dear Neil:

If there is to be a public private partnership for this site, it is imperative that an RFP be prepared and put out immediately. Only with an RFP will we refine what it is we would hope to get and see what comes back to benefit the community and the City. But time is of the essence as the Library will move forward no matter what and as the folks who have already set up to oppose this possibility are claiming that pursuing a PPP will delay the Library project.

The library board must provide their requirements and the school and the school system must provide theirs. Again this work needs to be done as soon as possible. And there must be a reasonable but prompt response time for the RFP.

Please let me know what is being done and when we can have this.

Thanks very much,

Mary

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Sent using BlackBerry

**Madigan, Sean (EOM)**

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**From:** Rhee, Michelle (OOC) [Michelle.Rhee@dc.gov]  
**Sent:** Saturday, August 11, 2007 8:43 PM  
**To:** Cartland, Marshall (DCPS-ES); Jannarone, David (EOM)  
**Subject:** FW: ANC 3E Special Committee Report on the Tenley Library/Janney School proposal

Do either of you have answers to these questions?

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**From:** acsullivan@starpower.net [mailto:acsullivan@starpower.net]  
**Sent:** Sat 8/11/2007 5:22 PM  
**To:** Rhee, Michelle (OOC)  
**Subject:** Re: ANC 3E Special Committee Report on the Tenley Library/Janney School proposal

Dear Chancellor Rhee,

Thank you for such a prompt reply.

When can we expect a full analysis of the school's current and future needs to begin? Who will be writing the education specifications tailored to the site? How will the teachers, principal, ANC and other stakeholders be involved? Who will conduct the site analysis to see how the site can be used for all the school's outdoor hard surface/green surface playspaces and field space and facilities'needs (feasibility study) and where best to situate all the above? Who will make the determination what space can be spared for a developer's ideas? What is a reasonable timeline for such a process?

Thank you again for your response,

Anne C. Sullivan  
ANC 3E05

----- Original message -----

>Date: Sat, 11 Aug 2007 16:42:13 -0400  
>From: "Rhee, Michelle (OOC)" <Michelle.Rhee@dc.gov>  
>Subject: Re: ANC 3E Special Committee Report on the Tenley Library/Janney School proposal  
>To: <acsullivan@starpower.net>

>  
>Have been speaking with ppl about this and think we're in a good place for moving forward.

>----- Original Message -----

>From: Anne Sullivan <acsullivan@starpower.net>  
>To: Rhee, Michelle (OOC)  
>Sent: Sat Aug 11 16:05:58 2007  
>Subject: ANC 3E Special Committee Report on the Tenley Library/Janney School proposal

>  
>Dear Chancellor Rhee,

>  
>Thank you again for meeting with members of the ANC 3E Special Committee on August 6, 2007. Attached you will find a copy of our report on the proposed Tenley Library/Janney School project, and below you will find a copy of the body of the letter that I sent to Mayor Fenty, the D.C. Council Members and various other government officials and representatives.

>  
>"The ANC 3E Special Committee has been investigating the Roadside Development proposal for the Tenley Library/Janney School site since the end of May. We reported our findings, analysis and recommendations during our regular ANC 3E meeting on Thursday, August 9th. The Commission voted unanimously to send the report to Council Member Cheh's taskforce studying the same proposal as our feedback on the plan thus far. Attached you will find the report, which I hope you will find interesting, informative and a guide to the outcome of any plans for that site.

>  
>On August 3rd, the ANC 3E Special Committee learned through the Deputy Mayor's Office of Planning and Economic

12/21/2007

Development that the decision has been made to issue an RFP for the site. This was announced during the August 9th ANC meeting and sparked outrage and alarm from members of the audience. Although the representative from the Office of Planning and Economic Development assured us that the ANC 3E and community would have input into the specifics of the RFP, I would like to direct your attention to a pertinent part of the ANC report that partially addresses this concern:

>

>"...No one in DC government has systematically analyzed whether this parcel can accommodate all of the school and library facilities needs while simultaneously providing more than 100 new residences. Before any Request for Proposals (RFP) is issued or any agreement entered into with a private developer, there must be a full site plan demonstrating how DCPS can provide the facilities (both indoor and outdoor) called for in the current educational specifications for an expanded population of 550 students. Any RFP should include (or require) conceptual plans showing how future school and/or library expansion could be accommodated in conjunction with the proposed residential development."

>

>

>

>I hasten to add that the Janney School teachers, principal and school representatives have not yet begun to draft the educational specifications that they believe are needed that are unique to the school site. This is a vital first step to take in planning a project of such importance that will have a lasting impact on the generations of school children to come and the community as a whole.

>

>

>

>Thank you for your kind attention to this matter, and please feel free to contact me if you need more information. You can also find the minutes of our special committee meetings on our website: [www.anc3e.org](http://www.anc3e.org) by clicking on the "meeting minutes" tab.

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>Sincerely,

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>Anne C. Sullivan, ANC 3E05

>

>Chairperson of the ANC 3E Special Committee on the Tenley Library/Janney School Proposal"

>

## Madigan, Sean (EOM)

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**From:** SantosYoung, Valerie (EOM)  
**Sent:** Monday, August 13, 2007 10:05 PM  
**To:** Binitie, Buwa (EOM); Jannarone, David (EOM)  
**Subject:** Tenley - sample SOW for RFEI creation

DJ - Per our convo earlier last week, I'm happy to take on the Tenley project (& manage Eric and solicitation and developer selection process) if that will mitigate concerns of conflict of interest. Let me know ASAP if you need me to jump in.

-----Original Message-----

**From:** Binitie, Buwa (EOM)  
**Sent:** Mon 8/13/2007 7:54 PM  
**To:** SantosYoung, Valerie (EOM); Jannarone, David (EOM)  
**Cc:** Jasper, Robin (EOM)  
**Subject:** RE: sample SOW - draft RFEI & review proposals

Dave,

Let me know how you want to proceed on this.  
Buwa

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**From:** SantosYoung, Valerie (EOM)  
**Sent:** Monday, August 13, 2007 6:46 PM  
**To:** Jannarone, David (EOM); Binitie, Buwa (EOM)  
**Cc:** Jasper, Robin (EOM)  
**Subject:** sample SOW - draft RFEI & review proposals

As requested - see attached draft I created for Poplar Pt.

<< File: SOW - real estate advisor.doc >>

Valerie Santos Young  
Chief Operating Officer  
Office of the Deputy Mayor for Planning & Economic Development Government of the District  
of Columbia  
202.727.6822 direct  
202.727.6365 receptionist  
Valerie.SantosYoung@dc.gov

D