

November 22, 2021

VIA IZIS

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

Re: ZC Case No. 06-10G – Supplemental Statement of the Applicant

Dear Chairman Hood and Members of the Commission:

The Morris & Gwendolyn Cafritz Foundation ("**Applicant**") hereby submits additional information as requested by the Office of Planning ("**OP**") in its October 26, 2021 report ("**OP Report**"), the additional information requested by the Lamond Riggs Citizens Association ("**LRCA**") regarding the revisions to the approved Block B PUD project, and ANC 5A's support for the revised Block B PUD project.

As noted in Subtitle Z, §704.4, "The scope of a hearing conducted pursuant to this section shall be limited to the impact of the modification on the subject of the original application, and shall not permit the Commission to revisit its original decision." The additional materials provided in this report, including the racial equity analysis (attached as Exhibit B) address the impacts of the proposed modifications.

Extension of 3rd Street, NE and Updated Traffic Impact Analysis

As noted in the Applicant's October 19, 2021 pre-hearing statement, over the past year the Applicant has been meeting/working with DDOT representatives about the unimproved stretch of 3rd Street, NE. During those meetings a request was made to have the Applicant undertake the completion of the missing stretch of 3rd Street, NE so that it would allow for a vehicular and pedestrian connection to Kennedy Street, NE. The Applicant agreed to that request. In response to the requests of LRCA, the Applicant's transportation engineering firm, Wells & Associates, has prepared an Updated Trip Generation and 3rd Street Connection Analysis. (See Exhibit A.)

The Updated Trip Generation and 3rd Street Connection Analysis includes the results of a capacity analysis undertaken to assess the impacts of the proposed 3rd Street, NE connection. The purpose of this assessment is to determine whether the conclusions of the previously submitted/reviewed/approved CTR are still valid. In addition, the Updated Trip Generation and

3rd Street Connection Analysis addresses the proposed features of the 3rd Street, NE extension that will support pedestrian and bicycle traffic safety in the immediate area of the Block B PUD project.

In regard to the 3rd Street, NE extension, the Updated Trip Generation and 3rd Street Connection Analysis includes the following conclusions.

- The 3rd Street, NE connection is expected to have de minimus impacts on the levels of service and vehicle delays at the study intersections compared to the results of the approved CTR.
- While the 3rd Street, NE connection is inconveniently located for cut-through traffic, it would serve to improve local traffic circulation and disperse traffic throughout the grid during peak periods.
- The 3rd Street, NE connection will provide another option for peak pick-up and drop-off periods for the Rocketship Infinity Charter School and Social Justice School to disperse traffic throughout the street grid. The opportunity to provide another grid link for pick-up and drop-off peak periods will reduce vehicle conflicts in front of the schools and provides for an improved safety condition for students accessing the vehicles along the school street frontage.

In regard to the safety features of the 3rd Street, NE extension, the Updated Trip Generation and 3rd Street Connection Analysis includes the following conclusions.

- Additional signage, striping, and bicycle sharrows are proposed in 3rd Street, NE to reduce traffic speeds and improve safety on the roadway for all users.
- A reduced school zone speed limit and share the road signage is proposed on the new section of 3rd Street, NE. The reduced speed limit of 15 miles per hour will slow traffic and reduce conflicts by improving the stopping sight distances for drivers on the shared roadway.
- The combination of the reduced speeds and warning signage and striping will result in improved safety for all roadway users for the extended 3rd Street, NE.

Affordable Housing – Enhanced Commitment and Overview of Previous Approvals

In Zoning Commission Case No. 06-10, the Zoning Commission required that the overall Art Place at Fort Totten PUD include 171 affordable units. The Modern (Block A) includes an affordable housing covenant that requires 141 of the approximately 520 units be reserved as affordable units. Pursuant to Conclusion of Law No. 13 and Condition No. F.1.¹ of ZC Order No.

¹ See Condition No. F. Benefits and Amenities 1. *Affordable Housing*. “The Overall PUD Order’s 929 maximum residential units (up to 520 in Block A and 409 in Block C, location modified by this Order) are vested and so not

06-10D, the Applicant is not required to provide any additional affordable housing in the PUD project until the total number of units in the overall PUD project exceeds 929. The addition of the 23 residential units will result in a total of 814 residential units in Blocks A and B. However, in response to the comments of Commissioner Miller and the Office of Planning, the Applicant has agreed to reserve three of these additional units, 13% of the additional units, as Inclusionary Zoning (“IZ”) units.

Racial Equity Analysis

A racial equity analysis is provided in the attached Exhibit B. This analysis details how the proposed modifications to the Block B PUD project, proposed in this Modification of Significance application, are not inconsistent with the Comprehensive Plan’s racial equity goals.

Revisions to Previously Approved Color Palette for the Residential Towers

The Applicant has re-examined the approved color palette for the residential towers and has decided that it will no longer propose any changes to the color palette that was approved in ZC Case No. 06-10D. That previous color palette is shown in the materials provided in Exhibit C.

Response to OP Comments

In this section, the Applicant notes the comments included in the OP Report and provides its response to those comments.

OP Comment – OP strongly encourages the Applicant to provide dedicated affordable housing units among the 23 additional units being proposed.

- Applicant’s Response – As discussed above, the Applicant has agreed to designate 3 of the 23 additional units as IZ units.

OP Comment - Requests clarification of the Lot Occupancy comparisons between the approved and proposed Block B Buildings.

- Applicant’s Response – The clarification is provided in the materials included in Exhibit C.

OP Comment - Requests clarification of seeming inconsistencies between the square footages shown for various architectural exhibits and the updated trip generation analysis.

- Applicant’s Response – The clarification is provided in footnote #1 of the updated Trip Generation and 3rd Street Connection Analysis included in Exhibit A.

subject to the IZ regulations applicable at the time of the second-stage PUD application proposing the additional residential units.”

OP Comment - Requests the applicant provide further details about the status of discussions with potential operators of the proposed FEZ, the proposed children's museum, and the proposed grocery store.

- Applicant's Response – The Applicant has signed an operating agreement with the Venue Group to manage and program the food hall and performing arts spaces. The Applicant is finalizing its lease negotiations with Explore! Children's Museum. The Applicant continues to meet with numerous groups/organizations that will lease the immersive arts space(s). However, the Applicant is not yet in a position to definitively state which of these groups/organizations will be coming to Block B. Pursuant to the terms of the lease with Aldi, the Applicant is required to provide the grocery store space to Aldi by January 2024. In order to meet that deadline, the Applicant will be starting Foundation to Grade work on the site in January, 2022.

OP Comment - Suggests residential uses be added to the use key in Exhibit 2CA.

- Applicant's Response – The clarification is provided in the materials included in Exhibit C.

OP Comment - Requests submission of an additional illustration to better understand the impact of the proposed Block B façade color changes and the relationship to Block A.

- Applicant's Response – As discussed above, the Applicant has determined that it is no longer proposing any changes to the color palette for the residential towers.

Response to LRCA Comments

In this section, the Applicant notes the comments that LRCA submitted into the record in ZC Case No. 06-10F and provides its response to those comments.

LRCA Comment - Any work done by the Applicant on 3rd Street should prioritize pedestrian/bike safety, accessibility, and mobility. Specifically, the Applicant should seek to minimize conflicts between pedestrians, bikes, and vehicles and to slow down cars.

- Applicant's response – As discussed above in the discussion of the Updated Trip Generation and 3rd Street Connection Analysis, the proposed treatment of the extended 3rd Street, NE has been carefully designed to minimize conflicts between pedestrians, bikes, and vehicles. In addition, the striping and signage proposed for the extended 3rd Street, NE will slow vehicular traffic.

LRCA Comment - The Applicant should update the transportation analysis to account for 3rd Street, NE being available for continuous vehicular travel and address any potential impacts on operations of the adjacent charter schools.

- Applicant's response – The Updated Trip Generation and 3rd Street Connection Analysis, included in Exhibit A, addresses these issues and is discussed in detail above.

LRCA Comment - The Applicant should provide a rendering of 3rd Street, NE showing the proposed changes and any safety features.

- Applicant's response – That rendering is provided in the materials included in Exhibit C.

LRCA Comment – The Applicant should work to provide free or discounted admission for community residents to venues within Block B (consistent with Order Nos. 06-10D and 06-10E).

- Applicant's response – Similar to Condition E. 1. of ZC Order No. 06-10D, residents of the local community will be eligible to pay a discounted entry fee to the immersive arts space. This eligibility to pay a discounted entry fee will last for the life of the project. In addition, consistent with Condition E. 2. of ZC Order No. 06-10D, residents of Ward 4 and Ward 5 will receive discounted entry fees of 25% off then prevailing ticket prices on a quarterly basis to the Children's museum. These discounted entry fees will last for the life of the project.

LRCA Comment – The Applicant should work with the community to provide opportunities for local hiring in the project.

- Applicant's response – As required by ZC Order No. 06-10D, the Applicant has entered into a First Source Agreement for the development of Block B. ZC Order No. 06-10D also requires the Applicant (or grocery store operator) to provide evidence that at least three-monthly hiring open houses will be held in the four months prior to the opening of the grocery store. The open houses will provide local job candidates with information on employment opportunities with the grocery store operator. In addition, the food hall operations will allow “up and coming” chefs/restauranters opportunities to open a stall/counter that may not be available in established restaurant spaces. This provides an important training and employment opportunity for local residents.

LRCA Comment – The Applicant should pursue parking accommodation for the Lamond-Riggs library in the project.

- Applicant's response – As noted in its response to the LRCA in ZC Order No. 06-10D, the Applicant will continue to work with representatives of the Lamond-Riggs Library and LRCA regarding shared or validated parking for the library in the Art Place at Fort Totten PUD project.

List of Witnesses

The Applicant will have the following witnesses present testimony at the December 13, 2021 public hearing:

- 1) Sean Cahill, representative of the Applicant;
- 2) Tomas Quijano, Associate Principal, Perkins Eastman architects (to be proffered as an expert in architecture); and
- 3) Jami Milanovich, Principal, Wells & Associates (to be proffered as an expert in traffic engineering).

Outlines of their testimony and resumes of Mr. Quijano and Ms. Milanovich are attached as Exhibit D.

Community Outreach

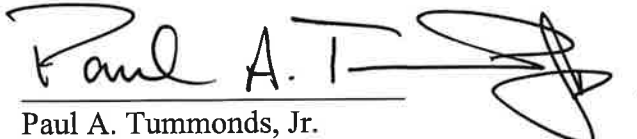
Since the submission of the Applicant's pre-hearing statement on October 19, 2021, the Applicant has continued to engage in significant dialogue with representatives of ANC 5A, LRCA, and ANC 4B. On November 4, 2021, the Applicant made a presentation to the ANC 5A08 SMD public meeting which focused on the proposed 3rd Street, NE extension and the creation of a safe and accessible environment for bikes, pedestrians, and vehicles. On November 17, 2021, the Applicant made a similar presentation at the regularly scheduled ANC 5A public meeting. At that meeting, ANC 5A voted 7-0 to support this Modification of Significance application.

The Applicant held a meeting with LRCA members and its President on November 4, 2021, regarding the proposed changes to the 3rd Street, NE extension. LRCA representatives participated in both of the ANC 5A meetings noted above.

On November 8, 2021, the Applicant made a presentation to the ANC 4B Housing Justice Committee and the Applicant will be making a presentation at the regularly scheduled ANC 4B public meeting on November 22, 2021.

The Applicant looks forward to the December 13, 2021 public hearing and addressing any final questions or comments that the Commission may have regarding the proposed modifications to this important project.

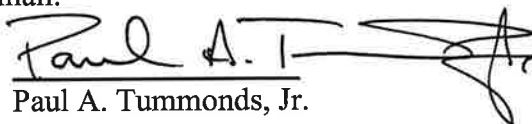
Respectfully Submitted,


Paul A. Tummonds, Jr.

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Certificate of Service

I hereby certify that I sent the foregoing Supplemental Statement and Exhibits to the addresses below on November 22, 2021 by e-mail.


Paul A. Tummonds, Jr.

Stephen Cochran/Jennifer Steingasser
Office of Planning

Stephen.Cochran@dc.gov
Jennifer.Steingasser@dc.gov

Theodore Van Houten/Aaron Zimmerman
Department of Transportation
Theodore.VanHouten@dc.gov
Aaron.Zimmerman@dc.gov

Commissioner Gordon-Andrew Fletcher
ANC 5A08
5A08@anc.dc.gov

ANC 5A
Chairperson, Ronnie Edwards ANC5A05
5A05@anc.dc.gov

ANC 4B
Allison Brooks, Chairperson
4B08@anc.dc.gov

Commissioner LaRoya Huff
ANC 4B09
4B09@anc.dc.gov

Lamond-Riggs Citizens Association
Barbara Rogers, President
Barbara@lrcadc.org