

**Exhibit D – Summary of PTA Concerns and Applicant Responses Thereto**

PTA Concern/Allegation	Applicant Response
<p><b>AppleTree and Amidon-Bowen Compete for Students and Resources</b></p> <p>The PTA’s primary concern with the Project’s anticipated inclusion of AppleTree as a ground floor use is a concern about competition. AppleTree, a public charter school in a brand new facility has the potential to draw students from the same pool as Amidon-Bowen. If AppleTree were to draw neighborhood students from Amidon-Bowen, it could potentially negatively impact the financial resources that the District allocates to Amidon-Bowen (because the District allocates resources to public schools in proportion to the number of students enrolled in the school), which could potentially reduce the quality of the education of those students enrolled at Amidon-Bowen. The PTA is particularly concerned with a reduction in funding because Amidon-Bowen currently purportedly serves a high-need population.</p>	<p>The PTA’s concern with AppleTree specifically is a bit misplaced on this point: the District has a lottery system for public schools and public charter schools that allows students to enroll in any public or public charter school across the District.<sup>1</sup> As a result, Amidon-Bowen competes with <i>all</i> other pre-K programs across the District for students, and AppleTree is just one competitor among more than 220 others. Therefore, the PTA’s concern is not specifically with AppleTree but with the District’s broader public policy decision of allowing students a choice of schools to attend. According to school year 2016-17 data from DCPS,<sup>2</sup> students living within Amidon-Bowen boundaries and eligible to attend that school attended 84 different public and public charter schools across the District. AppleTree is hardly the only school drawing students from Amidon-Bowen.<sup>3</sup></p> <p>Moreover, Amidon-Bowen itself on net <i>benefits</i> from school choice in the District: according to statistics from the DME, of the 350 students enrolled at Amidon-Bowen during the 2016-17 school year, only 143 (approximately 40 percent) lived “in-bounds”; the other 60 percent came from other elementary school boundary zones (i.e., from “out of bounds”). That is, in the recent past, the majority of Amidon-Bowen’s students elect to leave their in-bounds school in favor of Amidon-Bowen. <i>See <b><u>Exhibit D-1</u></b></i>.</p> <p>The PTA’s objection to AppleTree is not an objection to AppleTree specifically as part of the Project, but rather to AppleTree’s mere existence in Southwest and to the District’s longstanding policy of allowing students to elect to attend schools outside of the boundaries within which they reside.</p>

<sup>1</sup> See 5-A DCMR ch. 50.

<sup>2</sup> See Office of the Deputy Mayor for Education [“DME”], SY2016-17 Public School Enrollments per DCPS Boundary.xlsx (Last visited February 17, 2019), <https://dme.dc.gov/node/1269251>.

<sup>3</sup> Including Amidon-Bowen Elementary School and AppleTree, a report from the DME shows only three total public or charter schools in Southwest DC in the 2017-2018 school year, the most recent report available. See DME, DC Public Education Master Facilities Plan 2018: A Foundational Study at 2-4, Fig. 2.1 (November 2018) available at <https://dme.dc.gov/sites/default/files/dc/sites/dme/publication/attachments/DC%20Public%20Education%20Master%20Facilities%20Plan%202018.pdf>

<p><b>AppleTree’s Inclusion In the Project Allows It to Increase Its Enrollment</b></p> <p>In addition to the foregoing concern with AppleTree enhancing its competitive advantage with Amidon-Bowen by virtue of the new facility for AppleTree, the PTA is concerned that competition will increase if AppleTree increases its overall enrollment.</p>	<p>The competitive advantage that AppleTree might gain by virtue of its inclusion in a new facility in the Project is greatly offset by the relatively difficult path it has taken and is on until the Project opens. AppleTree’s existing Southwest Center, which has been in existence for nearly two decades, has generally been located in trailers and other temporary structures and has moved multiple times. Until the Project opens, it will shut down entirely at the end of the 2018-19 school year. On the other hand, Amidon-Bowen underwent a \$5 million renovation concluding in 2012, has not had to relocate, and will be stable and open between now and the time AppleTree resumes operation, which is not likely to occur until 2022 at the earliest.<sup>4</sup></p> <p>AppleTree is highly unlikely to have adverse impacts on Amidon-Bowen or the public school system in general because the charter school and the public school have co-existed in Southwest for nearly two decades since AppleTree first opened. AppleTree provides additional educational opportunities for District families in a part of the District that is seeing an increase in development and population growth.</p>
<p><b>AppleTree’s Interference with Early Exposure to Amidon-Bowen</b></p> <p>The PTA identified AppleTree’s pre-kindergarten program as a particular concern because it has the potential to draw away students at the beginning of their education, when parents are making an important early decision about where to send their students to school.</p>	<p>District students have the option to re-enter the school choice lottery even after making an initial election. That is, a student enrolling in a charter school at the pre-kindergarten level is not precluded from going to a public school for a subsequent school year. Such a change is not unheard of, as at least one parent of an Amidon-Bowen student testified at the public hearing that her child initially enrolled in an out-of-bounds charter school before enrolling at Amidon-Bowen subsequently.</p>

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<sup>4</sup> William Rich, *Amidon-Bowen Opens New Doors*, HILLRAG.COM (Sept. 5, 2012) <http://www.capitalcommunitynews.com/content/amidon-bowen-opens-new-doors>

<p><b>AppleTree’s Failure To Encourage Its Students to Attend Neighborhood Public Schools</b></p> <p>The PTA is concerned that AppleTree does not encourage its students to attend neighborhood (i.e., DCPS) schools once AppleTree’s students graduate from AppleTree’s pre-kindergarten program into kindergarten.</p>	<p>Whether AppleTree encourages its students from enrolling in other charter schools for kindergarten and beyond (or does not actively encourage its students to enroll in neighborhood public schools) does not have any nexus to the PUD proceeding before the Commission. AppleTree’s inclusion in the Project has only arguably impacts on the nearby public elementary school, and the impacts of AppleTree’s recruitment practices on DCPS schools are even more diminished.</p>
<p><b>The Applicant Lacked Transparency Regarding AppleTree Lease Negotiations</b></p> <p>The PTA expressed concerns about not knowing the length of AppleTree’s lease with the Applicant and other details regarding the arrangement between AppleTree and the Applicant.</p>	<p>The Applicant has entered into negotiations with AppleTree for AppleTree to lease space within the building. That lease is not yet final, but it is close to being final. AppleTree does not have any option to purchase space. The PTA asked the Applicant for a current copy of the still-under-negotiation lease. The Applicant does not, as a matter of course, make its leasing documents available to third parties, and the lease contains a confidentiality provision prohibiting both parties from sharing the lease. The Applicant has disclosed to the PTA that the current term of the lease to AppleTree is 12 years (co-terminus with the term of AppleTree’s charter).</p>
<p><b>The Project’s Inclusion of AppleTree Deviates from the Applicant’s RFP Response</b></p> <p>The PTA pointed out that the Applicant’s response to DMPED’s RFP for the Project did not identify AppleTree as a potential tenant.</p>	<p>The PTA correctly notes that the Applicant’s RFP response, which was submitted to DMPED in 2015, did not identify AppleTree as a potential tenant or a public charter school as a potential use. However, the Project’s ground floor plan was not entirely allocated in 2015 and has evolved since 2015 and will continue to do so prior to and after completion of construction.</p> <p>A public charter/pre-kindergarten use (i.e., AppleTree) <u>was</u> identified as a potential tenant of the Project as early as December 2017 in the Applicant’s pre-filing “Notice of Intent to File a Zoning Application” and during the January 2018 public meeting of ANC 6D and was identified in the Applicant’s initial application materials filed in May 2018. The Applicant has made no secret of its intent to include AppleTree in the Project. This includes the AppleTree-informed design of the Project and in particular, the design of the private drive and Play Area, resulting in a new publicly-accessible play area that benefits families of both AppleTree and Amidon-Bowen.</p>

<p><b>Lack of an Education Impact Analysis in the Record before the Zoning Commission</b></p> <p>The PTA noted that the Commission studies transportation and economic and other impacts but does not have anything in the record in this case regarding the Project's education impacts.</p>	<p>The Applicant's initial filings included information relevant to the Project's impact on educational services in the District.</p> <p>In addition, at the public hearing, the Commission asked for a report from DME on the potential impacts of the Project, and the Applicant has worked with the Office of Planning and DMPED to encourage DME to provide the requested report.</p>
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*[End of Exhibit D]*

# Exhibit D-1

## Amidon-Bowen Elementary School Profile<sup>14</sup>

### Amidon-Bowen Elementary School

TIP: Roll over the words for more information.



OVERVIEW

SCORECARD

Citizenship Achievement Respect - Drive the CAR the Amidon-Bowen Way! We help our students maximize their potential by providing a safe and nurturing environment that recognizes the individual needs of every student and encourages their academic, social and emotional development. At Amidon-Bowen, we set high expectations for our students' success and then provide them with the tools to achieve it. We have dedicated faculty and staff at Amidon-Bowen and our students say that they enjoy the special attention they receive in their caring and supportive classrooms.

Beginning in the 2015-2016 school year, Amidon-Bowen will offer guaranteed access to PK3 and PK4 for in-boundary families.

WARD

6

GRADE LEVEL



PK3-5th

#### STUDENT PERFORMANCE AT A GLANCE

PARCC Math Student Performance  
17-18 48% 27% 17% 9% 1%

PARCC ELA Student Performance  
17-18 44% 24% 15% 16% 0%

Level 1

Level 2

Level 3

Level 4

Level 5

SEE MORE

#### PROGRAMS

##### Academic Enrichment

- Everybody Wins! Power Lunch
- Tools of the Mind (Three and Four-Year-Old Program)
- STEM
- National Defense University
- Industrial College of The Armed Forces Tutoring and Mentoring
- FBI Junior Achievement and FBI Mentoring Program

##### Wellness and Fitness

- Basketball
- Track
- Soccer
- Cheerleading
- Kickball

##### Arts and Culture

- Library
- Art Club
- Gardening Club

##### Special Education

- Early Learning Support
- Specific Learning Support

#### DESTINATION SCHOOL(S):

Jefferson Middle School Academy

#### FACILITIES

- Art Room
- Auditorium
- Computer Lab
- Gym
- Media Center
- Music Room
- Outdoor Recreation Space
- Pool
- Science Lab

#### GETTING TO SCHOOL

- 52 74 A9 P6 V1
- Green Line: Waterfront-SEU Station

#### COMMUNITY PARTNERSHIPS

- DC United-DC SCORES
- Edgewood-Brookland Family Support Collaborative
- Everybody Wins! DC
- Federal Bureau of Investigation
- Fort McNair/Henderson Hall National Defense University
- Near Southeast Community Partners
- Southwest Neighborhood Assembly (SWNA)
- The Washington Nationals
- The Wharf
- Westminster Church

#### FAMILY AND COMMUNITY ENGAGEMENT

- Parent Organization

#### MORE INFORMATION

- Title I
- Before School Care
- After School Care
- School Uniform
- Early Action Pre-K

DCPS Recycled Honor Roll?

#### STUDENT DEMOGRAPHICS (2017-18)

Enrollment: 351

- Black: 83%
- Hispanic/Latino: 5%
- White: 7%
- Asian: 1%
- Pacific/Islander: 0%
- Native/Alaskan: 0%
- Multiple races: 3%



English language learners 2%

Economically Disadvantaged 100%

Special education 19%

In-boundary 48%

#### SUSTAINABILITY

Energy Star Rating 45

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<sup>14</sup> Amidon-Bowen Elementary School, DISTRICT OF COLUMBIA PUBLIC SCHOOLS (last visited February 18, 2019) <http://profiles.dcps.dc.gov/amidon-bowen+elementary+school> (emphasis added).