



Government of the District of Columbia

ADVISORY NEIGHBORHOOD COMMISSION 5A

5171 South Dakota Avenue NE, Suite 125

Washington, DC 20017

(202) 733-2414 (o); (202) 733-2415 (f)

www.dcan5a.org

Follow us on Twitter: @ANC5A

COMMISSION REPORT

Re: Zoning Commission Case No. 06-10D – First Stage PUD Modification and Second Stage PUD Application of Cafritz Foundation - Supplemental Submission – **ANC 5A Resolution in Support**

Dear Chairman Hood and Members of the Commission:

On March 27, 2019, at a duly noticed regular public meeting, Advisory Neighborhood Commission 5A received a final presentation from the Morris & Gwendolyn Cafritz Foundation (the “Applicant”) regarding the development of Block B of the Art Place at Fort Totten project. This project is located within the boundaries of ANC 5A08, which is Commissioner Gordon-Andrew Fletcher’s Single Member District. By a vote of 5-0-0 (a quorum of five (5) Commissioners were in attendance at the March 27, 2019 public meeting), ANC 5A adopted a resolution in support of the First Stage Modification and Second Stage PUD application.

This Application proposes to redevelop Block B with two components, approximately 270 residential units (which include 30 units of artist housing) and the Family Entertainment Zone (“FEZ”). The FEZ portion of the project is bounded by South Dakota Avenue, Ingraham Street, the new pedestrian-focused closed 4th Street, and Kennedy Street. The FEZ includes the following uses: Meow Wolf – an innovative arts and entertainment group of artists; Explore! Children’s Museum; Cultural Uses – including live performance space, studio/rehearsal space, virtual reality entertainment space, and gala space; and a Food Hall – similar to the food hall at Union Market. In addition, a grocery store (Aldi) will be located at the intersection of South Dakota Avenue and Kennedy Street. The residential portion of the project will be focused along the closed 4th Street. Ground floor retail spaces and maker studio spaces will line the closed 4th Street. Block B will include approximately 930 parking spaces.

ANC 5A notes that the Applicant made a number of presentations regarding the project to ANC 5A, including multiple presentations at ANC 5A08 Single Member District Commissioner Gordon-Andrew Fletcher’s meetings, the most recent on February 26, 2019. The Applicant has also made multiple presentations to other community organizations (including the Lamond-Riggs Citizens Association and the Queens Chapel Citizens Association) and ANC 4B regarding the project. Throughout this community engagement process, ANC 5A has found the Applicant to be responsive to questions and comments from the community.

ANC 5A Commissioners (2019)

5A01 Frank Wilds

5A03 Emily Singer Lucio

5A05 Ronnie Edwards, *Chairperson*

5A07 Sandi Washington, *Treasurer*

5A02 Grace J. Lewis, *Parliamentarian*

5A04 Isaiah Burroughs, *Corresponding Secretary*

5A06 A. Jamaal Lampkin

5A08 Gordon-Andrew Fletcher, *Vice Chairman*

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


During the March 27, 2019 meeting, the Applicant agreed, it would attempt to provide specific dollar (\$) amounts for the various rates of affordable housing (i.e., 80% AMI); and although not required, will make every effort to maximize opportunities for Ward 5 resident and local, certified business enterprises (CBEs).

ANC 5A has determined that the proposed project will be a benefit to the surrounding community by creating an exciting arts-based mixed-use destination. We believe that the mix of retail, Food Hall, residential, and arts uses in the project will complement the existing mix of uses in the neighborhood. ANC 5A also believes that having an Aldi grocery store in the project will also be a benefit to the neighborhood. ANC 5A believes that the Applicant has addressed concerns about traffic, parking, pedestrian travel, stormwater and infrastructure, and security at the site. For these reasons, ANC 5A fully supports the Applicant’s proposed project and Zoning Commission Case No. 06-10D.

THEREFORE BE IT RESOLVED, that Advisory Neighborhood Commission 5A voted 5-0-0 to support the Supplemental Submission, Zoning Commission Case No. 06-10D – First Stage PUD Modification and Second Stage PUD Application of Cafritz Foundation.

ANC 5A is comprised of eight (8) Commissioners and therefore five (5) Commissioners constitutes a quorum. On March 27, 2019, at a duly noticed Public Meeting of ANC 5A, five (5) Commissioners attended the meeting. At the time of voting to adopt the above Resolution there were five (5) Commissioners present and voting. ANC 5A voted 5-0-0 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: March 27, 2019


RONNIE L. EDWARDS, Chairman
Advisory Neighborhood Commission 5A