

Art Place at Fort Totten: Frequently Asked Questions (Updated as of 10/29/18):

Housing:

Q: How do you plan to fill the new housing units quickly?

A: We plan to utilize an incentives package that is similar to the package that was used at the Modern (Block A). The residential lease up of this building has been very successful.

Q: How will you determine who qualifies for the subsidized artist housing?

A: We will work with the DC Government and local arts organizations to establish criteria regarding eligibility for these units.

Q: What will the bedroom mix of the residential component of Block B be?

A: We are still early in the planning process, but are undertaking a market study to guide this determination and ensure that we offer a housing mix that meets the expected market demand.

Q: Will the artist housing be for living or studio?

A: The artist housing will be for both living and studio purposes.

Q: Will there be subsidized units other than the artist housing?

A: The Zoning Commission's approval of the overall Art Place Fort Totten project required the creation of 171 subsidized housing units. The development of Block A, the Modern, includes 140 subsidized units and the creation of the 30 artist units in Block B will satisfy the total affordable housing requirement for the Art Place at Fort Totten project.

Family Entertainment Zone:

Q: Is the FEZ supposed to be an attraction like the Kennedy Center but for families with children, or a David and Busters?

A: The lead tenant for the FEZ will provide interactive, experiential, awe-inspiring, entertainment activities targeted primarily to tweens, teens, young adults, thirty-somethings and families. They are remarkably successful.

Q: Will the structure have a digital billboard on the outside facing the residents' homes located across the street at night making it hard for residents to sleep?

A: The FEZ is designed to be innovative and engaging and will contain a variety of activities, including integrated art, which may be illuminated. We will work with the community to assure that proper limitations will be placed on any illumination coming from the project so that adjacent residential properties are not adversely impacted.

Q: Will the top of the entertainment zone be open and accessible to the public or for additional entertainment space?

A: There will be no public access to the roof of the building. The roof of the building will include significant areas of green roof and the only access that will be provided to the roof will be for general maintenance purposes.

Q: Will the FEZ have space for music, theater, comedy and other types of shows for adults in the evening?

A: While the specific details of additional activities are being developed, the goal of the cultural and artistic offerings at Art Place Fort Totten is to offer different types of activities at different times of the day. We plan to have the space programmed throughout the day, with different offerings for children, young adults and adults.

Q: Will there be a movie theater, playground, or splashpark?

A: No, but there will be a variety of interactive activities for children and adults offered at both the children's museum and the FEZ.

Q: Will the public be able to reserve space for private functions?

A: The ultimate programming for the FEZ is still being determined. However, we expect that private functions may be held from time-to-time.

Children's Museum:

Q: Which children's museum is committed to this space?

A: Explore! More information is available on their website:
<https://www.exploremuseum.org/>

Q: Will the children's museum offer a neighborhood discount or be free to children?

A: The Cafritz Foundation is committed to encouraging and improving arts and humanities education in the city. The pricing of the museum is still under development, as the overall project is in early stages.

Q: Why was the children's museum size reduced?

A: We found a potential tenant that provides many of the interactive, experiential awe-inspiring entertainment activities that were initially contemplated to be a part of Explore!.

Q: What will be the theme and focus of Explore since now there is a Children's Museum in Downtown DC at the Reagan Building?

A: Programming for Explore! is under development however, the temporary Explore! installation at the National Museum of American Art and Portrait Gallery as well as the Explore! bus provide some insight to the educational oriented theme and focus of Explore!

Q: What will differentiate this space from the FEZ?

A: The two locations will have complementary activities. The children's museum may also host festival-type events, for example petting zoos, musicians, book giveaways with authors visiting, and puppet shows.

Q: What is the target age of children it will serve?

A: Infants to age 8.

Grocery:

Q: Who will be the grocery tenant?

A: We are currently in final lease negotiations with a grocery store operator. However, that grocery store has requested that we wait to disclose its identity until it makes an announcement later in the year, around Thanksgiving.

Q: Will the grocery store sell beer and wine?

A: We understand that the community is concerned about some types of alcohol sales. The grocery store will not be a convenience-store-style establishment, but rather a full service grocer. We expect that they will seek the appropriate license to sell beer and wine.

Q: How large will the grocery store be? Why was the originally proposed grocery store size reduced?

A: The store will be approximately 24,000 square feet. The size of the grocery store has been reduced due to the construction and operation of a full-service grocery store operated by Walmart approximately 3 blocks from the Property.

Food Court:

Q: What types of food will be offered? What will be the nature of the food court? Will there be outdoor seating?

A: The food court is planned to be similar to the offerings at Union Market. The food hall will provide an opportunity for food and beverage establishments (including some that may sell alcohol) to open on a smaller scale and with less risk to food and beverage operators. The number of food and beverage establishments to be included in the food hall is still under consideration, but outdoor seating along Ingraham and 4th Street is expected. We hope to include establishments that offer food at a variety of price points.

Retail Space:

Q: What types of retailers are you envisioning?

A: We hope to attract tenants who emphasize "experiential" retail or athletic/game activities which are complementary to the entertainment and cultural tenants who we are currently negotiating leases with.

Q: Have any retailers indicated interest?

A: Yes, we are currently in negotiation with several “lead” tenants.

Q: How often will the community be made aware of the potential retail spaces in have an opportunity to weigh in to ensure they are what we need?

A: We anticipate conducting workshops, similar to those we conducted earlier in 2018, to engage with the community regarding the types of retailers they would like to see in Block B.

Q: Will there be a sit-down restaurant or a neighborhood bar/grill?

A: The retail space along South Dakota Avenue has been designed in a manner that we hope will attract a sit down restaurant.

Q: Will there be incentives for local business to rent?

A: We will continue to work with the community to ensure that local businesses are a part of Block B and envision the food hall in particular as an opportunity for local small businesses to be involved.

Safety:

Q: How well-lit will the path from the Metro be? Will there be a path to South Dakota?

A: The project will create a sidewalk and streetscape along Ingraham Street, from the Metro to South Dakota, which will be well-lit and will also create a vibrant and active atmosphere that will help people feel safe.

Q: Will there be a roving security patrol, if so will it be a 24-hour operation?

A: We are committed to ensuring the safety of all residents, visitors and guests of Art Place Fort Totten. The project is still in its early stages and we will evaluate the most appropriate safety measures as the project develops.

Q: Will there be signage and improved pedestrian crossings at the Ft Totten Metro to direct people safely to and from the Metro entrance who may not be familiar with the area walking paths?

A: The Ft. Totten Metro station property is not part of the Art Place at Fort Totten project. We will convey these issues to DDOT as we continue to meet with them regarding this project.

Q: Will there be a traffic light at the intersections of Ingraham/S. Dakota and Jefferson/S. Dakota?

A: The locations of any new traffic signals are determined by DDOT following extensive study. Those studies are currently underway. The results of those studies will be incorporated into whatever plans result from the PUD process.

Site Design and Landscape:

Q: Why is it necessary to remove the trees along 4th Street -- why not just keep the existing trees? What effort will be made to maintain the trees on South Dakota Avenue between Ingraham and Kennedy Street?

A: It is unlikely that the existing trees located along 4th Street will survive the work necessary to place the overhead utilities underground and construct the underground parking structure. We will take all reasonable steps to maintain as many street trees as possible along South Dakota Avenue.

Q: Would any of the green roof space potentially be opened as green space the public can access? How will stormwater runoff be minimized?

A: While public access to roof terraces is an aspiration of the Foundation, the current design does not anticipate any access to the roof of the building, except for maintenance. Stormwater runoff will be minimized with the introduction of Low-Impact Design (LID) elements throughout the site. The use of pervious paving materials is being reviewed in appropriate locations.

Q: How can we incorporate preserving the wetlands that are along S. Dakota Avenue between Kennedy and Ingraham?

A: There are no plans to maintain the pre-war storm drainage ditch in that area.

Q: Will you coordinate with DC area-based groups (i.e. Casey Trees) on native plantings?

A: The project's civil engineer and landscape architect will be responsive to all proposals for the incorporation of appropriate native plantings in Block B. They have worked with Casey Trees in the past.

Parking and Traffic:

Q: How will cars safely enter and exit mid-block on South Dakota? Will there be a traffic light added, or right turns only?

A: The proposed parking access to the Block B project from South Dakota Avenue is entrance only. At this time, we do not anticipate the need for a traffic light or any turn restrictions at this entrance.

Q: What is the plan for traffic calming and enforcement?

A: We currently are in the process of scoping the traffic study with DDOT. Upon approval of its scope, we will undertake a comprehensive traffic study that will include a traffic management plan. Upon completion of the traffic study, we will share it with the ANC and LRCA well in advance of the Zoning Commission's public hearing in this case.

Q: How can the community give our ideas for the developer's transportation demand management plan?

- A: The traffic study will include a Transportation Demand Management Plan. Suggestions offered by the community at the community meetings will be taken into account along with input from DDOT.
- Q: **Will you ensure the crosswalks are clearly marked for pedestrians and there are sound effects for visually impaired walkers?**
- A: Any new traffic signals will be required to have Accessible Pedestrian Signals (APS) similar to the equipment installed at the South Dakota Avenue/Galloway Street and South Dakota Avenue/Hamilton Street intersections. Accessible Pedestrian Signals and Push Buttons include audible tones and tactile surfaces for pedestrians who are blind or have low vision.
- Q: **Will parking be free on weekends?**
- A: This issue will be fully addressed in the traffic study and TDM plan that will be prepared and submitted to the ANCs and LRCA for comment well in advance of the Zoning Commission's public hearing in this case.
- Q: **Will parking include a limited Lyft/Uber/Ride share zone, with prohibited pickups elsewhere?**
- A: This issue will be fully addressed in the traffic study and TDM plan that will be prepared and submitted to the ANCs and LRCA for comment well in advance of the Zoning Commission's public hearing in this case.
- Q: **To save money on the parking garages we may experience some people looking to park in the neighborhoods within walking distance of the project. Has the developer spoke with the city about plans to mitigate this before it becomes an issue?**
- A: This issue will be fully addressed in the traffic study and TDM plan that will be prepared and submitted to the ANCs and LRCA for comment well in advance of the Zoning Commission's public hearing in this case.
- Q: **Could you provide examples of joint pedestrian-vehicle concepts that have worked well and how this project will avoid any unintended consequences?**
- A: The Wharf in SW DC includes shared pedestrian/vehicular travel lanes. As this project continues to be refined, we will continue to monitor the success of this concept and incorporate appropriate design changes.
- Q: **How will bike riders be accommodated? Is there support for bikes lanes on South Dakota and Riggs, and will there be bike parking on site?**
- A: The project will provide bike parking on site. The traffic study will review the possibility of bike lanes along South Dakota Avenue and Riggs Road.

Q: Can wayfinding signs be added to help pedestrians and bicyclists find their way to and from the Fort Totten Metro station and Metropolitan Branch Trail (opening January 2020)?

A: The Ft. Totten Metro station property is not part of the Art Place at Fort Totten project. We will convey these issues to DDOT as we continue to meet with them regarding this project.

Closing of 4th Street:

Q: Will you install bollards to block traffic? How will you ensure people won't trip on the bollards? What will be the hours of the street? How will you keep it safe at night? Will there be a farmers market there on the weekends? How much retail will there be along the pedestrian path?

A: The specific design details of the newly created private 4th Street, which would address issues such as retractable bollards, are still under review. Specific programming of the new 4th Street will occur later, but we anticipate 4th Street being an active area that could certainly host farmers' markets and festivals. Retail uses are anticipated along the new 4th Street.

Q: Will there be proper pedestrian protections/signage?

A: As noted above, specific design details for 4th Street are still being developed. We are committed to ensuring the safety of pedestrians along 4th Street.

Project Timing:

Q: Why is the timetable for the project so long?

A: The project will involve several different components and will offer a truly innovative development to the community and the city. Planning and developing such a project to ensure high quality and functionality will take time. We have also heard concerns about leasing both residential and commercial tenant spaces and want to ensure that the market supports such leasing in a realistic timeframe.