

ART PLACE AT FORT TOTTEN

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

SUPPLEMENTAL SUBMISSION



APRIL 04, 2019

OWNER + DEVELOPER

THE MORRIS & GWENDOLYN
CAFIRITZ FOUNDATION

EXECUTIVE ARCHITECT

PERKINS —
EASTMAN

DESIGN ARCHITECT

STUDIO SHANGHAI

CIVIL ENGINEER + LANDSCAPE

CAPITOL

TRAFFIC CONSULTANT

WA WELLS + ASSOCIATES

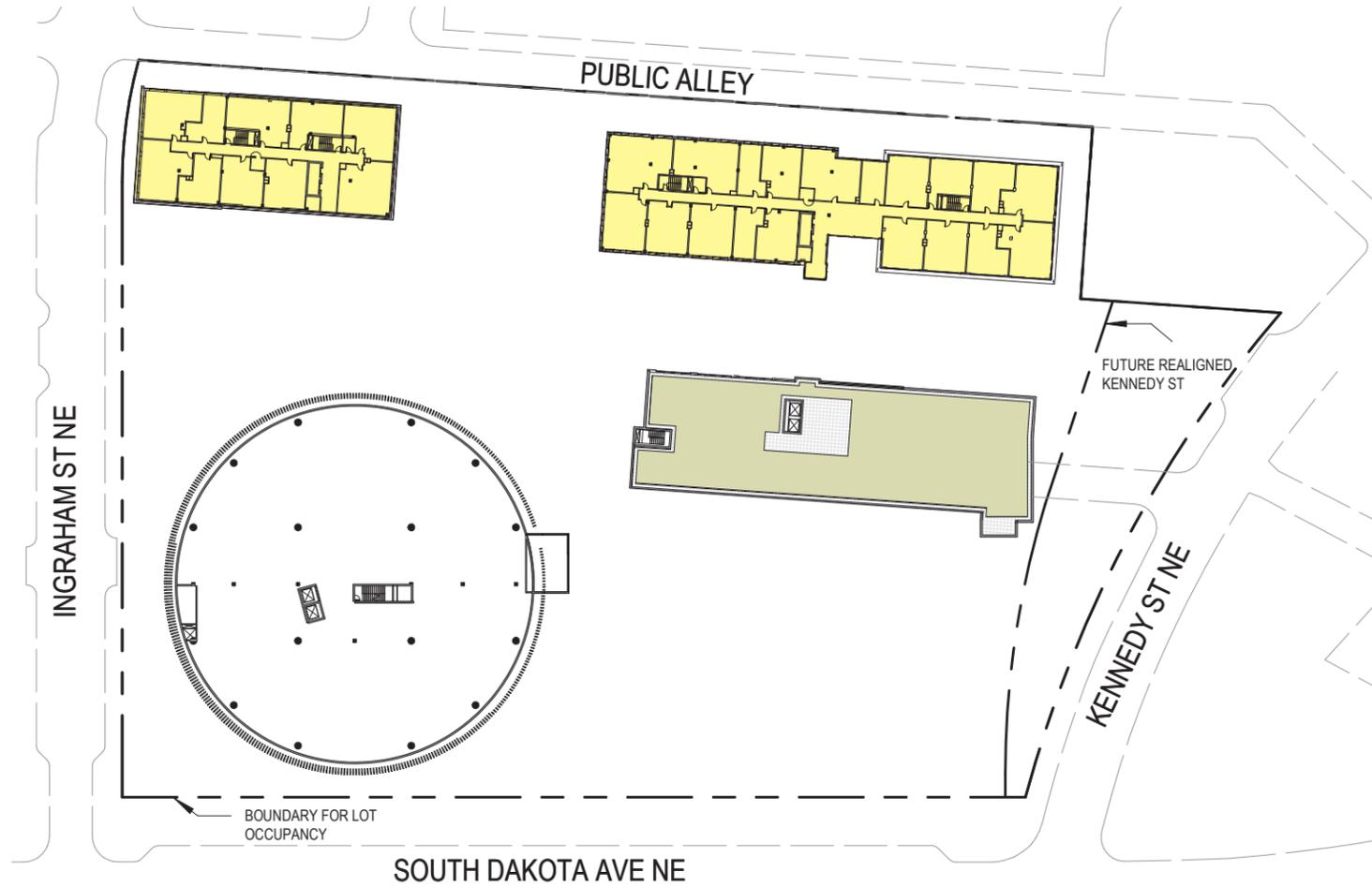
LAND USE COUNSEL

goulston&storr's

ZONING COMMISSION
District of Columbia
CASE NO.06-10D
EXHIBIT NO.35A1

SUPPLEMENTAL SUBMISSION

- 1 LOT OCCUPANCY AND FAR SUMMARY
- 2 LOT OCCUPANCY - COMBINED
- 3 LOT OCCUPANCY - COMMERCIAL
- 4 LOT OCCUPANCY - RESIDENTIAL
- 5 REAR YARD CONFIGURATION
- 6 VIEW - 4TH STREET LOOKING TOWARDS KENNEDY
- 7 VIEW - CORNER OF 4TH STREET AND INGRAHAM
- 8 VIEW - 4TH STREET LOOKING TOWARDS INGRAHAM
- 9 RESIDENTIAL UNIT DISTRIBUTION DIAGRAMS
- 10 DETAIL D.1 - BUILDING MATERIALS: KENNEDY WEST
- 11 DETAIL F.1 - 4TH STREET EAST TOWER AT KENNEDY
- 12 DETAIL G.1 - BUILDING MATERIALS: 4TH STREET WEST AT INGRAHAM
- 13 DETAIL H.1 - BUILDING MATERIALS: 4TH STREET WEST - CENTER TOWER
- 14 DETAIL J.1 & J.2 - 4TH STREET WEST AT KENNEDY
- 15 DETAIL K.1 - ALLEY ELEVATION AT KENNEDY
- 16 BALCONY STUDY - 4TH STREET
- 17 ILLUSTRATIVE STREETScape - CURRENT KENNEDY STREET NE ALIGNMENT
- 18 ILLUSTRATIVE STREETScape - FUTURE KENNEDY STREET NE ALIGNMENT



FULL SITE SEVENTH FLOOR PLAN

FAR LEGEND

RESIDENTIAL

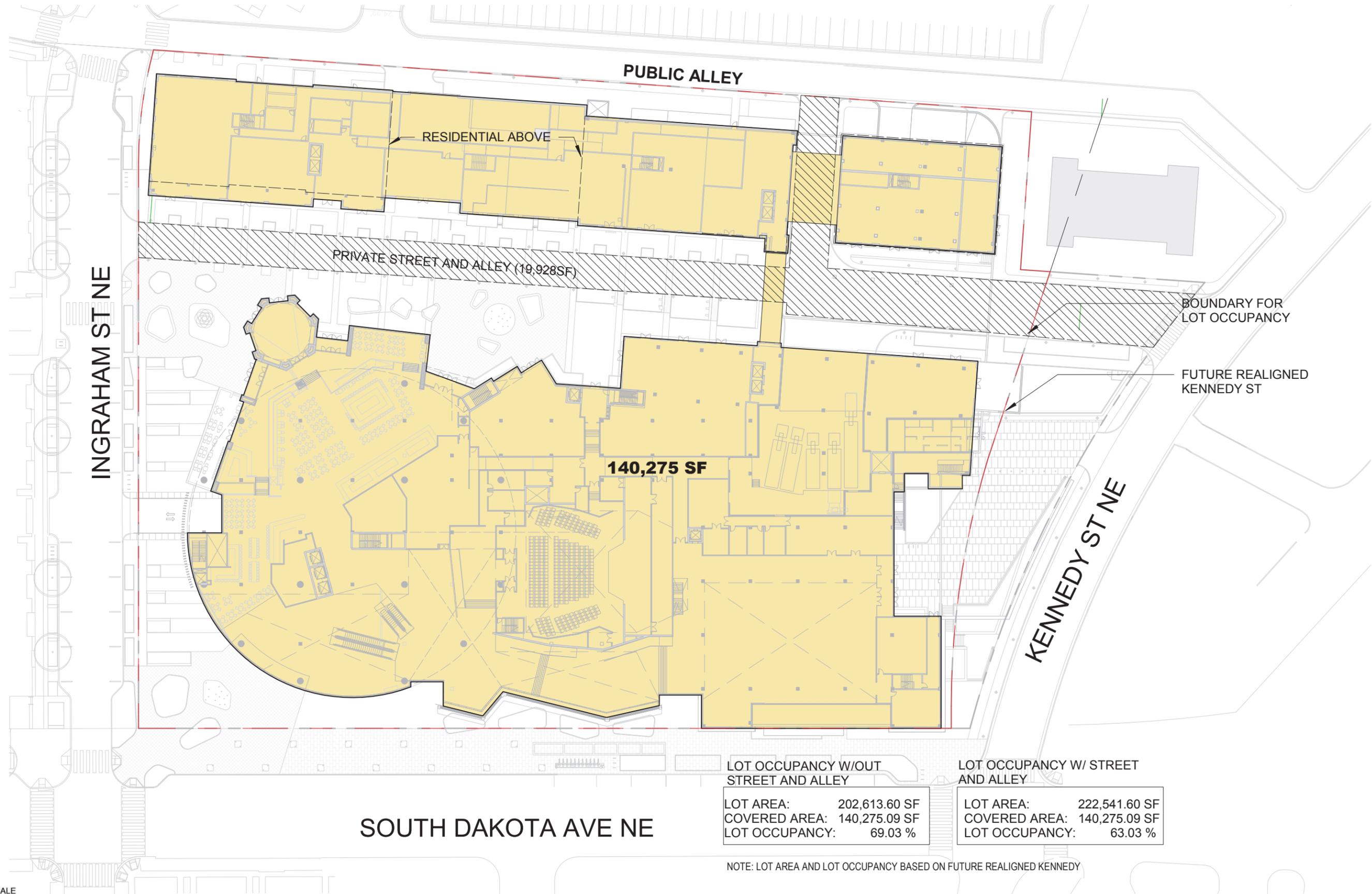
WEST BUILDING - ADJUSTED 7TH FLOOR FAR	
Use Zoning	GFA
RESIDENTIAL	26,736 SF
	26,736 SF

FAR SUMMARY

Use Zoning	GSF	GFA (Adjusted FAR)	*FAR(full lot)	**FAR excluding right of way	***FAR based on current Kennedy
CHILDREN MUSEUM	29,781 SF	29,781 SF	0.13	0.15	0.14
CULTURAL	89,619 SF	79,503 SF	0.36	0.39	0.37
GROCERY	24,389 SF	8,411 SF	0.04	0.04	0.04
MEOW WOLF	78,073 SF	78,073 SF	0.35	0.39	0.36
PARKING	337,120 SF	45,834 SF	0.21	0.23	0.21
RESIDENTIAL	266,762 SF	266,762 SF	1.20	1.32	1.23
RETAIL	70,525 SF	64,448 SF	0.29	0.32	0.30
Grand total	896,269 SF	572,812 SF	2.57	2.83	2.63

*LOT AREA LOT AREA BASED ON FUTURE KENNEDY STREET ALIGNMENT, INCLUDING PRIVATE STREETS AND ALLEY: 222,541.60 SF
 **LOT AREA LOT AREA BASED ON FUTURE KENNEDY STREET ALIGNMENT, EXCLUDING PRIVATE STREETS AND ALLEY: 202,613.60 SF
 ***LOT AREA BASED ON CURRENT KENNEDY STREET ALIGNMENT, EXCLUDING PRIVATE STREETS AND ALLEY: 217,655.50 SF

Shafts and atrium spaces, and a portion of the ground floor that is below grade are not counted towards FAR. See GROUND FLOOR FAR CALCULATION for diagram showing perimeter of ground floor considered above grade per B100.2



INGRAHAM ST NE

PUBLIC ALLEY

RESIDENTIAL ABOVE

PRIVATE STREET AND ALLEY (19,928SF)

140,275 SF

BOUNDARY FOR LOT OCCUPANCY

FUTURE REALIGNED KENNEDY ST

KENNEDY ST NE

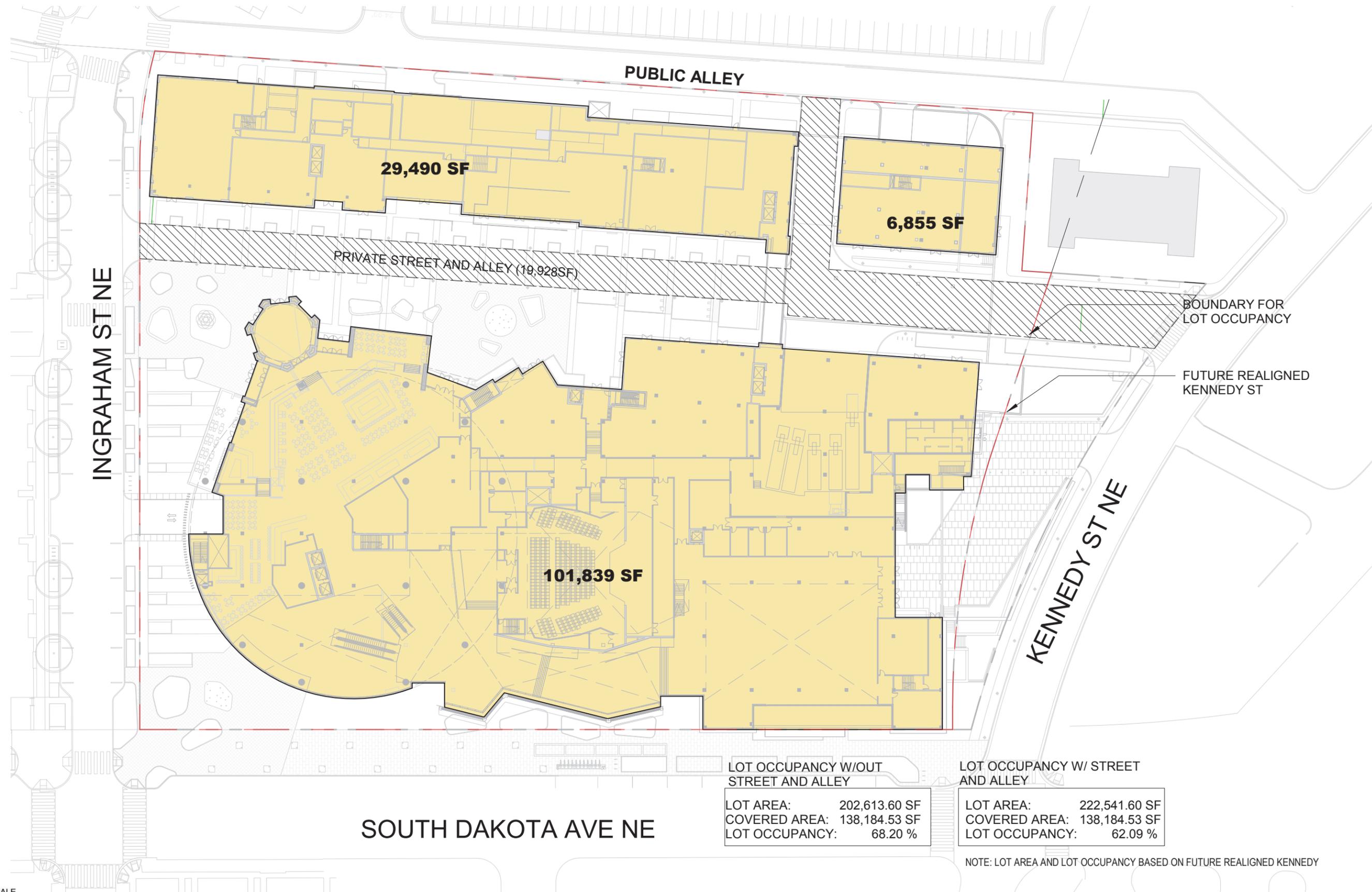
SOUTH DAKOTA AVE NE

LOT OCCUPANCY W/OUT STREET AND ALLEY	
LOT AREA:	202,613.60 SF
COVERED AREA:	140,275.09 SF
LOT OCCUPANCY:	69.03 %

LOT OCCUPANCY W/ STREET AND ALLEY	
LOT AREA:	222,541.60 SF
COVERED AREA:	140,275.09 SF
LOT OCCUPANCY:	63.03 %

NOTE: LOT AREA AND LOT OCCUPANCY BASED ON FUTURE REALIGNED KENNEDY





29,490 SF

6,855 SF

101,839 SF

PRIVATE STREET AND ALLEY (19,928SF)

BOUNDARY FOR LOT OCCUPANCY

FUTURE REALIGNED KENNEDY ST

INGRAHAM ST NE

PUBLIC ALLEY

SOUTH DAKOTA AVE NE

KENNEDY ST NE

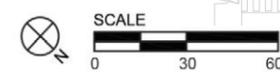
LOT OCCUPANCY W/OUT STREET AND ALLEY

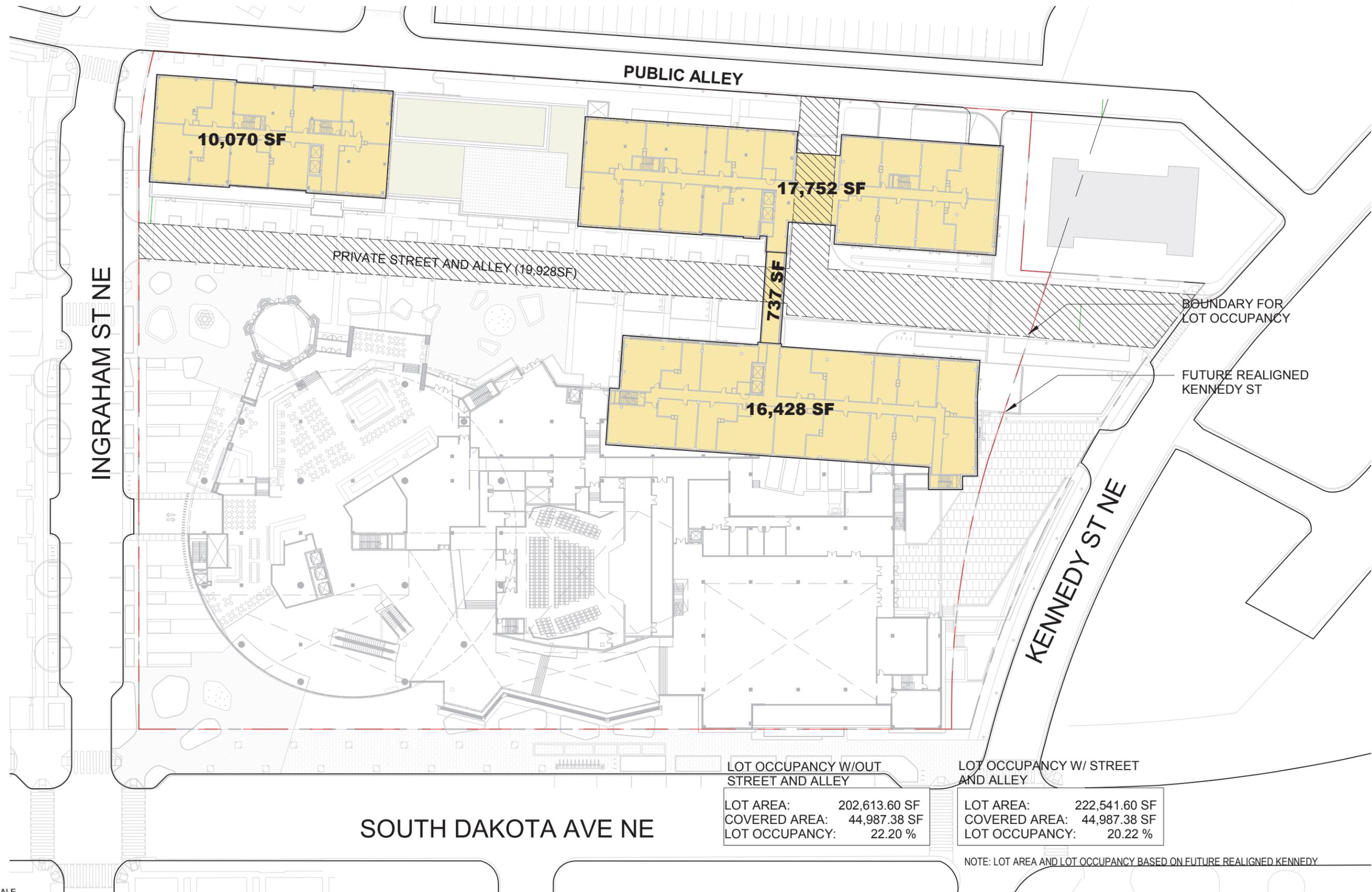
LOT AREA:	202,613.60 SF
COVERED AREA:	138,184.53 SF
LOT OCCUPANCY:	68.20 %

LOT OCCUPANCY W/ STREET AND ALLEY

LOT AREA:	222,541.60 SF
COVERED AREA:	138,184.53 SF
LOT OCCUPANCY:	62.09 %

NOTE: LOT AREA AND LOT OCCUPANCY BASED ON FUTURE REALIGNED KENNEDY

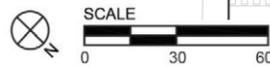


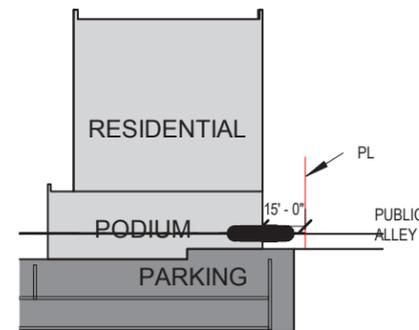
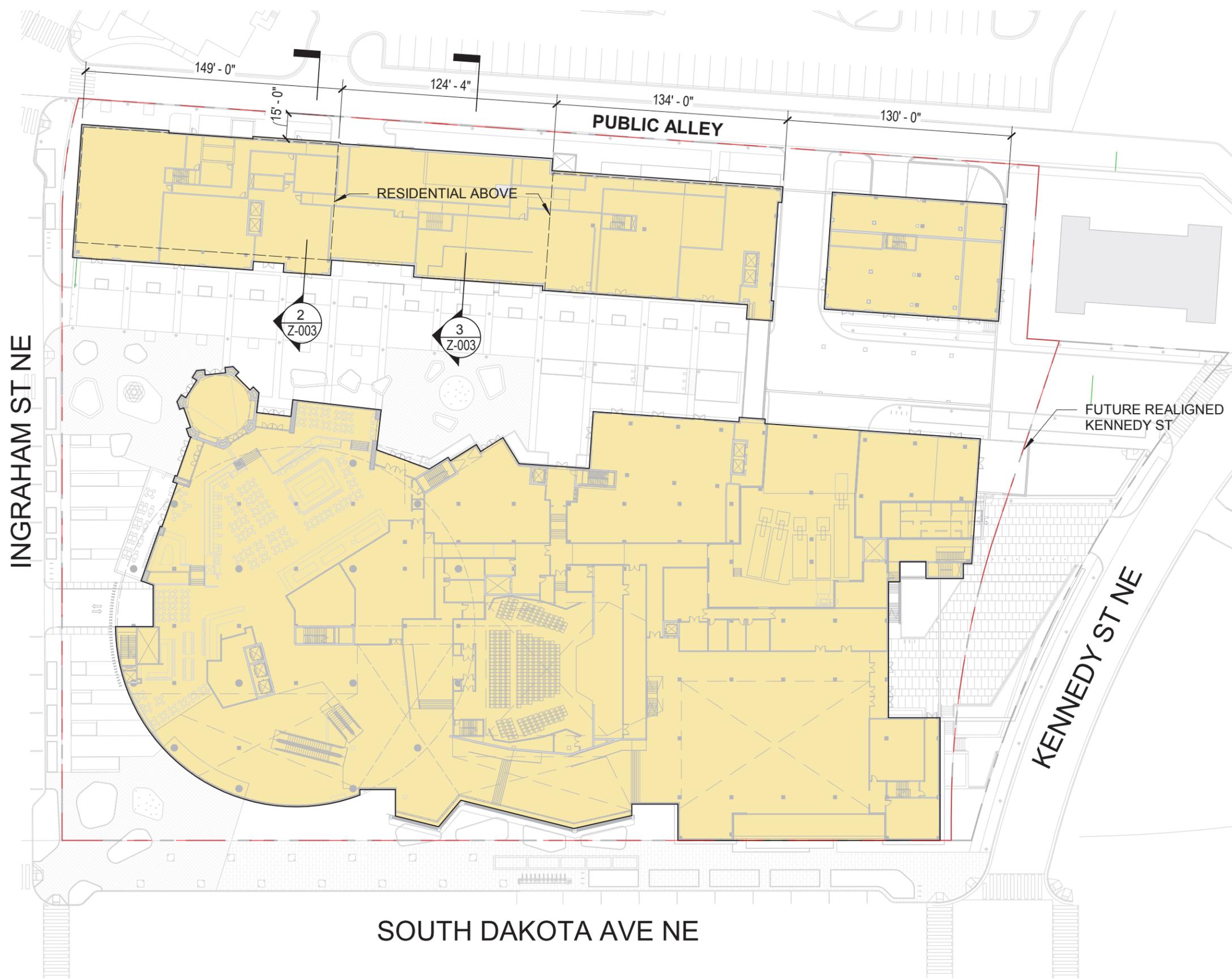


LOT OCCUPANCY W/OUT STREET AND ALLEY	
LOT AREA:	202,613.60 SF
COVERED AREA:	44,987.38 SF
LOT OCCUPANCY:	22.20 %

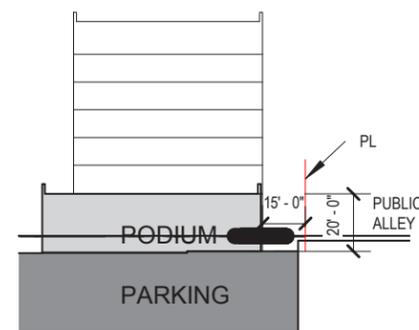
LOT OCCUPANCY W/ STREET AND ALLEY	
LOT AREA:	222,541.60 SF
COVERED AREA:	44,987.38 SF
LOT OCCUPANCY:	20.22 %

NOTE: LOT AREA AND LOT OCCUPANCY BASED ON FUTURE REALIGNED KENNEDY





2 REAR YARD SECTION 1
1/64" = 1'-0"



3 REAR YARD SECTION 2
1/64" = 1'-0"

INGRAHAM ST NE

SOUTH DAKOTA AVE NE

KENNEDY ST NE



VIEW - 4TH STREET LOOKING TOWARDS KENNEDY
ART PLACE AT FORT TOTTEN