



FLETCHER-JOHNSON

2nd PUBLIC WORKSHOP

DC SCHOLARS PUBLIC CHARTER SCHOOL

April 6, 2019



District of Columbia
Office of Planning



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Project Manager

Office of the Deputy Mayor for
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DC Office of Planning

FLETCHER-JOHNSON TASK FORCE MEMBERS

Vincent C. Gray

Ward 7 Councilmember



Brian T. **Kenner**

Deputy Mayor for
Planning and Economic Development





OURRFP 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

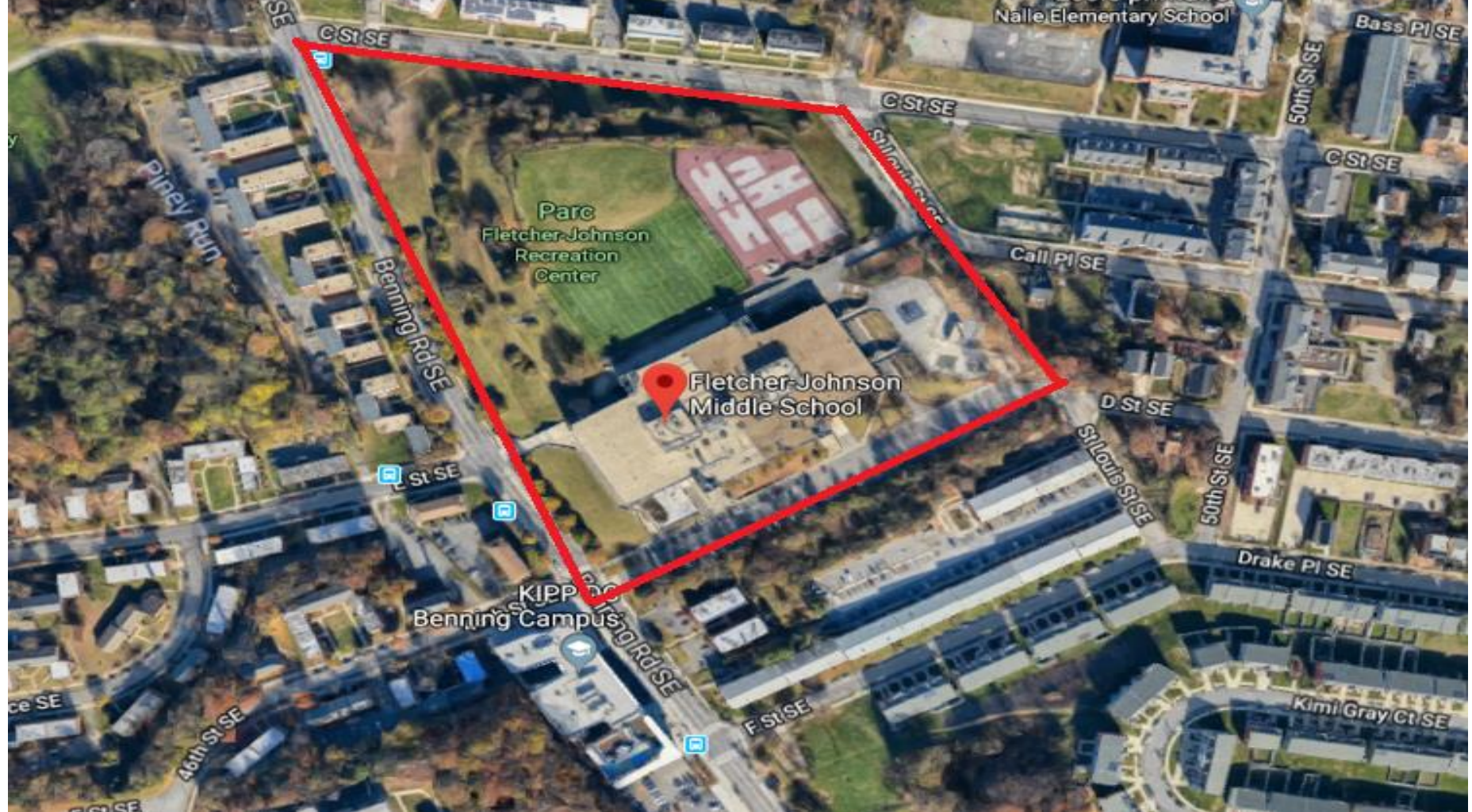
SITE OVERVIEW



- 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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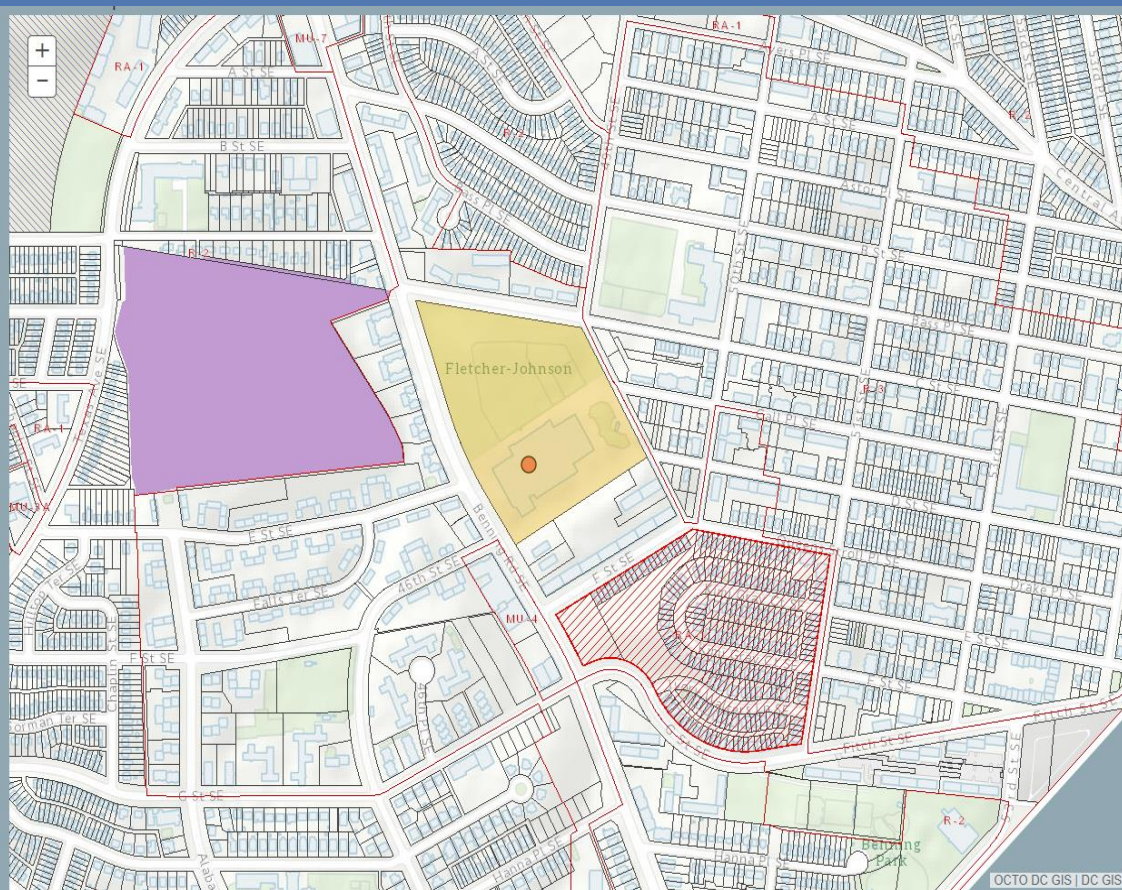
4650 BENNING ROAD SE

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	RA-1
2010 census tract	99.04
2010 census block group	1
2010 census block	1007

No historic resources noted.

Ownership and Taxes

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

2004 photo

Current Zoning

March 5th PUBLIC WORKSHOP

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



SUMMARY OF COMMUNITY INPUT



SUMMARY OF COMMUNITY INPUT

HOUSING:

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

SUMMARY OF COMMUNITY INPUT

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

SUMMARY OF COMMUNITY INPUT

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

SUMMARY OF COMMUNITY INPUT

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

SUMMARY OF COMMUNITY INPUT

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

SUMMARY OF COMMUNITY INPUT

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

