

July 19, 2024

Terri Thompson, Director
Project Review Branch
State Health Planning and Development Agency
District of Columbia Department of Health
2201 Shannon Place SE
Washington, DC 20020

Dear Director Thompson:

Advisory Neighborhood Commission (ANC) 7E fully supports East End Sub LLC, d/b/a Cedar Hill Regional Medical Center GW Health's (CHPMC) Certificate of Need application to construct a Freestanding Emergency Department (FED) on the corner of Benning Road and 46th Street SE.

CHPMC's CEO, Dr. Anthony Coleman, presented the FED plans at an ANC 7E public meeting two months ago and satisfactorily addressed all questions. It's evident that CHPMC and its parent company, UHS, are committed to establishing an integrated health system to offer top-quality health care to the residents of Wards 7 and 8. Moreover, the FED will improve emergency care accessibility for residents east of the Anacostia River.

In ANC 7E's most recent public meeting, we passed a resolution (attached) in support of a zoning map amendment to allow for our community's expressed priorities—mixed-use development that includes health care services. CHPMC and UHS dedication, to improve the health and welfare of the people in Wards 7 and 8, aligns with the principles of this resolution. The addition of a FED in community will have a positive impact on care coordination and continuity, contributing to the overall quality of care in the District.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to be 'N. Dupee', with a stylized, flowing script.

Commissioner Natasha Dupee, M.Ed., MPH
Chair, Advisory Neighborhood Commission 7E
Single Member District 7E04

Advisory Neighborhood Commission 7E

Resolution Regarding Zoning Map Amendment for Fletcher-Johnson at the Park

Zoning Commission Case No. 24-06

WHEREAS, the Fletcher-Johnson School located at 4650 Benning Road SE closed in 2008, and the campus has been vacant since 2011;

WHEREAS, the redevelopment of the campus provides a unique opportunity to bring the property back to use and to benefit the surrounding Marshall Heights community with new housing and other community-serving uses;

WHEREAS, in 2020, DMPED awarded the redevelopment of the campus to the development team of Fletcher-Johnson Community Partners (FJCP);

WHEREAS, DMPED, FJCP, ANC 7E, and the community have been working collaboratively for multiple years on a redevelopment plan for the campus, and the priorities for redevelopment include housing, health care, retail, and open/recreation space;

WHEREAS, as a result of the collaborative process, FJCP proposes to redevelop the campus with a new mixed-use development with health care services, housing, including affordable housing, retail uses, and park space;

WHEREAS, the redevelopment plan cannot proceed under the campus' current RA-1 zoning, so it must be rezoned to allow some of the proposed uses;

WHEREAS, the Comprehensive Plan's Future Land Use Map designation for the campus is mixed-use medium density residential/medium density commercial/local public facilities, which supports a rezoning to MU-8B;

WHEREAS, the proposed redevelopment plan for the campus, including community agreements with FJCP, is responsive to the community's needs and will result in a project that will provide significant benefits to the community and the District;

WHEREAS, ANC 7E and the community will continue to work with FJCP as the redevelopment plan progresses and proceeds through construction;

WHEREAS, ANC 7E hereby authorizes ANC 7E04 Commissioner Natasha Dupee to represent the ANC before the Zoning Commission in this case; and

WHEREAS, redevelopment of the campus and delivery of its many benefits to the community as quickly as possible is high priority for ANC 7E.

BE IT RESOLVED, that ANC 7E strongly supports Z.C. Case No. 24-06 and urges the Zoning Commission to approve the Zoning Map amendment to allow the redevelopment of the campus to proceed most expeditiously. ANC 7E is satisfied with the engagement, responsiveness, and assurances of FJCP in the redevelopment plan for the campus. In addition to satisfying many of the community's needs and goals, the redevelopment plan, accomplished through a Zoning Map amendment, will advance many of the District's Comprehensive Plan's goals regarding housing (market rate and affordable), transportation, design, community facilities, sustainability, and equity.

ADOPTED at a regular public meeting of ANC 7E on July 9, 2024 in which notice was properly given, with a quorum of 3 of 5 commissioners present, and 3 out of 3 commissioners required to be in attendance to achieve a quorum, established by a vote of 3 YES - 0 NO - 0 PRESENT

ON BEHALF OF THE COMMISSION

Sincerely,

A handwritten signature in dark ink, appearing to be 'Natasha Dupee', written in a cursive style.

Commissioner Natasha Dupee, M.Ed., MPH
Chair, Advisory Neighborhood Commission 7E
Single Member District 7E04