

# CHARTER SCHOOL INCUBATOR INITIATIVE



Office of the State Superintendent of  
Education

# GIBBS REDEVELOPMENT PROPOSAL



Community College  
Preparatory Academy

# VISION and NEED

**VISION:** Bring two unique middle school opportunities and a comprehensive adult education program to the Rosedale neighborhood that meet the needs of the neighborhood and the District while complementing existing programs.

## **NEED:**

- ▶ 75% of at-risk students in contact with foster care system perform below grade level and 33% graduation rate for these students as compared to 64% City wide
- ▶ 61% increase of middle-grade students as estimated by DC Office of Planning
- ▶ 45% of middle-grade students are attending two closest middle schools
- ▶ 37% of adult residents in District are functionally illiterate

# RESPONSE TO COMMUNITY FEEDBACK

September 9 public meeting

*Concern over adding another public charter school will hamper enrollment efforts of existing schools.*

OUR SOLUTION - unique programs not currently offered in the neighborhood

- ▶ weekday boarding academy that will draw students from across the District
- ▶ International, foreign language focus beginning at grade 6 with natural feeder from DCPS schools ending at grade 5
- ▶ adult education

*Expressed interest in adult education, vocational and GED training, dual language and Montessori.*

OUR SOLUTION - we offer programs that meet all four of these areas

# Community Benefits

- ▶ Bring unique programs to neighborhood, meeting needs expressed at community meeting
- ▶ Take 160 at-risk students off street and provide them with a more controlled learning environment
- ▶ Opportunity to partner with local schools that end in 5<sup>th</sup> grade - natural feeders
- ▶ Serve approximately 55% of middle school students that travel out of neighborhood - more time spent at school
- ▶ Provide renovated space for community use, including full functional computer lab, meeting space and multipurpose room
- ▶ Give back to the community with service-learning projects and community nights
- ▶ Revitalize dilapidated community asset into a safe, secure resource for the community
- ▶ Provide access to parking lot during non-school use
- ▶ Reduce traffic and parking impact - all parking is accommodated on site, boarding students do not have daily arrival and dismissal, adults walk to site, community school attracting local students, and small school sizes
- ▶ Create 161 new jobs and retain 18 jobs of which an estimated 83 will be District residents
- ▶ Meet the needs of all students, including special education and English Language Learners
- ▶ Conduct a comprehensive parking and traffic study as part of regulatory approval process

# CHARTER SCHOOL INCUBATOR INITIATIVE

- ▶ Public/private partnership between Building Hope and the District's Office of the State Superintendent of Education ("OSSE")
- ▶ Nonprofit created in 2005 to address the facility challenges faced by start-up charter schools
- ▶ Brings OSSE's financial resources together with Building Hope's 11 years experience in securing, financing and developing public charter school facilities
- ▶ Currently operates 9 sites that house 11 schools
- ▶ \$23 million in assets
- ▶ Will initially control the property until tenant schools have sustained high quality financial and academic results - only the highest quality schools will have long-term control of the facility

# MONUMENT ACADEMY

- ▶ Weekday boarding academy
- ▶ Serving grades 5-8, 160 students by its fifth year of operation
- ▶ Open in July 2015 with 40 5<sup>th</sup> graders
- ▶ Students live in small “families” made up of 8-10 students
- ▶ 24/7 structured supervision and closed campus
- ▶ Target students who are at-risk of or are currently involved with the foster care system and/or students that are being cared for by extended family

# WASHINGTON GLOBAL

- ▶ Multi-language, international focused program with emphasis on technology and languages
- ▶ First in DC to use International Middle Years Curriculum
- ▶ Serving grades 6-8, 240 students by its fifth year of operation
- ▶ Open in August, 2015 with 100 6<sup>th</sup> and 7<sup>th</sup> graders
- ▶ Utilizes a community school model, offering frequent community and family activities and seminars
- ▶ Support feeder schools in neighborhood that end in grade 5
- ▶ Provides middle school students with a choice not currently offered, allowing them to stay in the neighborhood

# COMMUNITY COLLEGE PREP

- ▶ Established in 2012 to respond to the need for a comprehensive adult education bridging program for District residents
- ▶ Currently operates a Ward 8 flagship site, expanding to satellite site at Gibbs
- ▶ Provides programs and support services to ensure student success as adult learners enter the public post-secondary system or entry level positions in the District's knowledge based economy
- ▶ Operate 2 sessions 9-12 and 1-4 serving approximately 50 adults starting at 18 years old



# STRONG, EXPERIENCED TEAM

- ▶ Owner and Project Manager: Building Hope [www.bhope.org](http://www.bhope.org)
- ▶ Predevelopment and Development Manager: Brailsford & Dunlavey <http://www.programmanagers.com/>
- ▶ Architect: Studio 27 <http://www.studio27arch.com/>
- ▶ Contractor: MCN Build <http://www.mcnbuild.com/>
- ▶ Tenant School: Monument Academy: <http://www.monumentacademy.org/>
- ▶ Tenant School: Washington Global: under construction
- ▶ Tenant School: Community College Prep: <http://www.ccprep-academy.org/>
  
- ▶ Building Hope and tenant schools are nonprofit and can not qualify for CBE status, but meet all the criteria for certification
- ▶ All other team members are local, Certified Business Enterprises
- ▶ First Source Agreements in place



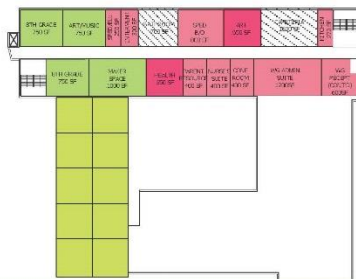
# Site and Floor Plans

**KEY:**

<b>MONUMENT ACADEMY</b>	<b>WASHINGTON GLOBAL</b>	<b>SHARED</b>	<b>ADULT ED</b>
Student Residences	Classroom/Learning Space	Washington Global	Adult Ed
Staff Residences	Administrators' Faculty Space	5 Monument	
Classroom/Learning Space	Communal/Shared Space		
Administrators' Faculty Space	Not In Scope		
Communal/Shared Space			
Not In Scope			



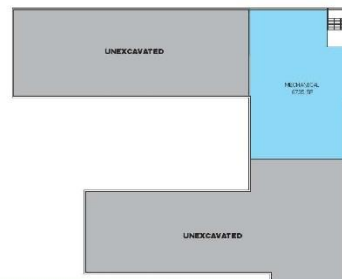
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



BASEMENT FLOOR

STUDIOTWENTYEVENARCHITECTURE  
1630 K STREET NW // SUITE #800 // WASHINGTON, DC // 20006  
202.338.8000 // 202.338.0270 // WWW.STJ2EVEN.COM

ALL FLOORS  
1/64" = 1'-0"



MONUMENT ACADEMY/WASHINGTON GLOBAL  
500 19 ST NE  
OCTOBER 7, 2014

# Conceptual Rendering



**STUDIO TWENTYSEVEN ARCHITECTURE**  
1600 4TH ST NW SUITE 4000 WASHINGTON DC 20004  
202 200 2277 (T) / 202 200 2278 (F) / WWW.STUDIO27.COM

AXONOMETRIC

MONUMENT ACADEMY/WASHINGTON GLOBAL  
500 19 ST NE  
OCTOBER 7, 2014

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