



ART PLACE AT FORT TOTTEN

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

SEPTEMBER 4, 2018

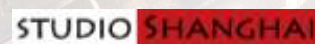
OWNER + DEVELOPER



EXECUTIVE ARCHITECT



DESIGN ARCHITECT



CIVIL ENGINEER + LANDSCAPE



TRAFFIC CONSULTANT



LAND USE COUNSEL



INTENTIONALLY BLANK

No. Title:

STAGE 1 PUD MODIFICATIONS

- 1 MISSION & PROJECT DESCRIPTION
- 2 SUBMISSION OVERVIEW - PROPOSED

SITE EXHIBITS

- 5 REGIONAL ANALYSIS
- 6 SITE PHOTOS
- 7 APPROVED STAGE 1 SITE PLAN
- 8 REVISED PHASE B - PROPOSED
- 9 REVISED PHASE C & D - PROPOSED
- 10 LOT EXHIBIT
- 11 CIRCULATION PLAN - PEDESTRIANS
- 12 CIRCULATION PLAN - AUTO GROUND LEVEL
- 13 CIRCULATION PLAN - AUTO LEVEL 1
- 14 CIRCULATION PLAN - TRUCKS LEVEL 1
- 15 APPROVED PUD DEVELOPMENT DATA
- 16 PROPOSED MODIFICATION TO APPROVED PUD DEVELOPMENT DATA & PARKING/LOADING TABULATION
- 17 GROUND FLOOR & 1ST FLOOR FAR DIAGRAMS
- 18 2ND FLOOR & 3RD FLOOR FAR DIAGRAMS
- 19 4TH FLOOR & 5TH FLOOR FAR DIAGRAMS
- 20 6TH FLOOR & 7TH FLOOR FAR DIAGRAMS
- 21 ROOF PLAN
- 22 ZONING DIAGRAM

ARCHITECTURE EXHIBITS

- 26 PROPOSED BUILDING B - ILLUSTRATIVE SITE PLAN
- 27 GROUND FLOOR PLAN
- 28 FIRST FLOOR PLAN
- 29 GROUND FLOOR PLAN
- 30 FIRST FLOOR PLAN
- 31 SECOND FLOOR PLAN
- 32 THIRD FLOOR PLAN
- 33 FOURTH FLOOR PLAN
- 34 FIFTH FLOOR PLAN
- 35 SIXTH FLOOR PLAN
- 36 SEVENTH FLOOR PLAN
- 37 ROOF PLAN
- 38 BUILDING HEIGHT DIAGRAM
- 39 BUILDING SECTIONS
- 40 BUILDING SECTIONS
- 41 PERSPECTIVE - AERIAL LOOKING NORTH ALONG S. DAKOTA AVE
- 42 PERSPECTIVE - VIEW ALONG S. DAKOTA AVE
- 43 PERSPECTIVE - VIEW FROM JEFFERSON ST NE
- 44 PERSPECTIVE - AERIAL LOOKING FROM INGRAHAM ST NE & 4TH ST NE
- 45 PERSPECTIVE - AERIAL LOOKING NORTH ALONG S. DAKOTA AVE
- 46 PERSPECTIVE - AERIAL LOOKING SOUTH FROM KENNEDY ST & S. DAKOTA AVE
- 47 PERSPECTIVE - VIEW FROM INGRAHAM ST NE & S. DAKOTA AVE
- 48 PERSPECTIVE - VIEW FROM INGRAHAM ST NE & S. DAKOTA AVE
- 49 PERSPECTIVE - AERIAL FROM INGRAHAM ST NE & 4TH ST NE
- 50 PERSPECTIVE - VIEW FROM LEVEL 2 ROOFTOP AT INGRAHAM ST NE & 4TH ST NE

No. Title:

- 51 PERSPECTIVE - VIEW LOOKING WEST ALONG INGRAHAM ST NE
- 52 PERSPECTIVE - VIEW FROM INGRAHAM ST NE & 4TH ST NE
- 53 PERSPECTIVE - VIEW LOOKING ALONG 4TH ST NE FROM INGRAHAM ST NE
- 54 PERSPECTIVE - VIEW LOOKING NORTH ALONG 4TH ST NE
- 55 PERSPECTIVE - VIEW LOOKING NORTH ALONG 4TH ST NE
- 56 PERSPECTIVE - VIEW ALONG 4TH ST NE
- 57 PERSPECTIVE - AERIAL LOOKING SOUTH ALONG 4TH ST NE
- 58 PERSPECTIVE - VIEW LOOKING SOUTH ALONG 4TH ST NE
- 59 PERSPECTIVE - VIEW FROM KENNEDY ST NE & S DAKOTA AVE
- 60 BUILDING ELEVATIONS & MATERIALS: ALONG SOUTH DAKOTA AVE & 4TH STREET NE
- 61 BUILDING ELEVATIONS & MATERIALS: ALONG KENNEDY ST NE & INGRAHAM ST NE
- 62 BUILDING ELEVATIONS & MATERIALS: 4TH ST NE & PUBLIC ALLEY

LANDSCAPE EXHIBITS

- L1 OVERALL SITE CONTEXT PLAN
- L2 LANDSCAPE SITE CONTEXT PLAN
- L3 SOUTH DAKOTA AVE NE ILLUSTRATIVE STREETScape
- L4 TYPICAL SOUTH DAKOTA AVENUE STREETScape
- L5 INGRAHAM ST NE ILLUSTRATIVE STREETScape
- L6 TYPICAL INGRAHAM STREETScape
- L7 ILLUSTRATIVE SHARED PEDESTRIAN/VEHICULAR STREETScape
- L8 TYPICAL PEDESTRIAN & 4TH STREETScape
- L9 ILLUSTRATIVE INTERSECTION STREETScape
- L10 ILLUSTRATIVE INTERSECTION STREETScape
- L11 HARDSCAPE MATERIAL SELECTION
- L12 PLANT MATERIAL SELECTION
- L13 INSPIRATION PHOTOS
- L14 BUILDING A SITE PHOTOS

CIVIL EXHIBITS

- C1 OVERALL EXISTING CONDITIONS
- C2 EXISTING CONDITIONS
- C3 EXISTING CONDITIONS
- C4 EXISTING CONDITIONS
- C5 EXISTING CONDITIONS
- C6 EXISTING CONDITIONS
- C7 EXISTING CONDITIONS
- C8 SITE PLAN - OVERALL FUTURE PHASE C & D
- C9 SITE PLAN - OVERALL CURRENT APPLICATION
- C10 SITE PLAN
- C11 UTILITY PLAN
- C12 GRADING PLAN
- C13 STORMWATER MANAGEMENT PLAN
- C14 STORMWATER MANAGEMENT DETAILS
- C15 STORMWATER MANAGEMENT CALCULATIONS
- C16 GREEN AREA RATIO PLAN
- C17 GREEN AREA RATIO SCORECARD
- C18 SEDIMENT AND EROSION CONTROL PLAN
- C19 TREE PLAN
- C20 BUILDING PLAT

MISSION

The FEZ 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. Two types of residential accommodations are organized along 4th Street: Artist housing entered on the eastern side of 4th and market rate residences on the opposite side, accompanied by retail conceived to serve the neighborhood.

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.



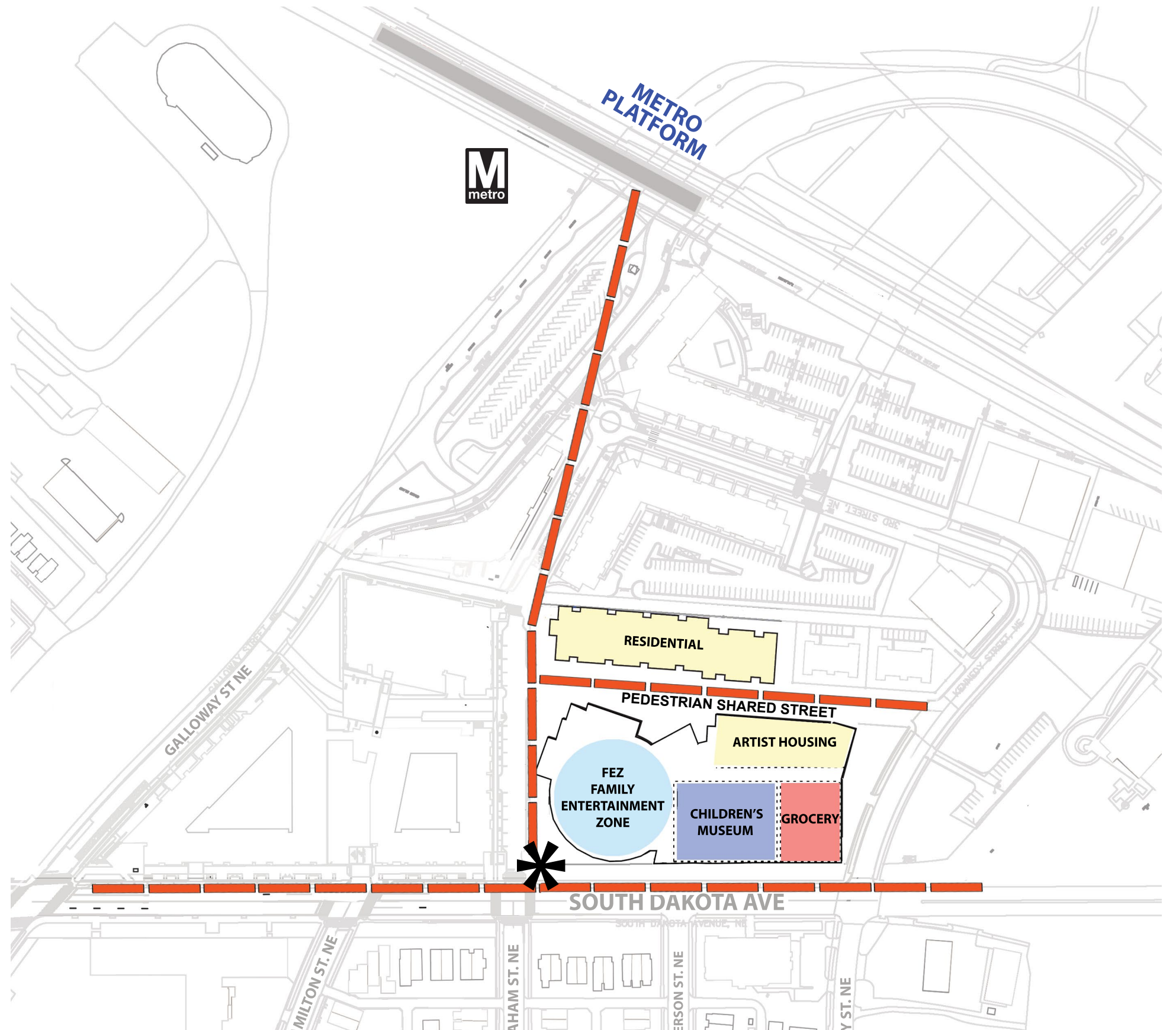
ACTIVATE RETAIL ALONG SOUTH DAKOTA AVE



CREATE A STRONG CONNECTION BETWEEN PLAZA & FORT TOTTEN METRO STATION



ACTIVATE SHARED STREET & FEED ENERGY TOWARDS PATH TO METRO STATION



0' 100' 200' 400'
SUBMISSION OVERVIEW - PROPOSED