



Government of the District of Columbia

ADVISORY NEIGHBORHOOD COMMISSION 5A

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Mr. Anthony Hood
Chairman
D.C. Zoning Commission
441 4th St. NW, Suite 200S
Washington, DC 20001

Re: ANC 5A Resolution in Support of Modification of Consequence Application – ZC Case No. 06-10F

Dear Chairperson Hood and Members of the Commission:

At a duly noticed public meeting held on September 22, 2021, with a quorum of 6 of 7 Commissioners present, Advisory Neighborhood Commission 5A unanimously adopted a resolution in support of ZC Case No. 06-10F regarding modifications to the approved PUD project for Block B of the Art Place at Fort Totten project. The resolution was approved by a vote of 6 to 0.

The Applicant, The Morris & Gwendolyn Cafritz Foundation, filed a Modification of Consequence application on August 26, 2021, which responds to the unprecedented impacts the COVID pandemic has placed on the project. Specifically, the loss of Meow Wolf as a major tenant for the Family Entertainment Zone (FEZ) portion of the project. The specific changes proposed by the Applicant include:

Residential Component

- Extending the north residential tower along the former closed 4th Street to include 23 more residential units;
- Revision of the color palette to more neutral colors; and
- Relocation of the dog park to the corner of Kennedy and the former closed 4th Street.

FEZ Component

- Internal modifications that result in modified square footage for the various entertainment/ cultural and retail uses that result in a reduction of commercial use of 33,500 sf (approx. 13%);
- Reduction in the number of parking spaces from 717 to 494 (because of the loss of the Meow Wolf operator) and related reduction in the area needed for underground parking excavation;
- Reduction in height of the drum by approx. 22 feet 6 inches, and removal of the “fort” at the corner of Ingraham and closed 4th Street;

ANC 5A Commissioners (2021-2022)

5A01 Damion McDuffie, Sr.

5A02 Charles T. Lockett

5A03 Emily Singer Lucio, *Corresponding Secretary*

5A04 Vacant

5A05 Ronnie Edwards, *Chairperson*

5A06 Derrick O. Holloway

5A07 Sandi Washington, *Treasurer*

5A08 Gordon-Andrew Fletcher, *Vice Chairman*

**Catholic University *Ft. Totten * Lamond-Riggs * Michigan Park*North Michigan Park *Park Place-Trinity Square *Pleasant Hills * Brookland*

ZONING COMMISSION

District of Columbia

CASE NO.06-10F

EXHIBIT NO.4

- Addition of a terrace level above the retail uses along S. Dakota Ave.; and
- Addition of another loading berth accessed from the closed 4th Street to enhance the loading flexibility for commercial tenants.

The Applicant made a presentation regarding this application at the ANC 5A08 SMD meeting on September 21, 2021, which was organized by Commissioner Fletcher, the Single Member District Commissioner for the property. At that meeting members of the community raised concerns regarding the need to promote pedestrian safety in and around the project. In response to those concerns, the Applicant proposed additional bulb-outs on Kennedy and Ingraham Streets, and the creation of a raised mid-block crosswalk on Ingraham Street (all subject to DDOT review and approval). In response to questions regarding the ability to provide some parking spaces to the Lamond Riggs library, the Applicant stated that it remained committed to its previous proposal to continue to explore the possibility of shared or validated parking for the library in the Art Place at Fort Totten project.

THEREFORE, BE IT RESOLVED, that ANC 5A believes that these proposed modifications are all improvements to the previously approved project, which ANC 5A supported, and strongly recommends that the Zoning Commission approve this application, with a condition that the Applicant provide a protected bike lane in the portion of 3rd Street, NE that the Applicant has committed to construct. ANC 5A agrees with the statements of the Applicant that the design, architecture, and appearance of the entire project has significantly improved.

ALSO, BE IT FURTHER RESOLVED, that ANC 5A believes that it is not necessary for the Zoning Commission to hold a public hearing on these proposed modifications and that the use of the Modification of Consequence process is appropriate in this case. ANC 5A thanks the Zoning Commission for its thoughtful consideration of these comments.

ANC 5A08 Commissioner Gordon Fletcher and I are hereby designated as representatives of ANC5A regarding this matter.

ANC 5A is comprised of seven (7) Commissioners and therefore five (5) Commissioners constitutes a quorum. On September 22, 2021, at a duly noticed Public Meeting of ANC 5A, six (6) Commissioners attended the meeting. At the time of voting to adopt the above Resolution there were six (6) Commissioners present and voting. ANC 5A voted 6-0-0 to approve the Resolution; and specifically request that ANC 5A's Action be afforded the "great weight" authorized pursuant to the DC Home Rule Charter.

APPROVED: September 22, 2021



RONNIE L. EDWARDS, Chairman
Advisory Neighborhood Commission 5A