

Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 7E
Marshall Heights ▪ Benning Ridge ▪ Capitol View ▪ Fort Davis

7E01 – Veda Rasheed
7E02 – Linda S. Green, Vice-Chair
7E03 – Ebbon Allen
7E04 – Takiyah “TN” Tate, Secretary
7E05 – Victor Horton, Treasurer
7E06 – Delia Houseal, Chair
7E07 – Vacant



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RESOLUTION # 7E-20-012
Support the Development of the Fletcher Johnson Project

WHEREAS, Advisory Neighborhood Commissions (ANCs) were created to “advise the Council of the District of Columbia, the Mayor, and each executive agency with respect to all proposed matters of District government policy,” including economic development;

WHEREAS, the government of the District of Columbia by law is required to give “great weight” to comments from ANCs;

WHEREAS, Mayor Muriel Bowser and the Office of the Deputy Mayor for Planning and Economic Development (DMPED) unveiled *DC’s Economic Strategy*, a framework for how Washington, DC will continue its work as an international leader for inclusive economic growth and resilience.

WHEREAS, Ward 7 is in dire need of economic development to maximize the physical, social, cultural and economic well-being of current and future generations. This is evidenced by the fact that many residents must travel long distances for shopping, dining, entertainment and other basic services—oftentimes resulting in tax dollars going to Maryland.

WHEREAS, Within the ANC 7E boundaries, there are several vacant parcels of land that can be used to support mixed-used development projects, which could include retail, large single-family housing, and other amenities to benefit the community. The Fletcher Johnson Site is one such vacant parcel that can be used to spur economic development and provide housing and jobs to residents.

WHEREAS, DMPED recently released a Request for Proposals (RFP) to encourage the redevelopment of the Fletcher Johnson Site and have confirmed the receipt of at least one (1) viable proposal submitted by the Fletcher-Johnson Community Partners (FJCP) (Gragg Cardona Partners in collaboration with Marshall Heights Community Development Organization, Foundation Housing, H2 Design Build and other pertinent partners)

WHEREAS, FJCP presented their plans to redevelop the Site to the community during a Special ANC Meeting, and have committed to attending the next ANC Executive Planning Meeting in the Month of December. Based on the presentation shared, FJCP intends to preserve the historic and

cultural significance of the Site while utilizing the current topography of the Property ensuring it fits seamlessly into the existing over makeup of the neighborhood, while incorporating more green space for recreational activities, hence you have “Fletcher-Johnson @ the Park”. Both the community and ANC 7E Commission supports the proposal submitted contingent upon the continuum of community engagement and the following requirements below:

BE IT RESOLVED:

Advisory Neighborhood Commission (ANC) 7E requests that the DMPED issue the award to FJCP in support of the development of the Fletcher Johnson site. Specifically, ANC7E is only in support of the Comprehensive Plan Amendment Proposal submitted by Gragg Cardona Partners et al., contingent upon the following commitments (including but not limited to):

- The development team will work collaboratively with ANC7E and other pertinent community partners to establish a Community Benefits Agreement (CBA) that specifies the benefits the developer will provide to the community in exchange for the community’s support.
- The development team will continue to collaborate with ANC7E to ensure that community feedback and input is incorporated into the final development plans and that all development is community responsive. Specifically, the Development team will work with DMPED and other public/private partners to:
 - increase the proposed retail density to house at least a medium sized grocery store;
 - ensure the cultural and historical heritage of the SITE is retained (work with the community to provide a list of 50-100 community leaders who have impacted the neighborhood and have their names on the Site once redeveloped);
 - ensure there is a healthy mix of workforce development and market rate housing to support and sustain the future commercial development of the site.
- The development team will comply with the District of Columbia’s First Source Program requirements to include but not limited to, ensuring that at a minimum, 51% of all new hires on the project must be District residents and preferably Ward 7 residents.
- The development team will establish and staff a workforce development/training location within one mile of the development Site.
- The development team will prioritize homeownership opportunities for ANC7E and/or Ward 7 residents by providing unique incentives and/or working collaborative with Ward 7 Community Housing Development Organizations, CBE’s and businesses.

BE IT FURTHER RESOLVED, Advisory Neighborhood Commission (ANC) 7E respectfully requests that the Mayor, members of the District of Columbia (DC) Council, DMPED, and the DC Office of Planning demonstrate its commitment to financially supporting economic development in ANC 7E by establishing incentives (e.g. financial, zoning updates) to support the full and complete development of the Fletcher Johnson site.

ADOPTED by _____ vote at a regular public meeting (notice of which was properly given, and at which a quorum of _____ of the six members was present on December 8, 2020 by a vote of ___5___yes, ___0___no and ___1___abstained.

Delia Houseal, ANC 7E06
Chair

Takiyah "TN" Tate, ANC 7E04, Secretary
Chair of the Fletcher Johnson Taskforce