



TO: District of Columbia Zoning Commission

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

DATE: November 9, 2018

SUBJECT: ZC 06-10 D Setdown Report for Updated 2nd Stage Application for an Approved Consolidated and Preliminary Planned Unit Development and Map Amendment for proposed “Art Place and Shops at Fort Totten”; Modification of Approved First Stage Order, as it Pertains to Building B of Second Stage

I. RECOMMENDATION

The Office of Planning (OP) **recommends the Zoning Commission set down for a public hearing Zoning Commission Case No. 06-10D**, which includes requests to:

- A. Modify Order 06-10, inclusive of modifications previously approved in Orders 06-10 A and 06-10C;
- B. Approve a Second Stage PUD application for Phase B, which, while substantially consistent with the approved preliminary PUD, includes proposed changes, which are summarized in Section IV of this report.

The information presented by the applicant is sufficient for a setdown. However, OP recommends that the applicant, prior to the hearing, the applicant provide additional information or further design development, as noted in Section V.B. of this report.

II. BACKGROUND

In Order 06-10, effective January 15, 2010 the Zoning Commission approved the Morris and Gwendolyn Cafritz Foundation’s plans for the construction of a 2,018, 880 gross square foot (GSF), 3.08 FAR development on 16.67 acres of land between the Ft. Totten Metro station and South Dakota Avenue, just south of Riggs Road, N.E. The site received a related map amendment to what was then the C-2-B zone and roof structure relief for the Consolidated Planned Unit Development PUD. Four new three to eight story buildings with approximately 929 one-to-three-bedroom units were to replace the approximately 233 units in 15 walk-up apartment buildings that had been on the site.

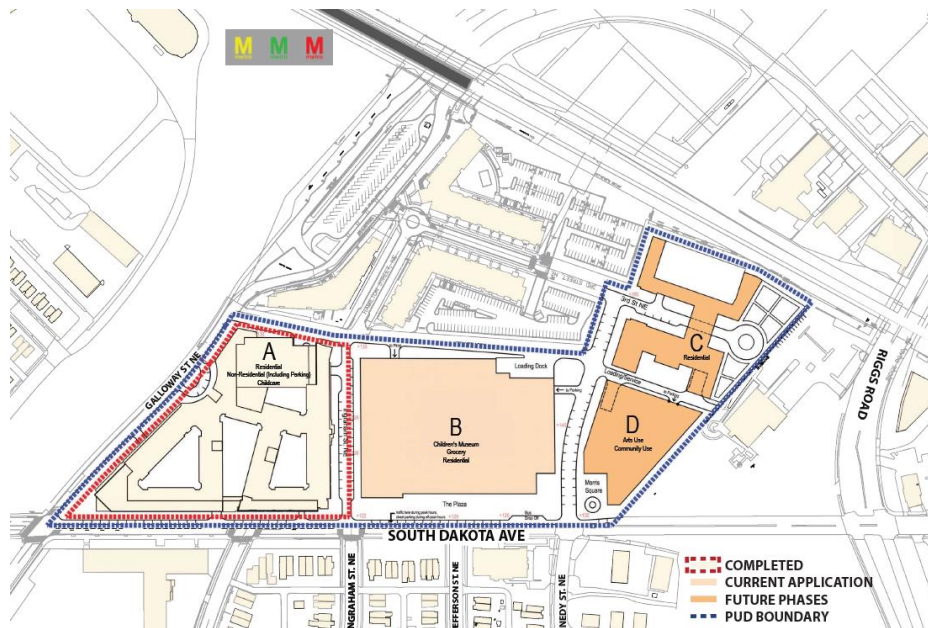
In Order 06-10A, effective January 19, 2012, the Commission approved a minor modification for the consolidated and preliminary PUD that permitted the 59,000 GSF grocery to be shifted from Building A in the Consolidated PUD to Building B in the Preliminary PUD. Consolidated PUD Building A has now been constructed as a mixed-use building on a 214,209 square foot site bounded by South Dakota Avenue, Galloway Street, an alley separating the Applicant’s property from the apartments to the west, and by an extended Ingraham Street. It has 100,000 SF of retail (only half of which are FAR countable)



above a podium with approximately 187,000 square feet of FAR-countable parking. Atop the podium are three structures containing 529 residential units, communal functions for recreation and day care and some above-ground parking.

The Second Stage PUD Building B, which is the subject of this application, was given preliminary approval to be located to the northeast of Building A on an approximately 5-acre site bounded by South Dakota Avenue, a relocated Kennedy Street, NE, a new extension of Ingraham Street and a public alley to the west. It is currently approved to be a 456,000 square foot non-residential building of three stories, not more than 60-feet high, and with not more than 76% lot occupancy. It is to contain 144,000 square feet of anchor and supporting retail, the 59,000 square foot grocery space that was originally approved for Building A, a 47,000 square-foot children's museum, and approximately 1,100 parking spaces.

III. APPROVED AND PROPOSED SITE PLAN



Figures 1. Approved Site Plan with Constructed Consolidated PUD Building A to Left and Approved Preliminary PUD Building B in Center

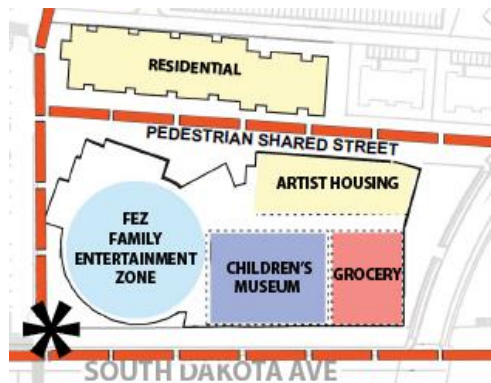


Figure 2. Detail of Proposed Phase B Site Plan (labelled Building B in Fig. 1)

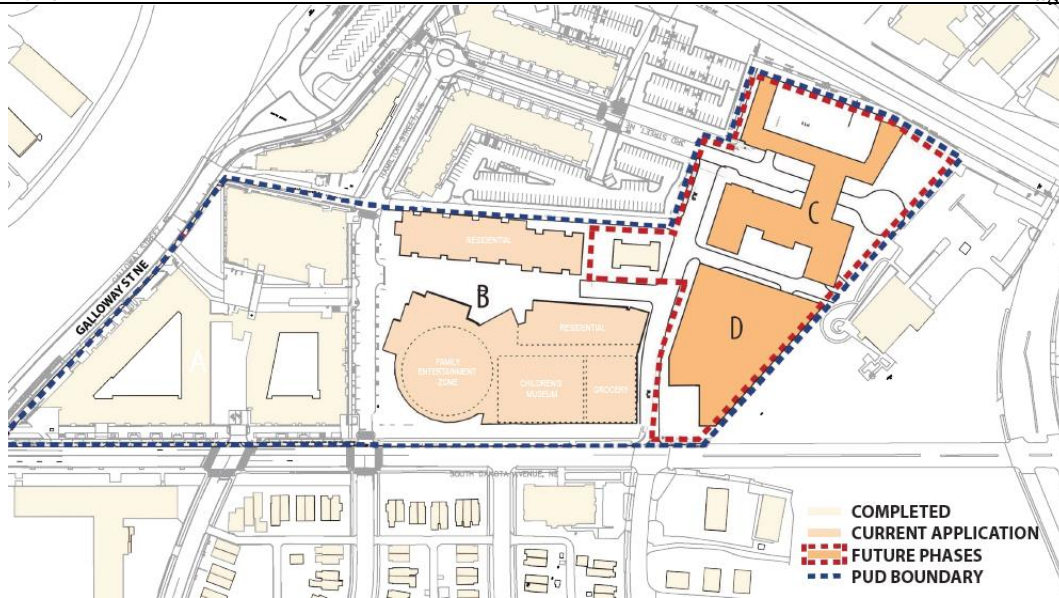


Figure 3. Proposed Site Plan Upon PUD Completion After Approval of Phase B

IV. CURRENT APPLICATION SUMMARY

The modified Phase B would continue to be bounded by South Dakota Avenue, the recently constructed extension of Ingraham Street, a realigned Kennedy Street, and the line of what is now a service alley (to be closed) between the applicant’s property and the Ft. Totten Apartments. It would still contain significant retail space including a grocery store and a children’s museum, both somewhat reduced in size from the previous iteration. In addition, it would introduce significant new residential, cultural and entertainment uses.

The currently proposed Phase B plan differs in the following ways from the what was given preliminary approval in Order 06-10, as modified by Order 06-10A:

A. Changes to the site plan and building massing approved in the Preliminary PUD;

- Modify the Phase B site’s size and configuration to enable the retention, for now, of two existing Riggs Plaza apartment buildings to accommodate remaining Riggs Plaza tenants.
- Construct 2 buildings, rather than a single building;
- Increase the maximum permitted building height from 60 feet to 75 feet;
- Increase the FAR for Phase B from the approved 2.11 to a requested 2.34, while keeping the overall FAR of the total PUD at 3.04;
- Increase the permitted GSF in the PUD stage from 456,000 to 491,000;

- Permit, subject to DDOT and Council approval, the closing of 4th Street, NE between Ingraham and Kennedy Streets and its conversion to a private curbside street for pedestrians, vehicles and loading as well as the closing of a parallel alley to the east,
- Relocate the concentration of publicly accessible plazas from frontage along South Dakota Avenue to the area adjacent to and including the proposed privatized 4th Street;
- Make minor, possibly temporary, changes to the alignment of Kennedy Street;

B. Introduction of New Uses:

- Include a residential component of ~192,287 SF and 210-250 dwelling units, primarily in the proposed western building;
- Include 30 units of artist live-work housing in the eastern building, with to-be-determined subsidies for affordable rental rates;

C. Modifications to the approved non-residential component:

- Introduce a food court and a large-scale (~155,000 SF) interactive attraction, the “Family Entertainment Zone”, that may draw patronage from beyond the metropolitan area;
- Reduce the approved size for the grocery store from 59,000 SF to 23,800 SF, inclusive of non-FAR countable space;
- Reduce the approved size of the children’s museum from 47,000 SF to ~25,000 SF.

Table 1 compares the approved and proposed Second Stage PUD in more detail.

Element	“Building B” in Approved Preliminary PUD	Proposed Phase B Second Stage PUD
Phase Site Size	214,484.5 sf	210,280sf
Total GSF	456,000 sf	491,777 FAR-countable sf; 552,512 total sf
FAR	2.11	2.34 <ul style="list-style-type: none"> • 1.31 non-residential (includes parking FAR) • 1.03 residential
Lot Occ.	76.3% (including roads & alleys)	Approximately 77.7% (including roads & alleys), subject to clarification by public hearing
No. of Bldgs.	One	Two (East bldg., primarily non-residential; and West bldg., primarily residential)
Height	60 feet max.	Varies, up to 75 feet max. (Exhibit 2G4, Sheet 38)
Stories	3	East bldg., 4 stories; West bldg., 7 stories

Element	“Building B” in Approved Preliminary PUD	Proposed Phase B Second Stage PUD
Non-Residential Uses	<i>All Uses Are Non-Residential</i>	<i>Uses Are Residential and Non-Residential</i>
	144,000 sf retail (+40,000 sf non-FAR)	50,574 sf general retail, east building (+6887 non-FAR)
		152,162 sf of single-provider commercial/ entertainment/ cultural Family Entertainment Zone (FEZ) attraction, east building (+ 4,538 sf Non-FAR)
	59,000 SF grocery and in-line retail	11,498 SF grocery, east bldg. (+12K non-FAR) =23,000 SF total
	47,000 sf children’s museum	24,931 sf children’s museum, east bldg.
	15,000 sf senior/recreation center	No senior/recreation center
	27,000 sf lobby, atrium, service	n/a
	164,000 sf parking (1,100 spaces)	34,593 sf parking, east bldg. (+37,008 sf non-FAR) 765 spaces
Residential Units	0	218,000 SF / 240 - 280 units, <ul style="list-style-type: none"> • 192,287 sf / 210-250 market rate units in west building; • 25,732 sf / 30 affordable artist live/work space units in east building at to-be-determined affordability level
Roads Closed	4 th St., NE and alley near So. Dakota Ave., (both incorporated into building footprint)	4 th St., NE (open-air, privatized & curbsless street) and alley near So. Dakota Ave., (within east building footprint)
Parking	1100	765 (340 required) <u>East building</u> : below grade entered from Ingraham Street, exited from Ingraham and Kennedy Streets; <u>West building</u> : at-grade, covered, entered/exited from public alley via Ingraham or Kennedy St., (Exhibits 2G3, Sheet 13; and 2G4, Sheets 39 and 40)
Loading	Open Air Entrance off alley @ Kennedy St. (3) 55’ berths required and provided (3) 30’berths required, (2) approved (3) 20’spaces required, (2) approved	<u>East building</u> : Seemingly, 3 berths of unspecified size and 2 service/delivery spaces located in covered grade-level area off closed 4 th St.; back-in/head-out via Kennedy Street (Exhibits 2G4, Sheet 30 and 2G3, Sheet 14). <u>West building</u> : Unspecified number of berths and service/delivery spaces (4 of each required) Seemingly, 4 berths of unspecified size and 4 service/delivery spaces (Exhibits 2G3, Sheet 13)

Element	“Building B” in Approved Preliminary PUD	Proposed Phase B Second Stage PUD
Amenities & Benefits related to Building B	Public plaza at So. Dakota & Ingraham; Pocket parks along So. Dakota Space for 47,000 sf children’s museum Space for 59,000 sf grocery 15,000 square foot senior center First Source Agreement	Public plazas primarily along private 4 th Street, secondarily at So. Dakota & Ingraham Space for ~ 25,000 sf children’s museum Space for 23,00 sf grocery Food court Major entertainment/arts/cultural attraction Superior Architecture ~ 250 market rate rental units, where none previously proposed, located in west building 30 units subsidized artist housing/maker-space, in east building First source agreement Other benefits and proffers are noted by applicant on pages 22 – 26 of Exhibit 2

V. ANALYSIS

A. Planning Context

Comprehensive Plan

The Zoning Commission, as part of the approval of the original Consolidated and Preliminary PUD, determined that the overall development would not be inconsistent with the Comprehensive Plan in effect at the time. While the Comprehensive Plan was modified in 2012, there have been no changes that should negatively affect the Commission’s prior determination. The Generalized Future Land Use Map designates the site as appropriate for moderate density residential / moderate density commercial, with which the proposed 2.34 FAR would not be inconsistent. The Generalized Policy Map identifies the site as a Housing Opportunity Area. The addition of a residential component to Phase B would be consistent with this.

Nearby Development

Since approval of the preliminary PUD the intersection of South Dakota Avenue, NE and Riggs Road, NE has been reconfigured, and there has been considerable new mixed-use development constructed adjacent to that intersection. Pedestrian connections to the Fort Totten Metro station have also been improved as part of the construction of Building A of the Consolidated PUD 06-10. The Commission was aware of these then-future road changes and planned developments during earlier hearings for this PUD, apart from a Walmart Store that has been constructed on the north side of Riggs Road. The inclusion of a large grocery component in that store has influenced the applicant’s request to reduce the size of the grocery store in Phase B.

B. Conformance to Second-Stage PUD Requirements and Additional Information Needed

On pages 15 – 21 of Exhibit 2, and in Exhibit 2D, the applicant states how it has complied with the PUD-related zoning regulations in Subtitle X, Chapter 3 and Subtitle Z, Sections 300 and 703. The application appears to be sufficient for setdown, but does require additional information and analysis by the public hearing. The most important topics include:

- The program for, and possible impacts of, the Family Entertainment Zone;
- Design details regarding façade materials, the retail frontage on South Dakota Avenue and the western façade of the seven-story western building;
- Traffic generation, transportation management, pedestrian circulation and loading details that have been requested by DDOT in its ongoing meetings with the applicant;
- A breakdown, by count, of residential unit types and clarification of projected residential totals for the entire PUD if Phase B modifications area approved;
- Details on requested zoning relief and design flexibility;
- Clarification of the depth and length of the subsidy for the artist housing/ maker space live-units in the east building;

OP will also continue to encourage the applicant to increase its proffer of affordable housing beyond the 170 units required by the original PUD Order, and will continue to work with the applicant to address these issues, and any raised by the Commission at setdown, prior to a public hearing.

VI. AGENCY REFERRALS

If set down, the application will be referred to the following District agencies for review and comment:

- Department of Transportation
- Department of Energy and the Environment
- Department of Consumer and Regulatory Affairs (DCRA);
- Department of Employment Services (DOES);
- Department of Health (DOH);
- Department of Housing and Community Development (DHCD);
- Department of Parks and Recreation (DPR);
- Department of Public Works (DPW);
- Fire and Emergency Medical Services Department (FEMS);
- Metropolitan Police Department (MPD);
- DC Public Schools (DCPS);
- DC Water and Sewer Authority (DC Water).

VII. COMMUNITY INPUT

The applicant has met with ANC 4B, the ANC 5A08 SMD, and the Lamond Riggs Citizens Association and has property owners within 200 feet.

JLS/slc

Stephen Cochran, AICP – project manager