

# ART PLACE AT FORT TOTTEN

NORTHEAST, WASHINGTON, DC  
PHASE B PUD  
FIRST-STAGE AMENDMENT  
& SECOND-STAGE APPLICATION



JANUARY 25, 2019

OWNER + DEVELOPER

THE MORRIS & GWENDOLYN  
CAFritz FOUNDATION

EXECUTIVE ARCHITECT

PERKINS —  
EASTMAN

DESIGN ARCHITECT

STUDIO SHANGHAI

CIVIL ENGINEER + LANDSCAPE

WVA CAPITOL

TRAFFIC CONSULTANT

WA WELLS + ASSOCIATES

LAND USE COUNSEL

goulston&storr

ZONING COMMISSION  
District of Columbia  
CASE NO.06-10D  
EXHIBIT NO.11B1

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## MISSION

The FEZ at Art Place will create a unique destination that will engage families and children in the form of a mixed-use development of modern living, family activities, and neighborhood amenities impacting our most important community asset, our children. FEZ provides something for all, inside and out, via a range of activities ranging from fun and instructive exhibits in a Children's Museum, healthy food choices, new retail options, and live performances.

## PROJECT DESCRIPTION

FEZ at Art Place is a transit-oriented development located in Ward 5 along on the of the city's major streets, South Dakota Avenue. Building upon and further contributing to the success of the first phase of Art Place, FEZ will enhance the neighborhood retail environment and will bring additional vitality along South Dakota Avenue with its proposed mix of uses.

FEZ is organized with a main entry and plaza located along South Dakota Avenue and Ingraham Streets at one end and is anchored by a new neighborhood grocery store at the intersection of South Dakota Avenue and Kennedy Street. Upon entry to FEZ, a family may visit one of several venues on the interior, such as dining at the food courts, visiting the interactive museum or taking in a performance. Designed to engage the neighborhood, the interior is visible to the local community in many locations and invites participation by all.

At the upper end of FEZ towards the Fort Totten Metro Station, the project provides a secondary entry to the Museum/Food Court at 4th and Ingraham Streets. The newly private 4th Street will be transformed into a shared street for vehicles, programmed activities and outdoor dining. Residential accommodations are organized along 4th Street, accompanied by retail conceived to serve the neighborhood. 30 residential units for Artists are dispersed throughout the residential component.

All parking is below grade and service entries are located for convenience as well as to minimize visual impact and potential conflicts with pedestrian activity. The service and loading dock for the FEZ is located at the northern end of the block, away from the focused pedestrian activity at 4th and Ingraham Streets. Service and loading for the residential uses across 4th Street are located in the adjacent alley.



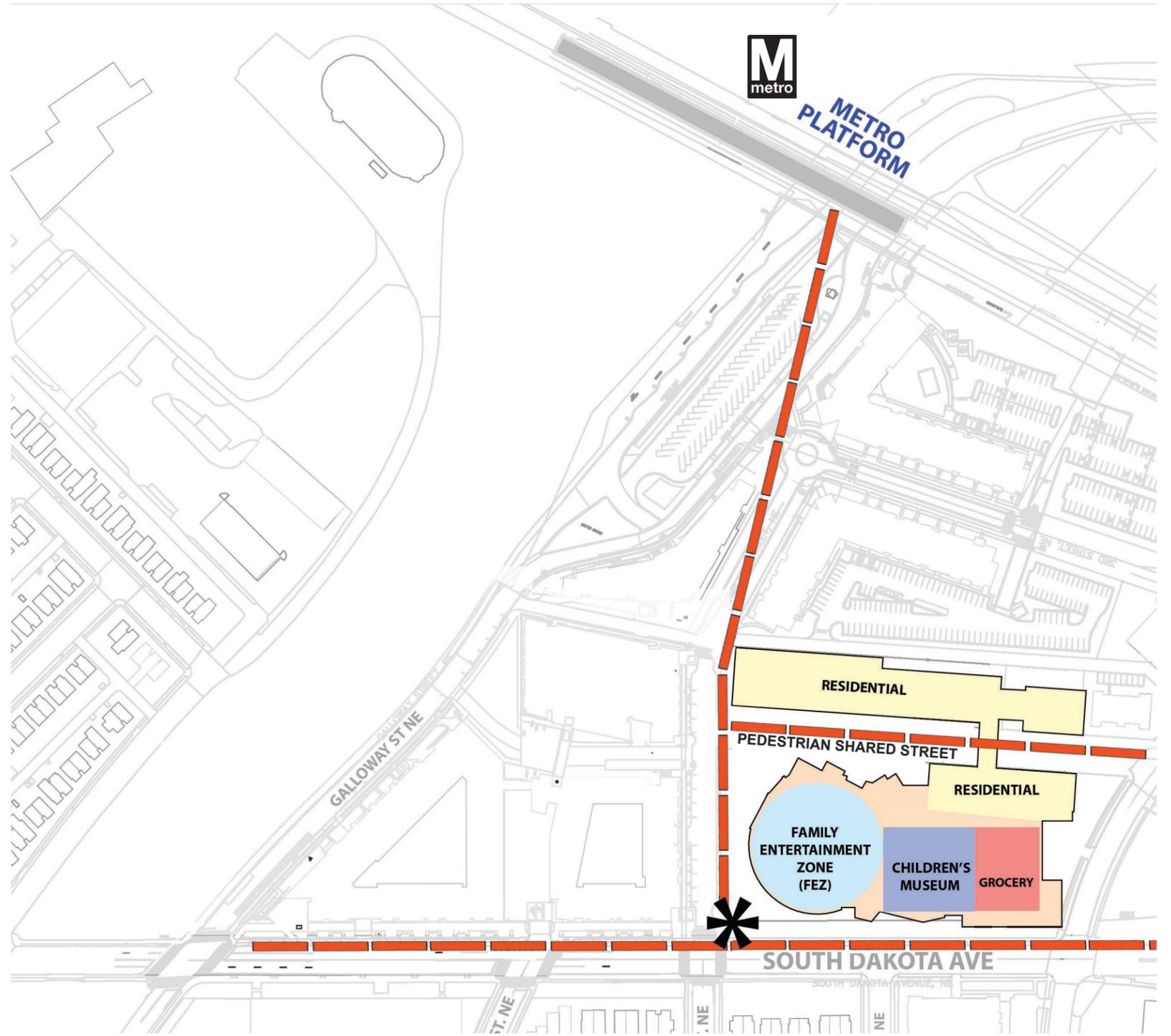
ACTIVATE SOUTH DAKOTA AVE RETAIL



CONNECT PLAZA & METRO STATION



ACTIVATE SHARED STREET




  
 SUBMISSION OVERVIEW - PROPOSED  
 ART PLACE AT FORT TOTTEN

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# SITE EXHIBITS



