

# OYSTER: Before and After its LCOR Deal



Here is Oyster's campus before the public-private partnership with LCOR. 300 students attended the school.



Here is what remains of Oyster's campus after the PPP.

In exchange for new facilities, the school was forced to give up half its land. It was left with no playing field and no room to expand. When, post-modernization, the school's enrollment quickly rose to 433 students, overcrowding led to the merger of Oyster and Adams Elementary.

Now Oyster students are split between two campuses located a mile apart (see dots in the upper left and lower right corners of the image below). PreK through 3rd grade remains at Oyster, while 4th through 8th graders are sent to Adams.

Desperate times may have called for desperate measures in this case; the LCOR PPP saved Oyster from closure.

But it is not a model we want to replicate. DC did not get a school "for free." It just borrowed against future tax revenues. We have paid (and continue to pay) dearly for this project.

The PILOT arrangement LCOR negotiated will soon function as a cap on a \$90 million building's property taxes for the next 25+ years. And this tax break is likely to kick in even before the PILOT payments have fully compensated the city for the fair market value of the public land it transferred to LCOR.



# HOW "SMART" IS THIS?!

*Janney already has less land per student than most DCPS elementary schools. Shrinking the campus while expanding enrollment makes no sense. But that's what a public-private redevelopment plan will inevitably do, leaving our neighborhood with substandard facilities.*



**Lafayette Elementary School  
and adjacent Recreation Center  
595 students**



**Stoddert Elementary School  
and site of future  
Arts & Recreation Center  
232 students**



**Janney Elementary School  
pre-PPP  
485 students**



**Janney Elementary School  
post-PPP  
550 students  
(remember to double the built space  
to estimate PE/play space remaining)**

— = property line

/// = to be built