

LOCAL EDUCATION AGENCY (LEA) NAME:

Mundo Verde Bilingual Public Charter School

BOARD CHAIR NAME: Dr. Alicia Williams**SUBMISSION DATE:** 10/24/22, updated 10/26/22**SUBJECT:** Facility Amendment Request**SCHOOL BACKGROUND AND PROPOSAL SUMMARY**

Campus name(s): Mundo Verde Bilingual – Calle Ocho Campus**Year(s) opened:** 2019-2020**Grades served:** PreK-5th grade**Year the school will undergo its next charter review or renewal:** 2025-2026

Proposal summary: This application is seeking approval from the DC Public Charter School Board (DC PCSB) for Mundo Verde to expand its Calle Ocho Campus, currently located at 4401 8th Street NE, to include a second property at 817 Varnum St. NE, as a core part of our campus. The added location on 817 Varnum St NE, kitty corner to the current 8th St property, will ensure that our Calle Ocho campus has the space it needs to serve all the students called for in our 2017 charter amendment to replicate our program at full scale, PreK3 - 5th grade. The location at 817 Varnum St. NE is our highly preferred option to ensure our campus has the space to grow to include 4th and 5th grades. The backup / alternative option is to build space onsite at the current location of our Calle Ocho campus at 4401 8th St NE.

Year the school plans to implement the proposed changes: 2024-2025**When did the school's board approve the proposed changes?** *Please attach minutes from the meeting and vote results.*

Sept 29 2022. The minutes are still being drafted.

FACILITY

1. Please check the box that best describes the school's proposed 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 operates (i.e., the facility/facilities identified in the school’s charter agreement). For each entry, report the facility name, the campus(es) and grades served within, and the address.**

Current Facility/Facilities		
Facility Name	Campus Name(s); Grade(s) Served	Address
Mundo Verde - J.F. Cook Campus	Mundo Verde - J.F. Cook Campus; PreK-5 th grades	30 P Street NW Washington, DC 20001
Mundo Verde – Calle Ocho Campus	Mundo Verde – Calle Ocho Campus PreK-3 rd grades	4401 8 th Street NE Washington, DC 20017

- 3. 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 <i>(Text / rows marked in GREY ITALICS are adjusted or new facilities)</i>		
Facility Name	Campus Name(s); Grades Served	Address
Mundo Verde - J.F. Cook Campus	Mundo Verde - J.F. Cook Campus; PreK-5 th grades	30 P Street NW Washington, DC 20001
<i>Mundo Verde – Calle Ocho Campus Main Building</i>	<i>Mundo Verde – Calle Ocho Campus PreK-5th grades</i>	<i>4401 8th Street NE Washington, DC 20017</i>
<i>Mundo Verde – Calle Ocho Campus Garden</i>	<i>Mundo Verde – Calle Ocho Campus PreK-5th grades</i>	<i>817 Varnum Street NE Washington, DC 20017</i>

- 4. Will the school lease or purchase the proposed facility? If the school has already purchased or leased the facility, when did the school acquire it?**

We plan to purchase 3.5 acres, with an existing building..

- 5. 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?**

Kitty-corner to the existing Calle Ocho Campus at 4401 8th Street NE, an addition at the 817 Varnum St NE location would allow Mundo Verde to construct the additional classrooms needed to serve approximately 160 students and will provide additional space for use by all Calle Ocho students and staff.

In addition to enabling the school to continue to grow with its students, the proposed new location would ensure easier access and improve traffic flow and congestion on both Varnum and 8th Street, while also significantly increasing outdoor space available for students and the community to pursue hands-on environmental and project-based learning. Pending successful financing and securing of additional approvals, the planned build would also bring to the Calle Ocho campus services and facilities aligned with those at the J.F. Cook campus, such as a working and teaching kitchen for on-site preparation of meals and snacks.

Mundo Verde forecasts construction beginning in spring 2023, with the goal to welcome students in time for the 2024-2025 school year. This step is the culmination of an in-depth planning process begun by the Mundo Verde board and school leaders in 2017.

Given the proximity of the property to our current 8th Street campus, we do not envision re-enrollment or transportation being a challenge for our students and families.

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

Our program has been adding a grade per year since we opened in 2019-2020 with PreK and Kinder students. As the purpose of this addition is to ensure space for Mundo Verde's 4th and 5th grader students, the amendment or step will not result in the creation of new seats.

7. What is the maximum occupancy 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.

We are planning for approximately 8 to 10 classrooms and approximately 180 students for the new location. While the exact occupancy for this addition is still being defined, the purpose of the addition is to ensure space for Mundo Verde's growing program. As such, we will ensure that the occupancy load is sufficient for the number of staff and students who will occupy the facility at any point in the future.

8. Does the proposed space require renovation? If so, describe the renovations the new location will need, either to serve as a school or to be accessible for students with disabilities.

The proposed space will be new construction specifically designed as a school and designed to be accessible to students with disabilities. The space will include 8 to 10 classrooms, and depending on funding, we are hopeful that the space will also include amenities to serve all students including a working and teaching kitchen for on-site preparation of meals and snacks, additional offices, and spaces for specials' classes (e.g., art, music, dance, PE, and cooking and gardening).

9. Describe the proposed facility's neighborhood (i.e., is it residential or commercial, is it metro accessible). What value will the school add to the proposed neighborhood?

The neighborhood of this proposed location is primarily residential and includes a number of educational facilities related to the Catholic University, and other religiously affiliated institutions. For the neighborhood, this addition to our 4401 8th St location will ensure easier access and improve traffic flow and congestion on both Varnum and 8th Street. The added space will significantly increase outdoor space available for students to pursue hands-on environmental and project-based learning, and as a value to the neighborhood, much of the outdoor space will be made available for neighbors to use during non-school hours.

10. List the traditional and public charter schools near the new location, identifying schools that educate the same grade span your school serves/will serve. Describe how the school's mission and academic performance compare to these schools. What impact will the school's relocation have on enrollment at neighboring schools?

Nearby schools include the existing Mundo Verde's Calle Ocho Campus (grades PK3-5th), the Washington Jesuit Academy (grades 5-8), the Scrilli School (age 2-4, including grades PK3, PK4), Washington Yu Ying Public Charter School (grades PK3-5th), and Elsie Whitlow Stokes PCS Brookland Campus (grades PK3-5th). The closest traditional public school and the neighborhood school by right for families in the immediate areas is Bunker Hill Elementary School at 140 Michigan Ave NE (grades PK-5th).

In terms of comparisons to neighboring schools - as a dual language school, our mission and demand is similar to that of YuYing PCS and Elsie Whitlow Stokes PCS. All three of our schools are consistently ranked as Tier 1 schools in DC PCSB's performance management system. As our school has been in the same neighborhood for the last three years, we do not anticipate having an impact on enrollment at neighboring schools.

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

The school has been discussing the need and plan for this addition for the last two years in open board meetings. In-depth recent presentations took place in March 2022, June 2022, and at the September 29, 2022 meeting, during which time the bond resolution and charter amendment application were authorized..

- [2021 09 23 board meeting agenda](#)
- [2021 11 04 board meeting agenda](#)
- [2021 12 09 board meeting agenda](#)
- [2022 03 10 board meeting agenda](#)
- [2022 06 30 board meeting agenda](#)
- [2021 09 23 board meeting agenda](#)
- [2022 09 29 board meeting agenda](#)

12. 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.

School leaders have communicated the need for an addition with families and staff beginning approximately four years ago when we first started recruiting staff and students for this campus. Over that time, we have been able to gather feedback from staff and families regarding their concerns and interests related to our growth. The search process thus far has included exploration to address the need for an addition through both onsite and offsite options and we have sought feedback on both options from internal stakeholders.

Feedback from internal stakeholders was gathered in community meetings in Fall 2020 and Spring 2022 (two charrettes with staff and two with families), and through briefings / walkthroughs. The internal community concerns and needs focus on the importance of our school needing more space, ensuring this needed space remains accessible to families, and on having the specific programs that our school model is known for at the J.F. Cook Campus – specifically, a kitchen, a large multi-purpose space, and beautiful and accessible outside play spaces.

The charrettes held in Spring 2022 (two with staff and two with families) illuminated the following most important concerns –

- That the construction will take so long that current students will not benefit from it
- That an addition on site at 4401 8th St NE (Option B) will eliminate only existing play space on site or force it to be rooftop play space
- The worry that there is no plan to ensure the campus will have space for 4th and 5th grade students
- That acquiring a second property for an offsite addition (Option A) will result in a campus split across two sites that are far away from each other

In the same charrettes, families and staff shared the following hopes for our location:

- The desire for fresh healthy meals cooked on site (requires addition of a full commercial kitchen)
- More outside space for play and learning, opportunities for students to physically experience the outdoors, enhanced nature play, outdoor classrooms, enhanced / expanded gardens, and a learning connection to sustainability elements
- That any second site to be a short walking distance from current 4401 8th St NE property
- Excitement that 817 Varnum St. NE 1) is so close by 2) has a lot of space that can be deployed for play and outdoor activities
- A building size that supports needed core classrooms AND additional spaces for special classes
- A fluid connection between existing and new locations
- Spaces that support community events and the display of student work
- Improved access to natural light, enhanced connections between inside and outside
- Improved sustainability, opportunities to implement new/ enhanced sustainability initiatives

13. 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.*

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

The school leadership has a good relationship with the 5A03 ANC commissioner, who was instrumental in supporting the school in establishing a relationship with Providence Hospital, the owner of the property on Varnum St. Due to having a non-disclosure agreement pertaining to our real estate negotiations with the owner, we have only recently been able to begin a more public process. In July, we produced this brief update for the Ward 5 Council Member, the ANC, internal stakeholders, and the broader community ~ [C8 - Growth - Update - July 2022](#). Since then, the school presented formally at the single member district meeting Sept 8, and Oct 20 ([Announcement-SMD5A03 Mundo Verde Bond Hearing Meeting Oct 20 2022](#)). We are planning to present to the full ANC this Wednesday, Oct 26 ([ANC 5A Meeting Notice and Agenda Oct 26](#)), and are currently working to connect to the two civic associations.

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

The primary concerns communicated by members of the external community are 1) parking and traffic during drop off and pickup of students, 2) anticipation that these issues will grow as the student numbers increase, and 3) the impact of the construction on the existing immediate neighbors. We are committed to continuing engagement of the community and to identifying ways to address the concerns expressed.

We have communicated to the external community that 1) we have directed our architecture team to ensure that the design of the new location include structures and strategies to specifically support an improved drop off and pick up process, and 2) our intention to commission an updated traffic study and to share the results of the study and recommended solutions with the community.

Based on the discussion during the Oct 20 SMD, senior members of the Mundo Verde team will be participating in a community task force with the purpose of to collaboratively develop ways of mitigating community concerns regarding parking and traffic.

Documentation of Communications
<p>C8 - Growth - Update - July 2022 sent to ANC, community members, Councilmembers</p>
<p><i>Internal Community</i></p> <ul style="list-style-type: none">• Community Conversation Calle Ocho Nov 2019• Calle Ocho Redevelopment May 2021• Calle Ocho Coffee with Principal Jan 2022• Calle Ocho Campus - Design Wishes and Wonders Session, June 2<ul style="list-style-type: none">◦ Announcement◦ Recording◦ Feedback Survey• Calle Ocho Coffee with Principal Sep 16 2022
<p><i>External Community</i></p> <ul style="list-style-type: none">• Calle Ocho ANC Meetings Sep 7 2022• ANC-SMD Meeting Oct 20 2022<ul style="list-style-type: none">◦ Announcement-SMD5A03 Mundo Verde Bond Hearing◦ Mundo Verde Deck - ANCSMD Oct 20 2022

14. Complete and submit DC PCSB's [5-Year Operating Budget](#) template in accordance with its instructions.