



TO: District of Columbia Zoning Commission

FROM: *JL for* Jennifer Steingasser, Deputy Director- Development Review & Historic Preservation

DATE: May 24, 2019

SUBJECT: ZC 06-10 D Supplemental Post-Hearing Report for 2nd Stage Application for Building B of an Approved Consolidated and Preliminary Planned Unit Development and Map Amendment for the proposed “Art Place and Shops at Fort Totten”

I. BACKGROUND

During its May 20, 2019 considerations of Application ZC 06-10D, the Zoning Commission asked OP to:

- Correct the record of its reports and testimony with respect to the Comprehensive Plan’s Future Land Use Map designation for the site; and
- Work with the District Department of Transportation and the applicant to clarify DDOT’s request for electric vehicle charging stations and the applicant’s response to the clarified request.

II. RESPONSES

Generalized Future Land Use Map (FLUM)

The FLUM designates the site as appropriate for medium density residential / medium density commercial uses, not for moderate density residential / moderate density commercial uses as OP had previously written and testified. A map illustrating the correct FLUM designation in the project area, with the PUD boundaries, is attached.

Electric Vehicle Charging Stations

The District Department of Transportation (DDOT) has clarified that its standard for electric vehicle charging stations is one station for every 50 parking spaces. With the applicant’s proposed 750 parking spaces for Building B, 15 electric vehicle charging stations would be required to meet DDOT standards. The applicant had proposed to install whatever number of charging stations would be required to meet LEED ND standards. The applicant has now agreed that it will specify the number of charging stations that would be required by LEED ND and that if this number is smaller than the number required by DDOT standards, the applicant will meet the DDOT standard. DDOT will be addressing this in more detail in a separate report.

Attachment

js/slc – Stephen Cochran, project manager



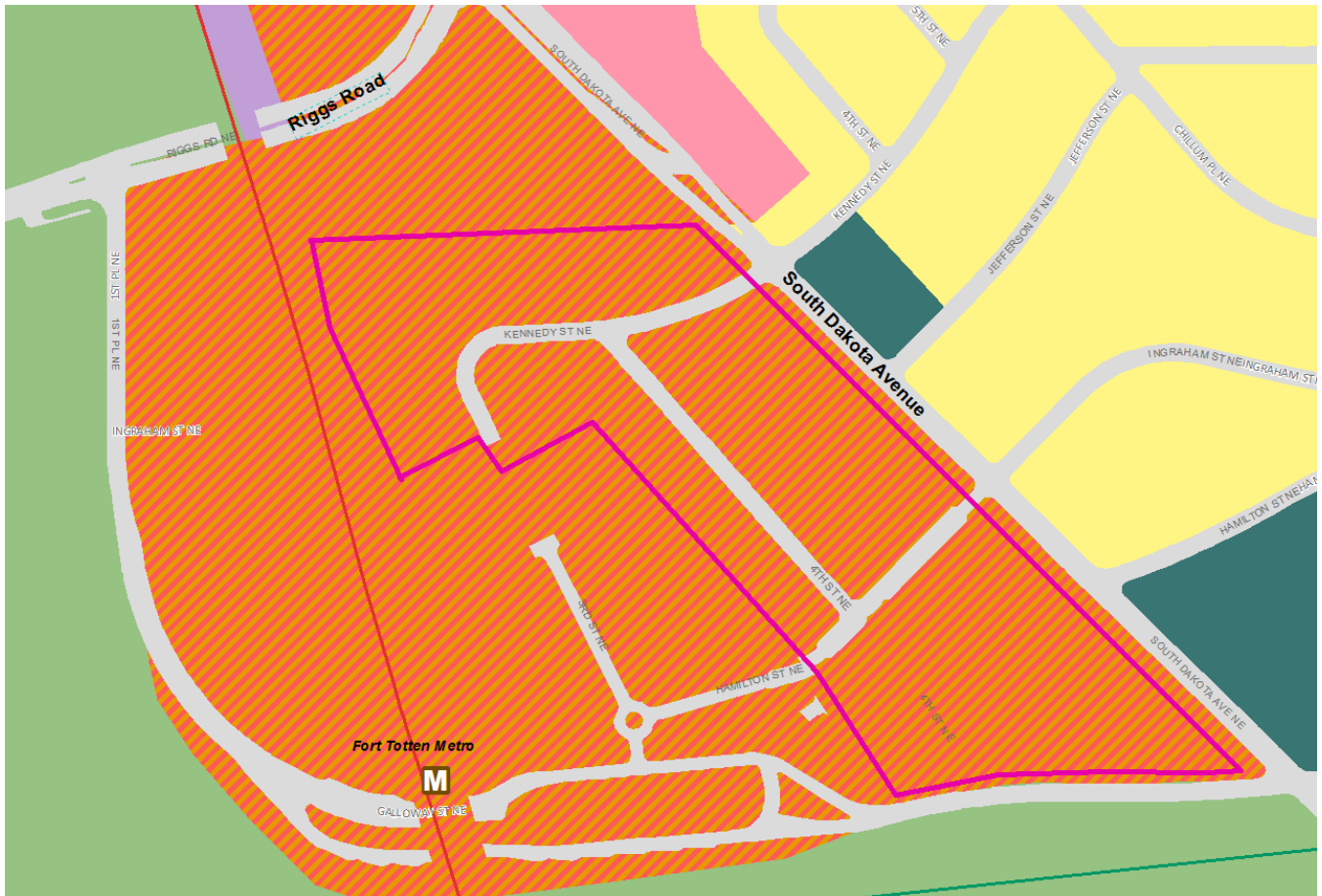


Figure 1. PUD 06-10 Project Boundaries (in purple) and FLUM Designation (Medium Density Residential / Medium Density Commercial)