

FLETCHER-JOHNSON

2nd PUBLIC WORKSHOP

DC SCHOLARS PUBLIC CHARTER SCHOOL April 6, 2019













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Project Manager

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FLETCHER-JOHNSON TASK FORCE MEMBERS











Vincent C. Gray

Ward 7 Councilmember











Brian T. Kenner

Deputy Mayor for Planning and Economic Development











OURREP is a Mayoral initiative "to give the community the first opportunity to shape development... at the Fletcher-Johnson site."











AGENDA

- FLETCHER-JOHNSON BACKGROUND
- SITE ANALYSIS
- SUMMARY OF 1ST PUBLIC WORKSHOP/ ONLINE INPUT
- COMMUNITY PRIORITIZATION EXERCISE
- NEXT STEPS











SITE OVERVIEW



- Opened 1977, served 1K+ students annually
- Closed 2008, leased until 2011
- DME RFO in 2014 resulted in no award for a charter school reuse
- Community desire to consider a broad range of potential uses for the site
- Goal of OurRFP process for this site capture and consolidate feedback to document in the resulting RFP











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4650 BENNING ROAD SE

SSL (Square, Suffix & Lot) 5344 0802 Lot type tax lot Ward Ward 7 ANC ANC 7E SMD **SMD 7E04** Neighborhood Cluster Cluster 33 Police District Sixth Police District Police Service Area PSA 604 Voting Precinct Precinct 104 Zoning 2010 census tract 99.04 2010 census block group 2010 census block 1007

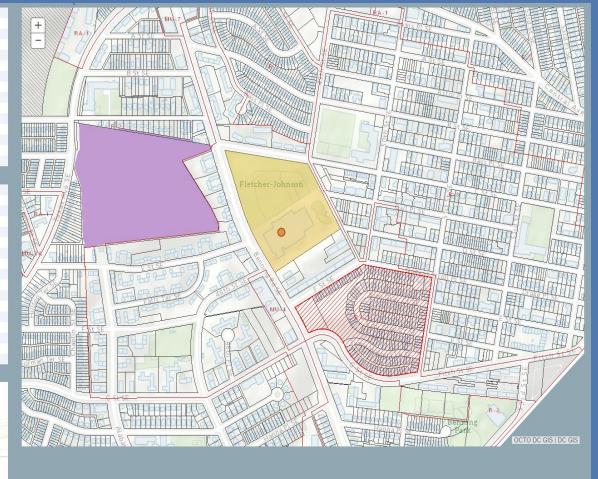
No historic resources noted.

Ownership and Taxes

Tax lot 5344 0802 Premises 4650 BENNING RD SE Owner DISTRICT OF COLUMBIA SUITE 307 Care of 2000 14TH ST NW, 8TH FLOOR WASHINGTON DC 20009-4487 Educational 664839 square feet Land area Tax class Commercial, industrial Current assessment (2019) \$19,945,170 \$31,511,200 \$51,456,370 Proposed assessment (2020) \$21,939,690 improvements \$31,931,850 total \$53,871,540

2004 photo

















March 5th PUBLIC WORKSHOP

- Over 80 attendees
- Presentations from DMPED and OP
- Small groups with facilitated table discussions
- Priorities from each table















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HOUSING:

- Affordable
- Workforce
- Market Rate
- Mixed-Income
- Multi-Family (Apartments/ Condos)
- Townhomes
- Rental
- Homeownership





COMMERCIAL/RETAIL:

- Sit-down Restaurant
- Art/Entertainment Center/Events Hub/ Convention Space (ex. THEARC, Gallaudet)
- Mixed (Middle Market) Retail (ex. Target, Wal-Mart, etc.)
- Hotel
- Coffee Shop
- Grocery Store
- Food Hall/Emporium (ex. Union Market)
- Business/Incubator Space/Co-Working Space (ex. WeWork)
- Small/locally-owned businesses
- National Anchor Retailer.







COMMUNITY USES

- **Community Garden**
- Farmers' Market
- Hospital/Medical Facility/Urgent Care Center
- Recreational Space/Fitness Center
- **Community Center**
- Education Hub/Adult Learning Center/Workforce Development Center
- Shuttle











PUBLIC SPACE

- Trail
- Public Plaza/ Public Seating/ Eating Area
- Splash Pad/ Water Fountain/Pool (ex. Capitol Riverfront)
- Outdoor Amphitheater
- Pavilion/Playground/Park
- Visitor Center
- WIFI Hotspot









SUSTAINABILITY

- Stormwater Retention/Rain Gardens
- Trees on the curbs
- Native Plants
- Solar Panels
- Green Energy
- Small Cell Street Lights
- Wind Power
- Electric Vehicle Charging Stations
- Composting/Waste Reduction







CULTURAL VALUE

- Public Art (Murals, Sculpture, etc.)
- Historical Trail
- Maintain Fletcher-Johnson Name
- Memorials in Brick
- Highlight the Heroes of Ward 7
- Annual Festival
- Honor the Woodland/ Payne Cemetery
- Cultural Center









PRIORITIZATION EXERCISE



'MUST HAVE'- Tell us which community benefit is your HIGHEST priority for the project with this sticker



'WOULD LIKE TO HAVE'-Tell us which additional community benefits you would like to see in the project with this sticker

HOUSING

COMMERCIAL /RETAIL

COMMUNITY

PUBLIC SPACE

SUSTAINABILITY

CULTURAL VALUE









NEXT STEPS

- DMPED considers all feedback and priorities in drafting the RFP
- RFP released in Summer 2019
- Pre-Response Information Session for developers who are interested in the site
- Responsive developers present proposals to the community



















