

7E01 –Dawn Cook
7E02 – Aaron Harris
7E03 – Gail Perkins
7E04 – Natasha Dupee, Chair
7E05 – Vacant
7E06 – Ravi Perry
7E07 – Celeste Kato



Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 7E
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ADVISORY NEIGHBORHOOD COMMISSION 7E PUBLIC MEETING MINUTES

Tuesday, March 10, 2026---Virtual and In-person

6:00 pm

PLEASE NOTE: In compliance with Roberts Rules of Order Newly Revised, 11th Edition, Section 48, page 468, the minutes of Advisory Neighborhood Commission 7E are a record of the actions taken by the Commission, not a record of what people said during the meeting. Accordingly, comments made by commissioners or members of the public are not recorded in detail for the purposes of these minutes.

CALL TO ORDER: Meeting was called to order at **6:23 PM** by **Chair Dupee**

ROLL CALL: 7E01 -- Dawn Cook; 7E02 -- Aaron Harris; 7E03 -- Gail Perkins; 7E04 -- Natasha Dupee; 7E05 -- VACANT; 7E06 -- Ravi Perry; 7E07 -- (Absent: Emergency) Celeste Kato

5 Commissioners were present -- 7E01, 7E02, 7E03, 7E04, 7E07

ADOPTION OF MEETING AGENDA: Motion to approve agenda with amendment to add FY25 Q3 (corrected) and Q4 quarterly financial reports. Approved: 5 Y – 0 N

PRESENTATIONS

1. Fletcher Johnson Campus Redevelopment Update

Presenters: Latrena Owens and Ketan Gada (Deputy Mayor's Office of Planning and Economic Development / DMPED); Renee Holmes (Department of General Services / DGS); Sean Applegate (District Hospital Partners / GW University Hospital); Oussama Souadi (Gragg Cardona Souadi Development)

Project Overview (DMPED – Ketan Gada):

- Fletcher Johnson is a ~15-acre former middle school site undergoing redevelopment following a surplus process
- Two development partners selected via RFP: (1) District Hospital Partners LP for Parcel A (freestanding emergency department); (2) Gragg Cardona Souadi Development for the remainder of the site
- DMPED owns the land; DGS manages public infrastructure construction

DGS Scope and Timeline (Renee Holmes / Ketan Gada):

- District will build all public infrastructure, including new public rights-of-way and alleys: 46th Street rebuild, new Fletcher Johnson Street (internal), connections between 46th and Benning Road, and between 46th and St. Louis

- Partial demolition of school building completed (abatement and demolition began Q2–Q3 2025); remainder of school building to be repurposed for senior housing by Developer 2
- Construction on grading and street infrastructure to begin Q1 2027
- Projected full infrastructure completion: Q1 2029

Freestanding Emergency Department – Parcel A (Sean Applegate):

- ~12,000 sq ft facility with 14 private exam rooms
- Services: CT, X-ray, and full laboratory; open 24 hours a day, 365 days per year
- Site due diligence and design underway; permits and approvals in progress
- Construction start: Q1 2027; projected completion: Q3 2028
- Will be the first freestanding emergency department in Ward 7, estimated to reduce emergency access time by 10–15 minutes for Ward 7 residents

Residential and Mixed-Use Development – Remaining Parcels (Oussama Souadi):

- Phase 1 (Parcels B and E): Senior housing, multifamily housing, and community-serving retail — approximately 300 units; construction start targeted for Q4 2028; projected Phase 1 completion Q4 2032
- Phase 2 (Parcels C, I, F, and G): For-sale townhomes and approximately 475 additional multifamily units; central park retained
- Total: ~780–800 units across the site; 30% affordable housing required (30% and 50% AMI)
- Retail target: ~45,000 sq ft, including potential grocer; community charrettes planned for individual building design phases
- Developer has partnered with Marshall Heights Community Development Organization (MHCDO)

Community Benefits Summary (Ketan Gada):

- 24/7 freestanding emergency department (first in Ward 7)
- Senior housing, mixed-income multifamily housing
- ~1,200 construction-phase jobs across both phases; ~150 permanent full-time equivalent positions
- CBE subcontracting requirement: 35% (floor); developer committed to exceeding
- First Source requirements for local hiring apply

DGS Request – Extended Work Hours:

- DGS requested ANC support for extended/night work hours beginning Q1 2027
- Proposed hours: two shifts; second shift approximately 9:00 pm – 3:00 am, Monday through Friday
- Work primarily on Benning Road to minimize neighborhood disruption
- Community outreach on extended hours has not yet occurred; DGS committed to outreach prior to submitting application
- Community concerns were raised regarding outreach, communication to all commissioners and constituents, subcontracting demographics, and project timeline transparency. DMPED

committed to quarterly updates at ANC meetings and responsiveness to commissioner inquiries.

2. Councilmember Felder's Office

Presenter: Mary Tonaway, Constituent Services (covering for Shama King)

- Councilmember Felder is now Chair of the Subcommittee on Local Business Development; performance oversight hearings for DSLBD and DOES recently completed; budget season underway
- Two additional RFK Redevelopment community meetings this month: March 24 (at DOES) and March 28 (at St. Coletta), hosted by the Office of Planning
- Office hours: First Friday of each month at Denny's on Benning Road; April 3, 10 am–12 pm
- Ward Wednesdays: Constituent services at DGS office, Wednesdays 9:30 am – 5 pm (Letitia available)
- Upcoming town halls: Education town hall (date TBD); Youth town hall planned for May
- Community cleanup events being planned in response to increased illegal dumping; targeted at known hotspots across ANCs
- 7E-specific updates: DPW addressing trash/illegal dumping on Hanna Place; street sweeping restarted (signs-posted streets start April 1); East Capitol dirt pile/sand mound removed

Contact: ward7@dccouncil.gov | 202-724-8068

3. Lead Free DC – DC Water

Presenter: Sean Moore, DC Water

- Lead Free DC program has replaced approximately 11,500 lead service lines to date
- ~40 blocks currently in various phases of construction; a number of blocks below 30% sign-up rate
- Commissioners to receive a block-level list to assist with outreach
- Residents encouraged to check their service line material at DCWater.com/lead (lead map available by address) and sign up for the program
- Presentation materials to be distributed by Commissioner Dupee

4. Executive Office of the Mayor – Ward 7 MOCR

Presenter: Amber Wright, Ward 7 Liaison

- DC TAG: Starting the 2026–27 school year, award increases from \$10,000 to \$15,000 for students attending DC public colleges; over 4,500 students approved this year

- Potomac Interceptor: E. coli testing began March 2nd; advisory to avoid contact with the Potomac River lifted as of the prior Friday; drinking water was not affected
- DPR Spring Programming: Aquatics and other spring programs now open for registration at DPRPrograms.com; spring break camps available
- DPW: Street cleaning resumed March 2nd (through October 30); last Christmas tree pickup completed
- Mayor Bowser Summer Youth Employment Program application deadline was last Friday; 6-week program, 29 working days
- Community Events:
 - Saturday, March 14, 2026: DPW Special Waste Event and MOCR Community Roll-Off, Fields at RFK Campus, Lot 8, 8 am – 2 pm (e-cycling, bulk trash, shredding, hazardous waste)
 - Following Saturday: Black Family Wellness Expo at Kenilworth Recreation Center

Contact: Amber Wright, Ward 7 MOCR Liaison (contact info shared in chat)

TREASURER'S REPORT

Presenter: Commissioner Dawn Cook (7E01)

- Previous balance: \$61,575.91
- Disbursements (January–February): \$41.34 (MailChimp)
- Current balance: \$61,534.57

OFFICIAL ACTIONS

Motion 1 – Certify FY2025 Budget (prior commission): Commissioner Cook moved to certify the FY2025 budget from the prior commission, which had been voted on but not uploaded to the OANC portal. Motion seconded. Vote: 4 Y (7E01, 7E03, 7E04, 7E06) – 1 N (7E02). Motion carried.

Motion 2 – Approve Proposed FY2026 Budget: Commissioner Cook moved to approve the proposed FY2026 budget for submission to OANC. Motion seconded. Vote: 3 Y (7E01, 7E03, 7E04) – 1 N (7E02) – 1 abstain (7E06). Motion carried.

Motion 3 – Approve Q1 FY2026 Quarterly Financial Report: Commissioner Cook moved to approve the Quarter 1 FY2026 financial report. Motion seconded. Vote: 4 Y (7E01, 7E03, 7E04, 7E06) – 1 N (7E02). Motion carried.

Motion 4 – Defer New Business to April Meeting: Chair Dupee moved to defer new business items to the April 2026 meeting. Motion seconded. Vote: 4 Y – 1 N. Motion carried.

NOTICE FOR THE RECORD

Notice No. 2653-TPA — DDOT-issued notice for disabled residential street parking reservation. Resident has met compliance requirements. No action required by Commission; noted for the record.

COMMISSIONER UPDATES

7E01 – Commissioner Cook: East Capitol Road project ride-along scheduled for March 26, 10 am – 1 pm (planning meeting March 17, 5:30–7 pm at Capitol View Library). Residents encouraged to sign up via QR code or contact 7E01@anc.dc.gov. Concern raised regarding proposed elimination of the Texas Avenue turn off East Capitol.

7E02 – Commissioner Harris: No updates. Encouraged residents to reach out with quality of life concerns.

7E03 – Commissioner Perkins: No updates.

7E04 – Commissioner Dupee: No updates beyond items presented.

7E05 – VACANT

7E06 – Commissioner Perry: Emphasized the importance of women- and minority-owned subcontracting at Fletcher Johnson. Noted DC CBE rate of 37% and called on the development team to meet and exceed hiring goals reflective of Ward 7 demographics (~72% Black).

7E07 – Commissioner Kato: Absent (emergency).

ADJOURN: Meeting adjourned at 8:10 pm by Chair Dupee.

NEXT MEETING: April 14, 2026 at 6:00 pm ET

Prepared by Commissioner Celeste Kato

Approved on: January 27, 2026

Attested by:

A handwritten signature in black ink that reads "Natasha Dupee". The signature is written in a cursive, flowing style. The first name "Natasha" is written in a larger, more prominent script, and the last name "Dupee" follows in a similar but slightly smaller script. The signature is positioned in the lower-left area of the page, below the "Attested by:" text.