

April 22, 2019

VIA IZIS

Chairman Anthony Hood
 District of Columbia Zoning Commission
 441 4th Street, N.W., Suite 210
 Washington, DC 20001

Re: Zoning Commission Case No. 06-10D – Public Benefits Proffered By the Applicant and Proposed Conditions

Dear Chairman Hood and Members of the Commission:

Following the April 4, 2019 public hearing on the above-referenced matter, and pursuant to the requirements of §§ 308.8 and 308.10 of Subtitle X of Title 11 of the District Code of Municipal Regulations (as refined and detailed in Exhibit 41 of the Record), the Applicant hereby submits its chart of proffers and corresponding conditions of approval that are specific and enforceable.

Proffered Benefit	Proposed Condition
<p><u>Superior Urban Design and Architecture.</u></p> <p>Block B of the Art Place at Fort Totten (the “Project”) is a unique, culturally immersive, art-inspired place that brings a unique, world-class arts and cultural destination to the Lamond Riggs and Fort Totten neighborhoods. The urban design strategy reinforces the overall intent of the master plan, to make a great transit-oriented neighborhood at Fort Totten, with walkable streets, great outdoor places and a diverse program of activities and living accommodations.</p>	<p>The Project shall be developed in accordance with the plans marked as Exhibit ___ of the record in this case, as modified by the guidelines, conditions, and standards herein (the “Plans”).</p>
<p><u>Promotion of the Arts and Uses of Special Value to the Neighborhood or the District of Columbia as a Whole</u></p> <p>The Applicant has partnered with Meow Wolf, an innovative arts collective, that will offer a unique and immersive art experience that will provide both District residents and visitors an</p>	<p>Prior to the issuance of a Certificate of Occupancy for the Meow Wolf space, the Applicant will provide evidence to the Zoning Administrator that residents of the District of Columbia will be able</p>

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<p>opportunity to enjoy a truly distinctive and exceptional experience.</p> <p>Meow Wolf has separate admissions prices for adults, children, and seniors/military members. Meow Wolf will provide a discounted admission fee of 15% for DC residents.</p>	<p>to receive discounted entry fees that are 15% less than the admissions fees charged for similar non DC residents. These discounted entry fees will be applicable for the life of the Project.</p>
<p><u>Promotion of the Arts and Uses of Special Value to the Neighborhood or the District of Columbia as a Whole.</u></p> <p>The Project includes space for Explore! Children’s Museum. The mission of Explore! is to create a DC-based children’s museum that engages children and District residents at many levels and to inspire children to be curious thinkers, creators, communicators and collaborators. As a Neighborhood Appreciation Day, Explore! will offer discounted admission of 25% off then-prevailing ticket prices to residents of Wards 4 and 5 on a quarterly basis.</p>	<p>Prior to the issuance of a certificate of occupancy for the Explore! Children’s Museum space, the Applicant will provide evidence to the Zoning Administrator that residents of Ward 4 and Ward 5 will receive discounted entry fees of 25% off then-prevailing ticket prices on a quarterly basis. These discounted entry fees will be applicable for the life of the Project.</p>
<p><u>Superior Landscaping, Creation of Open Spaces.</u></p> <p>Block B includes extensive plaza areas, café spaces and pedestrian focused activity. These areas are identified as: the HUB Plaza, Art Place Plaza, Central Plaza, and Kennedy Plaza, the to-be-closed 4th Street - which becomes a Flexible Pedestrian Zone, and the public streetscapes along South Dakota Avenue, Ingraham Street, and Kennedy Street. A dog-run is provided at the corner of 4th Street and Kennedy Street.</p>	<p>For the life of the Project, the Applicant will maintain the plaza and pedestrian areas shown on the Plans, including the dog-run. The Applicant will relocate the dog-run in the development of Blocks C or D, to accommodate the realignment of Kennedy Street.</p>
<p><u>Promotion of the Arts and Uses of Special Value to the Neighborhood or the District of Columbia as a Whole.</u></p> <p>The Applicant is proposing a series of artist studio and maker spaces in the ground floor of the northern end of the closed 4th Street. The Applicant will enter into a contract with an arts organization that will interview and select the artists for the studio and maker spaces. The Applicant will rent these spaces to artists at a dollar/sf net monthly lease rate not to exceed 50% of the average dollar/sf net monthly lease rate charged to the other retail tenants in the Project.</p>	<p>Prior to the issuance of the certificate of occupancy for the residential building, the Applicant will provide evidence to the Zoning Administrator that it has entered into a contract with a qualified arts organization that will interview and select the qualified artists for these spaces.</p>

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	<p>For the life of the Project, the Applicant will rent the artist studio and maker spaces to artists at a dollar/sf net monthly lease rate not to exceed 50% of the average dollar/sf net monthly lease rate charged to the other retail tenants in the Project.</p>
<p><u>Environmental and Sustainable Benefits.</u></p> <p>The Applicant will pursue sustainability certification for the entire PUD under the US Green Building Council's LEED Neighborhood Development (ND) rating system.</p>	<p>Prior to the issuance of the first certificate of occupancy for the Project, the Applicant shall provide evidence to DOEE and/or the Zoning Administrator that the entire PUD will be able to secure certification under the LEED ND rating system.</p>
<p><u>Employment and Training Opportunities.</u></p> <p>The Applicant will continue to abide by the terms of the First Source Employment Agreement that were followed during the development of Block A.</p> <p>The grocery store operator believes that being a part of a community means hiring locally. Therefore, the grocery store operator will hold at least three monthly hiring open houses in the four months prior to the opening of the store. The open houses will provide local job candidates with information on employment opportunities with the grocery store operator.</p>	<p>Prior to the issuance of the first building permit for the Project, the Applicant shall provide evidence of the signed First Source Employment Agreement that was followed during the development of Block A.</p> <p>Prior to the issuance of a certificate of occupancy for the grocery store space, the Applicant (or the grocery store operator) will provide evidence to the Zoning Administrator that at least three monthly hiring open houses were held in the four months prior to the opening of the store. The open houses will provide local job candidates with information on employment opportunities with the grocery store operator.</p>
<p><u>Housing and Affordable Housing.</u></p> <p>The Consolidated and First-Stage PUD Order for the Project (ZC Order Nos. 06-10, 06-10A - 06-10C) required the provision of</p>	<p>Prior to the issuance of a building permit for the residential portion of the</p>

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<p>171 income and age restricted residential rental units in the approved PUD. Block A includes 141 income and age restricted units.</p> <p>Block B will contain 30 artist housing units which will be reserved as affordable for a period of 20 years from the issuance of the first Certificate of Occupancy in Block B at the 60% MFI level. Consistent with the affordable housing requirements of the First-Stage PUD Order, the 30 artist affordable units will be distributed vertically and horizontally through the residential building in Block B, but not on the upper two floors, at a ratio of unit types that are consistent with the market-rate unit types.</p> <p>The Applicant will enter into a contract with a qualified organization that will interview and select the qualified artists for these residential units.</p>	<p>Project, the Applicant shall provide the Zoning Administrator with evidence that the recorded Affordable Housing Covenant for the entire PUD project has been amended to reserve the 30 artist housing units in Block B to households with incomes not exceeding 60% MFI. Consistent with the affordable housing requirements of the First-Stage PUD Order, the 30 artist affordable units will be distributed vertically and horizontally through the residential building in Block B, but not on the upper two floors, at a ratio of unit types that are consistent with the market-rate unit types.</p> <p>Prior to the issuance of a certificate of occupancy for the residential portion of the Project, the Applicant will provide evidence to the Zoning Administrator that it has entered into a contract with a qualified organization that will interview and select the qualified artists for the artist affordable units.</p>
<p><u>Mass Transit Improvements.</u></p> <p>The Applicant proposes to locate a Capital Bikeshare Station on the site, or at a nearby location identified by DDOT.</p>	<p>Prior to the issuance of the first Certificate of Occupancy for the Project, the Applicant shall provide evidence to the Zoning Administrator that it has paid for the installation of a Capital Bikeshare Station on the site, or at a nearby location identified by DDOT.</p>

The Applicant will continue to work with the Office of the Attorney General in finalizing the language of the proposed benefit and amenity conditions. Please feel free to contact the undersigned with any questions.

Sincerely,



Paul A. Tummonds, Jr.



Jennifer M. Logan

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document will be delivered by e-mail and Regular Mail to the following agencies and Parties on April 22, 2019.

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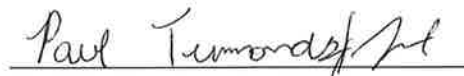
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