

ANC SMD 5A03 | Oct 10 2024 | Agenda



Mundo Verde PCS
Calle Ocho Campus

ANC SMD 5A03
Oct 10 2024

Agenda

Introductions

School Operations & Updates

- Community Agreement
- Playground Schedule
- Upgrades to Main Building

817 Varnum NE Construction

- Plan/Timeline
- Large Tract Review
- Traffic/Parking
- Water Remediation



Mundo Verde PCS
Calle Ocho Campus

ANC SMD 5A03
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Introductions

Kristin Scotchmer

Mundo Verde Bilingual PCS

John Breyer

Project Manager & Owner
Representative

Jeffrey Utz

*goulston&storr*s

Robert Schiesel

GOROVE SLADE
Transportation Planners and Engineers

Mundo Verde Bilingual Public Charter School

Mundo Verde aims to foster high levels of academic achievement among a diverse group of students by preparing them to be successful and compassionate global stewards of their communities through an engaging curriculum focused on biliteracy and sustainability.



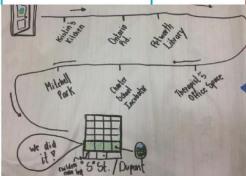






















Our program


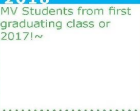

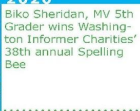


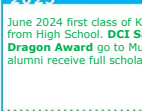
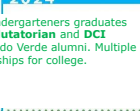





Biliteracy in Spanish and English begins with immersive language program. Students learn to speak, read, and write in both languages, attaining high levels of proficiency, and developing cross-cultural competence.

Sustainability Education cultivates skills, habits, and dispositions that empower students to engage effectively with their communities. Students learn that natural, social, and economic systems are linked and interdependent.

Expeditionary Learning promotes self-discovery and critical thinking, encourages teamwork, builds character, and capitalizes on children's innate spirit of adventure through active investigation and project-based learning.



2008	2009	2010	2011	2012	2013	2014	2015	2016
Students	<p>First Sketch of the school ideas!</p> 	 <p>Opened doors to 122 PK3-K students</p>	 <p>PreK-2nd grades Weekly expeditions to Rock Creek Park</p>	 <p>PreK-3rd grades Weekly expeditions to Rock Creek Park</p>	 <p>PreK-3rd grades Monthly expeditions to Arboretum</p>	 <p>Reached scale in first campus, serving 550+ students in grades PK-5</p>	 <p>Platinum LEED® certification and design awards for La Casita</p>	 <p>Business Insider featured Mundo Verde in it's list of "The 12 Most Beautiful Schools in America"</p>
Funding + Recognition	 <p>launched with seed funding: Dept of Education, Walton Foundation & New Schools \$1.5M</p> <p>WALTON FAMILY FOUNDATION</p>	<p>Charter awarded by DC Public Charter School Board</p> 	<p>Charter awarded by DC Public Charter School Board</p> 	 <p>U.S. DEPARTMENT OF EDUCATION GreenRibbonSchools</p> <p>Committed to double original number of seats planned</p>	 <p>Collaborated with other DC dual language schools to design and launch DC International Middle and High School and amend charter to make it possible Venture Fund-DC</p>	 <p>5 YR Charter Renewal</p>	 <p>Platinum LEED® certification and design awards for La Casita</p>	 <p>Business Insider featured Mundo Verde in it's list of "The 12 Most Beautiful Schools in America"</p>
Charter + Admin	<p>Founding parent group formed</p> <p>Founding Board incorporated as a 501(c)3</p>	<p>Charter awarded by DC Public Charter School Board</p> 	<p>Charter awarded by DC Public Charter School Board</p> 	 <p>U.S. DEPARTMENT OF EDUCATION GreenRibbonSchools</p> <p>Committed to double original number of seats planned</p>	 <p>Collaborated with other DC dual language schools to design and launch DC International Middle and High School and amend charter to make it possible Venture Fund-DC</p>	 <p>5 YR Charter Renewal</p>	 <p>Platinum LEED® certification and design awards for La Casita</p>	 <p>Business Insider featured Mundo Verde in it's list of "The 12 Most Beautiful Schools in America"</p>
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Facilities + Operation	<p>2010</p> <p>2010</p>	<p>2011</p> <p>2011</p>	<p>2012</p> <p>2012</p>	<p>2013</p> <p>2013</p>	<p>2014</p> <p>2014</p>	<p>2015</p> <p>2015</p>	<p>2016</p> <p>2016</p>	
Facilities + Operation	<p>2010</p> <p>2010</p>	<p>2011</p> <p>2011</p>	<p>2012</p> <p>2012</p>	<p>2013</p> <p>2013</p>	<p>2014</p> <p>2014</p>	<p>2015</p> <p>2015</p>	<p>2016</p> <p>2016</p>	
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2017	2018	2019	2020	2021	2022	2023	2024
							
Promoted 1st class of 5th graders; secured amendment to increase enrollment and locate replication program at 4401 8th St NE	Promoted 2nd-class of 5th graders Teacher Kathryn Conner, receives Honorable Mention, Presidential Innovation Award for Environmental Educators	Promoted 3rd class of 5th graders \$500K Funding Launch for Teacher Fellowships Office of the State Superintendent (OSSE)	Transition to virtual learning due to pandemic; Added 1st grade at Calle Ocho to serve 360 students in PreK-1st grades Promoted 4th class of 5th graders	Expanded hybrid learning to 95 percent of students in person both campuses; Added 2nd grade at Calle Ocho serving 407 students in PreK-2nd grades; reopened campuses to 100% of students Promoted 5th class of 5th graders	5 of 8 DCI Valedictorians are MV Students Added 3rd grade at Calle Ocho to serve 440 students in PreK-3rd grades Promoted 6th class of 5th graders	Promoted 7th class of 5th graders Added 4th graders at Calle Ocho Participated in citywide Math competition and EPA Environmental Education groundbreaking	Teacher Marina Gutierrez receives 2023 Anacostia River Educator of the Year Promoted 8th class of 5th graders Adding 5th graders at Calle Ocho
Secured \$1M replication funds from Dept of Education, EdForward, and New Schools Venture Fund;	AIA COTE® Top Ten Award for J.F. Cook Campus as a project that sets national standard for design and sustainability  Created org structure / positions to support expansion - Director of Data, Director of Student Services, Chief School Officer, and Principal in Residence for Calle Ocho campus	Spring AFT unionization campaign and vote July - Dec negotiated CBA with DCACTS (AFT Local 1927)	Chan Zuckerberg Initiative nationally recognition for our whole child educational approach  Launched HR/Talent team Launched Instituto Mundo Verde teacher fellowship program; November	 10 YR Charter Renewal Planned for expansion of campus instructional teams (delayed to 2022 by unexpected transitions and staffing gaps in 2021)	Awarded New Schools Venture Fund Learning Solutions \$350,000 grant to support teacher fellowship and documentation of MV curriculum Renewed \$210K OSSE funding for Teacher Fellowship. Awarded Sept 2022 - \$2.3 million awarded by US Dept of Education for dissemination of charter school best practices, including teacher fellowship	Launched academy model with two co-principals at each team Launched El Centro and revamped literacy / expedition curriculum Launched "equitable access" preference. Renegotiated CBA with DCACTS union for a new 2023-2026 term. Planning for 15 year renewal Publication of La Travesia	
Entered into a long-term lease/purchase with Turner Impact LLC for 4401 8th St NE with the intent to exercise purchase option in 2021 or 2022	 Continued planning for Calle Ocho campus	 Fall - Open doors at Calle Ocho to PreK-Kinder students	Began due diligence to assess prospective facilities projects to support space for 4th and 5th grades; - opened first learning hubs for most vulnerable students	Completed due diligence and identified preferred option for creating the space needed for PreK-5th Calle Ocho students Conducted focus groups with staff and families of Calle Ocho campus to solicit input into building expansion project	Committed to Eagle Bank as lending partner. Approved for \$57M in bond funds + subordinate debt. Purchased 817 Varnum St NE and 4401 8th St NE and refinanced 30 P St NW.	Committed to Eagle Bank as lending partner. Approved for \$57M in bond funds + subordinate debt. Purchased 817 Varnum St NE and 4401 8th St NE and refinanced 30 P St NW.	

Mundo Verde ~ Calle Ocho Campus

Opened Fall of 2019 with PreK-Kinder

Now at scale serving grades PreK-5th

Low teacher/student ratio

Diverse faculty and student body

5th Grade Teacher - 2023 Anacostia Watershed Teacher of the Year

41,700 square feet main building @ 4401 8th St NE with onsite gardens, brand new full prep kitchen, highly sustainable HVAC units, water fixtures & light fixtures

15,000 square feet net-zero preschool building and extensive outdoor learning and play spaces planned @ 817 Varnum St NE



Mundo Verde Calle Ocho Campus students arriving to 4401 8th St NE



School Operations & Updates

Community Agreement
Use of Play Spaces
Upgrades to Main Building



Mundo Verde Calle Ocho Campus Main Building 4401 8th St NE

School Operations: Community Agreement

Goals: Improve safety, limit use of the alleys to local traffic, and improve carline efficiency

Strategies:

- ✓ Increased communications with families / caregivers emphasizing the importance of reducing overall car trips to/from campus
- ✓ Implemented a required carline registration
- ✓ Distributing clearly and individually identifiable car tag for any parent / caregiver that is using the carline.
- ✓ Placing barriers daily at the alleys during our arrival period thanks to regular parent volunteers
- ✓ Expanded the weekly BICI BUS



Mundo Verde Calle Ocho 2024-25 Car Tag



Mundo Verde Calle Ocho Ride for Allie 2024

CALLE OCHO BICI BUS

Average of **65** participants/week

Mundo Verde Calle Ocho ANC SMD 5A03 Oct 10 2024



Mundo Verde Walk Bike & Roll Announcement 2024

School Operations: Use of Play Spaces

Goals: Reduce impact of students in neighborhood play spaces. Increase transparency of use of play spaces.

Strategies:

- ✓ Reduced in half # of students go to Michigan Park at one time (from 100 to 50)
- ✓ Reduced frequency of students at Michigan Park from 2x to 1x day (previously PreK / Kinder, now PreK)
- ✓ Secured permit for use of Turkey Thicket field to have fewer students in one place
- ✓ Trained all leaders / staff on schedule and norms
- ✓ Shared schedule with Commissioner Lucio



Mundo Verde Calle Ocho Campus Outdoor Play Space

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Mundo Verde Calle Ocho ANC SMD 5A03 Oct 10 2024

Mundo Verde Calle Ocho Campus Play Spaces Schedule

School Operations: Upgrades to Main Building

- Nine heating ventilation air conditioning (HVAC) units fully upgraded
- Kitchen expanded and upgraded to full onsite prep kitchen
- Water heaters - replacement forthcoming
- Elevator - replacement forthcoming
- Interior hallways painted

Mundo Verde Calle Ocho ANC SMD 5A03 Oct 10 2024

School Operations: Points of Contact

To communicate an urgent time sensitive issue, please call the Calle Ocho campus front office 8:00 am - 6:00 pm. (202) 803-8967

To report concerns related to campus operations, contact any of the following:

- Calle Ocho Operations Manager Katherine Rodriguez,
krodriguez@mundoverdepcs.org (202) 803-8967
- Calle Ocho Upper Academy Principal, Elizabeth Pefaure,
epefaure@mundoverdepcs.org
- Calle Ocho Lower Academy Principal, Michelle Mangan,
mmangan@mundoverdepcs.org

To elevate concerns to a senior school leader, contact Chief Operating & Sustainability Officer, Katherine Park, kpark@mundoverdepcs.org

Mundo Verde Calle Ocho Campus Phone Number | (202) 803-8967

Mundo Verde Calle Ocho ANC SMD 5A03 Oct 10 2024



817 Varnum St NE Construction

Plan/Timeline
Large Track Review
Traffic/Parking
Water Remediation



Varnum Construction: Points of Contact

To communicate an urgent time sensitive issue

- Call – Calle Ocho campus front office 8:00 am - 6:00 pm. (202) 803-8967
- Call or text – Construction Project Manager John Breyer - (202) 352-0214

Other project leads / points of contact

General Contractor: Gilbane Building Company
www.gilbaneco.com/

Architect of Record: COOKFOX ARCHITECTS, DPC
www.cookfox.com



**Mundo Verde Public
Charter School properties:**

Main building at 4401 8th St
NE and addition planned
for 817 Varnum St NE,
diagonally across the
street.

817 Varnum St NE

4401 8th St NE



Our Vision for 817 Varnum St NE

- Serves as a sustainability demonstration site, with opportunities for hands-on outdoor learning and nature-centered play spaces adjacent to indoor classroom spaces
- Adds a multi purpose room
- Further reduces reliance on public / neighborhood parks
- Restores / expands forest and improves landscaping
- Expands neighborhood access to nature and nature play spaces (during non-school hours)
- Captures all stormwater for site and improves run off to surrounding sites
- Does not increase in the approved student and staff population served at the campus



817 Varnum NE: Plan/Timeline

October 2024	November-December 2024	December 2024-January 2025	January 2025
Abatement of the existing site	Demolition of the existing building	Begin foundation work	Construction starts
Expected to take 4-6 weeks to remove hazardous materials from the building. There will be a construction trailer onsite (general contractor), and workers will park in the 817 Varnum Street parking lots. Work will be performed by a licensed contractor, and all permits and notifications will be posted.	Demolition of the existing building is expected to last 6-8 weeks. When we demolish the building there will be heavy equipment onsite, and trucks removing material. This process will be noisy.	Foundation work will begin. During this time we will be moving earth and concrete will be brought onsite via trucks.	There will be a crane onsite for approximately four weeks when we erect the steel (expected late January). Trucks will be bringing material onsite.

CURRENT ENTRY RENDERING



Mundo Verde Calle Ocho ANC SMD 5A03 Oct 10 2024

CURRENT COURTYARD RENDERING



Mundo Verde Calle Ocho ANC SMD 5A03 Oct 10 2024

CURRENT NORTH CLASSROOM RENDERING



Mundo Verde Calle Ocho ANC SMD 5A03 Oct 10 2024



MUNDO VERDE | COOKFOX ARCHITECTS

AUGUST 30, 2024

Mundo Verde Calle Ocho ANC SMD 5A03 Oct 10 2024

CURRENT CLASSROOM RENDERING



MUNDO VERDE | COOKFOX ARCHITECTS

AUGUST 30, 2024

Mundo Verde Calle Ocho ANC SMD 5A03 Oct 10 2024

817 Varnum NE Large Tract Review (LTR)

Purpose: To review the subdivision of the property (between 3-10 acres, if requested by OP) so that the Stuart Center (821 Varnum St NE) and Mundo Verde (817 Varnum St NE) are created as 2 separate record lots and no longer located on the same record lot (increasing zoning compliance).

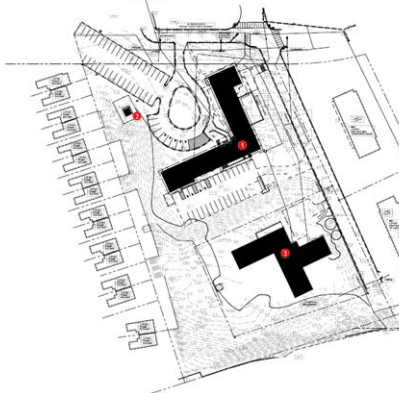
Status: LTR filed with District of Columbia Office of Planning on 8/30/24. The review process should take approximately four months to complete.

Mundo Verde Calle Ocho ANC SMD 5A03 Oct 10 2024

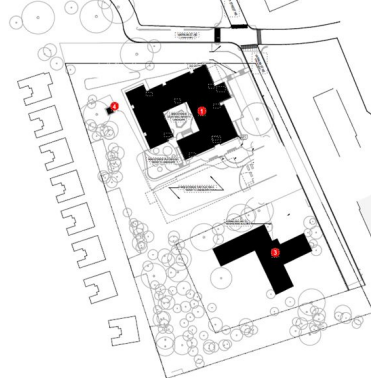


817 Varnum NE | Large Tract Review

Existing conditions
(~36,000 SF 3 story building)



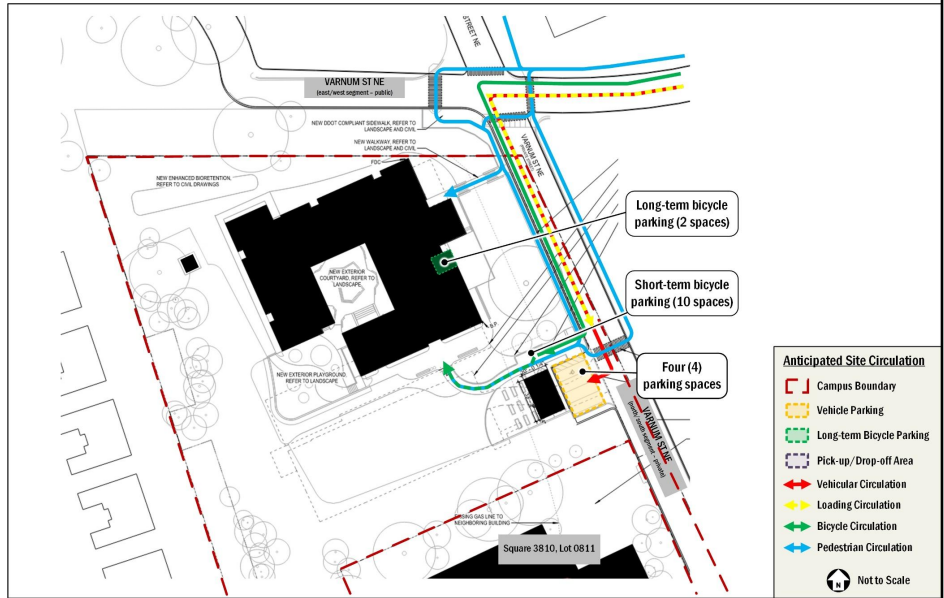
Revised conditions
(~16,000 SF 1 story Building)



Mundo Verde Calle Ocho ANC SMD 5A03 Oct 10 2024

Transportation Review: Proposed Site Operations

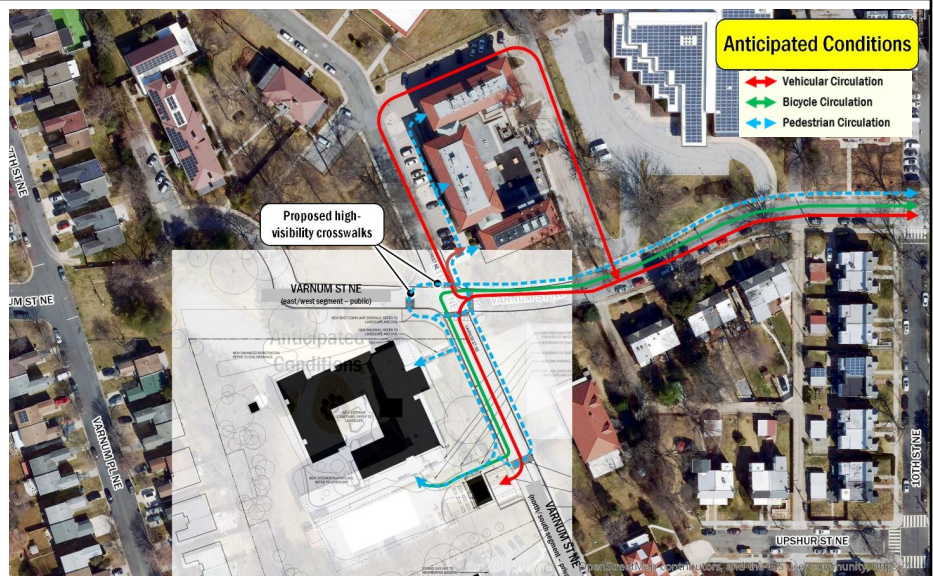
- Remove the existing surface parking lot and build a new lot off the private section of Varnum Street
- Loading and trash collection will occur curbside and/or in the new parking lot
- Bicycle racks and a secure bike room will be provided
- Missing gaps in the current pedestrian network between campuses will be filled in with new facilities such as crosswalks, sidewalks, and curb ramps



Mundo Verde Calle Ocho ANC SMD 5A03 Oct 10 2024 - Transportation Overview

Transportation Review: Proposed Pick-Up/Drop-Off

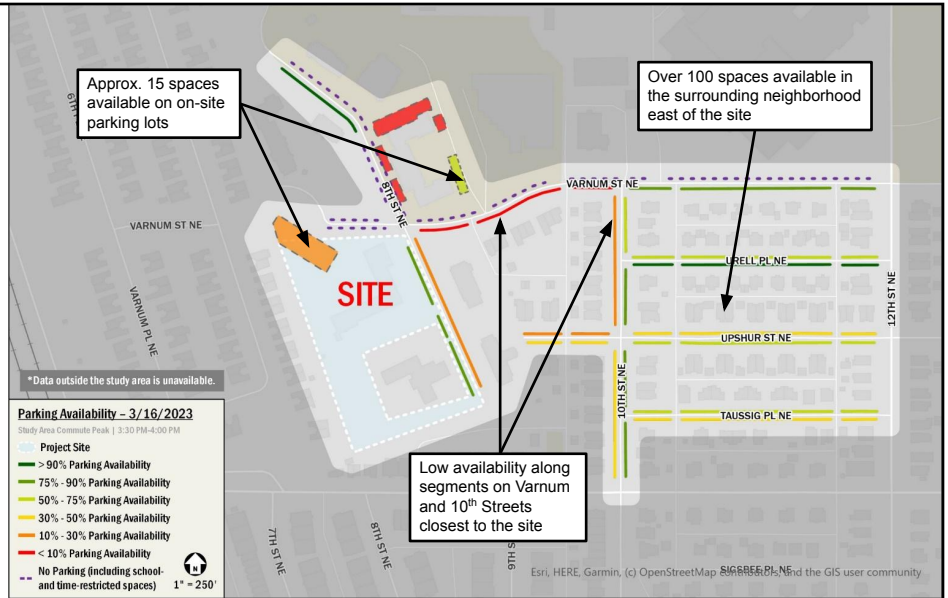
- Generally follows existing operations
- School staff will escort students from the new building to the designated PUDO area at the existing campus.



Mundo Verde Calle Ocho ANC SMD 5A03 Oct 10 2024 - Transportation Overview

Transportation Review: Parking Occupancy Analysis & Findings

- Parking demand peaks on a typical weekday around 3:30 PM – 4:00 PM.
- Both on-site and on-street parking are still available at peak with more than 100 spaces available in total.

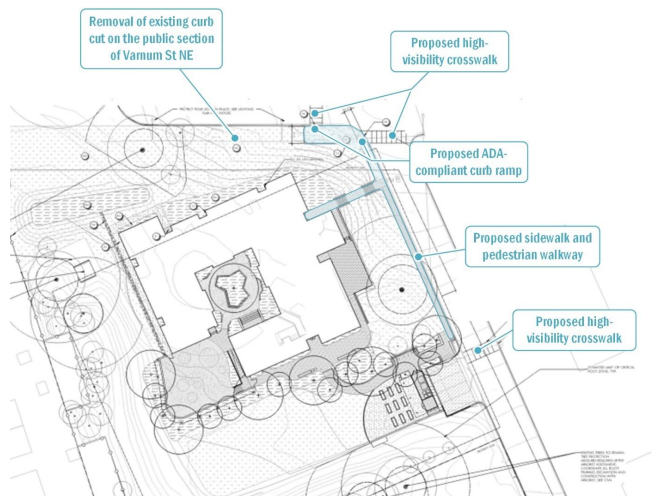


*Parking occupancy analysis conducted by Gorove Slade staff in December 2023

Mundo Verde Calle Ocho ANC SMD 5A03 Oct 10 2024 - Transportation Overview

Transportation Review: Public Space Improvements

- Non-transportation improvements to public space include retention and remediation of water onsite and adding trees / greenery
- The following transportation public space improvements will be provided as part of the proposed project:
 - o Sidewalks and pedestrian walkway
 - o High-visibility crosswalks
 - o ADA-compliant curb ramps
 - o Removal of an existing curb cut
- o New facilities will fill in missing gaps in the pedestrian network and facilitate students and staff walking between campuses



Mundo Verde Calle Ocho ANC SMD 5A03 Oct 10 2024 - Transportation Overview

817 Varnum | Construction Traffic & Parking Impact

Goals: Limit impact of construction on neighbors and school operations

Construction Traffic

- Deliveries during permit hours
- No construction deliveries during arrival and dismissal
- Trucks will follow approved DDOT routes
- Parking during construction will be onsite, off site parking, and legal street spaces



Mundo Verde Calle Ocho ANC SMD 5A03 Oct 10 2024



Thank You!

