

## **Section C1. New Campus Location or Additional Facility**

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**\*ONLY complete this section if applying to amend a Facility or New Location.**

*Any school that is planning to operate a new campus in an existing (or new) location or relocate an existing campus, whether temporarily or permanently, and even if it is taking over an existing campus of another public charter school, must notify DC PCSB of the change and amend its charter agreement to include the new address.*

*DC PCSB will generally approve a campus addition or relocation amendment, if the school has made documented and meaningful effort to engage the community, including the Advisory Neighborhood Commission (ANC), and has made an effort to address their concerns, if any. The school must show proof that it has taken into consideration the current families attending the school and their transportation needs, at least for the first year of operation in the new location.*

**1.** Please check the reason below that best describes your proposed change.

- Entire campus or school is relocating from current location to a new location.
- A single campus is both staying in its current location AND expanding into a second location (e.g. some grades in one facility and some in a second facility to allow more space, or until a permanent larger facility is found).
- School is creating a new campus being housed in a new facility (Note: Please complete [Section A2: Program Replication](#))

**2.** List all the facilities and addresses the school currently operates, along with the new facility(ies) the LEA plans to operate if approved. Include the campus(es) located in each facility, highlighting any changes from what is currently written in the school's charter agreement.

### **Current Facilities:**

**a) Eagle Academy PCS at Congress Heights, 3400 Wheeler Road SE.**

**b) Eagle Academy PCS Fairlawn at Capitol Riverfront, 1017 New Jersey Avenue SE. This is the facility that we are hereby proposing to relocate to 1900 Half Street SW and rename as Eagle Academy PCS at Capitol Riverfront.**

**3.** Is the proposed new facility a property that you plan to purchase or lease? How many square feet is this space? Which grade level(s) will be at this location? If you have already purchased or leased the property, provide specific dates of when the property was acquired.

**Eagle Academy will be leasing the property at 1900 Half Street SW. The space has 20,110 square feet and will be renovated to include 12 classrooms, 1 special education self-contained classroom, an all-purpose room, a nurse suite, and administrative offices. The time for renovation is approximately 7.5 months. The lease will be signed once approved by DCPCSB.**

**4.** If the school is planning to move a current campus into a new location, please answer the following:

- a. How will the change in location impact students who currently attend this campus, and how will you ensure that students will re-enroll?

**Based on conversations with current parents at the campus located at 1017 New Jersey Avenue SE, we project that a large number of them will follow Eagle Academy to the new location at 1900 Half Street SW. With a 250 enrollment, this will mean that Eagle Academy will have to recruit approximately 100 students.**

- b. Given that students are expected to move; how will you support families that need transportation?

**The new property at 1900 Half Street SW is only 1.1 miles from the current location at 1017 New Jersey Avenue SE. It is also served by the Navy Yard Metro (0.8 miles) and the P6 bus. We will continue to support destitute and homeless families who don't have means to take their kids to schools through Eagle Academy's small fund that provides parents money or gift cards depending on their needs.**

5. Describe the neighborhood of the proposed location (e.g. residential, commercial, metro-accessibility). What value will you bring to this community? In your response, list traditional and public charter schools in close proximity to the new location, identifying schools that serve the same grade span as you will serve at full capacity at this location. Describe how the academic performance, demographics, and mission of your school compare to these schools.

**1900 Half Street is ideally positioned in the Southwest Waterfront neighborhood of Buzzard Point located on the banks of the Potomac and Anacostia Rivers in Washington, D.C. The project involves the development of an eleven-story office building into a dynamic new mixed-use residential and retail destination offering more than 15,600 square feet of retail space, 419 luxury apartments and 236 parking spaces. The Property will also feature two elevated courtyards, a green penthouse roof, rooftop infinity pool and deck, state-of-the-art fitness center, club room and unsurpassed riverfront views and a Riverwalk Promenade, featuring walking and bike paths along the water. The only public school serving young students in the area is Van Ness Elementary School, currently serving PreK3 through 4<sup>th</sup> Grade and an enrollment of approximately 270 students, with a long waitlist for the earlier grades and Amidon-Bowen that serves Prek through Grade 5. Amidon-Bowen is also at capacity. There are no other elementary schools in the area. Van Ness is in the SE location while Eagle will be in the Southwest location.**

6. Describe how you have engaged your school's community in the decision to relocate, expand, or divide into this new location. Submit documentation of your communications with your staff and families regarding this new location. Please explain any potential concerns raised by the school's internal community, including students, teachers, etc.

**Eagle Academy's Board of Trustees has been discussing the need to remain in Ward**

**6 since 2016. Eagle Academy learned in September 2016 that the building located at 1017 New Jersey Avenue SE was being sold, and that Eagle was expected to vacate the building by August 2017. As a result, Eagle Academy's Board of Trustees approved the relocation of the Eagle Academy PCS at Capitol Riverfront campus to a new location. Eagle's Board kept approving extensions from the new owner to remain at the Ward 6 location while seeking a new location in Ward 6. Eagle Academy's leadership has discussed the move with the staff and they agree that Eagle Academy should continue to have a presence in Ward 6. The ANC in Ward 6 has unanimously approved the relocation of Eagle to 1900 Half Street SW. (See attached letter from the ANC.) We have shared information about the possible relocation within Ward 6 with the parent representative to Eagle's Board of Trustees. He has been enthusiastically supportive. However, until the relocation has been approved by DCPCSB, there would not be any benefit to officially notify the parent population. The relocation of the campus IS NOT optional. Working with a real estate agent, we have searched long and hard for another facility in Ward 6 where we could relocate the campus and we have finally found it. As soon as we are approved by DCPCSB to relocate the campus, we will officially inform the staff at a staff meeting, and will announce the move at a specially called parent meeting plus send a letter home to parents. This will be coordinated with the Board of Trustees' Parent Representative from the Capitol Riverfront campus.**

7. Describe all community outreach that has been done in the local community of the new school location. Submit documentation of communications with nearby principals, neighbors, ANC representatives, Councilmembers, and others, notifying them of your plans.

**Parents, several of them residents of Ward 6, and members of the Ward 6 ANC6D, have asked Eagle Academy to remain in Ward 6 because Eagle has been a member of the Capitol Riverfront community since 2003, and because there are not enough public schools serving the area. Eagle Academy has also met with the ANC in Ward 6 regarding the establishment of the new school in their neighborhood. Attached to this application is a resolution from the entire group of ANCs representing the area in support of Eagle moving to the new Ward 6 location on 1900 Half Street SW.**

8. Will there be newly-created slots for additional students? If so, discuss student recruitment efforts in the new school community.

**Yes. The new campus will accommodate up to 300 students (from the 150 students at the current location). Eagle intends to keep the student population between 250 and 275. This is in a new development area with three new high rises going up and Eagle will be in one of them. In addition, new housing is continuing to be erected in the SE quadrant of Ward 6. The need to for an additional early childhood school besides over the long term. We are fortunate to have several parents at our Ward 6 location that are pleased with our school leadership and the environment we provide for their children to learn. We feel extremely confident that many of these parents will continue to send their children to Eagle**

Academy and some of their neighbors/friends will also find our new location as convenient as the current one. Additionally, we have a strong connection to the Ward 6 community after having a presence there since 2003. Our current marketing efforts include our support of community events and meetings. We will expand upon our Ward 6 marketing efforts by reaching out to nearby neighborhoods. With a 250 enrollment, this will mean that Eagle Academy will have to recruit approximately 100 students for the new location. Our marketing efforts will include:

- “Doorknob” marketing announcing the school’s new location;
- Parent-to-Parent marketing: our current parents reaching out to parents in new campus’ location;
- Newspaper Ads (weekly/monthly papers serving Wards 6, 7 and 8) plus a feature story on new campus;
- Sponsorship and Hosting of Community Events; and
- Radio Ads (if needed).

9. What is the occupancy maximum at the new location? If the maximum occupancy load for staff and students is less than the total number of staff and students who will occupy the facility at any point in the future, please explain how you will address this issue.

The new location will accommodate up to 300 students and 30 staff members in 20,110 square feet. 1900 Half Street SW is being developed by Douglas Development into 462 apartments, 24,032 square feet of retail, a rooftop deck and infinity pool, and a huge second floor courtyard overlooking the Anacostia River. The project involves the adaptive reuse of a vacant nine-story office building constructed in 1976 for the General Services Administration. The renovated design removes density to provide an appropriate overall bulk and creates step-backs and height step-downs to maximize riverfront views and create an aesthetically-pleasing design. There are three new apartment/condominium buildings that will open in May of 2020. There are at least nine other housing building going up over the next 5 years. Moreover, the project includes continuous public open space along the waterfront through the extension of the Anacostia Riverwalk Trail.

10. In addition to providing a [5-year Operating Budget](#), please answer the following questions regarding the financial impact of the proposed new location:

- a. How much does the proposed new facility cost, and how many students will be served at the new site?

The new facility will be leased for a minimum of 11 years with a base rent of \$36/SF, triple net. The increase is 2.2% per year with 10 months of free rent the first year. The lease may be renegotiated for 13 years with 14 months of free rent. The school may serve up to 300 students. The intent is to keep the number at approximately 250 to 275 students. This does not include Level 4 SPED.

- b. What is the school’s per-pupil cost, and how does this compare with its

per-pupil allowance?

The cost of the lease plus operations will be slightly less than the per-pupil allocation for facilities.

- c. If you plan to operate multiple facilities, in addition to the proposed new location, what is the LEA's total facilities cost (e.g. lease, plus mortgage)? How does this expense compare with your per-pupil allowance?

Eagle will have two buildings in operation with this lease. The new building will cost slightly less than the facilities allocation. The current building at Wheeler road is under in the 7<sup>th</sup> year of a 75 year lease. The building lease cost is tied to the renovation cost. The building is essentially free of lease costs until the 26<sup>th</sup> year of the lease. The lease is then \$1,00,000/year minus any renovations or improvements that Eagle may do to the building. It will still be below DC's facility allowance as it is currently constructed.

- d. What additional sources of funding do you plan to use to pay for this new facility.

The owner of the building has provided Eagle with a \$100+/SF allowance for renovation of the facility. This will pay for approximately 80% of the cost of renovation. Eagle will use its own funds to supplement the renovation costs if necessary. The extension of the lease to 13 years may provide the full cost of renovation by the owner of the property, Douglas Development Corporation.

- e. If applicable, what contingencies do you have in place in case the new location enrolls fewer students than anticipated?

Eagle has already constructed one new school that Eagle will lease to another charter school. AS part of the lease, Eagle has the right to sell the building to a new owner at any time or to sell the building to the tenant at the end of four years of the lease. Current negotiations shows that the building will be leased at \$36/SF triple net. The building is 23,400 SF and will generate more revenue than the proposed lease at Half Street. Consequently, if enrollment drops to as low as 180 students, Eagle will still be able to break even relative to the lease cost of the facility. Eagle has demonstrated fiscal responsibility and prudent adjustments any time Eagle's enrollment has not matched its projection. Eagle always has a surplus at the end of the year.