

Meeting on 5/25/07

Attendees:

Amy McVey, Chairperson, ANC 3E
Carolyn Sherman, ANC 3E03
Lucy Eldridge, ANC 3E04
Anne Sullivan, ANC 3E05
Monsignor Godfrey Mosley, St. Ann's
Deacon Robert Whitaker, St. Ann's
Ben Ketchum, Assistant Principal, St. Ann's Academy
Frances Anderson, St. Ann's Parish Council
Nancy MacWood, Chairperson, ANC 3C
Sue Hemberger, Community Member
Daniel Carozza, Community Member
Martha Saccocio, President of Friends of Tenley Library
Armond Spikell, Roadside Development LLC
Susan Linsky, Roadside Development LLC

Amy McVey began the meeting by saying that as Chairperson of the ANC 3E, she has decided to form a special committee to explore the public/private/partnership that Roadside Development has suggested to develop a residential building situated partly on the Tenley Library site and partly on the Janney School site. This partnership is expected to bring more money to the sites for development than the city currently has scheduled.

The need for meetings with a small group was established in order to prepare for an information dissemination community meeting whereby members of the community at large could receive information about the proposal and have as many questions answered about the proposal as possible to begin vetting the idea and assessing support for the project.

Armond Spikell began a general discussion of finances by stating that Roadside has done joint venture/mixed use projects using an "open book basis" where the finished value minus the cost of the project will give a projected benefit. Some discussion ensued about whether or not the needs of Janney School had been communicated by someone from the DCPS system or if the needs were coming from the current Janney community. Susan Linsky said that she had met with Robert Bobb of the School Board but there were no specifics given of that conversation.

Martha Saccocio talked about the projected needs of the library and said that there would be community meetings (listening sessions) when the architects have been selected to get more of a sense of what the community wants to see in the library. Monsignor Mosely asked that any upcoming community meetings be announced to him in writing (as well as to the St. Columba's church) so that he (and they) could maintain a file of information regarding projects and also could announce upcoming meetings in the church bulletins.

Armond Spikell said that he (Roadside) had approached the school and library communities about this project before discussing it with the ANC, and now he was putting the information out to the community. Amy McVey made the point that if the ANC had been involved when requested in January, that these meetings could have occurred much earlier in time. It was also stressed that the St. Ann's community needed to be involved in the discussions.

Frances Anderson questioned the idea of starting from the point of view of how much money could be raised and wanted to know what the alternatives are for meeting the needs of the school and library. She expressed concern that a "wish list" will be produced rather than a "needs" list. Ms. Anderson wanted to know how the decisions will be made, if there would be an impact study on the neighborhood and a safety study.

Nancy MacWood asked if the library system had issued a Request For Proposals yet. Currently the library system is selecting architects, and after that the RFP will be issued.

Armond Spikell explained that he wants to address the opportunity to benefit the school and the library. The Council and Mayor would have to approve the land use for the project, and the project would have to undergo a Planned Unit Development process for the construction of his plans. At that point a traffic study and environmental study would have to be done.

Monsignor Mosely discussed the impact on the Metro system of a large residential building on the site. He said that Metro was not envisioned to move as many people as some planners want to envision now and that 120 or so units would have an impact on Metro---that there is a finite limit. Monsignor also pointed out flaws in the Friendship Heights Metro planning.

This led to the topic of transit oriented development. Sue Hemberger said that WMATA's policy on pursuing projects near metro stations has changed and that WMATA is pulling back on mixed use RFPs and will instead focus on projects that increase off-peak travel.

Armond said that a PUD will delay the process and that he is willing to pursue the project only if the school and library want it.

Armond said the funding for the school and library would have three basic sources: the school/library systems, a "payment in lieu of taxes" component, and the market value of the land. Sue Hemberger asked about the market value of the property and whether it could be assigned a value until the PUD process is over. She wondered how to assess the project retroactively. Armond suggested that he could supply a price table for an appropriate number and type of units (e.g. high end, rental, affordable housing) for the next meeting. Dan Carroza asked if the price table would be a reiterative process and could be adjusted over time. The answer was yes. When Dan asked for a first estimate, Armond said that if he were the land owner, he would put the value between 8 to 10

million dollars, but that he would need to show his summaries and what he was basing his estimates on.

Then Lucy Eldridge asked what Roadside is bringing to the table. Armond explained that he is a developer and not an investor. A bank that deals with construction loans or an equity investor would be providing money up front with the goal of making a 20 to 25% (or more) return the investment.

Susan Linsky announced that Janney School is holding a public meeting at 6 PM on June 7th about this project. It wasn't known if anyone from DCPS would be there or if this was another presentation similar to the ANC presentation during the May 10th meeting.

The meeting concluded with the understanding that a small special ANC committee would meet often in order to prepare for a large community meeting to vet the proposal and to allow for community input. Armond requested that a broad cross section of neighborhood groups be represented in the small committee meeting.