

Tenleytown Public/Private Initiative



New Site and School Amenities

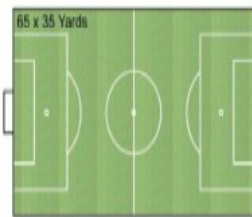
- On-site lay-by for drop-off & pick-up
- New school addition, to replace demountable classrooms, containing:
 - Gymnasium
 - Library
 - Classrooms
- Recreation facilities to be expanded
- Below grade covered parking. Approximately 55 spaces.
- 4 additional classrooms
- Existing school facilities to receive upgraded electrical system



Proposed Conditions



Greenspace



Soccer Field

Residential

- Built on air rights over library and DCPS property, portion of which is currently soccer field
- Approximately 120 residential units
- Separate condominium
- Dedicated residential parking area on second level underground
- Residential value would be applied to project for renovation of school and library development
- Property taxes generated from residential would be used at PILOT to pay off project bonds

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Community Amenities

- Replace existing facility in same central location
- Existing area of 19,528 sf expands to over 20,000 sf
- Sustainable design with LEED ratings
- Accessibility for bicyclists, drivers, and pedestrians arriving by Metro or bus
- 20 parking spaces for library expands to 75 when not in use by school
- Contemporary design
- Collaborative design with developer

Library Amenities

- Inviting public facility
- 20,000 sf library facility
- Community Meeting Room
- Rooftop Terrace Garden
- Multi-story light-filled interior
- Maximized natural daylighting
- Warm materials and spaces

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