

## **CONSOLIDATED TOP QUESTIONS**

Tried to keep to no more than five. Will send to developer in advance, and determine if they can address in writing before the meeting, or at least at the meeting, to speed up the response.

### **Questions about market-rate housing**

1. Will incentives be offered to fill the units quickly?
2. How will and seem reasonable, but should address working middle class family

### **Questions about proposed subsidized artist housing**

1. Does one have to be designated as an artist of some sort and what is that criteria?
2. Will this space be for living or for art studio?
3. Will artist be required to give back to the community in form or art exhibits to balance subsidization?
4. Will any subsidized non-artist housing be available?
5. How will you ensure that the housing is going to artists that the sale of their art makes up a majority of their income, and not people who “do art on the side”?

### **Questions about bedroom mix of all housing**

1. What will the number/percentage of two-bedroom and two-bedroom plus den or three bedrooms or more?

### **Questions about proposed retail space (nongrocery and nonfood)**

1. What retailer types are you envisioning —especially since it is difficult to fill Phase A Clothing? Children's clothing/shoes/toys/books, since the project is designed with children and families in mind? A sit-down restaurant Independent and local vs. large chains?
2. Have any additional retailers indicated interest? Will alcohol retailers be permitted?
3. 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?
4. Will there be incentives for local businesses to rent?
5. How will you avoid low end retail like \$1 stores and corner stores?

### **Questions about the proposed grocery store**

1. What grocery chain(s) have you been in contact with regarding this development (organic, Trader Joe's)?
2. What will be the square footage? Will it be two floors?
3. Will the grocer be able to sell beer and wine?
4. Why was the originally proposed grocery store size reduced?
5. Will the developer hold out to get something nice for the neighborhood or will anyone willing to sign a contract be able to take over the space?
6. What steps will be made to ensure the grocery store is competitive against the Walmart? And that there is not just a bunch of junk food?

### **Questions about food court**

1. Will there be enough demand to support the food hall; how could it be repurposed if it is not successful?
2. What is the vision of this food court? Will it be fast/fast casual chain restaurants or stores similar to a Union Market approach?
3. How many food establishments will it include?
4. What price point are you aiming for?

#### **Questions about family entertainment zone (proposed use and activities, not design)**

1. How will the FEZ be sustainable over a long period of time, and if it's not successful how can it be repurposed?
2. It is FEZ supposed to be an attraction like the Kennedy Center but for families with children, or a David and Busters since video games and virtual reality themes were mentioned?
3. What does this entertainment zone offer to adults who live in the community?
4. What would be some of the proposed activities?
5. Who will manage/run the performance space? Will it be affiliated with the Children's Museum or some other local institution?

#### **Questions about entertainment zone design**

1. Will the top of the entertainment zone be open and accessible to the public or for additional entertainment space?
2. 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?

#### **Questions about children's museum**

1. Which children's museum has committed to this space?
2. Why was the children's museum size reduced?
3. What will be the theme and focus of Explore since now there is a Children's Museum in Downtown DC at the Reagan Building?
4. What will differentiate this space from the FEZ?
5. Target age of children it will serve?

#### **Questions about overall site design**

1. Outside of the FEZ design, why is the design so cookie cutter and boring?
2. How will the impacts from the light from the large displays, reflective surfaces, and artistic and safety lighting be mitigated for residents across the street and nearby?
3. Are the warehouses on 3rd St. NE currently being used? If not, can they be razed sooner rather than later (e.g., concurrent with the demolitions on Block B, rather than as part of the development for Block C)?
4. Why is the project drawn out in such a long timetable? The project is big, but not huge on the grand scale of construction. 2014 to 2030 and beyond, that is at least 16 years.

#### **Questions about parking plan**

1. 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?
2. How will cars safely enter and exit mid-block on South Dakota? Will there be a traffic light added, or right turns only?

#### **Questions about safety**

1. Will there be signage and improved pedestrian crossings at Ft Totten metro to direct people safely to and from the metro entrance who may not be familiar with the area walking paths?
2. Will there be a light on Ingraham / S. Dakota and Jefferson / S. Dakota?
3. Need to address video surveillance connected to on site connection and immediate response.

#### **Questions about closing 4th Street for proposed pedestrian path**

1. How much retail space will there be specifically along the pedestrian path.
2. Will the pedestrian path be extended through the NPS land on the other side of Galloway?
3. Will there be proper pedestrian protections/signage?
4. Will there be beepers and traffic lights to make it safe for elderly and disabled to cross South Dakota to enjoy the amenities?

#### **Questions about landscape plan**

1. Why is it necessary to remove the trees along 4th Street -- why not just keep the existing trees?
2. Would any of the green roof space potentially be opened as green space the public can access?
3. What effort will be made to maintain the trees on South Dakota Avenue between Ingraham and Kennedy Street?
4. How can we incorporate preserving the wetlands that are along S. Dakota Avenue between Kennedy and Ingraham?

#### **Questions about traffic plan**

1. What is the plan for traffic calming and enforcement?
2. How can the community give our ideas for the developer's transportation demand management plan?
3. Will you ensure the crosswalks are clearly marked for pedestrians and there are sound effects for visually impaired walkers?
4. Why does the developer want to realign Kennedy St. NE west of South Dakota Ave.? What is the benefit to the community from realigning the street?

