

4 April 2019

To: DC Zoning Commission

Re: Z.C. Case No. 06-10D

From: Deborah Grimstead

Resident of the rental apartments at The Modern at Art Place at Fort Totten  
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h (202) 526-3717

I have been living in a rental apartment in the first phase of the Cafritz Foundation's Art Place development since it opened in September of 2017. Before that, I lived in the adjacent Aventine Fort Totten rental apartments for 10 years.

I am in support of the next phase — Block B — of Art Place at Fort Totten, but as a long-term so-called "200-footer" from where Block B will be built, I have a request related to transportation.

As you may know, two additional major construction projects on South Dakota Avenue will occur during the same time period as — and in the vicinity of — Art Place "Block B".

Demolition of the existing Lamond-Riggs Library and construction of its replacement will begin soon, as well as construction of a large townhome development at the intersection of Riggs Road and South Dakota Avenue.

The transportation network — for both pedestrians and vehicles — for all three projects needs to be considered as a whole. For example:

- Where are all the construction workers going to park?
- How will the existing free, residential on-street parking in the neighborhood be affected?
- Will pedestrians still have good access to the Fort Totten Metro station?

I believe that DDOT needs to assign specific staff to closely monitor construction during these three major projects in order to minimize the inevitable disruption of the current vehicle and pedestrian network.

And as stated in an Urban Land Institute study regarding all development in the Fort Totten Station area:

*"Without cooperative efforts among the various property owners within the redevelopment areas, the current lack of connectivity and visibility could in-fact be worsened, to the detriment of all."*