

Public Meeting: Fletcher-Johnson Redevelopment

Date: August 26, 2026
Time: 6:30-7:30 PM

Development Partners: District of Columbia

Developer 1: District Hospital Partners, LP
(George Washington University Hospital)

Developer 2: Gragg Cardona Souadi Development



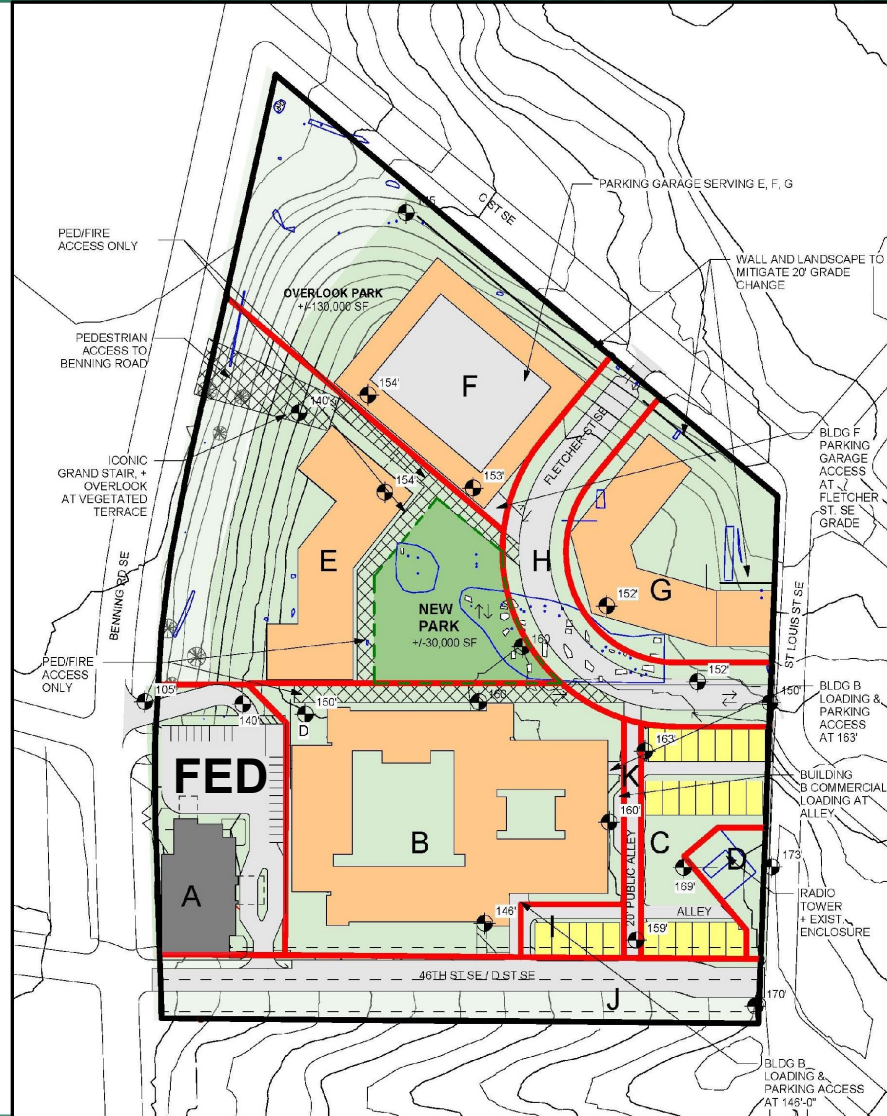
THE GEORGE WASHINGTON
UNIVERSITY HOSPITAL



GOVERNMENT OF THE
DISTRICT OF COLUMBIA
MURIEL BOWSER, MAYOR

Fletcher-Johnson Redevelopment

- **Address:** 4650 Benning Rd, SE, Washington DC
- **Developer 1:** District Hospital Partners, LP
(George Washington University Hospital)
- **Developer 2:** Gragg Cardona Souadi Development
- **Development Program:**
 - Approx. 13,000 SF Freestanding Emergency Department (FED)
 - 780 Residential (Multifamily)
 - 21 Townhomes
 - 45,000 SF of commercial space,
 - New public park, and
 - Parking spaces
- **Project Status:**
 - Infrastructure Construction Start: Second Quarter 2025
 - Infrastructure Construction End: Third Quarter 2029
 - FED Construction Start: First Quarter 2027
 - FED Construction End: Third Quarter 2028
 - Phase 1 Construction Start: Fourth Quarter 2028
 - Phase 1 Construction End: Fourth Quarter 2032



Fletcher-Johnson Redevelopment – DGS Construction

DGS Updates:

- Construction Scope:
 - Hazmat Abatement of the School building
 - Partial demolition of the School building
 - Public infrastructure Construction:
 - Site grading
 - New 46th/D Street
 - Benning Road intersection upgrade with new traffic signals
 - St. Louis Street utility upgrades and roadway improvement
 - New Fletcher-Johnson Street with C Street intersection
 - New public park
- Abatement of School building Second Quarter 2025
- Partial demolition of the School building completed Third Quarter 2026
- Parcel A construction start: Fourth Quarter 2026
- Parcel A construction end: Third Quarter 2027
- Roadway construction start: Fourth Quarter 2026
- Roadway construction end: Third Quarter 2029



Fletcher-Johnson Redevelopment – Developer 1

Developer 1 Updates:

District Hospital Partners, LP (George Washington University Hospital)

- Freestanding Emergency Department Facility:
 - Approx. 13,000 SF Freestanding Emergency Department (FED)
 - 14 patient exam rooms, CT, X-Ray, and Laboratory Services will be provided.
 - The FED will be open 24/7
- Current Design Status:
 - Commencing site due diligence and project design.
- FED Construction Start: First Quarter 2027
- FED Construction End: Third Quarter 2028
- Public Benefits:
 - Convenient 24/7 access to emergency medical care.
 - Outpatient laboratory and imaging services will be provided.



Fletcher-Johnson Redevelopment – Developer 2

Phase	Parcel Name	Use Type	Approx. Residential Count
1	Parcel B	Senior Housing and Community Serving Retail	300
	Parcel E	Multifamily Housing and Community Serving Retail	
2	Parcel C & I	For Sale Townhomes	25
	Parcel D	Park	-
	Parcel F	Multifamily Housing	475
	Parcel G	Multifamily Housing	
TOTAL			800

Phase 1 Schedule

- Construction Target Start – Fourth Quarter 2028
- Construction Target Completion – Fourth Quarter 2032

Community Benefit Recap

- Development of approx. 775 multifamily apartments and 25 town homes.
 - Including approx. 232 affordable apartment units and approx. 8 affordable town homes.
- Delivery of new public green space.
- Creation of approx. 45,000 square feet of neighborhood-serving retail and commercial space.
- Commitment to parking resources adequate to support residential and commercial uses.
- Business opportunities and compliance with CBE requirements.
- Job opportunities and compliance with First Source requirements.
- Generate new tax revenue for the District.
- Ongoing community engagement and updates on development progress.