

George Mason/Mary Ellen Henderson Campus Joint Process Planning Committee

MINUTES

FEBRUARY 27, 2014

7:30AM

CITY HALL – OAK ROOM

IN ATTENDANCE	David Tarter, Mayor (DT) David Snyder, Vice Mayor (DS) Susan Kearney, School Board Chair (SK) John Lawrence, School Board Member (JL) Ruth Rodgers, Planning Commission Chair (RR) Michael Novotny, EDA (MN) Wyatt Shields, City Manager (WS) Toni Jones, Superintendent of Schools (TJ)
OTHERS PARTICIPATING	Jim Snyder, Development Services (JS) Rick Goff, Economic Development (RG) Jamie Martin, Observer
DOCUMENTS/ RESOURCES	"Case Studies"

Agenda

3A:	Report on Outreach
3B:	Discussion of outside resources needed
3C:	Potential for speakers

Discussion and Recommendations (By Speaker)

Agenda	Speaker	
3A	WS	Supervisor Foust has been notified and group is working toward a meeting to update him. Jim Parsons has been in contact with Fairfax County and WMATA, who have planned an "area plan" around the West Falls Church metro station.
	RR	Contacted League of Women Voters re: March program.
3B	WS	Review of Updated planning document; Have determined we need an appraisal and market study. Schools will need expertise in planning, the footprint, and programming.
	WS	For visioning part of process, would require a facilitator, similar to structure used by schools in past visioning experiences.
	WS	Will need engineering consultant as part of, or in advance, of school construction planning.
	WS	Still need more time to develop school and city staffing needs but WS and TJ both believe dedicated staff will be needed to manage this project.
	SK	Managing expectations, and how to communicate (communications plan) needs to be clear on the document ("roadmap").
	DT	Inquiry re: type of consultant to use for market study/appraisal.
	SK	Provided document "Case Studies".
	MN	Appraisal must follow concepts, not come before. Also suggests market testing after creation of some options.
	WS	Feels the need to have some concept of value, or range of values.
	SK	The use of outside experts to help with the process of planning overview is important. The economic development and school project are not separate projects and are necessarily linked.
	DT	Would want any study done to include long-term modeling, and not just sale value.
	MN	Inquiry; Can this consultant help us find different avenues for financing school, without being involved in the development side.
	TJ	Getting a project of this magnitude moving forward will require the use of some expert/consultant to lead this process.
	SK	Suggests that Council and School Board consider extending the life of this committee.
	JM	Provided that Long Beach California, and Houston, Texas are a couple years ahead in this process and group may find value in investigating their process.
	WS	How much substantive detail do we need without losing the focus of this group, which is planning, and testing the assumptions so that we are moving forward with some level of grounding.
	MN	During public process part of the "roadmap", the most important consultant(s) is someone who can master plan and develop different site potentials, and how potential uses can interact.
	JL	Will the "process" roadmap have to decide on the fiscal plan, and the separation of schools and

		development or will that be a substantive decision that is made much later in the process. The timeline of the plan may be different based on the decision.
3C	SK	Staff directed to attempt to line up speakers for next meeting.
	WS	Will notify group if speakers cannot be lined up and group will not meet in that case.

Action Items (Proposed)

Item	Assigned to:	Delivery
Determine expertise needed by committee and estimate of costs	Staff	
Make recommendation for staff support (outside of experts/consultants) for both short term (life of this committee) and long-term (life of project).	Staff	
Provide survey of site to include adjoining property descriptions, easements, owners.	Staff	
Locate and provide copy of WMATA deed and special exception	NA	
Application to MWCOG and ULI Washington	Jim Snyder	Feb 14, 2014
Meeting Notice Requirements	City and School Staff	ASAP / Ongoing
Develop Charter for a Steering Committee	City Council/School Board	April 1, 2014
Set up a meeting with Supervisor Foust, Contact	JL/Staff	Feb 27, 2014
Set up a meeting with WMATA Contact	Staff	Feb 27, 2014
Contact VDOT Urban Affairs	Staff	
Communication Plan to city groups	Staff	
Reach out to League of Women Voters – opportunity to join March panel	RR	ASAP

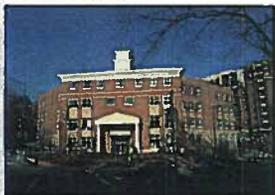
Task Completed In Progress

Action Items (Discussed not assigned)

Item	Assigned to:	Delivery
Develop report on debt capacity and options other than PPEA.		

Case Studies

James F. Oyster School



- ✓ Built with no out-of-pocket costs to DCPS
- ✓ First new public school in 20 years
- ✓ DCPS saved over \$2M in construction costs

City of Indianapolis



- ✓ \$50M private investment into site
- ✓ Expansion of existing TIF district
- ✓ Revitalization of an entire City block
- ✓ New Fire Station, Fire Dept. HQ and Firefighters Credit Union

George Washington University



- ✓ \$500M in ongoing revenue over next 60 years (\$1.2 Billion nominal)
- ✓ 80,000 SF of retail in significant "edge-of-campus" amenity
- ✓ Ground Lease

City of Pensacola



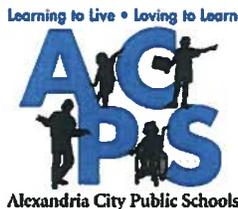
- ✓ Multiple City-owned parcels
- ✓ Airport, Deep Water Port, Minor League Baseball Stadium
- ✓ Engaged six CBRE service lines
- ✓ Public-Private Partnership

Gallaudet University



- ✓ Engaged architect for redevelopment vision
- ✓ New entry into the University
- ✓ Expanded amenity base & cash flow for the University

Alexandria City Public Schools



- ✓ New ACPS HQ Facilities
- ✓ Sensitive public process
- ✓ Significant market concessions
- ✓ Achieved below market deal

PPP Process

