

LOCAL EDUCATION AGENCY (LEA) NAME: DC Prep Public Charter School

SUBMISSION DATE: August 31, 2026

SUBJECT: Facility Amendment Request

SCHOOL BACKGROUND AND PROPOSAL SUMMARY

Proposal summary:

Edgewood Middle Campus (EMC), DC Prep's first school, opened in 2003. It is currently located at 701 Edgewood NE and served 300 students in SY25-26. The current building is outdated and no longer fully meets our programmatic needs for students and staff. DC Prep explored multiple paths to expansion and/or renovation. DC Prep decided to purchase the building across the street at 711 Edgewood NE and pursue a renovation of the space as the best option to meet our programmatic needs while remaining financially sustainable. DC Prep purchased the building in September 2025 and started renovation in June 2026. Renovation will take place over the 2026-27 school year and be completed in time for students and staff to start using the new building in the 2027-28 school year.

Year the school plans to implement the proposed changes: SY2027-28

When did the school's board approve the proposed changes? *Please attach minutes from the meeting and vote results.* The board approved the relocation of EMC at the June 9, 2026 board meeting.

APPLICATION

1. Please check the box that best describes the school's proposed facility change.

- ☒ The LEA or a campus within the LEA is relocating from its current facility to a new facility.
- ☐ The LEA or a campus within the LEA is staying in its current facility *and* expanding into an additional facility (i.e., some students will attend the current facility while some will attend the proposed facility).
- ☐ The LEA seeks to open a new campus to be housed in a new facility. (Also complete the Expansion and/or Replication Amendment Application.)

2. In the table below, list the facility/facilities the school seeks to operate (i.e., the facility/facilities the school will continue operating along with the facility

the school proposes operating). For each entry, report the facility name, the campus(es) and grades served within, and the address.

Proposed Facility/Facilities		
Facility Name	Campus Name(s); Grades Served	Address
711 Edgewood	Edgewood Middle Campus, grades 4-8	711 Edgewood St NE Washington, DC 20017
707 Edgewood	Edgewood Elementary Campus, grades PS-3	707 Edgewood St NE Washington, DC 20017
Benning	Benning Elementary Campus, grades PS-3 Benning Middle Campus, grades 4-8	100 41 st St NE Washington, DC 20019
Wilkinson	Anacostia Elementary Campus, grades PS-3 Anacostia Middle Campus, grades 4-8	2330 Pomeroy Rd SE Washington, DC 20020

- 3. Describe the proposed facility. Detail features like square footage; number of classrooms, offices, and multipurpose spaces; and intended renovations (if needed).**

The project is a renovation to an existing building of approximately 42,000 square feet. The building was originally a warehouse, but previously converted to a school; most recently, the building was occupied by Washington Latin PCS as swing space. This renovation will create a courtyard at the center of the school and a gym. A small addition will be added to the south side of the building in the existing parking lot. A portion of the building to the north will be removed to allow for an overhand to be installed for more clear space for pick up and drop off.

- 4. How will the new location impact current students? How will the school encourage student re-enrollment? How will the school support students in need of transportation to the new location?**

We anticipate minimal, if any, impact on current students. The new location is located directly across the street from the previous location, so the transportation options available to families remain the same, including bus lines and a Metro station that is a few minutes' walk away (Rhode Island Ave.). We will encourage student re-enrollment by sharing monthly updates about the construction progress to build excitement for the new building.

- 5. Will there be newly created seats for additional students? If so, discuss student recruitment efforts.**

There will not be newly created seats for additional students. We plan to maintain the same enrollment target.

6. When did the school hold an open board of trustees meeting to discuss the proposed change(s)?

There have been several board meetings where we have discussed the proposed changes, including:

- February 4, 2025: The DC Prep team previewed the need to invest in a renovation and/or location of EMC, including the possibility of utilizing the 711 Edgewood property that was for sale.
- February 6, 2026: The DC Prep team provided an update on plans for renovation at EMC and requested a motion to authorize the Finance and Real Estate Committee to select a lender for financing. The Board approved the measure.
- June 9, 2026: The board discussed and approved the measure to relocate EMC effective for the 2027-28 school year.

7. Describe how the school has engaged its internal community in its decision to relocate or expand into the proposed location. Submit documentation of the school's communications with its staff and families regarding the proposed space. Identify the internal community's concerns and how the school is responding to their needs.

We have had consistent feedback from our staff for several years about the need to modernize and/or expand the EMC facility; therefore they are thrilled with the plans to renovate and move into 711 Edgewood NE. Below is a summary of the communications we have had to share plans and gather feedback:

- April 3, 2024 – In-person presentation to EMC staff sharing future plans for a facility upgrade for EMC.
- August 11, 2025 – in-person presentation to all staff by the CEO, where she shared plans to purchase 711 Edgewood and renovate the building for EMC.
- March 11, 2026 – In-person presentation to EMC staff with more details on the timeline and high level plans for renovation at 711 Edgewood.
- April 8, 2026 – In-person update to all staff at all six of our campuses, led by each campus principal, that included plans to renovate 711 Edgewood as part of the annual plan for the upcoming school year.

We started regular updates to families in spring 2026. In May, we sent an update via email to all families and included written materials at EOY programming.

We are now providing monthly updates to all staff and families throughout the SY26-27 school year to keep the community updated on construction plans and move in timeline.

See attached for sample communications to our staff and families.

8. Describe how the school has engaged the community surrounding the proposed location. *Please attach documentation of communications with nearby principals, neighbors, ANC representatives, Councilmembers, and other community groups, notifying them of the school's plans.*

We have had several rounds of outreach to keep our external partners abreast of our plans. Below is a summary of what we have shared, when, and to which groups:

Date	Topic	Recipients included
February 2025	Notification that we were planning an EMC facilities upgrade, at a location to be determined	ANC & DC City Councilmembers
August 2025	Update on our planned purchase of 711 Edgewood as the new home of EMC	Councilmembers Mendelson, Henderson, White, Parker, McDuffie SBOE Members Jacque Patterson and Robert Henderson ANC Commissioner Williams Dr. Michelle Walker-Davis
October 2025	Update on our plans and ask for a letter of support for our tax-exempt bond application	ANC Commissioner Williams Beacon House
February 2026	Update on our plans and of the upcoming vote on the tax-exempt bond resolution	All DC City Councilmembers

Most of these communications came from our CEO, Laura Maestas. In the attachments, please see examples from these communications.

a. When did the school inform the ANC representatives of its facility

plans? Has the school already presented its facility plans during an ANC meeting? If not, when will it do so?

In August 2025, Laura Maestas reached out to our ANC commissioner at the time, Patricia Williams (ANC 5F), to let her know about DC Prep's plans to purchase and renovate 711 Edgewood St NE.

In July 2026, our Chief External Affairs Officer, Tearsa Coates, presented our plans at an ANC meeting. She presented the presentation titled "EMC at 711 Edgewood Generic Slides" (see attachments).

b. Summarize the external community's concerns, if any, and describe the school's response with specificity.

We have had very positive feedback from the external community engagement described above.

We had more questions and feedback raised at the July 2025 ANC meeting that Tearsa presented at; below is a summary of the questions raised and our response:

- Unidentified Commissioner – Asked whether we will be extending the sidewalk or conducting a study for enhancements [because it is already very narrow and pedestrians pass by there]?
 - Our response: After the meeting, Tearsa followed up with the ANC to let them know that we are not extending the sidewalk out into the street, but that our design is to “cut into” the building to expand the sidewalk space at the front entrance, to create more space for staff and students arriving. We also clarified that we don’t anticipate traffic to be worse because we will have one fewer school at the intersection (just EMC, compared to EMC and Washington Latin previously).
- Unidentified Commissioner – Asked whether the class size [#of students served] will increase?
 - Our response: No, enrollment will stay the same
- Unidentified Commissioner – Back of 711 faces the MBT and the sidewalk gets very hot, suggested that we consider adding landscaping along the trail and pollinator gardens
 - Our response: Tearsa clarified afterwards with the ANC that our property line does not extend down to the MBT trail; there is about 25-30 feet between our property line and the MBT. That said, we will be

cleaning up the back side of the building, including adding windows and repainting the building.

- Commissioner Jones - How will we use the old building [701 Edgewood]?
 - Our response: We are exploring opportunities to provide mission-aligned alternatives (e.g., student enrichment or parent support), and we will share more once plans are more solid
- Constituent – Raised concerns about parking becoming worse and bringing more traffic to the area.
 - Our response: We do not expect an increase in traffic; our Kiss & Ride and arrival/dismissal practices will still be in place. We acknowledged that it is a busy area since we have the privilege of serving many families and that we will continue to work through our Ops team to manage Arrival and Dismissal as efficiently and safely as possible.
- Question of how the ANC will be kept abreast
 - Our response: Tearsa will keep Commissioner Williams informed and provide updates to ANC at major milestones, including an invitation to the groundbreaking.

9. Complete and submit DC PCSB's [5-Year Operating Budget](#) template in accordance with its instructions in the [Instructions](#) tab. If you have any remaining questions on how to complete the template, please contact DC PCSB's School Finance Team.

10. Provide the facility purchase/renovation costs and related financing sources below. Enter \$0 for any fields that do not apply to your facility amendment or add rows as needed.

Element	Amount
Purchase Cost	\$14.1M
Renovation Cost	\$21.9M
Financing Costs	\$0.4M
Total Cost	\$36.4M
LEA's Own Cash Reserves	\$15.0M
Loans	\$21.4M
Rent abatements or other lease incentives	\$0M
Total Funding	\$36.4M

11. Please provide the applicable document for the new facility:

- **Lease: Signed or draft Lease Agreement**
- **Purchase: Final or draft Purchase and Sale Agreement**

See attached Purchase Agreement for the property at 711 Edgewood St NE. We closed on the sale in September 2025.

12. If financing the purchase and/or renovations with new loan(s), please provide the term sheet(s) and a brief update on the status of the loan approval.

We are financing the renovation through tax exempt bonds. See attached term sheet for the loan from EagleBank. The bonds were approved in June 2026 and we closed on financing in the same month.