

FLETCHER-JOHNSON @ THE PARK

ANC 7E Community Update Meeting
07/08/2024

FLETCHER-JOHNSON COMMUNITY PARTNERS
PURPOSE DRIVEN REAL ESTATE AND COMMUNITY INVESTMENT



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TONIGHT'S CONVERSATION

- COMMUNITY ENGAGEMENT - VISION
- PROPOSED MASTER PLAN UPDATE
- MAP AMENDMENT PROCESS



COMMUNITY ENGAGEMENT - VISION HISTORY AND GOALS

Fletcher Johnson, as one of the initial seven OUR RFP solicitations, heavily relied on community input to shape the foundation of the RFP and our original development proposal. The Development Team thoroughly reviewed and utilized the publicly available Fletcher-Johnson redevelopment documents, which captured the insights and aspirations of the Marshall Heights and greater Ward 7 communities regarding the future of the campus. Moving forward, we are committed to maintaining a consistent and transparent engagement process throughout the redevelopment of the campus.

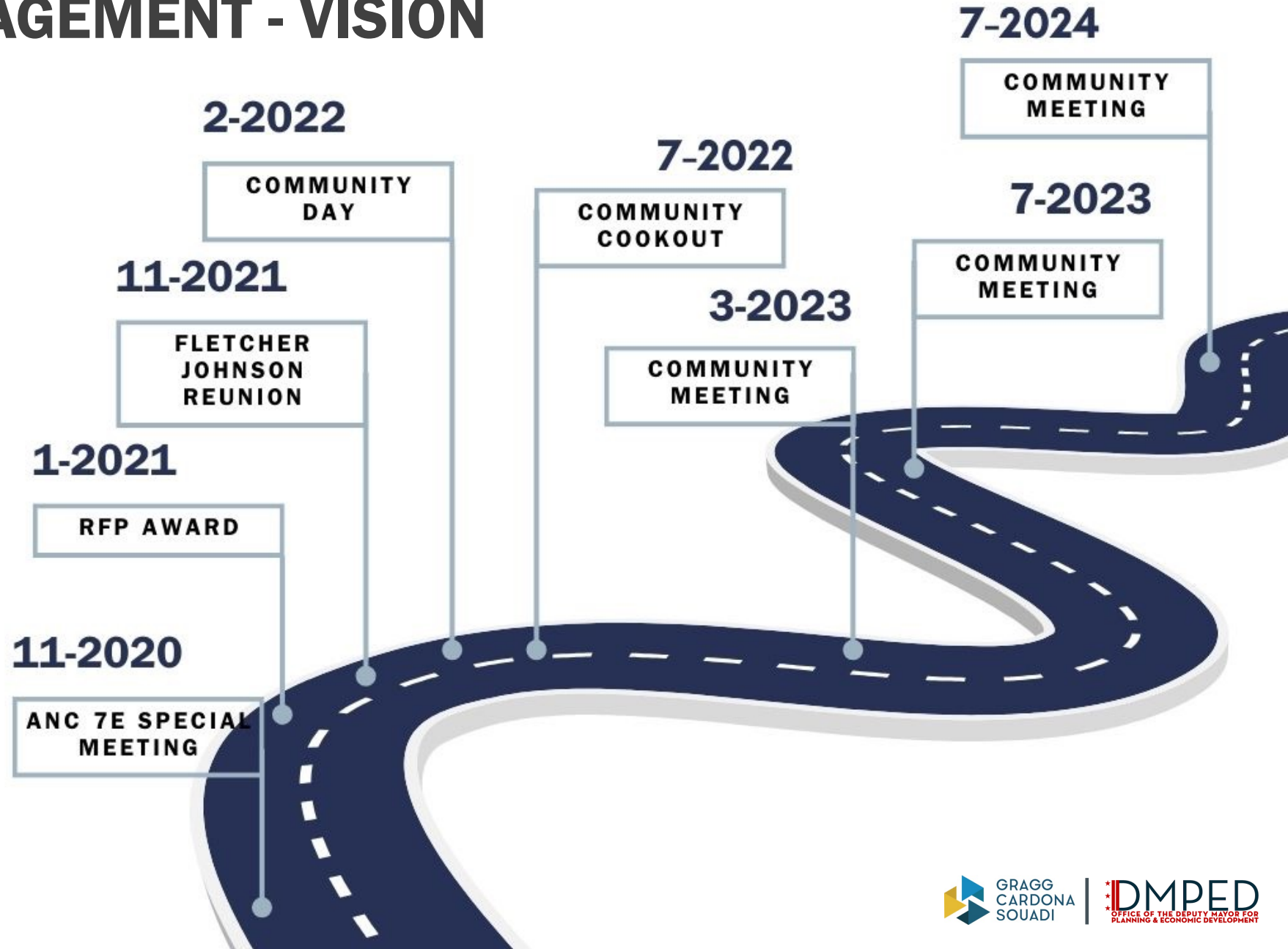
Community Engagement included:

- Fletcher-Johnson Public Surplus Hearing
- Fletcher-Johnson Community Presentations
- Fletcher-Johnson OUR RFP 1st Workshop
- Fletcher-Johnson OUR RFP 2nd Workshop
- Fletcher-Johnson OUR RFP Voting Boards
- Fletcher-Johnson OUR RFP Tables

COMMUNITY ENGAGEMENT - VISION RECAP

The proposed development concept incorporated the mix of uses and prioritized elements from the community input meetings and documents.

Post Selection by DMPED, Fletcher Johnson Community Partners continued the engagement process to include the Ward 7 Councilmember's Office, Fletcher Johnson Task Force, Marshall Heights Community Development Organization, Alumni students of Fletcher Johnson, Marshall Heights Civic Association, and area residents.



COMMUNITY ENGAGEMENT - VISION

The Community's Vision has included the following elements as the top priorities in the campus redevelopment

- a. Housing
- b. Healthcare
- c. Commercial Retail
- d. Public Space
- e. Community Amenities
- f. Sustainability
- g. Arts & Cultural Values

The Development Team is committed entering into a Community Benefits Agreement to effectuate the community's vision



PROPOSED MASTER PLAN UPDATE

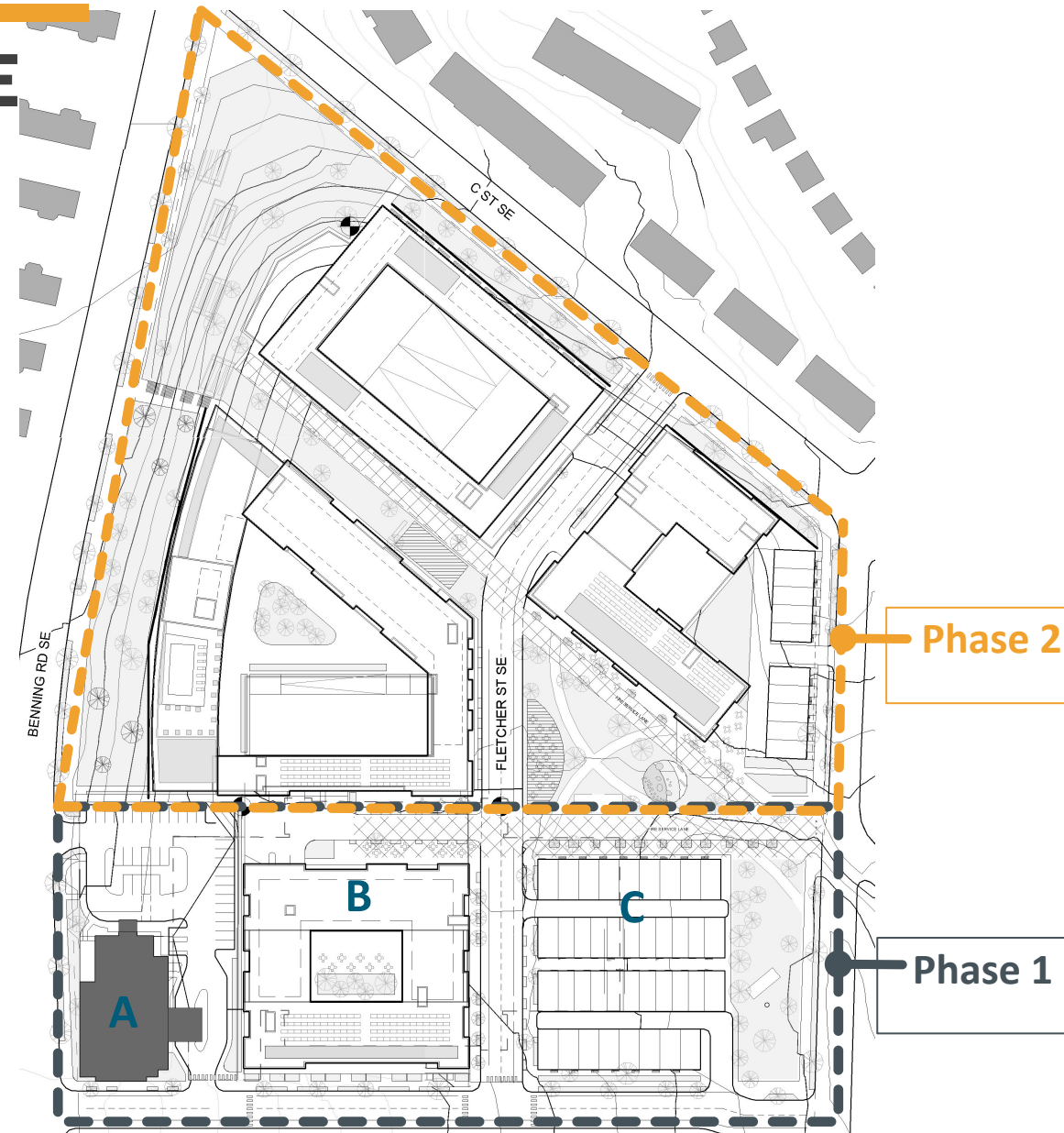
OVERALL PROGRAM

Phase 1 Program

- Freestanding Emergency Department – Universal Health Services
- Senior Housing
- Community Serving Retail
- For Sale Townhomes

Phase 2 Concept

- Multifamily Rental Housing:
 - Seniors
 - Families
- Community Serving Retail and Amenities
- Parks and Open Spaces
- For Sale Townhomes



PROPOSED MASTER PLAN UPDATE

PROGRAM SUMMARY

Parcel Name	Use Type	Approximate Total Residential Unit Count
Parcel A	Freestanding Emergency Department – Universal Health Services	
Parcel B	Senior Housing & Community Serving Retail	
Parcel C	For Sale Townhomes	
Phase 1 Program		200
	Multifamily Rental Housing - Families & Seniors	
	Community Serving Retail & Amenities	
	Parks and Open Spaces	
	For Sale Townhomes	
Phase 2 Concept		700



PROPOSED MASTER PLAN UPDATE

PHASE I

Parcel A

Freestanding
Emergency
Department –
Universal Health
Services



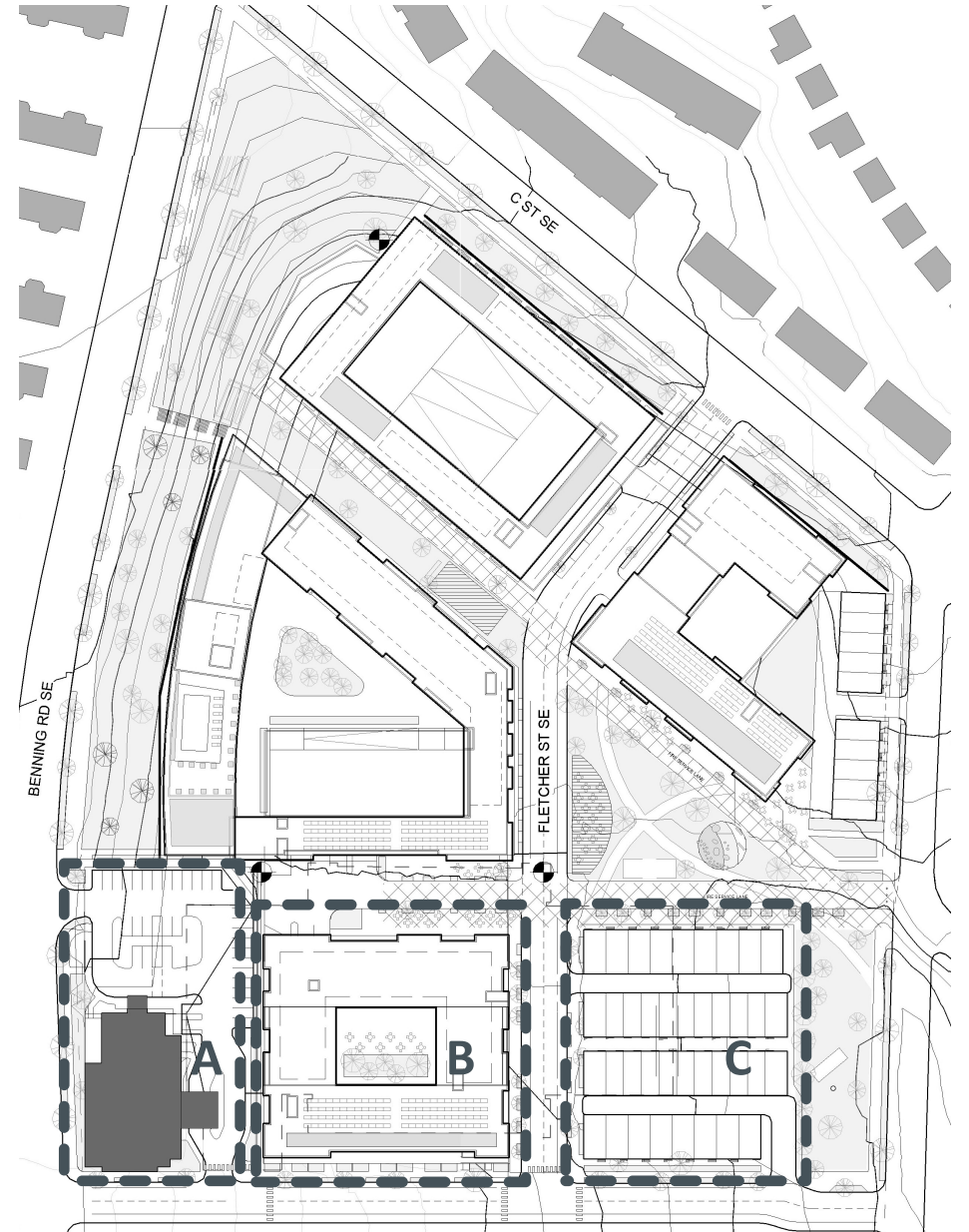
Parcel B

- Parking Garage
- Senior Housing
- Community
Serving Retail



Parcel C

For Sale Townhomes
with Garages and
Direct Access to Park
and Retail Amenities



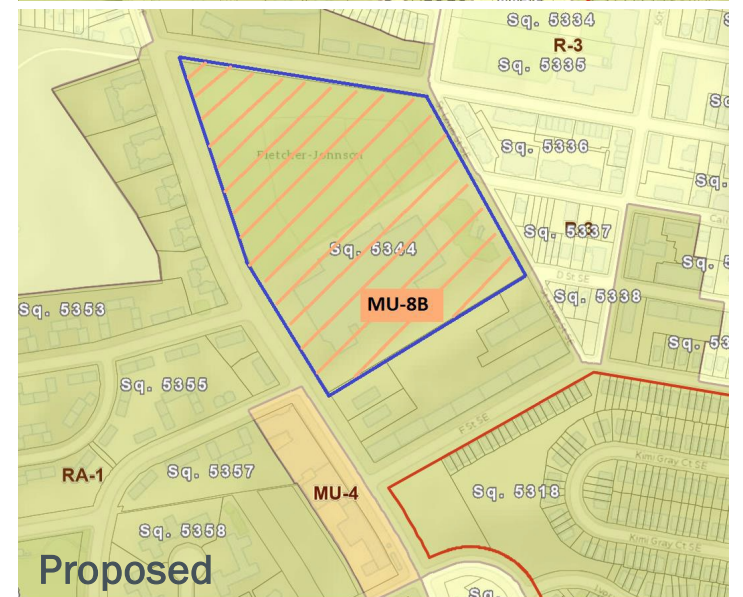
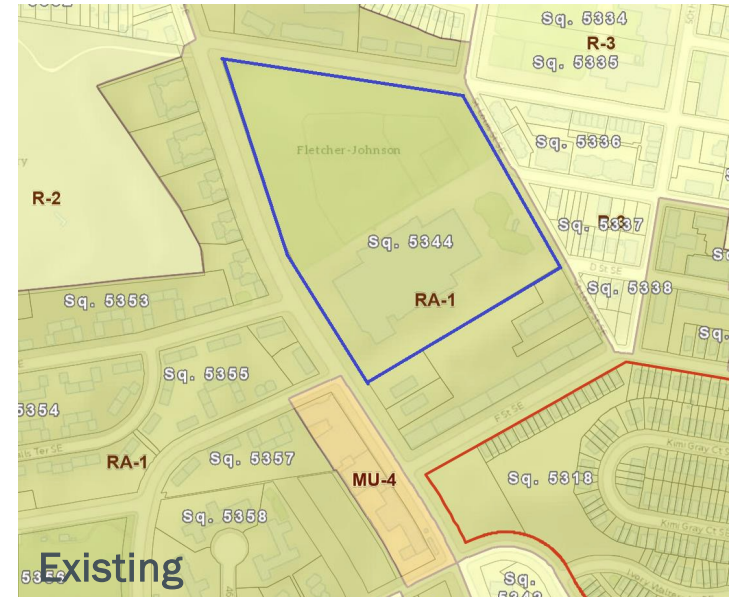
MAP AMENDMENT PROCESS – RECAP

Existing RA-1

The Fletcher Johnson campus is currently zoned low density and would not allow for the mix of uses envisioned by the community for the redevelopment. After consultation with the community, DMPED and Fletcher Johnson Community Partners filed a map amendment application with the Zoning Commission to rezone the campus.

Proposed MU-8B

The proposed rezoning aims to positively impact equity by increasing housing availability, providing affordable housing, and enhancing neighborhood amenities (healthcare, retail, services) and improving the quality of life and addressing food insecurity; while mitigating negative outcomes through careful design and implementation.



MAP AMENDMENT PROCESS – FOCUS ON EQUITY OUTCOMES

The proposed Zoning Map amendment is anticipated to significantly enhance equity as follows:

Healthcare Freestanding Emergency Department: Currently, residents of Wards 7 experience long travel times to receive emergent care. The Fletcher-Johnson FED represents a 20-Million-dollar Investment in the community, providing much needed emergency care to Ward 7 residents, while connecting them to the GW Health network of specialty care

Housing Improvements: Facilitating the redevelopment of the property with a substantial amount of new housing, including a range of housing typologies serving a spectrum of incomes, ages, and family sizes

Retail and Service Amenities: Addressing food insecurity and retail/service deficiencies in neighborhoods east of the Anacostia River, potentially introducing a new full-service grocery store

Community Services: Providing numerous employment, training, and entrepreneurial opportunities through First Source and CBE requirements linked to the District's disposition of the property

These changes align with the District's requirements for public land dispositions and aim to improve overall community well-being and equity

MAP AMENDMENT PROCESS – UPDATE

Progress to date:

- Sept 1, 2023 – Filed 45-day Notice of Intent
- April 11, 2024 – Filed Map Amendment application with Zoning Commission
- June 4, 2024 – Office of Planning filed setdown report with Zoning Commission
- June 13, 2024– Zoning Commission public meeting voted to set down the case for a public hearing

Zoning Steps Remaining:

- File Pre-Hearing submission with Zoning Commission
- ZC public hearing on application and first vote to approve (proposed action)
- NCPC review
- Zoning Commission public meeting and second vote to approve (final action)
- Office of Zoning issues written order

COMMUNITY ENGAGEMENT – NEXT STEPS

- Interim Site Activation
- Zoning Commission Hearing – Public Testimony
- Design Charrettes
- Community Update Meetings
- Public Hearing Regarding Surplus Resolution
- Public Hearing Regarding Disposition Resolution

East River Dog Park Group
-Presents-

Summer Movie Nights
@ #FutureFletcher

Run of Show
7:30 PM- Seating
8:00 PM- Prizes
8:30 PM- Movie

FREE ADMISSION

This Wednesday
June 30:
Toy Story 2

Where:
Fletcher-Johnson Football Field
4650 Benning Rd SE, Washington, DC 20019

Remember:
NO KIDS PERMITTED WITHOUT A GUARDIAN
Bring flashlights, snacks, lawn chairs, blankets, and
your leashed pets!

Our Generous Sponsors:

GRAGG CARDONA PARTNERS
FOUNDATION HOUSING
HallBridge Partners
CARDING GROUP LLC
MHCDO
H2 DESIGNBUILD
Marshall Heights Civic Association
FJTF FLETCHER-JOHNSON TASK FORCE

Contact fjtaskforce@gmail.com for additional information



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THANK YOU
QUESTIONS & DISCUSSION