

ART PLACE AT FORT TOTTEN

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



MARCH 15, 2019

OWNER + DEVELOPER

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ZONING COMMISSION
District of Columbia
CASE NO.06-10D
EXHIBIT NO.22A1

No. Title:

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MISSION

The HUB at Fort Totten 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. Art Place 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

Art Place at Fort Totten 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, The HUB will enhance the neighborhood retail environment and will bring additional vitality along South Dakota Avenue with its proposed mix of uses.

The HUB 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 The HUB, a family may visit one of several venues on the interior, such as dining at the food hall, 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 The HUB towards the Fort Totten Metro Station, the project provides a secondary entry to the Museum/Food Hall at 4th and Ingraham Streets. The newly private 4th Street will be transformed into a flexible pedestrian street, 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 The HUB 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.



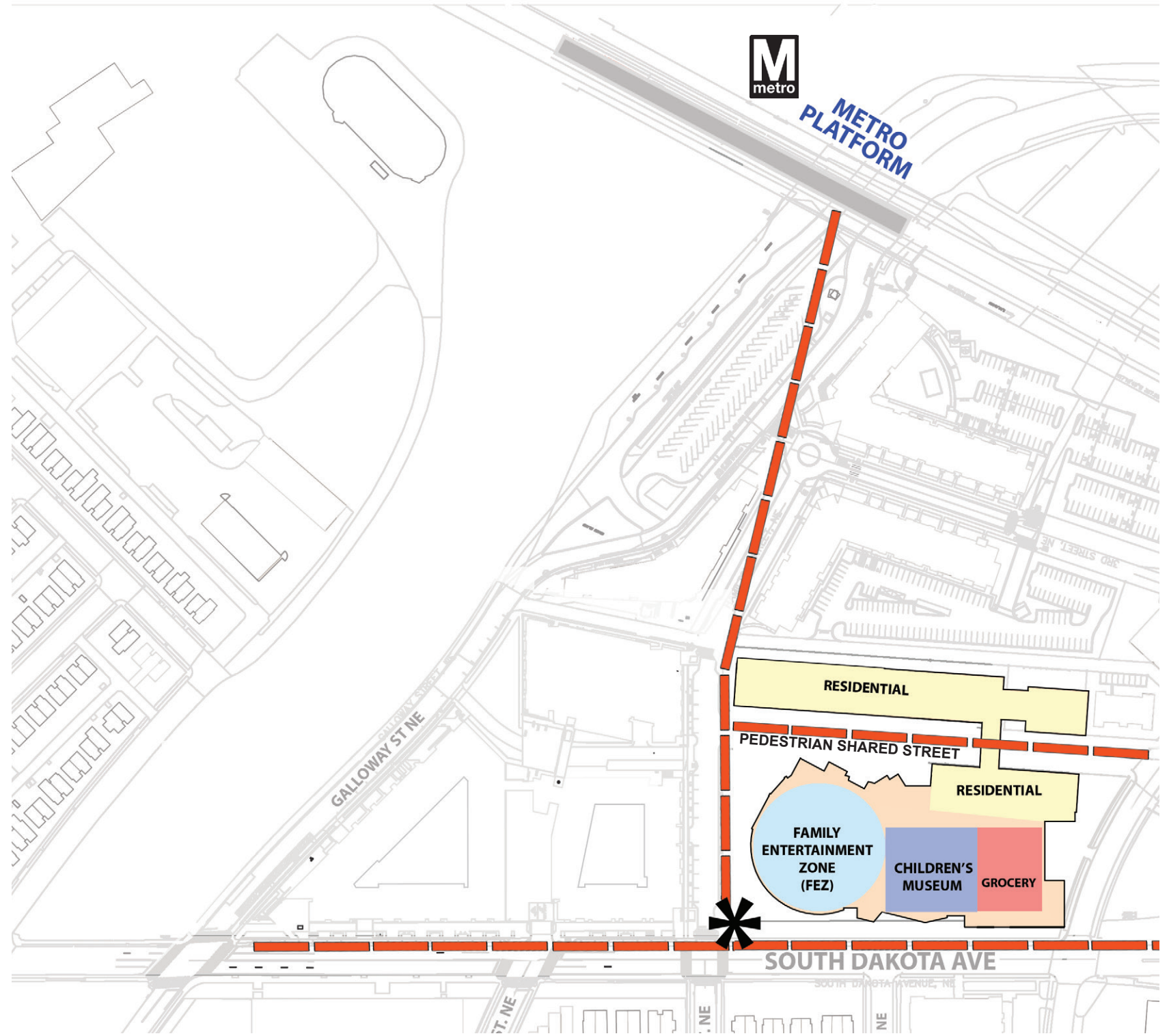
ACTIVATE SOUTH DAKOTA AVE RETAIL





CONNECT PLAZA & METRO STATION



ACTIVATE SHARED STREET





 SUBMISSION OVERVIEW - PROPOSED
 ART PLACE AT FORT TOTTEN

INTENTIONALLY BLANK

SITE EXHIBITS

