

TO: Zoning Commission: Chairman Hood; Vice Chairman Miller; Mr. Shapiro; Mr. Turnball; Mr. May

FROM: Amidon-Bowen PTA

CC: Commissioner Dale (ANC6D05); Councilmember Allen; Ms. Marks, Chief of Staff to Councilmember Allen

DATE: February 15, 2019

SUBJECT: Summary of talks to date between Amidon-Bowen PTA and PN Hoffman and partners regarding CBA for CASE NO. 02-38J (WFS2, LLC – Second-Stage Planned Unit Development for 1000 4th Street, S.W. (Lot 822, Square 542)).

Per the request of the Zoning Commission during the January 31st hearing, this is a summary of talks to date between the Amidon-Bowen PTA and PN Hoffman and partners. The purpose of talks is to discuss a Community Benefits Agreement to ensure Amidon-Bowen Elementary School is competitive, following AppleTree's expansion and opening in a new 9,000 square foot space in the heart of Southwest and almost directly across from the school. The Amidon-Bowen PTA noted during testimony to the Zoning Commission that school funding is tied to student enrollment. Amidon-Bowen is already in competition with AppleTree for in-boundary students, and the re-location, expansion, and new facility for AppleTree will put Amidon-Bowen at a disadvantage.

The Amidon-Bowen PTA and PN Hoffman and partners met on February 8th to discuss a possible Community Benefits Agreement (CBA). Commissioner Dale was also present for the meeting.

The Amidon-Bowen PTA outlined a number of needs to PN Hoffman to mitigate damage against Amidon-Bowen given the relocation and expansion of AppleTree, including capital improvements, technology investments, student enrichment during and after school, and support for continuation of the [Kindred](#) dialogue group, which fosters relationships between diverse groups of parents through structured dialogues about their backgrounds, race and equity, and goals for their children.

The Amidon-Bowen PTA proposed \$50,000 per year, increasing by \$1,000 per year for the 12-year lease to address inflation, totaling \$612,000.

PN Hoffman countered with a one-time contribution of \$25,000. A suggestion was also made by Mr. Avitable that there could be an additional CBA between the Amidon-Bowen PTA with a different developer that is planning to develop a plot right next to the school. The Amidon-Bowen PTA indicated that hypothetical possibilities are not within the scope of the current negotiation.

Commissioner Dale moved the conversation forward and concurred that this negotiation was about this CBA and not other projects with other developers. But, did note that other developers are investing in schools in Southwest/near Southeast with significant CBAs (recently a CBA was approved for \$250,000 to be divided among schools in the area). The Amidon-Bowen PTA further noted that the amount of the CBA must offset any potential harm to Amidon-Bowen due to PN Hoffman leasing to AppleTree a new, modern, visually appealing building directly across the street from Amidon-Bowen.

Toward the end of the conversation, it was agreed that the Amidon-Bowen PTA would provide a budget outlining needs. The original budget and updated version are attached. The updated version reflects the

continually shifting landscape of DCPS school budgeting and therefore lists several items per category of need.

The original budget was provided to PN Hoffman on February 12th, and the following response was received on the 13th from Mr. Roberts:

Hi Allison,

Thank you again for sending over this list of needs for the school.

We've reviewed internally and would like to contribute to the school's IT requirements. We propose allocating \$50,000 of our charitable contribution budget to fund 66 laptops and 3 of the Dell Carts for computer storage.

Amongst the priorities you listed for the school, this seemed to be the most "shovel ready" item and, as we understand it, one of the highest priorities for the PTA.

The money would be delivered after the Zoning Commission issues the Final Order and appeals, if any, have been adjudicated.

We look forward to moving this forward and providing this equipment for the students at Amidon-Bowen.

*Thank you,
David*

PN Hoffman and partners have told the Amidon-Bowen PTA that the Zoning Commission is looking for "shovel ready" projects in a CBA. In fact, Amidon-Bowen has a number of priorities which would fit this definition, but also believe that we must have flexibility to determine how to best serve our school community, which could mean investment enrichment activities and investment in technology. We have an immediate need for all outlined items in our budget, which will increase the ability of Amidon-Bowen to effectively compete for the next 12 years.

We look forward to a continued partnership with PN Hoffman and partners, but we expect a CBA that adequately addresses our concerns. The initial offer and current PN Hoffman counter offer does not adequately off-set the harm caused or indicate a willingness on PN Hoffman and partners part to truly correct their choice to establish AppleTree in the Waterfront II Station development. We hope to have an acceptable resolution as soon as possible.

We have another in-person meeting scheduled with PN Hoffman and partners on February 25th at 6:30pm.

Beyond a CBA with the Amidon-Bowen PTA, we appreciate that PN Hoffman committed to the ANC that they will include an enrollment cap for AppleTree in the Proffers and Conditions, and will revisit the use of space before another lease is signed with AppleTree.

Any guidance that the Zoning Commission can offer to the Amidon-Bowen PTA and PN Hoffman and partners, as we work to come to a resolution, would be appreciated. Thank you for your time and attention to this important matter that has a direct effect on the viability and ultimate success of the only remaining elementary school in Southwest.

Initial Amidon-Bowen PTA Budget Submitted to PN Hoffman and partners

ITEM	COST PER ITEM	AMOUNT	TOTAL COST	Notes
Technology	\$682.40	350	\$238,840.00	OCTO cost for laptop and installation. Total cost to meet 1:1 student ratio of computers (350 students)
Dell Cart (for computer storage)	\$1,456.90	12	\$17,482.80	Dell Cart for computer storage (1 cart holds 30 laptops)
Cafeteria/Entryway Improvements	\$70,000.00	1	\$70,000.00	Including but not limited to Soundproofing, Stage Curtains, New Sound System, New Cafeteria Tables, Updating of School Entry Way to Create additional welcoming environment
Outdoor Space Improvements	\$100,000.00	1	\$100,000.00	Including but not limited to repairs to Playground and purchase of new equipment, Solar Panels for new Greenhouse, Repairs to Soccer Field, Storage Shed for Gardening Equipment
Enrichment Programs	\$1,200	108	\$129,600	Support for expansion of enrichment programs including but not limited to field trips outside of DC, STEM club, Math Team, Homework/Tutoring, Track/Field, Cheerleading, Art, Music and additional scholarships for current programs such as Karate, Dance and Language. Support for once a month for an academic year for 12 years.
Kindred Dialogues	\$1,000	27	\$27,000	Support of expansion of dialogue groups for 3 years-- includes materials, childcare, food, activities outside of school to support additional trust building between parents. Support for once a month for an academic year for 3 years
Emergency Housing Fund	\$150	190	\$28,500	Nightly rate (\$150) to provide emergency housing for a family. 190 nights available over course of 12 years

TOTAL COST FOR 12 Years \$611,422.80

Amidon-Bowen PTA Budget 2-15

ITEM	COST PER ITEM	AMOUNT	TOTAL COST	Notes
Technology Support	\$145,000.00	1	\$145,000.00	Support for teacher laptops (not covered under DCPS budget), document cameras, iPads/Chromebooks, learning software, and professional development for teachers to be able to utilize innovative programs
Interior Facility Improvements	\$70,000.00	1	\$70,000.00	Including but not limited to soundproofing of the multipurpose room/cafeteria, stage curtains, new sound system, new cafeteria tables, updating of school main lobby, venting of closet to store and operate kiln
Outdoor Facility Improvements	\$100,000.00	1	\$100,000.00	Including but not limited to repairs to playground, solar panels and other materials needed for new greenhouse, repairs to astroturf soccer field
Enrichment Programs	\$2,250	108	\$243,000	Support for maintenance and/or expansion of enrichment programs including but not limited to support for STEM or gardening club, expansion of afterschool programming and scholarships for existing programs such as dance, karate, dual language), academic support for struggling students (e.g., homework, tutoring), support for existing extracurricular activities (e.g., sports, art, music, Spanish, library), and field trips in and outside of DC. Support for 12 years.
Kindred Dialogues	\$1,000	27	\$27,000	Support of expansion of diverse parent dialogue groups for 3 years-- includes facilitators, materials, childcare, food, activities. Support for 3 years.
Emergency Housing Fund	\$150	175	\$26,250	Nightly rate (\$150) to provide emergency housing for families in need. 175 nights available over course of 12 years.

TOTAL COST FOR 12 Years \$611,250.00