

Public Benefits and Project Amenities for Block B– Art Place at Fort Totten

Applicant: Morris and Gwendolyn Cafritz Foundation

Proffered Benefit	Proposed Condition/Details	Document/Section Reference and Status
<p>Superior Urban Design and Architecture</p>	<p>Block B of the Art Place at Fort Totten is a unique, culturally immersive, art-inspired place that brings a unique, world-class arts and cultural destination to the Lamond Riggs and Fort Totten neighborhoods. The urban design strategy reinforces the overall intent of the master plan, to make a great transit-oriented neighborhood at Fort Totten, with walkable streets, great outdoor places and a diverse program of activities and living accommodations.</p> <p>The Family Entertainment Zone building (“FEZ”) exemplifies the superior architecture of the project. The round drum (“HUB”) and the five story atrium located at the main entrance to the FEZ building are considered by the design team as the FEZ building’s most important element of the public identity of the project.</p> <p>The exterior of the HUB will be clad with a series of vertical fins that function as rain and sun screens. The fins are formed of aluminum rectangular tubes that will result in a diffuse reflection of the sky. All lighting of these fins, and the projection of abstract art forms on the HUB will occur from below or from inside the structure. The lighting of the HUB and the fins is intended to be subtle and will not spill out past the S. Dakota Avenue right-of-way.</p> <p>In addition, tri-vision panels have been integrated into a small portion of the architectural façade elements along S. Dakota Avenue. These panels create a truly kinetic façade along S. Dakota Avenue that allows a portion of the building’s skin to be dynamic and active. The tri-vision panels are intended to evoke the emotions inherent in the art of the performances and the spirit of creativity that will occur inside the FEZ building. The images on the panels will be commissioned by an artist or will be reflective of events within the FEZ building. The tri-vision panels are triangular prisms that will rotate 120 degrees, in unison, on programmed intervals. Similar to the illumination of the HUB, the tri-vision panels will not emit light beyond the S. Dakota Avenue right-of-way.</p>	<p>Exhibits 11 and 22 of case record of 06-10D</p>

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Promotion of the Arts	The Applicant has partnered with Meow Wolf, an innovative arts collective, to establish their first permanent installation east of the Mississippi River. Meow Wolf will occupy approximately 77,000 square feet of gross floor area in the FEZ building, and will offer a unique and immersive art experience that will provide both District residents and visitors an opportunity to enjoy a truly distinctive and exceptional experience.	Exhibit 11 of case record of 06-10D
Site Planning and Economical Land Utilization	The Applicant is proposing an approximately 24,500 square foot full service Aldi grocery store as part of Block B. The Block B store will be the largest Aldi store in the District.	Exhibit 22 of case record of 06-10D
Promotion of the Arts	The Applicant is proposing an approximately 30,000 square foot Explore! Children’s Museum in the FEZ building. The mission of Explore! is to create a DC-based children’s museum that engages children and the District at many levels and to inspire children to be curious thinkers, creators, communicators and collaborators.	Exhibit 11 of case record of 06-10D
Site Planning and Economical Land Utilization	The Applicant is proposing approximately 87,000 square feet of retail uses along South Dakota Avenue, the upper portion of Ingraham Street, and 4 th Street. These retail uses will serve neighborhood residents as well as visitors to the project.	Exhibit 11 of case record of 06-10D
Superior Landscaping, creation of open spaces, streetscape maintenance for duration of project	Block B includes extensive plaza areas, café spaces and pedestrian focused activity. These areas are identified as: the HUB Plaza, Art Place Plaza, Central Plaza, and Kennedy Plaza, the to-be-closed 4 th Street - which becomes a Flexible Pedestrian Zone, and the public streetscapes along South Dakota Avenue, Ingraham Street, and Kennedy Street. A dog-run is provided at the corner of 4 th Street and Kennedy Street.	Exhibits 11 and 22 of case record of 06-10D
Promotion of the Arts	The Applicant is proposing a series of artist studio and maker spaces in the ground floor of the northern end of the west residential building.	Exhibit 11 of case record of 06-10D
Environmental and Sustainable Benefits	The Applicant will pursue sustainability certification for the entire PUD under the US Green Building Council’s LEED Neighborhood Development rating system, or other equivalent rating standard then in effect.	Zoning Commission Order No. 06-10 (“Order 06-10”) Conditions #17, 18, 19

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	The Applicant is pursuing the applicable LEED certification for Block B.	Exhibit 2 of case record of 06-10D
Employment and Training Opportunities	The Applicant will have a First Source Agreement in place for the development of Block B. The Applicant followed the terms of the First Source Agreement for the development of Block A.	Order 06-10, Finding of Fact #40(e)
Housing and Affordable Housing	<p>171 income and age restricted residential rental units will be provided in the entire project. Block A includes 141 income and age restricted units.</p> <p>Block B will contain 30 artist housing units which will be reserved as affordable for a period of 20 years from the issuance of the first Certificate of Occupancy in Block B at 80% AMI level.</p>	<p>Order 06-10, Condition #8</p> <p>Exhibit 11 of case record of 06-10D</p>
Mass Transit Improvements	The Applicant proposes to locate a Capital Bikeshare Station on the site.	Exhibit 20 of case record of 06-10D