Redevelopment of Fletcher Johnson

A Ward 7 Resource
A District Frustration
A Community Presentation
A Brief History

1851
• Payne Cemetery

1966
• 2000+ graves moved & reinterred

1977
• Fletcher-Johnson school opens serving 1000+ students

2006
• Fletcher-Johnson closed

2008
• HD Woodson High School Swing Space
Fletcher Johnson: A Community Resource

- 4th largest publicly owned city parcels (15+ acres)
- Walking distance to the Benning Road Metro Station & future streetcar
- Centrally located within Ward 7
- Walking distance from major thoroughfares - East Capitol St., Southern Ave., Benning Rd., Central Ave.
- Site in 2018 is likely to be assessed at around $52 million
City & Community Redevelopment Efforts: 2014- Present

Fletcher Johnson RFO Process

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- DC Code (§ 38-1802.09 - Landrieu Act) requires that the District receives offers for reuse on surplus school buildings from charter schools before any other offer.

- To be more strategic about where charter schools are located and to get the best use from the Fletcher Johnson site, we have evaluated the data, shared the community’s initial ideas about the site and are back to further explore the community hub concept and how can we pair that with what is capable within the confines of the law.

- Next steps
  - Offers are due October 31, 2014 at 5pm.
  - Post RFO Meeting date will be posted on the DME website.

*From DME 2014 Fletcher Visioning Session*
City & Community Redevelopment Efforts:
2014-Present

Photo of February 2017 Community Meeting

Photo of October 2014 Community Meeting
What’s Next for Fletcher Johnson?

• DC law requires that educational programs be given the right to submit offers for excess school space before any non-educational uses for the space can be considered.
  – This requirement has already been satisfied for Fletcher Johnson.
• Feedback from this meeting will be used to inform a new solicitation for the facility and site.
Since 2014, the community has asked for consideration of a

- Arts space
- Incubator space for entrepreneurs
- Adult evening and weekend education programs
- Grocery store
- Health clinic or urgent care
- Retail & Amenities
- Housing
Equity: A tale of two schools

Hine School @ Eastern Market
- Near Eastern Market Metro Station in SE Washington, DC
- Construction began in 1966
- Closed as surplus in 2008
- RFO in 2008, no awardee selected
- City declared Landrieu Act satisfied, project moved from DME to DMPED
- NEW DMPED RFO released 2009

Fletcher Johnson School @ Marshall Heights
- Near Benning Road Metro Station in SE Washington, DC
- Construction began in 1966
- Closed as surplus in 2006
- RFO in 2014, no awardee selected
- City refused to declare Landrieu Act satisfied, project remained in DME
- New DME RFO drafted in 2017, never released
The Yard at Eastern Market
Equity: A tale of two schools

Rezoned and developed 3.2 acres into:

- 2 market-rate apartment buildings (128 units)
- High-end grocery store
- 4 other small commercial spaces and eateries
- Coworking space
- Preschool

15.6 acre campus remains unused and blighted, while Ward 7 lacks:

- New market rate housing
- Adequate grocery stores
- Commercial spaces, sit-down restaurants, and local jobs
- Urgent care and other health resources
- Art spaces and community hubs
A Community Consensus

Awards in September 2009 to a group of developers led by Stanton Development Corp. (a developer of commercial and residential properties in the Historic District of Capitol Hill) and EastBanc Inc. (a Multifunctional Real Estate Development Company specializing in the acquisition, redevelopment and management of commercial real estate assets, in particular in the area of urban revitalization).

To date, the DME still has not clearly explained why the Hines Junior High redevelopment process has a different set of mandates and processes than the Fletcher Johnson Project.

Finally, the Ward 7 community is left with the impression that our vision for the Fletcher Johnson Campus is neither visible nor acceptable in the eyes of the DME.

Respectfully Submitted,

[Signature]
[Name]
[Civic Association]

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Our Request

- Acknowledge the Landrieu Act requirements are satisfied
- Move the site from DME’s portfolio to DMPED’s portfolio
- For budget cycle appropriate at least $6M to DMPED specifically for the remediation and site preparation
- Work with the Ward 7 Community to realize our collective vision