

# WELLS + ASSOCIATES

## MEMORANDUM



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**TO:** Zoning Commission

**FROM:** Barbara Mosier, P.E., PTOE

**COPY:** Paul Tummonds  
Goulston & Storrs

**RE:** Art Place at Fort Totten – Phase II - ZONING COMMISSION CASE NO. 06-10D -  
Hearing Response Summary – Traffic

**DATE:** May 2, 2019

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At the April 4, 2019 hearing for the above-referenced case, the Zoning Commission, District Department of Transportation (“DDOT”), the Lamond-Riggs Citizen’s Association (“LRCA”), Gavin Baker, and Deborah Grimstead raised several questions related to transportation at Block B of Art Place at Fort Totten. The Applicant’s response to these requests is provided below.

**Gavin Baker and DDOT Request:** Study traffic signal at Ingraham Street/S. Dakota Avenue. If not warranted, DDOT asks the Applicant to invest the same sum on other transit improvements.

**Response:** The preliminary signal warrant study included in the CTR report indicates that a traffic signal would likely be warranted at the intersection of Ingraham Street/S. Dakota Avenue upon full buildout of the subject project. It is the intention of the Applicant to submit a full signal warrant study, and if found to be warranted, design and fund the construction of a full traffic signal concurrent with the construction of the project. If the traffic signal is not warranted, then the traffic impact of the project concluded based on the traffic analysis would not have been realized, and a commitment to the mitigation measure would not be required.

**LRCA Request:** Work with DDOT to place second no parking sign installed behind crosswalk at 4th Street and Galloway Street.

**Response:** The Applicant will be required to complete a signage and striping plan during the public space process after zoning approval. The Applicant will have a no parking sign installed in this location.

**LRCA Request:** Monitor bus and PUDO zones and adjust as necessary, particularly to avoid double parking.

**Response:** The Applicant commits to include monitoring of the bus and PUDO areas as part of the Loading Manager’s responsibilities. Upon construction and occupancy of the proposed buildings,

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the Applicant will coordinate with DDOT as needed based on the Loading Manager's on-site monitoring to identify changes, if necessary, in the loading and parking scheme to reduce double parking or any other parking and drop-off area issues.

**LRCA Request:** Commit to installing a fully operational traffic signal at South Dakota and Ingraham for use when construction of Block B is completed.

**Response:** As noted previously, the Applicant is fully committed to completing the design and funding the construction of the full traffic signal, subject to DDOT approval. The Applicant prefers to complete the traffic signal project concurrent with the construction of this project, consistent with requests of the surrounding community organizations. The Applicant commits to working towards the operation for the signal upon occupancy of the proposed buildings.

**LRCA Request:** Upgrade traffic signal at South Dakota and Kennedy Street to accessible pedestrian signal.

**Response:** Pedestrian signal heads and push buttons are provided at the intersection. Further, high visibility crosswalks are provided across each leg. The Applicant commits to improve any existing traffic signal poles which will be impacted by the project.

**LRCA Request:** Install raised artistic crosswalks where feasible and stop sign or raised crosswalk at 4th and Ingraham Street where alley meets Ingraham Street.

**Response:** Raised crosswalks require approval during the public space process and present potential construction and maintenance concerns, and they can create an additional barrier for bikes. The Applicant commits to investigate various traffic calming and pedestrian crossing improvements on Ingraham Street during the public space approval process.

**LRCA Request:** Recommend pedestrian improvements along South Dakota Avenue corridor.

**Response:** The Applicant proposes to improve the site frontage along S. Dakota Avenue, consistent with the frontage on Block A. Specifically, wide sidewalks, landscape panels, bicycle facilities, and on-street parking would improve the pedestrian experience and create a safer pedestrian environment.

**Deborah Grimstead Request:** Consider the combined effects of the development of Block B, Lamond Riggs Library and nearby townhome development on transportation connectivity.

**Response:** Maintenance of traffic (MOT) plans are required to be reviewed and approved by DDOT prior to construction impacts to the public streets. Each project would be required to submit MOT plans for their respective construction schedules. The Applicant commits to work



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with DDOT to coordinate the MOT plans for the adjacent developments to the extent possible, pending a formalized timeline of buildout for the respective projects.

**Zoning Commission Request:** Consider increasing the amount of money loaded onto SmarTrip.

**Response:** The Applicant commits to increase the proposed Smartrip card value to \$20.

