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# Fletcher-Johnson School Reuse Community Development Workshop October 23, 2017



# Meeting Agenda

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- Introductions and DM Niles Remarks
- Fletcher-Johnson History and Site Details
- School Reuse Process
- RFO Schedule
- Market Feasibility Study
- Community Priorities
- Potential Applicant and Partner Q&A
- Discussion

# RFO Development

- In February 2017 DME met with the Ward 7 community to discuss the Request for Offers (RFO) process for Fletcher-Johnson and to discuss its intended reuse as a charter school
- Since February, DME has engaged the Ward 7 community in multiple ways to determine what other uses, in addition to a education function, the community prefers to be at the Fletcher-Johnson site
- The community's priorities will be included in the RFO and eligible entities will be scored on how their proposals align with meeting the community's priorities.

# Community Engagement

- **February 2017** – Community meeting to discuss the school reuse process
- **February 2017** - Reviewed data from community-led online survey
- **April 2017** - Attended ANC 7E meeting to discuss the reuse process and schedule
- **June 2017** - Community meeting to better understand community priorities for reuse
- **Summer 2017** - Conducted Google Survey to gather additional input
- **August 2017** - Attended Ward 7 National Night Out to promote the survey/project
- **September 2017** – Attended ANC 7E meeting to promote additional community engagement meetings
- **October 2017** – Community meeting to provide update on school reuse process

# Feedback from October Meeting

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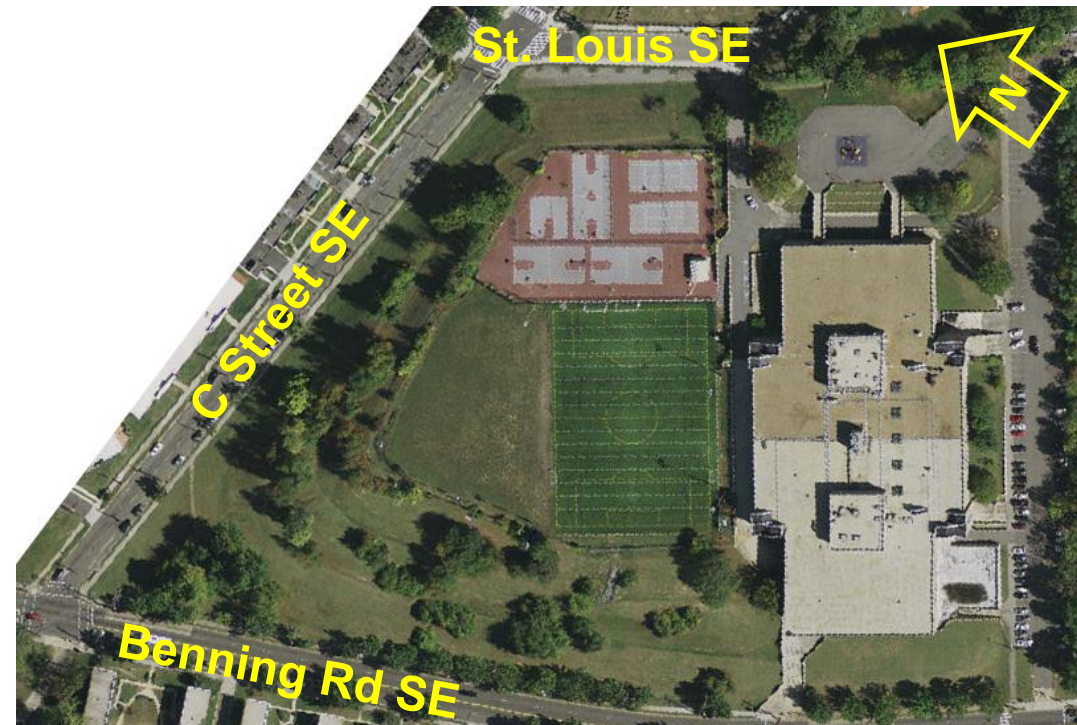
In the October 2<sup>nd</sup> community meeting, requests were made of DME:

- Move the Community Development Workshop to the evening
  - Meeting was moved to tonight, October 23<sup>rd</sup> at 7pm
- Provide a list of questions and answers from the community meetings
  - A Frequently Asked Questions (FAQs) document is available
- Extend the RFO response period to 90 days
  - The RFO response period will be 90 days
- Add a community member to the evaluation panel
  - We are still considering this request

# Fletcher-Johnson History

- Fletcher-Johnson first opened its doors to students in January 1977 and served more than 1,000 students annually until it was closed in 2008.
- The school was named for **Evelyn B. Fletcher and Phillip T. Johnson**, an educator and orthopedic surgeon, respectively.
- The facility also provided additional support services including a early childhood provision, a health center and a community center.
- An RFO was released in 2014; offers were received and evaluated, however no award was made

# Fletcher-Johnson Site Details



- 4650 Benning Road SE
- 306,000 Square foot school building
- 15.26 acre site (including adjacent fields)
- 70' + elevation change across site above Benning Rd SE

# School Reuse Process

## RFO to Award

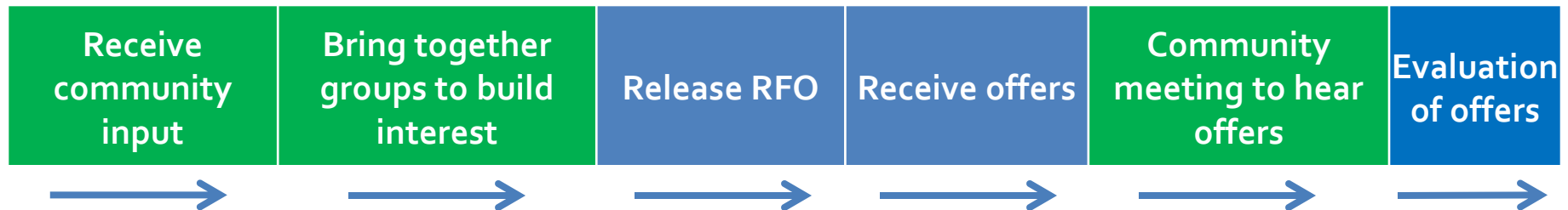


- The school reuse process is outlined in DC Code § 38-1802.09. The process involves the steps listed above.
- For detailed explanation of the School Reuse Process, see
  - [dme.dc.gov/service/reuse-surplus-school-buildings](https://dme.dc.gov/service/reuse-surplus-school-buildings)
- Tonight's Community Development Workshop's aim is to bring together potential applicants, developers, and other potential partners to build interest in the project and to promote partnerships for the reuse of Fletcher-Johnson.



# School Reuse Process

## RFO to Award



- RFO submission period is 90 days
- Applicants will have the opportunity to present their offers to the community
  - Community input will be considered in offer evaluation
- Eligible entities are charter schools and charter incubators, and either may form partnerships with other organizations for the proposal
- Offers are evaluated based on a rubric that will be shared in the RFO

# School Reuse Process

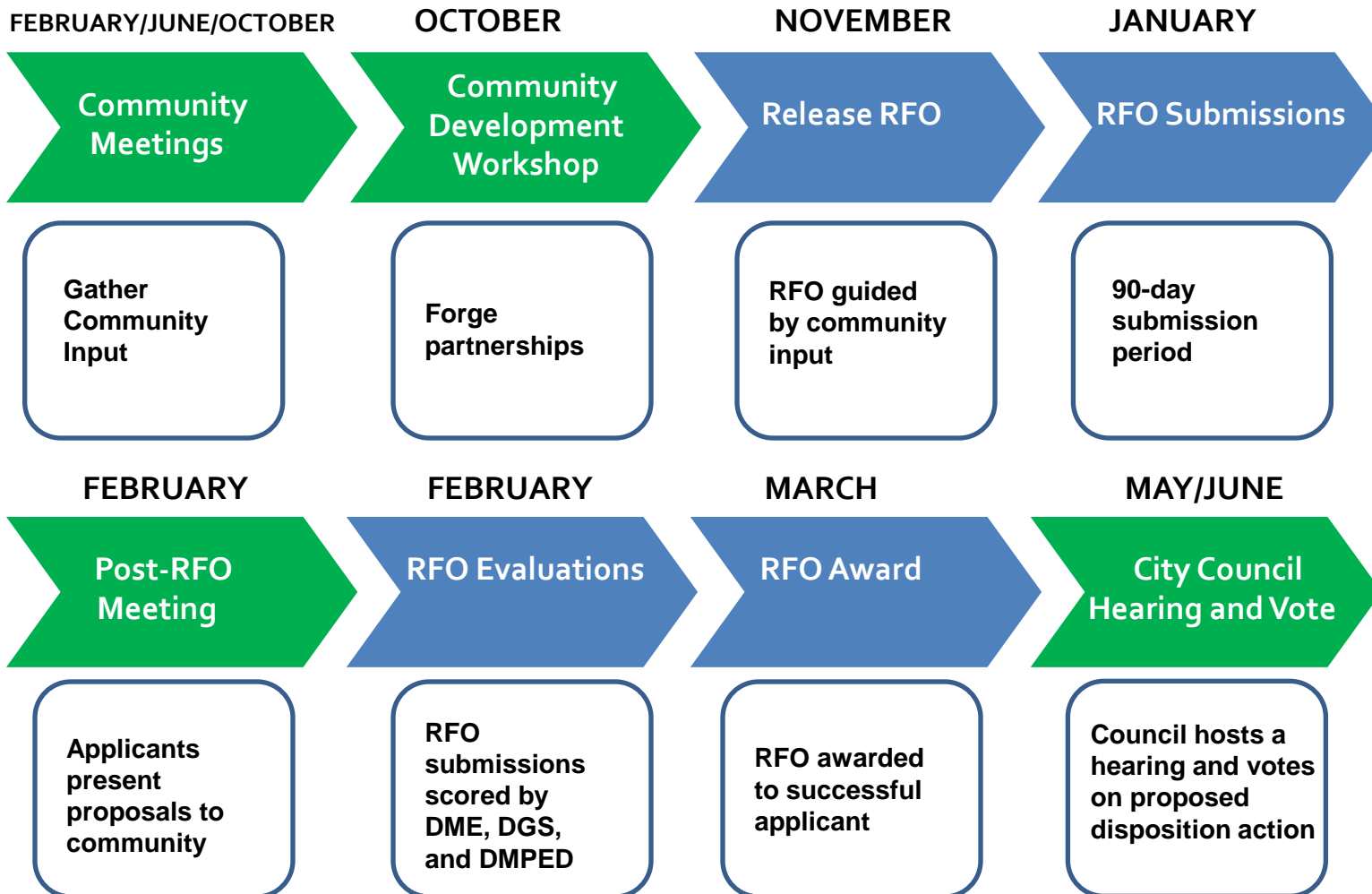
## Award to Lease Execution



- Successful applicant negotiates a letter of intent with Department of General Services (DGS).
- After negotiations, a package of documents is approved by the Mayor's staff and transmitted to City Council
- Council has 90 days for active review which requires a public hearing and a vote by the Council
- After Council approval, the package is sent to the Mayor for approval and then it is sent to US Congress for passive review (does not require a vote)

# Fletcher Johnson RFO Schedule

as of October 23, 2017



# Market Feasibility Study

- Given the significant size of Fletcher-Johnson, the community's desire to complement educational programming with other community benefits, and the that the past RFO process did not result in an award, DME contracted with an independent third-party economic consultant to conduct a Market Feasibility Study of the site and surrounding area.
- The contractor was asked to identify opportunities and constraints surrounding reuse of the site to complement the primary educational purpose to provide community members, charter school applicants, and potential partners with strategic information to develop proposals
- Link to study here: <https://dme.dc.gov/node/1272356>

# Community Priorities

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Based on community working groups and community outreach, the following community priorities for the Fletcher-Johnson site will be included in the RFO for the charter school and charter incubator applicants

- Adult Education or Workforce Development
- Cultural Hub that Supports Art, Music, and Dance
- Ward 7 Residents Involved in Design and Delivery
- Commercial/Retail Space
- Healthcare Access

# Applicant/Partner Q & A

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# Discussion

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# Questions/Contact Information

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Contact:

**Alex Cross**

Office of the Deputy Mayor for Education

[alexander.cross@dc.gov](mailto:alexander.cross@dc.gov)

202-727-9543