

---

# Fletcher-Johnson School Reuse Community Meeting October 2, 2017



# Agenda

---

- Meeting Goals
- Fletcher-Johnson History and Site Details
- School Reuse Process
- RFO Schedule and Next Steps
- Community Priority Survey
- Market Feasibility Study
- Q&A

# Meeting Goals

---

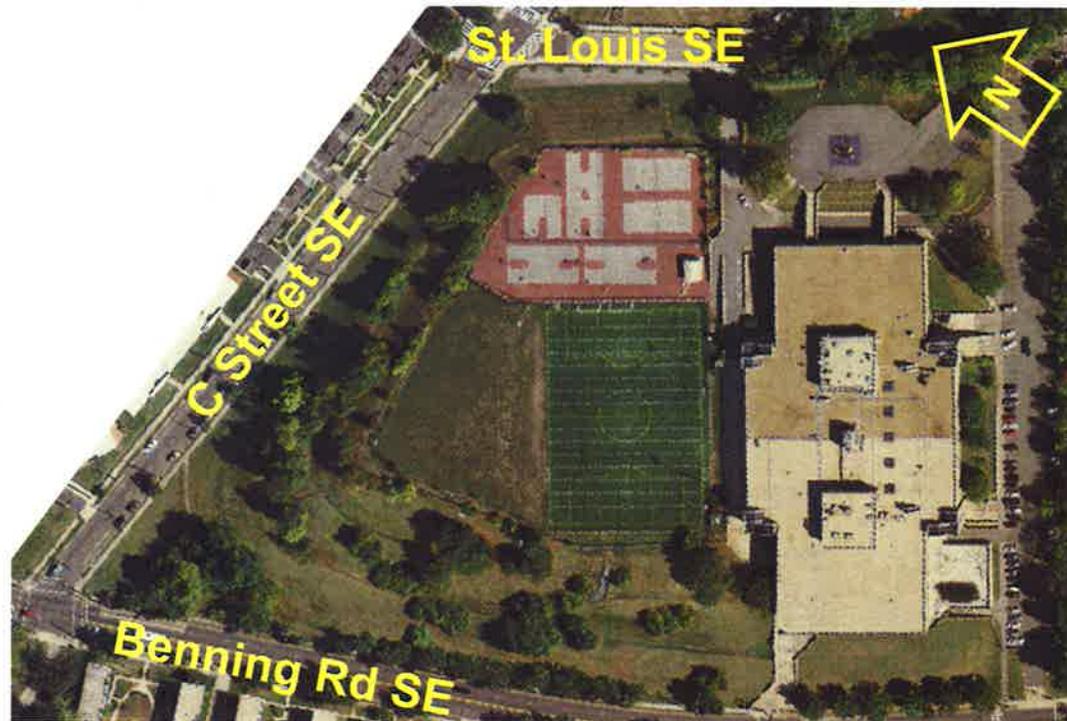
- Ensure the community has information about the school reuse process
- Share next steps in the process and schedule
- Share results from community priorities survey
- Discuss the findings from the Market Feasibility Study

# Fletcher-Johnson History



- Fletcher-Johnson first opened its doors to students in January 1977 and was designed to serve more than 1,000 students from 1<sup>st</sup> grade through 8<sup>th</sup> grade.
- The school was named for **Evelyn B. Fletcher and Phillip T. Johnson**, an educator and orthopedic surgeon, respectively.
- In addition to educating Ward 7 youth, the facility provided additional support services including a health center and community center.
- Fletcher-Johnson closed in 2008, though a portion of the building was previously leased to a public charter school and then used as a swing space for HD Woodson HS during its modernization.

# Fletcher-Johnson Site Details



# 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

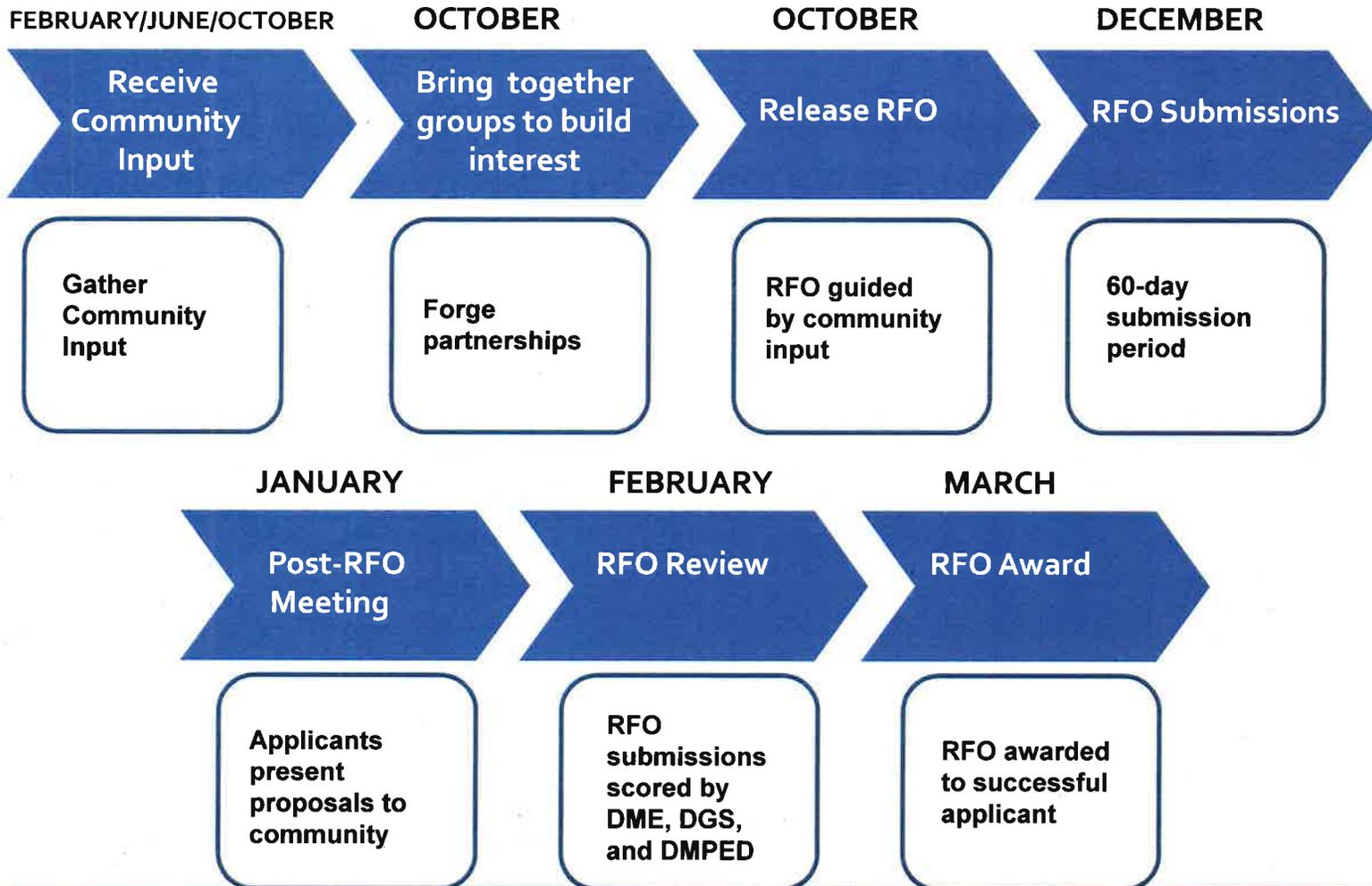
# School Reuse Process



- 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](http://dme.dc.gov/service/reuse-surplus-school-buildings)
- DC Code requires that the District receives offers for reuse on surplus school buildings from charter schools before any other offer.

# Fletcher Johnson RFO Schedule

as of October 2, 2017



# Community Engagement in the RFO Process

---

Receive  
community  
input

- A successful RFO for Fletcher Johnson will be informed by input from the community.
- DME has sought community input in multiple ways since February
  - Held Community Meetings
  - Released Surveys
  - Attended ANC Meetings
- Community members will also have an opportunity to hear applicants' proposals in person after proposals are received in December.

# Community Engagement

---

Receive  
community  
input

- **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

# Community Priority Survey Results

---

Receive  
community  
input

## Priorities in order of community preference\*:

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

\*Based on 53 Google Survey responses + 50 Community Meeting survey responses

# School Reuse Process



- 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](http://dme.dc.gov/service/reuse-surplus-school-buildings)
- DC Code requires that the District receives offers for reuse on surplus school buildings from charter schools before any other offer.

# Community Development Workshop

---

Bring together groups to build interest

- The goal of the Workshop is to facilitate the development of partnerships and networking among potential applicants.
- DME will present community priorities and the school reuse process.
- There will not be presentations made by potential applicants.
- No decisions regarding the reuse of Fletcher-Johnson will be made.
- We will ask the following questions to stimulate networking:
  - How do your goals for the project align with community's priorities for the site?
  - What kind of partner do you need to bring your project to fruition?
  - How much space are you seeking at Fletcher-Johnson?
  - What is your timeline to begin operations?

# Community Development Workshop

---

Bring together  
groups to build  
interest

- Tuesday, October 10<sup>th</sup>
- 9:00am – 11:00am
- Nationals Youth Academy, 3675 Ely Pl SE
- RSVP at [fletcher-johnson\\_workshop.eventbrite.com](https://fletcher-johnson_workshop.eventbrite.com)
- Agenda
  - 9:00 – 9:45 - Networking
  - 9:45 – 10:10 - DME Presentation
  - 10:10 – 10:40 - Questions and Answers
  - 10:40 – 11:00 - Networking

# Market Feasibility Study



- DME partnered with an independent third-party economic consultant to conduct a Market Feasibility Study of the site and surrounding area.
- The consultant was asked to identify opportunities and constraints that may arise when repurposing Fletcher-Johnson for an education use as well as for community benefit.
- The consultant analyzed opportunities and constraints for priorities identified by the community and other uses:
  - Workforce Training and Development
  - Community and Cultural Hub
  - Retail
  - Housing

# Market Feasibility Study:

## Opportunities and Constraints

---



- Workforce Training and Development
  - Opportunities
    - The building provides an opportunity for co-working and maker space to partner with adult education and workforce training providers
    - The space can also be used by entrepreneurs, tech firms, and small businesses
  - Constraints
    - The area is not yet known as a destination for small firms or maker space
- Community and Cultural Hub
  - Opportunities
    - The floorplan of the school and the existing auditorium provide a great opportunity for a community hub as well as space for music and dance

# Market Feasibility Study:

## Opportunities and Constraints

---



- Retail

- Opportunities

- The reuse of the site may drive the opening of cafés, groceries, and other local amenities to serve the nearby population

- Constraints

- The site has limited traffic exposure compared with nearby major intersections which may hinder retail growth

- Housing

- Opportunities

- The site can provide mixed-income housing for senior citizens, empty nesters, and young families

- Constraints

- The high cost of housing development and recent sales prices may discourage investment

# Questions/Contact Information

---



Contact:

**Alex Cross**

Office of the Deputy Mayor for Education

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

202-727-9543