



COALITION FOR SMARTER GROWTH

Celebrating 10 Years of Smart Growth!

October 22, 2007

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

RE: CSG Tenley Library RPF comments

Dear Mr. Scott:

Overall, we support this approach. We thank the city for issuing an RFP to create a competitive bid process. We have always believed this is the best approach to unlocking the full potential public benefits of this site.

Specific Comments:

1.1 Development Opportunity

We recommend a strong preference for ground lease or other dispositions that keep full title of the land in public ownership. Residential ownership or rental units are equally welcomed and can be accomplished through long-term leases and a condominiumization of the construction to allow for either scenario.

2.3.3 Affordable Housing

We strongly support this element and recommend including that the subsidies to build and sustain the affordable housing units should be derived entirely from the value of the site's development rights before any other outside subsidizes are contemplated.

3.1 Library Requirements

Regarding dollar amount to fund library fund improvements in excess of the budget ... We recommend adding that the city encourages the generation of additional operating funds that could come from retail or other activities that can support ongoing operating expenses from expanded library space such as an additional story.

We strongly support the DCPL's position that funds should not be allocated for additional automobile parking. We agree that the offeror should provide a parking management strategy. We suggest that the offeror also work with DDOT to assess the utilization and management of public parking spaces in the area in order to optimize their use for the public's use for visiting the library and nearby businesses and school.

3.2 Janney Elementary School Requirements

Regarding any replacement of parking currently used by Janney staff we recommend that the offeror also prepare a parking management strategy for these parking spaces and identify the cost associated with parking. We recommend assessing how much these spaces can be shared with the library and other uses. We also recommend charging fees for the use of the spaces and using the revenues to fund transit subsidies for Janney staff to provide the incentive to ride transit rather than drive and park.

Submission Requirements:

C. Development Concept

2. Program

- a. number of spaces needed ... Appears to have the words "automobile parking" missing. We recommend adding to the reference to automobile parking that these spaces should be minimized to take full advantage of the transit-accessible location, traffic reduction goals, cost savings, and need to provide affordable housing.
- d. We support consideration of a retail strategy and suggest that a small retail space, e.g. café at the entrance/plaza could complement the public use and enjoyment of the library. We ask that the city seek proposals that could also potentially generate revenues sufficient to fund additional library operating costs associated with a larger building (added story). The added story could address additional library space needs for different users (children, adults, youth) and also offer community meeting space.

4. Benefits

- b. Add to (e.g., community space, "additional operating subsidies). "
- d. Affordable housing: should explicitly state that 30% of the units will be affordable, half at 30% AMI and half at 60% AMI. The subsidy source should be explicit specifically how much subsidy can be derived from the value of the development rights, and if any additional subsidy is needed, what would be the source. Offerors should demonstrate that all value from development rights have been used before identifying additional external subsidies.

Thank you for the opportunity to comment.

Sincerely,



Cheryl Cort
Policy Director