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 1st grade through 8th 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

OFFICE OF THE DEPUTY MAYOR FOR EDUCATION
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

<table>
<thead>
<tr>
<th>Receive community input</th>
<th>Bring together groups to build interest</th>
<th>Release RFO</th>
<th>Receive offers</th>
<th>Community meeting to hear proposals</th>
<th>RFO Award</th>
</tr>
</thead>
</table>

- 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

- 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

February/June/October:
- Receive Community Input
  - Gather Community Input

October:
- Bring together groups to build interest
  - Forge partnerships

October:
- Release RFO
  - RFO guided by community input

December:
- RFO Submissions
  - 60-day submission period

January:
- Post-RFO Meeting
  - Applicants present proposals to community

February:
- RFO Review
  - RFO submissions scored by DME, DGS, and DMPED

March:
- RFO Award
  - RFO awarded to successful applicant
Community Engagement in the RFO Process

- 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

- **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

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

- DC Code requires that the District receives offers for reuse on surplus school buildings from charter schools before any other offer.
Community Development Workshop

- 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

- Tuesday, October 10th
- 9:00am – 11:00am
- Nationals Youth Academy, 3675 Ely Pl SE
- RSVP at 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
Contact:

Alex Cross
Office of the Deputy Mayor for Education

alexander.cross@dc.gov
202-727-9543