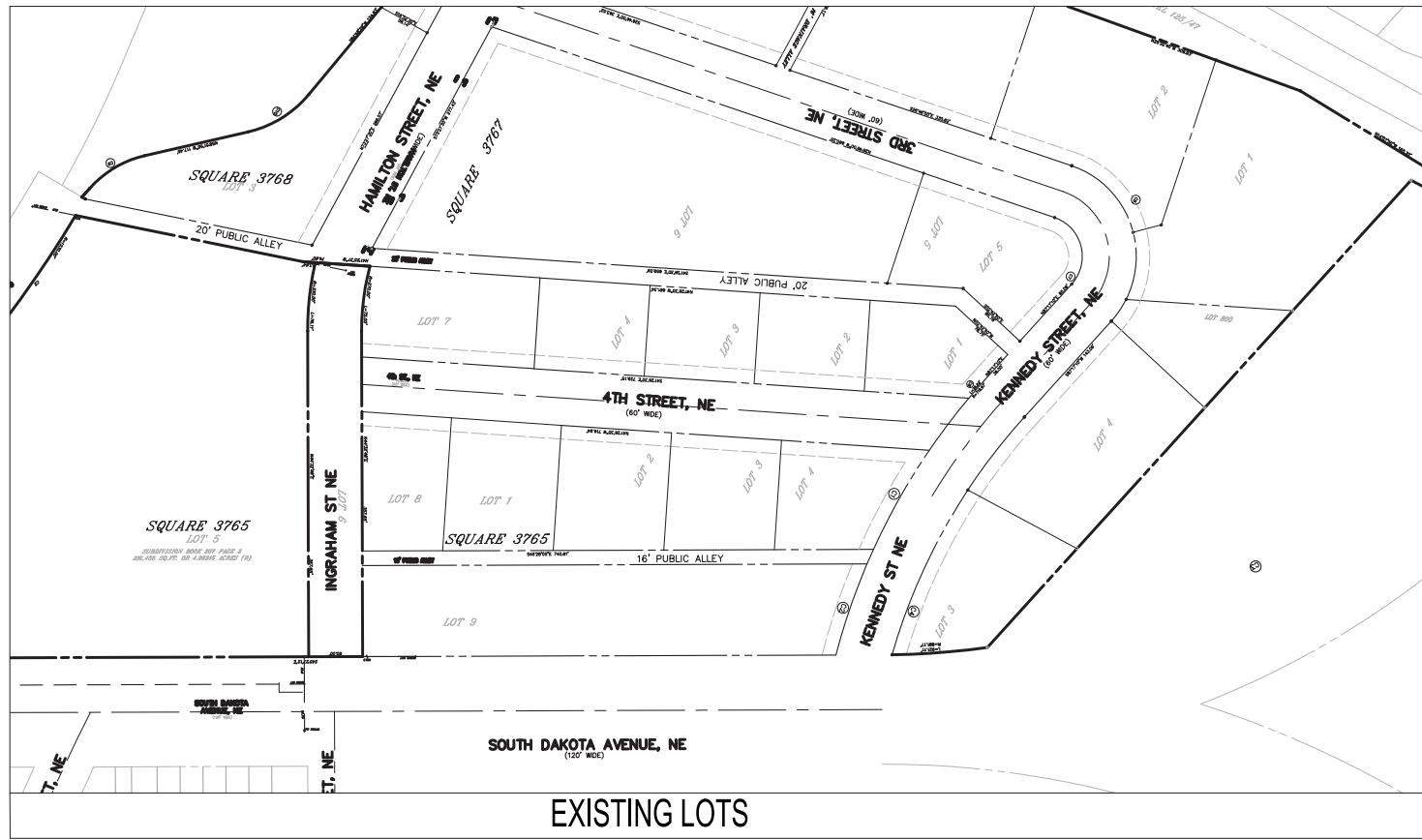


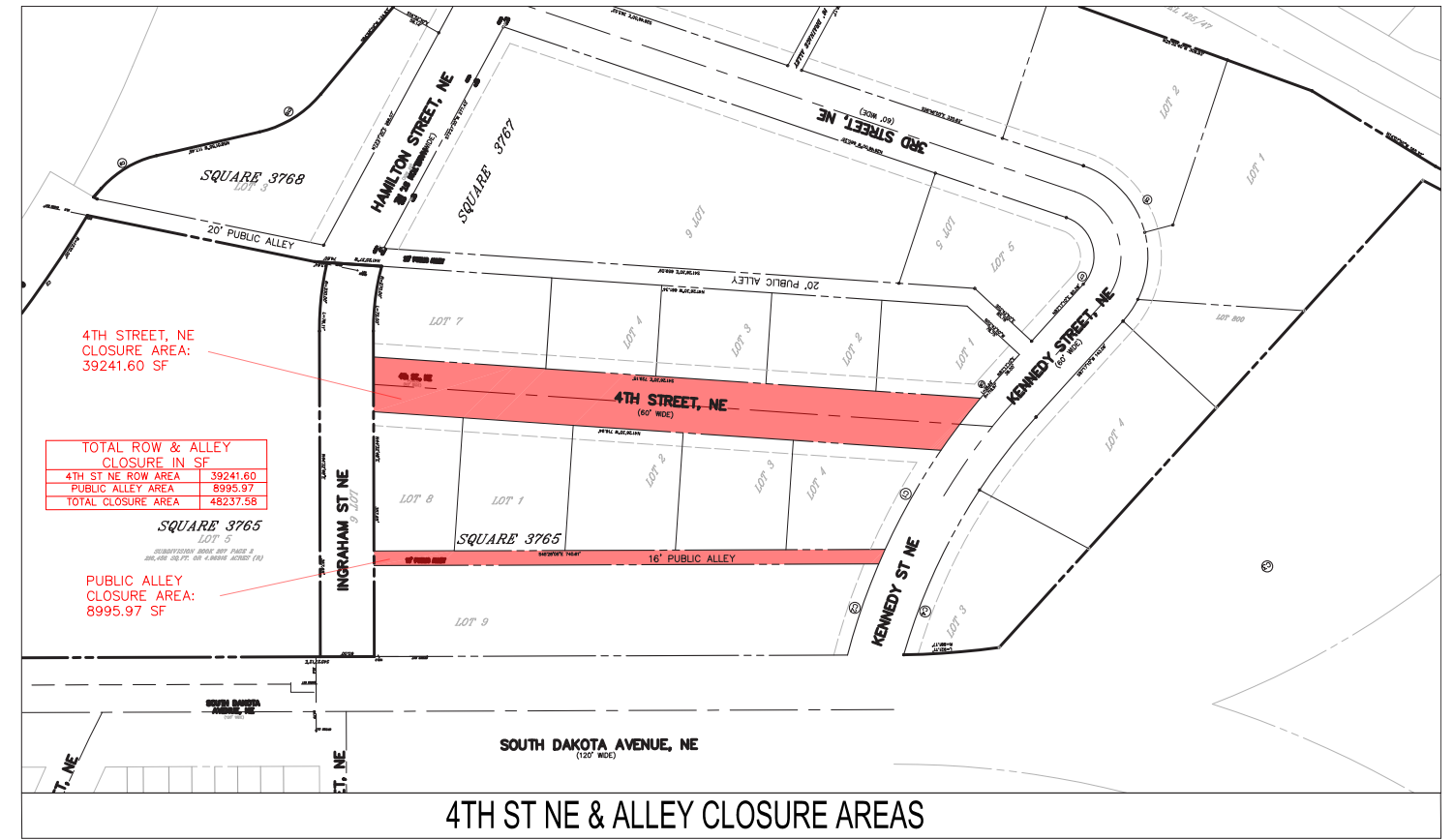
- COMPLETED
- CURRENT APPLICATION
- FUTURE PHASES
- PUD BOUNDARY



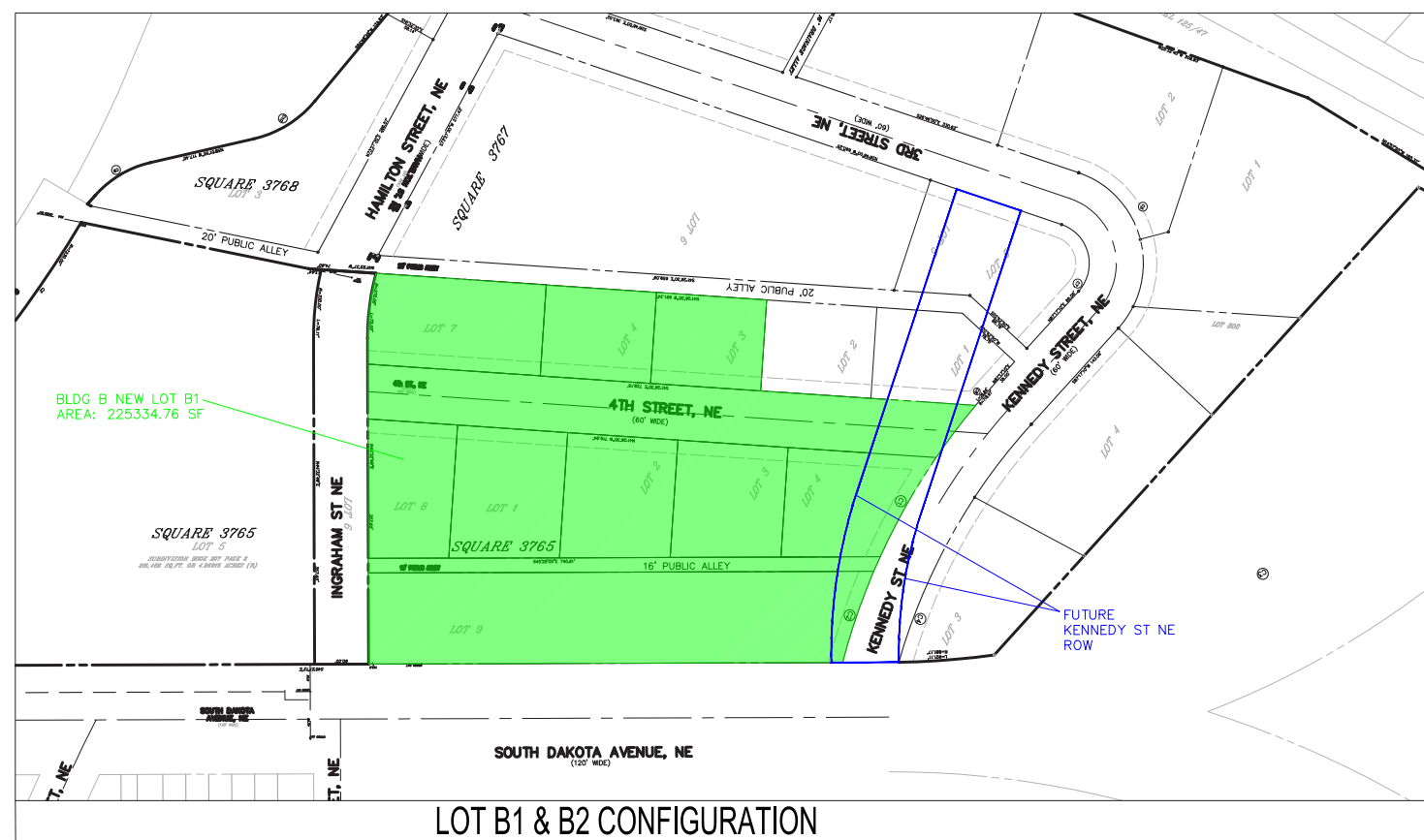
REVISED PHASE C & D - PROPOSED
ART PLACE AT FORT TOTTEN



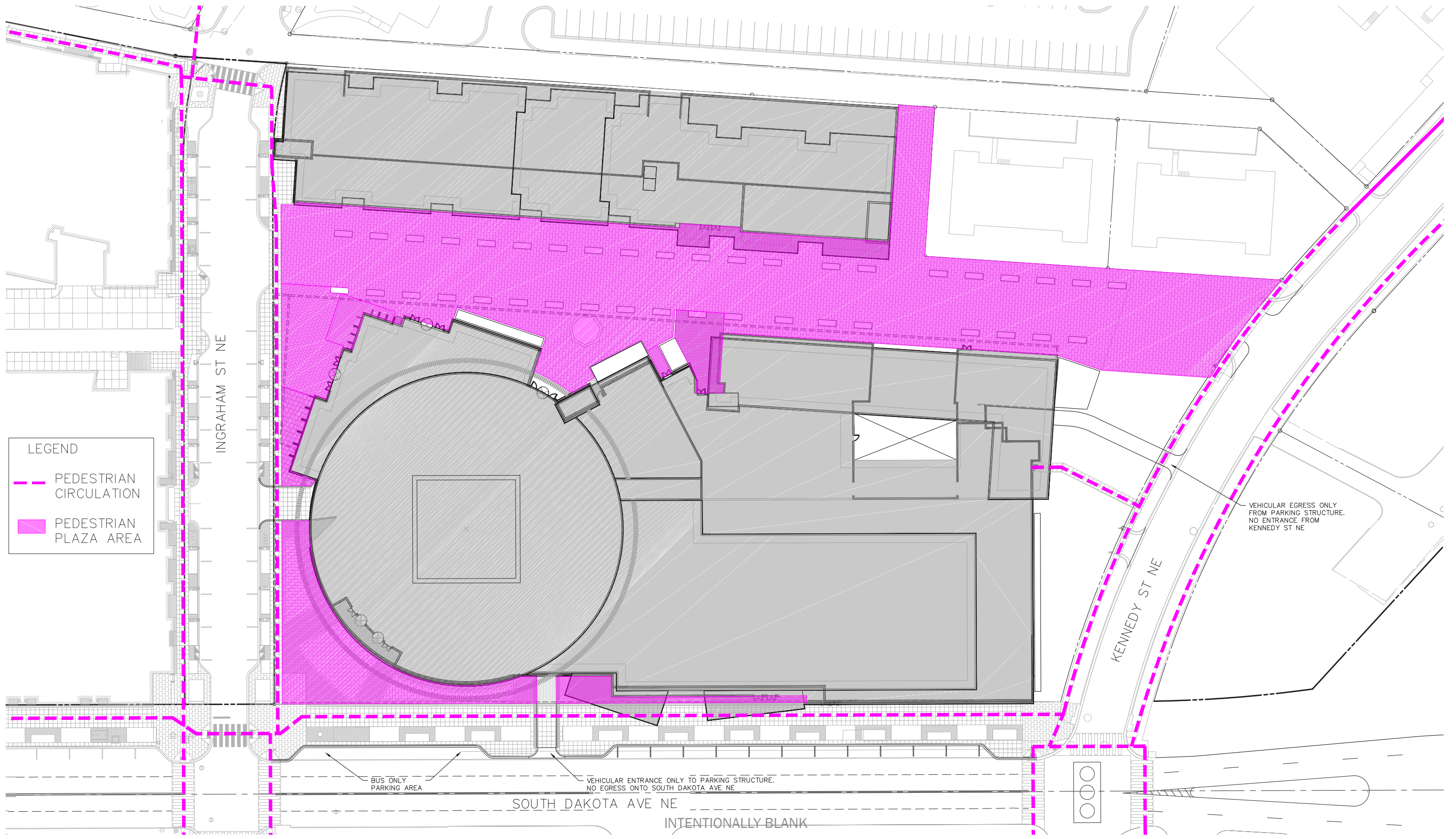
EXISTING LOTS



4TH ST NE & ALLEY CLOSURE AREAS

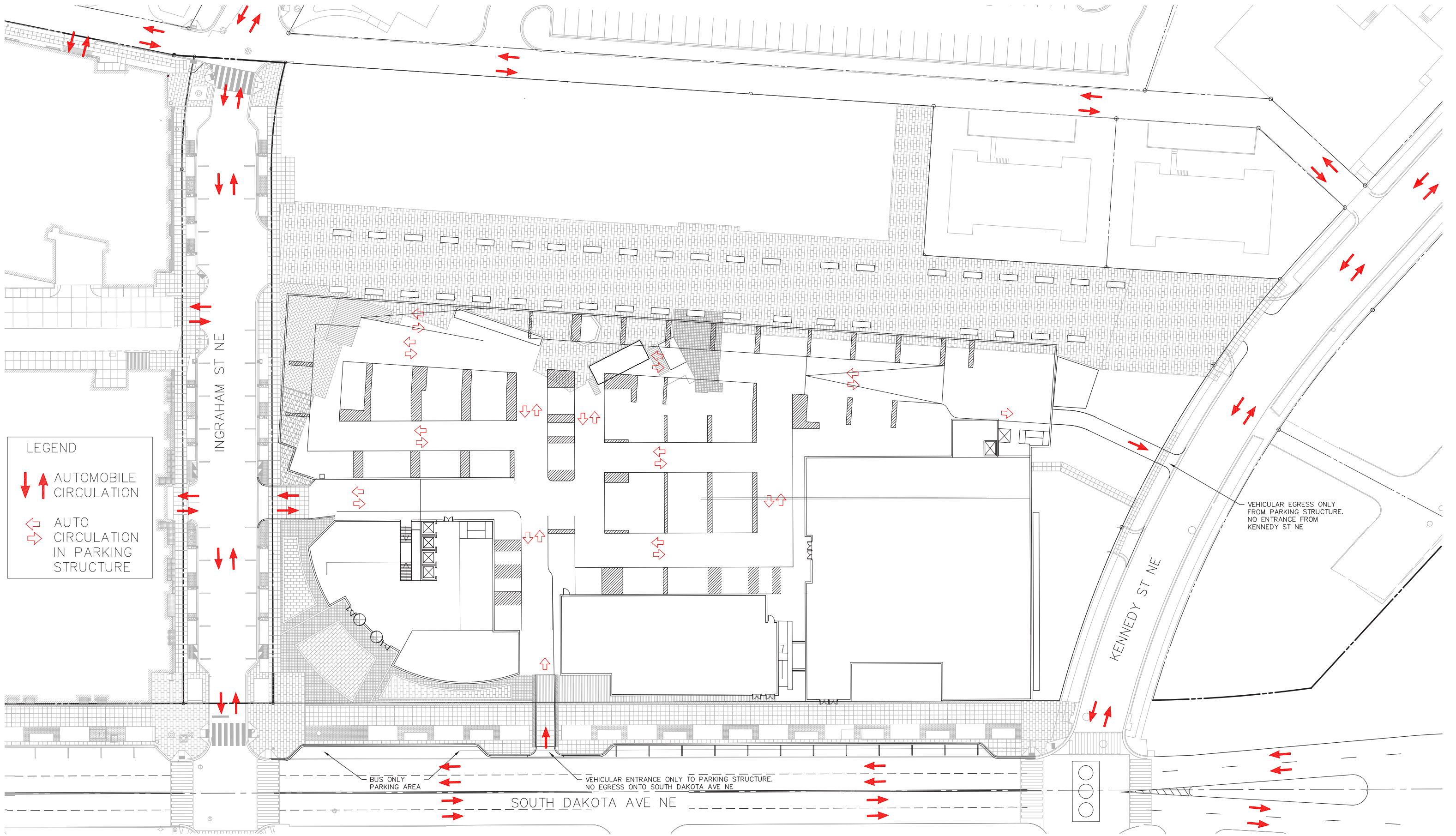


LOT B1 & B2 CONFIGURATION

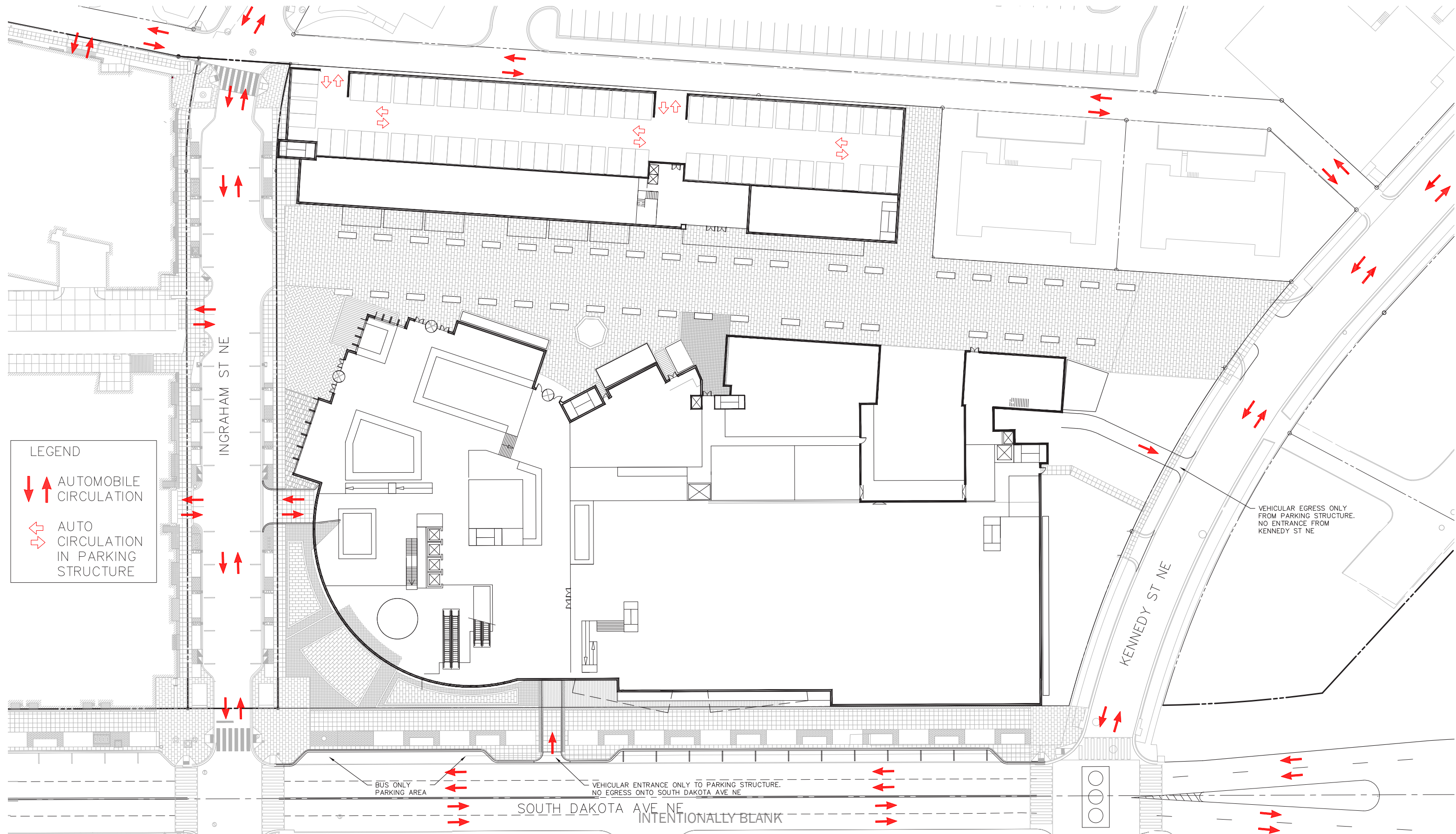


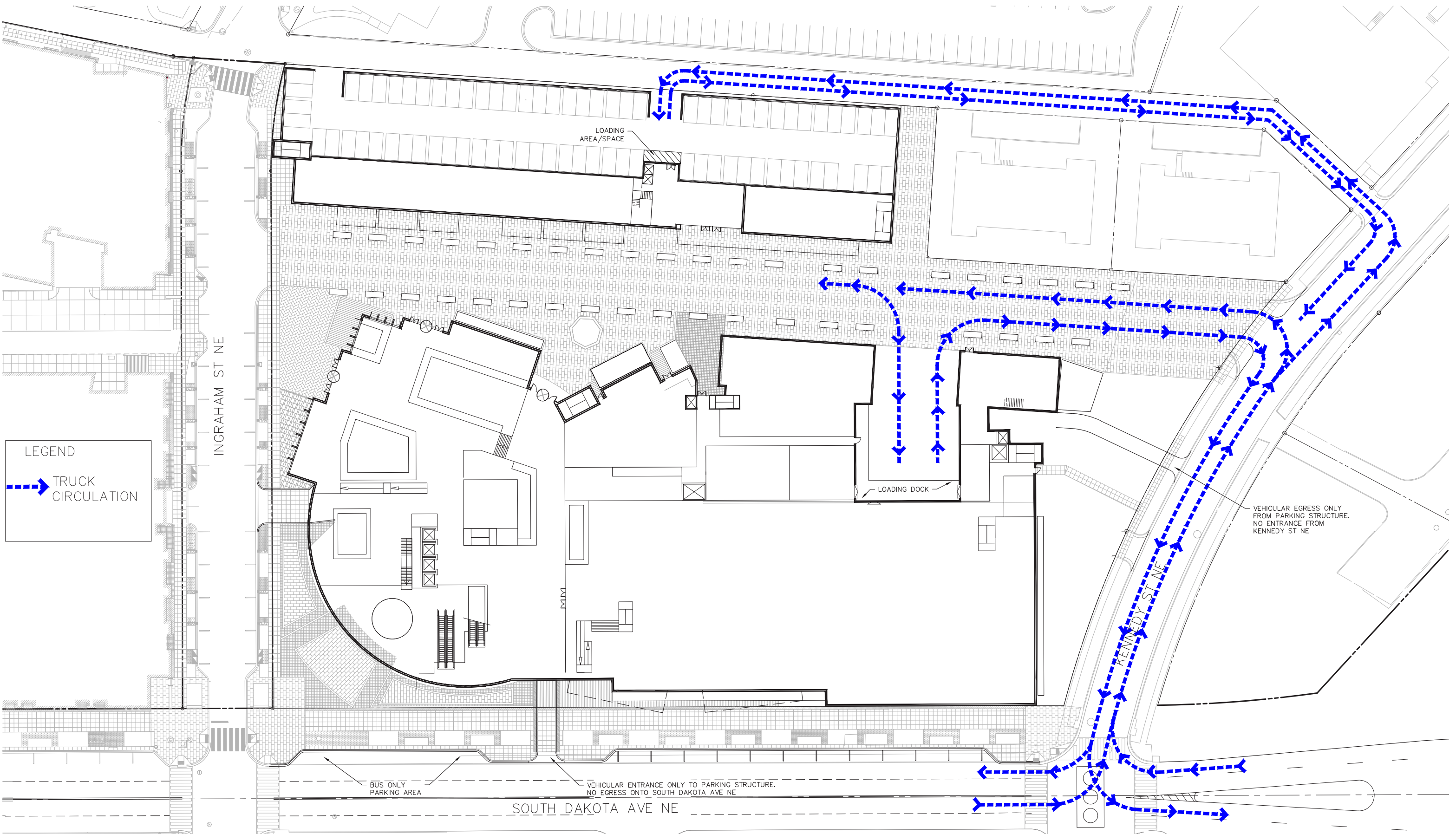
CIRCULATION PLAN - PEDESTRIANS


ART PLACE AT FORT TOTTEN



CIRCULATION PLAN - AUTO GROUND LEVEL
ART PLACE AT FORT TOTTEN





LEGEND
 TRUCK CIRCULATION

Lot	Area (SF)	Building Footprint	Lot		F.A.R.	Breakdown Per Use	# Units	SF (per		Parking Provided*
			Occupancy %	GFA (SF)				F.A.R.)	F.A.R. **	
Lot A	214,209.1	176,300.0	87.0%	780,201	3.64	Residential	520	600,801	2.805	264
						Non-residential including parking		172,150		337
						Childcare		7,250		
						Lot A Subtotal	520	780,201		601
Lot B	218,484.5	165,000.0	76.0%	456,000	2.09	Children's Museum		47,000	0.2	1100
						Senior Center		15,000	0.1	
						Retail		144,000	0.659	
						Grocery		59,000	0.27	
						Lobby, Atrium, Service		27,000	0.1	
						Parking		164,000		
Lot B Subtotal					456,000		1100			
Lot C	150,466.0	72,000.0	47.9%	520,000	3.46	Residential (mixed income)	409	410,000	2.72	420
						Parking Deck (5 levels residential)		110,000		
Lot C Subtotal						409	520,000		420	
Lot D	73,125.4	52,000.0	71.1%	238,000	3.25	Arts uses		170,000	2.32	160
						Library		20,000	0.27	
						Community use		30,000	0.41	
						Lobby, Loading, Misc		18,000		
Lot D Subtotal							238,000		160	
GRAND TOTALS	656,285.0	465,300.0	70.9%	1,994,201	3.04		929	1,994,201	3.04	2,281

Lot	Area (SF)	Building Footprint	Lot		F.A.R.	Breakdown Per Use	# Units	SF (per		Parking Provided*
			Occupancy %	GFA (SF)				F.A.R.)	F.A.R.	
Lot A	214,209.1	176,300.0	87.0%	780,201	3.64	Residential	520	600,801	2.43	264
						Non-residential including parking		172,150		337
						Childcare		7,250		
Lot A Subtotal							520	780,201		601
Lot B	210,280.0	144,233.0	76.0%	491,777	2.34	Children's Museum		24,931	0.12	
						Grocery (area 23,800gsf)		11,498	0.05	
						Multifamily Residential	210~	192,287	0.91	
						Artist Housing /Maker Space	30	25,732	0.12	
						Cultural uses (area 156,700gsf)		152,162	0.72	
						Retail (57,461gsf)		50,574	0.24	
						Parking (area 71,601gsf)		34,593	0.16	765
Lot B Subtotal							240	491,777		765
Lot C	158,670.5			484,223	3.05		169	484,223	3.05	420
Lot C Subtotal							169	484,223		420
Lot D	73,125.4			238,000	3.25			238,000	3.25	160
Lot D Subtotal								238,000		160
GRAND TOTALS	656,285.0	320,533.0	48.8%	1,994,201	3.0		929	1,994,201	3.04	1,946

PARKING/LOADING TABULATIONS

	SF (per FAR)	Category	GSF	Berths Required	Service/Delivery Spaces Required	Loading Notes	Parking Requirements	Parking Required	Parking Provided
Children's Museum	24,931	Community-based instituional facility	177,093	1	1	30,000 to 100,000 sf gross floor area	1 per 1,000 gsf.	177	687
Cultural uses (area 156,700gsf)	152,162								
Grocery (area 23,800gsf)	11,498	Retail	62,072	2	1	More than 20,000 to 100,000 sq. ft. gross floor area	1.33 per 1,000 sq. ft. in excess of 3,000 sq. ft.	83	
Retail (57,461gsf)	50,574								
Total non-residential			239,165	*	*				
30 Artist Housing Units /Maker Space	25,732	Residential	218,019	1 per 50 DU	1 per 50 DU	More than 50 dwelling units *	1 per 3 dwelling units in excess of 4 units	10	
210 Multifamily Residential Units	192,287							70	71

* 901.1 Where two (2) or more uses share a building or structure, the uses may share loading as long as internal access is provided from all shared uses requiring loading.