

March 15, 2019

VIA IZIS, REGULAR MAIL AND HAND DELIVERY

Anthony Hood, Chairman
District of Columbia Zoning Commission
441 4th Street, NW, Suite 200
Washington, DC 20001

Re: ZC Case No. 06-10D – First Stage PUD Modification and Second Stage PUD Application of the Morris and Gwendolyn Cafritz Foundation (the “Applicant”) – Supplemental Submission

Dear Chairman Hood and Members of the Commission:

In advance of the April 4, 2019 public hearing on the above referenced application for Block B of the Art Place at Fort Totten (“APFT”) project, the Applicant submits the following supplemental information.

I. Refinements to Architectural Design of Residential Buildings

Art Place at Fort Totten is a unique, culturally immersive, art-inspired place. The urban design strategy reinforces the overall intent of the master plan, to make a great transit-oriented neighborhood at Fort Totten, with walkable streets, great outdoor places and a diverse program of activities and living accommodations. As with many great city neighborhoods, the Applicant’s approach to residential design is to create a diverse architectural language that benefits from a strong street-level presence, simple street walls and a unified material palette related in character to the adjacent context, from the ultra-modernity of the Hub to the The Modern, The Aventine, and the city beyond. True to the project intent as an “art inspired place”, Block B includes studio and residential space for up to 30 artists’ animating the variety of public spaces in the new city fabric, hallmarks of good urban blocks and creative places.

In response to comments made by the Office of Planning (“OP”) regarding the residential component of the project, the Applicant has modified certain design elements of the residential buildings along 4th Street. The proposed revisions create a cohesive and unified aesthetic for the residential component of the project that acknowledges the HUB building, the residential buildings on Block A, and the general time period of development in the Fort Totten/Lamond Riggs area. The residential building has also been re-designed to better emphasize the important corner of Ingraham and 4th Street. This modification to the building removes the need for the

rear yard relief/flexibility that was previously requested, as this building now satisfies the rear yard requirement.

The updated elevations of the residential buildings along 4th Street and the western alley, and the proposed materials are shown on pages 58-63, and 69-74 in Exhibit A (the “**Updated Plans**”). While the refinements to the residential buildings and the enhanced plans/materials depicting the public spaces created by the project (discussed below) are not significant changes to the project that was set-down by the Zoning Commission on November 19, 2018 and were shown in the plans and materials submitted with the Applicant’s pre-hearing submission on January 25, 2019, the Applicant is including a complete and updated set of PUD application materials as Exhibit A in order to make review of the current project more convenient for the Zoning Commission, District agencies, and members of the public.

II. Enhanced Plans/Materials Depicting the Public Spaces Created by the Project

The Applicant’s design team has continued to refine and enhance the proposed treatment of the numerous public spaces and gathering points created by the project. As depicted in pages L1 – L-29 of Exhibit A, the project will include six major elements that guide the treatment and design of the public gathering spaces. Those elements are:

- The HUB Plaza – The HUB Plaza is located at the corner of South Dakota Avenue and Ingraham Street. It is designed with a water element to create a focal point and planted beds to direct pedestrians to The HUB’s entrance. The HUB Plaza will function as a gathering area for arriving and departing groups and is located adjacent to, or in close proximity to, the pick-up/drop-off zones and bus/motorcoach loading/parking zones on South Dakota Avenue and on Ingraham Street.
- Art Place Plaza – Art Place Plaza is the gateway to the Food Hall and to the flexible pedestrian 4th Street. It will serve as a meeting point for people coming from the Metro Station or the HUB Plaza to gather. It will include flexible seating that can be arranged for visitors to make their own space in the shade of the allée of trees lining the pedestrian walk.
- Central Plaza – Central Plaza is a bright, lively open space drawing people with a splash fountain in the center. Built-in seating surrounds three planted beds focusing toward the splash fountain. The flexible seating under the allée of trees along the pedestrian walk again allows users to make their own space. Central Plaza could be used for special community events such as readings or music. It also offers another entrance to The HUB where the Food Hall experience spills out to cafe seating on open front restaurants.
- Kennedy Plaza – Located along Kennedy Street, Kennedy Plaza could host markets or events such as outdoor movies. It also serves as an occasional pick-up and drop-off

location for those attending a special event at The HUB. Kennedy Plaza will be taken out of use when Kennedy Street is realigned.

- 4th Street, NE Flexible Pedestrian Zone - This space is dedicated to pedestrians but at 20 feet wide, can accommodate emergency vehicles as needed. This space is bounded by an allée of trees that both define the area and provide shade and interest. Moveable furniture also lines the street so users are able to create their own arrangements. This space is also suitable for occasional markets or special events. It is separated from the service and loading area by the residential bridge which connects both the east and west residents to parking below-grade.
- Café Zones and Terraces – The cafe zones line the flexible 4th Street pedestrian zone, wrapping around a portion of The HUB and the residential building. A cafe zone is also located on South Dakota Avenue NE in proximity to the Aldi entrances and bicycle services such as a bike-share station and a bike repair kiosk. An additional cafe space is located adjacent to the dog run on Kennedy Street. Both the east and west buildings have a terrace. The west terrace is accessible from, and an extension of, the active pedestrian street below and will provide outdoor seating to a cafe or restaurant. The east terrace is associated with the Children’s Museum and will be used by visitors for outdoor experiences programmed by the Museum.

The updated treatment of 4th Street also includes a new dog run proposed at the intersection of 4th Street and Kennedy Street. Additional refinements to the service and loading portion of 4th Street have been made to ensure that those uses are visually and physically separated from the flexible pedestrian area.

III. Updates on Retail Tenants and Artist Residential Units and Work Spaces

The Applicant has signed a lease with the grocery store chain Aldi for the approximately 24,500 square foot grocery store to be constructed at the corner of South Dakota Avenue and Kennedy Street. The proposed Aldi grocery will be the largest Aldi store in the District. In response to questions raised by OP regarding the appearance of the Aldi space along Kennedy Street, the Applicant has commissioned an artist to create a large scale mural that could be installed along the Kennedy Street façade of the building in order to activate and enliven that elevation.

The design of the project allows for up to 12 individual retail/restaurant spaces, along South Dakota Avenue and 4th Street, in addition to the Aldi and the Food Hall. In response to questions raised by members of the community regarding possible incentives for local retailers to rent space in Block B, the Applicant expects that the Food Hall vending spaces will provide unique and affordable opportunities for local restaurants and/or retailers.

In regard to the selection of artists that will occupy the residential units, the Applicant will enter into a contract with an organization that will interview and select the qualified artists

for these units. The Applicant envisions that the selection process for these units will be similar to the process that is used for finding qualified artists at the Artspace project in Brookland. Similarly, the Applicant will enter into a contract with an arts organization that will interview and select the artists for the studio and maker spaces that will be located along 4th Street. The Applicant envisions that the selection process for these spaces will be similar to the process that is used for finding qualified artists at the Brookland Arts Walk in the Monroe Street Market project in Brookland.

IV. Continued Discussion with Community Representatives and Response to Issues Raised

The Applicant has continued its extensive outreach and communication with ANC 5A, ANC 4B, the Lamond Riggs Citizens Association (“**LRCA**”), the Queens Chapel Citizens Association (“**Queens Chapel**”) and other community groups. The Applicant’s development team has made the following presentations since filing the pre-hearing statement on January 25, 2019:

- ANC 5A – Presented at the ANC 5A08 SMD meeting on February 26, 2019, and are scheduled to present to the full ANC at its regularly scheduled public meeting on March 27, 2019;
- LRCA – Presented to the LRCA Development Task Force on February 28, 2019, and the LRCA monthly meeting on March 4, 2019;
- ANC 4B – Scheduled to present at the ANC’s regularly scheduled public meeting on March 25, 2019;
- Queens Chapel – Presented at the Queens Chapel Civic Association on March 11, 2019; and
- South Dakota Avenue Riggs Road Main Streets Organization – Met with the Executive Director of the newly established South Dakota Avenue Riggs Road Main Streets organization on March 11, 2019.

In response to questions and issues that arose at those meetings, the Applicant has developed a Construction Management Plan, attached hereto as Exhibit B, to mitigate potential construction impacts of the project. Additionally, in response to questions regarding potential security issues, the Applicant is proposing a series of security policies and procedures at APFT that are outlined in a document attached as Exhibit C. As evidence by the attached documents, the Applicant is committed to creating a safe, enjoyable, and entertaining atmosphere in Block B of APFT and believes that its Construction Management Plan and proposed Security Policies and Procedures will minimize disruption to surrounding residents and ensure a safe environment in Block B and the entire Art Place at Fort Totten development.

V. Phasing and Timing

The Applicant intends to start construction of Block B during the first quarter of 2020 and the project will take approximately 30 months to build. The project is expected to be completed during the Fourth Quarter of 2022. All of Block B, the residential component and The HUB (Meow Wolf, Explore! Children's Museum, Aldi) component will be constructed at the same time.

As noted in the initial filing in this case, the Applicant will file a second-stage PUD application for either Block C or Block D by December 31, 2024, which is expected to be two years after Block B is open and operating, and the second-stage PUD application for the final development parcel included in APFT will occur by December 31, 2030. The Applicant believes that such time periods are appropriate in order to allow each development parcel to be constructed and have a period of operation prior to the beginning of the next round of development of APFT. At this time, the Applicant anticipates that Block C will include non-residential uses and Block D will include residential uses. However, the Applicant believes that it is important to have flexibility to modify the ultimate mix of uses on these blocks at the time each of the Second-Stage PUD applications are filed.

VI. Conclusion

We look forward to presenting the project to the Zoning Commission at the April 4, 2019 public hearing. Please feel free to contact the undersigned with any questions or comments regarding the information provided in this supplemental submission.

Sincerely,



Paul Tummonds



Jennifer Logan

Enclosure

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document will be delivered by first-class mail or hand delivery to the following addresses on March 15, 2019.

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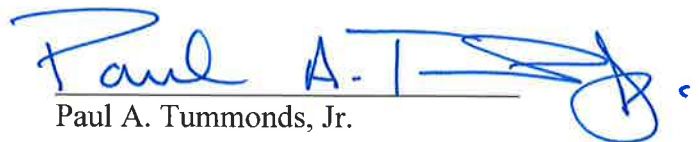
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