

Madigan, Sean (EOM)

From: Scott, Eric (EOM)
Sent: Friday, August 17, 2007 10:34 AM
To: Banta, Susan (COUNCIL)
Subject: RE: Tenley Meeting
Follow Up Flag: Follow up
Flag Status: Completed

Thank you. I think David initially wanted the meeting in the Tenley area to make it more convenient for the attendees. I will check with Scott at Janney perhaps we can have it there.

Eric Scott, Esq.
 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

From: Banta, Susan (COUNCIL) [mailto:SBanta@DCCOUNCIL.US]
Sent: Thursday, August 16, 2007 7:09 PM
To: Scott, Eric (EOM)
Subject: RE: Tenley Meeting

Eric:

Thanks for the meeting today. Do you think room 104 would be large enough?

Possible participants in the meeting next week could include:

Tom Hier	Ward 3 Vision	hier@biddhier.com	365 4311
Jessica Millman	Ward 3 Vision	jessica@smartergrowth.net	363 4428
Sherry Ettelson	Janney SIT	settleson@verizon.net	
Allison Feeney	Janney PTA	allisonfeeney@starpower.net	
Susan Kimmel	Cityline Condo Board	susanlkimmel@verizon.net	418 1679
Greg Heltzer	Cityline Condo	heltzer@gmail.com	

Hope this is helpful...

Regards,
 Susan

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

From: Scott, Eric (EOM) [mailto:eric.scott@dc.gov]
Sent: Thursday, August 16, 2007 6:46 PM
To: Banta, Susan (COUNCIL)
Subject: Tenley Meeting

Susan,

In addition to your list of participants in next Thursday's meeting would you please suggest a possible

12/21/2007

meeting location? We will also include Scott Carlin the Janney school principal along with Kim Driggins and the DCPL rep.

Thanks,
Eric

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

From: [Scott, Eric \(EOM\)](#)

To: scott.cartlin@K12.dc.us ; [Driggins, Kimberly \(DCPS-COO\)](#) ; hier@biddhier.com ; [Banta, Susan \(COUNCIL\)](#) ; jessica@smartergrowth.net ; settleson@verizon.net ; allisonfeeney@starpower.net ; susanlommel@verizon.net ; [Jannarone, David \(EOM\)](#) ; [Bonvechio, Jeffrey \(DCPL\)](#) ; [O'Hara, Robin \(DCPS-OFM\)](#) ; heltzer@gmail.com ; acsullivan@starpower.net

Sent: Friday, August 17, 2007 11:56 AM

Subject: Tenley/Janney RFP Advisory Committee Meeting

When: Thursday, August 23, 2007 6:00 PM-8:00 PM (GMT-05:00) Eastern Time (US & Canada).

Where: Janney Elementary School 4130 Albermarle St., NW

~~*~*~*~*~*~*~*~*

All,

You have been selected to participate on an advisory committee in connection with the preparation of the Request for Proposals for the Tenley Library /Janney School development project. The meeting will take place 6:00pm, Thursday, August 17, 2007 at the Janney School located at 4130 Albermarle St., NW.

We hope to see everyone in attendance as it is our desire to make this a truly inclusive process.

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Madigan, Sean (EOM)

From: Banta, Susan (COUNCIL) [SBanta@DCCOUNCIL.US]
Sent: Friday, August 17, 2007 4:07 PM
To: Scott, Eric (EOM)
Subject: RE: Tenley/Janney issue

Thanks...

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

From: Scott, Eric (EOM) [mailto:eric.scott@dc.gov]
Sent: Friday, August 17, 2007 3:27 PM
To: Banta, Susan (COUNCIL)
Subject: FW: Tenley/Janney issue

Eric Scott, Esq.
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From: Jannarone, David (EOM)
Sent: Friday, August 17, 2007 1:37 PM
To: Scott, Eric (EOM)
Subject: FW: Tenley/Janney issue

David Jannarone
Director of Development
Government of the District of Columbia
Office of the Deputy Mayor for Planning and Economic Development
The John A. Wilson Building
1350 Pennsylvania Avenue, NW, Suite 317
Washington, DC 20004
202-727-6365 phone
EMAIL: david.jannarone@dc.gov
WEB: www.dcbiz.gov

From: Jannarone, David (EOM)
Sent: Friday, August 17, 2007 1:36 PM
To: 'Smithhemb@aol.com'
Subject: RE: Tenley/Janney issue

I'll look into that for you. Let me know who you think is left off and I'll see what I can do.

David Jannarone
Director of Development
Government of the District of Columbia
Office of the Deputy Mayor for Planning and Economic Development

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202-727-6365 phone
EMAIL: david.jannarone@dc.gov
WEB: www.dcbiz.gov

From: Smithhemb@aol.com [mailto:Smithhemb@aol.com]
Sent: Friday, August 17, 2007 1:24 PM
To: Jannarone, David (EOM)
Subject: Tenley/Janney issue

Hi David --

Wow, I never imagined I'd be taking you up on your offer to discuss concerns about this project quite so quickly!

Just after you and I got off the phone, Anne Sullivan called to say that Eric Scott is putting together a public taskforce to work on the RFP next week. She read me the names and, honestly, the group couldn't be more inflammatory. There's no reason that Eric would know this, because he doesn't live in the neighborhood and isn't familiar with the cast of characters or the history involved. I'm assuming that Mary Cheh provided him with a list of community member's names and that's what he went with.

But the list is far from a cross-section of the relevant stakeholders and treating this particular group as the community's voice in the project will breed resentment and cynicism locally, which is the last thing you need or want. I'm assuming that the goal here is to gauge community sentiment, work toward a consensus, and inspire confidence that all the various interests have been well-represented. I believe a committee could be constructed to achieve that end and that it wouldn't necessarily have to be larger than the one proposed (in fact, it would probably be more effective if it were smaller).

I'm relieved to hear that DCPS and DCPL professionals (Jeff Bonvechio, Kim Driggins, Robin O'Hara) will be involved. Can you aim for a real working group by choosing a similar number of community reps who are problem-solver types willing to work hard and cooperatively to come up with a result that everyone can live with? I'd be happy to recommend names if that would be helpful.

Thanks again for reaching out -- and hope you don't end up regretting it!

Sue Hemberger

Get a sneak peek of the all-new AOL.com.

Madigan, Sean (EOM)

From: Scott, Eric (EOM)
Sent: Monday, August 20, 2007 9:56 AM
To: Cheh, Mary (COUNCIL); Jannarone, David (EOM)
Subject: RE: Library/School RFP advisory task force concern
Follow Up Flag: Follow up
Flag Status: Completed

Thank you.

Eric Scott, Esq.
Program Manager
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From: Cheh, Mary (COUNCIL) [mailto:MCheh@DCCOUNCIL.US]
Sent: Sunday, August 19, 2007 11:50 PM
To: Scott, Eric (EOM); Jannarone, David (EOM)
Subject: Fw: Library/School RFP advisory task force concern

You should be aware of the charges that this woman is making.
Mary Cheh

Sent using BlackBerry

-----Original Message-----
From: Cheh, Mary (COUNCIL) <MCheh@DCCOUNCIL.US>
To: 'acsullivan@starpower.net' <acsullivan@starpower.net>
CC: 'Go2DefCon5@aol.com' <Go2DefCon5@aol.com>
Sent: Sun Aug 19 23:46:06 2007
Subject: Re: Library/School RFP advisory task force concern

Your claim that I am lying is wrong.
This kind of coarse and toxic rhetoric is as repugnant as it is incorrect. I said I did not select the names and that is correct. I forwarded names and others forwarded names, including, I believe, you. I'm happy to have others included and as I told Mr Pollock I am happy to forward his name, an offer I made solely on his request to me and before I learned of your inaccurate charge.

I hope your unfortunate characterization was made in haste
It is not helpful to anyone to operate in this environment of instant suspicion and call to battle stations.....this is the latest and most egregious example of what I have seen as a pattern for some time now.
Mary Cheh

Sent using BlackBerry

-----Original Message-----
From: Anne Sullivan <acsullivan@starpower.net>
To: Cheh, Mary (COUNCIL) <MCheh@DCCOUNCIL.US>

Sent: Sun Aug 19 21:54:10 2007
Subject: Re: Library/School RFP advisory task force concern

She is lying. Eric Scott told me he used names from her. I had supplied him with many organizations and their contacts, including FGCA. Thanks for sending this to me.

Anne

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

From: Cheh, Mary (COUNCIL) <<mailto:MCheh@DCCOUNCIL.US>>
To: Go2DefCon5@aol.com
Sent: Sunday, August 19, 2007 9:34 PM
Subject: Re: Library/School RFP advisory task force concern

Dear Mr Pollock

I did not select the people who were invited. The Mayor's office (economic development) is in charge of this process. They have a list of organizations whose reps served on a task force I created to give me some feedback on the matter. They also have a list of people provided by the ANC. I do not believe that anyone had your organization identified. That said I'll be happy to forward your name and the organization to the Mayors office. They are calling the meeting and I do not know how large or small the meeting will be.

Meanwhile, forgive me, but I was not familiar with your group....could you tell me a bit about it.

Thanks,
Mary Cheh

Sent using BlackBerry

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

From: Go2DefCon5@aol.com <Go2DefCon5@aol.com>
To: Cheh, Mary (COUNCIL) <MCheh@DCCOUNCIL.US>
Sent: Sat Aug 18 13:34:32 2007
Subject: Library/School RFP advisory task force concern

Mary, could you advise me as to why the Ft. Gaines Citizens Association was not invited to the August 23 rd meeting at Janney to be part of this task force.

Many of our residents have children that attend Janney and use the library. We have discussed numerous ideas surrounding the many possibilities and many concerns for a reasonable solution.

I am sure that you will agree with me that It is important to have a balanced approach to bringing a solid building plan for the entire community.

It would be wrong to exclude Ft. Gaines from this committee.

Sincerely,

Alan Pollock
President
Ft. Gaines Citizens Association

Get a sneak peek of the all-new AOL.com <<http://discover.aol.com/memed/aolcom30tour/?ncid=AOLAOF00020000000982>> .

Madigan, Sean (EOM)

From: Cheryl Cort [cheryl@smartergrowth.net]
Sent: Tuesday, August 21, 2007 9:29 AM
To: Scott, Eric (EOM)
Subject: RE: Meeting

Thanks for meeting with us.

I see that the committee meeting is open to the public. This is consistent with open meetings laws.

I imagine that meeting will be conducted the same as other task force meetings – the committee members are the only ones permitted to speak, and the observing public is invited to write comments and turn them into the entity conducting the meeting. The comments can then be reviewed by the committee between meetings. This is how the Comp Plan meetings were conducted. However, there might also be another way to incorporate broader public participation in a way that does not negate to purpose of convening a smaller working group to engage in active deliberation.

DCPL contracted with a professional facilitator, Steve Lee of Circle Point to conduct the series of listening sessions. If you are concerned about maintaining a smooth running meeting, you might see if you can get Steve Lee to facilitate or at least provide some advice. Steve Lee was also the facilitator for the Deanwood Development Plan.

Steve Lee – Tel. (202) 862-1141
Cell (202) 664-4028, email: s.lee@circlepoint.com

- Cheryl

From: Scott, Eric (EOM) [mailto:eric.scott@dc.gov]
Sent: Monday, August 20, 2007 4:57 PM
To: cheryl@smartergrowth.net
Subject: FW: Meeting

Eric Scott, Esq.
Program Manager
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From: Scott, Eric (EOM)
Sent: Monday, August 20, 2007 4:55 PM
To: 'hier@biddhier.com'; 'rebecca@smartergrowth.net'; 'cheryl@smartergrowth.net'
Subject: Meeting

All,

Thank you for meeting with us today. Please be aware that it has been determined that Thursday's meeting at Janney Elementary School is to be open to the entire community. If you are able disseminate the meeting information per your usual distribution channels it would be greatly appreciated.

12/21/2007

Please note, the purpose of the meeting is to obtain input from the community as to what they are interested in seeing addressed in the RFP. The attendees will not participate in writing the RFP, however, their comments and suggestions will be taken into account in the process.

Thank you,
Eric

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Madigan, Sean (EOM)

From: Albert, Neil (EOM)
Sent: Tuesday, August 28, 2007 2:48 PM
To: 'Anne Sullivan'; Brown, Kwame (COUNCIL)
Cc: Fenty, Adrian (EOM); Scott, Eric (EOM); Cheh, Mary (COUNCIL); Jannarone, David (EOM)
Subject: RE: Questions for Neil Albert and Mayor Fenty (signed version)
Follow Up Flag: Follow up
Flag Status: Completed

Commissioner Sullivan,

I've have shared the ANC3E Special Committee Reported dated August 9, 2007 with the project manager Eric Scott. Mr. Scott will contact you for more information if needed but will call you to address the nine points raised in the report.

With regard to the questions raised in your email, we made a decision to put a RFP on the streets after receiving an unsolicited proposal from a developer. The decision was made to ensure a transparent process for the development of the assets in question and was made with the full support of Councilmember Mary Cheh.

Eric will discuss with you the process for community input prior to and after the release of the RFP.

I'm available to answer any other questions you have.

Best

Neil

From: Anne Sullivan [mailto:acsullivan@starpower.net]
Sent: Monday, August 20, 2007 7:51 AM
To: Brown, Kwame (COUNCIL); Albert, Neil (EOM)
Cc: Fenty, Adrian (EOM)
Subject: Fw: Questions for Neil Albert and Mayor Fenty (signed version)

Dear Deputy Mayor Albert,

Thank you for your message of last week letting me know that you had received my questions (a copy of which appear below) and that you would respond to them. I am wondering when you expect to be able to respond to these questions. Because an RFP, or "solicitation of offers" appears to be on the fast track to be issued, I believe it's all the more important that these questions be answered as fully as possible and as soon as possible.

Also, it might interest you to know that at our August 9th ANC meeting, many people were upset that an RFP will be issued and wanted to know what the process was for making that decision. A representative from your office characterized the process as "the Council Member (meaning CM Cheh) had approached the Mayor and asked for the RFP to be issued". Is that a standard procedure for making these types of decisions?

Finally, could you please explain to me what is meant by a "solicitation of offers"? There have been requests for clarification from my constituents about this term.

Thank you very much for your attention to this matter.

Sincerely,

12/21/2007

Anne C. Sullivan
ANC 3E05

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

From: Anne Sullivan

To: Brown, Kwame (COUNCIL)

Sent: Tuesday, August 14, 2007 7:28 PM

Subject: Questions for Neil Albert and Mayor Fenty (signed version)

Dear Council Member Brown,

Thank you very much for agreeing to ask some questions of Mr. Albert (and possibly the Mayor) from me regarding the proposed RFP for the Tenley-Friendship Library/Janney School site. While these are the bare minimum of questions I would like answered, I have many many more. Please let me know if Mr. Albert and/or Mayor Fenty would be willing to meet with the ANC 3E special committee or would entertain other questions via e-mail.

1. Why is the District government considering selling private development rights on the site of the most over-crowded school in DCPS (and Janney's site is in dire need of **doubling** in size) in the one school cluster that has no excess capacity? There is an expected large increase in residential units within this one school's boundaries (and the adjacent schools are all at or above capacity as well), with the WMATA site alone projecting a potential addition of 800 residential units within Janney's boundaries. How can you be sure you won't regret selling off needed land and limiting expansion possibilities for both the library and school as the community's population grows?
2. What have you done (or will do) to make sure that the public facilities are the first priority for the optimal land use on this site? The school system has determined that the future needs of Janney school will require a doubling of the current indoor space to meet a projected enrollment of 550 (although it could cap at 600, according to Robin O'Hara of the DCPS facilities office), and they will need 2 acres of outdoor space configured in various playgrounds and play surfaces. How will you make sure that the school's campus is planned for first (by EDUCATIONAL professionals, with care and thought), and not just shoehorned in around some developer's needs?
3. The "selling point" to the community for this type of project is to obtain school renovations more quickly than DCPS has planned, although it would certainly mean delaying a fully funded library that is scheduled to be reopened in early 2010 and has been shuttered for a shamefully long time already. How can you speed up the transformation of the school (do you realize the timetables involved in each step of the way?), not cause an undue delay of the library, and have three constructions projects on this site---without using swing space for the elementary school? How will that swing space affect the order of other schools in various wards that are also scheduled for renovations/rebuilds?
4. This is a case where you have two **fully funded** (a total of \$40 million in the capital budget) public facility rebuild/renovation projects, albeit in the case of the school, it won't happen fast enough to suit some of the parents or the principal. The proposal that the ANC 3E vetted didn't come close to providing more than a small fraction of those combined budgets. What is the "tipping point" or net amount of "value" to selling off a scarce, much needed and non-renewable resource in order to go through the cumbersome, time consuming and costly process of changing the zoning, coordinating two public systems with a developer, and all of the legal steps required in such a complex project?
5. Finally, I have attached the report of the ANC 3E Special Committee that vetted this proposal, and I invite both Mr. Albert and Mayor Fenty to read the result of many hours of work that the special committee put into it. It's disheartening, to say the least, to spend the amount of time and hard work we put into this report to have it be ignored.

Council Member Brown, thank you very much for relaying this information to the Deputy Mayor for Planning and

12/21/2007

Economic Development, and, if you have the opportunity, to the Mayor of the District of Columbia.

Sincerely,

Anne C. Sullivan, ANC 3E05
Chairperson of the ANC 3E Special Committee

Madigan, Sean (EOM)

From: Scott, Eric (EOM)
Sent: Thursday, September 06, 2007 4:57 PM
To: 'acsullivan'
Cc: Jannarone, David (EOM); Albert, Neil (EOM); SantosYoung, Valerie (EOM)
Subject: RE: Tenley RFP
Follow Up Flag: Follow up
Flag Status: Completed

Anne,

I will discuss your question with David Jannarone. As you know he is on vacation this week, however, I will have a response for you upon his return.

Thanks you,
Eric

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(p) 202.727.6696

From: acsullivan [mailto:acsullivan@starpower.net]
Sent: Thursday, September 06, 2007 4:47 PM
To: Scott, Eric (EOM)
Cc: Jannarone, David (EOM); Albert, Neil (EOM); SantosYoung, Valerie (EOM)
Subject: Re: Tenley RFP

Dear Eric,

Thanks for the note. I realized that I will need to summarize our conversation either late tonight or tomorrow morning instead of this afternoon as I have to attend a "back-to-school" event tonight. I will confirm with you the specifics of our conversation to make sure that I understood what you said and to make sure that I was clear as well.

One thing that I do remember clearly is that you said you would follow up on my question of "process" for the decision to be made to issue an RFP for public land. You mentioned that your office gets unsolicited bids a lot, and not all of them are acted upon. So, my question remains about process---how do those decisions get made? Is it simply a matter of a Council Member (or members) writing a letter of support, or are there other factors that weigh in? Thanks in advance for following up on that question.

I do appreciate your time on the phone today very much, and I'll be in touch.

Sincerely,

Anne

| ----- Original Message -----
| **From:** Scott, Eric (EOM)

12/21/2007

To: [acsullivan](#)

Cc: [Jannarone, David \(EOM\)](#) ; [Albert, Neil \(EOM\)](#) ; [SantosYoung, Valerie \(EOM\)](#)

Sent: Thursday, September 06, 2007 11:51 AM

Subject: Tenley RFP

Anne,

I'm glad we had the opportunity to speak this morning. Please be aware that your comments will be taken into account. I understand that any potential development, in any community, has opponents as well as proponents who feel strongly about their respective positions. Our office will do everything in our power to attempt to make this process one that speaks to the concerns and needs of all the stakeholders involved to the greatest extent possible.

Thank you for your input and I will continue to update you as we move forward.

Sincerely,
Eric Scott

Eric Scott, Esq.
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Madigan, Sean (EOM)

From: Scott, Eric (EOM)

Sent: Tuesday, October 02, 2007 12:35 PM

To: Ruda, Lisa M. (DCPS-OOC); Graves, Warren (DCPS-OPEFM); Cheh, Mary (COUNCIL); Reinoso, Victor (EOM); O'Hara, Robin (DCPS-OFM); Bird, Melissa (OP); Bonvechio, Jeffrey (DCPL)

Cc: Albert, Neil (EOM)

Subject: Tenley RFP

All,

The timetable for release of the Tenley RFP has been moved up. As a result please provide any comments you may have related to the RFP by close of business today.

Thank you,
Eric Scott

Eric Scott, Esq.
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Madigan, Sean (EOM)

From: Tom Smith [tmfsmith@starpower.net]
Sent: Saturday, October 13, 2007 11:07 PM
To: Scott, Eric (EOM)
Subject: Re: Tenley Library-Janney School RFP/ 2nd Request For Info
Follow Up Flag: Follow up
Flag Status: Red

Mr. Scott,

Thank you for your reply, but your response is very troubling. Even the Mayor has to operate under some governing authority. Can you please explain or cite what governing statutory authority are you using to justify issuing an RFP for the planning and mixed use development specifically at the Tenley Library/Janney School site? I am asking this because it has broad implications for all communities and ANCs throughout the city.

Tom Smith
ANC Commissioner 3D-02

Thomas M. Smith
4601 Tilden Street N.W.
Washington, D.C. 20016

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(202) 363-4452 (Fax)
(202) 276-4635 (Wireless)
tmfsmith@starpower.net (E-mail)

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

From: [Scott, Eric \(EOM\)](#)
To: [Tom Smith](#)
Sent: Saturday, October 13, 2007 6:51 PM
Subject: RE: Tenley Library-Janney School RFP/ 2nd Request For Info

Mr. Smith,

Our office operates under the authority of the Mayor.

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

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

From: Tom Smith [<mailto:tmfsmith@starpower.net>]
Sent: Saturday, October 13, 2007 09:48 AM Eastern Standard Time
To: Scott, Eric (EOM)
Subject: Fw: Tenley Library-Janney School RFP/ 2nd Request For Info

Mr. Scott,

Under what governing authority is the ODMPED authorized to issue an RFP for the planning and development of a mixed use development specifically at the Tenley-Friendship Library/Janney School site? Please explain.

Tom Smith

ANC Commissioner 3D-02

This is the second request for an answer to this question. I would appreciate a reply. Thank you.

Thomas M. Smith
4601 Tilden Street N.W.
Washington, D.C. 20016

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(202) 363-4452 (Fax)
(202) 276-4635 (Wireless)
tmfsmith@starpower.net (E-mail)

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

From: Tom Smith
To: eric.scott@dc.gov
Sent: Thursday, October 11, 2007 2:16 PM
Subject: Tenley Library-Janney School RFP

Mr. Scott,

Under what governing authority is the ODMPED authorized to issue an RFP for the planning and development of a mixed use development specifically at the Tenley-Friendship Library/Janney School site? Please explain.

Tom Smith
ANC Commissioner 3D-02

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