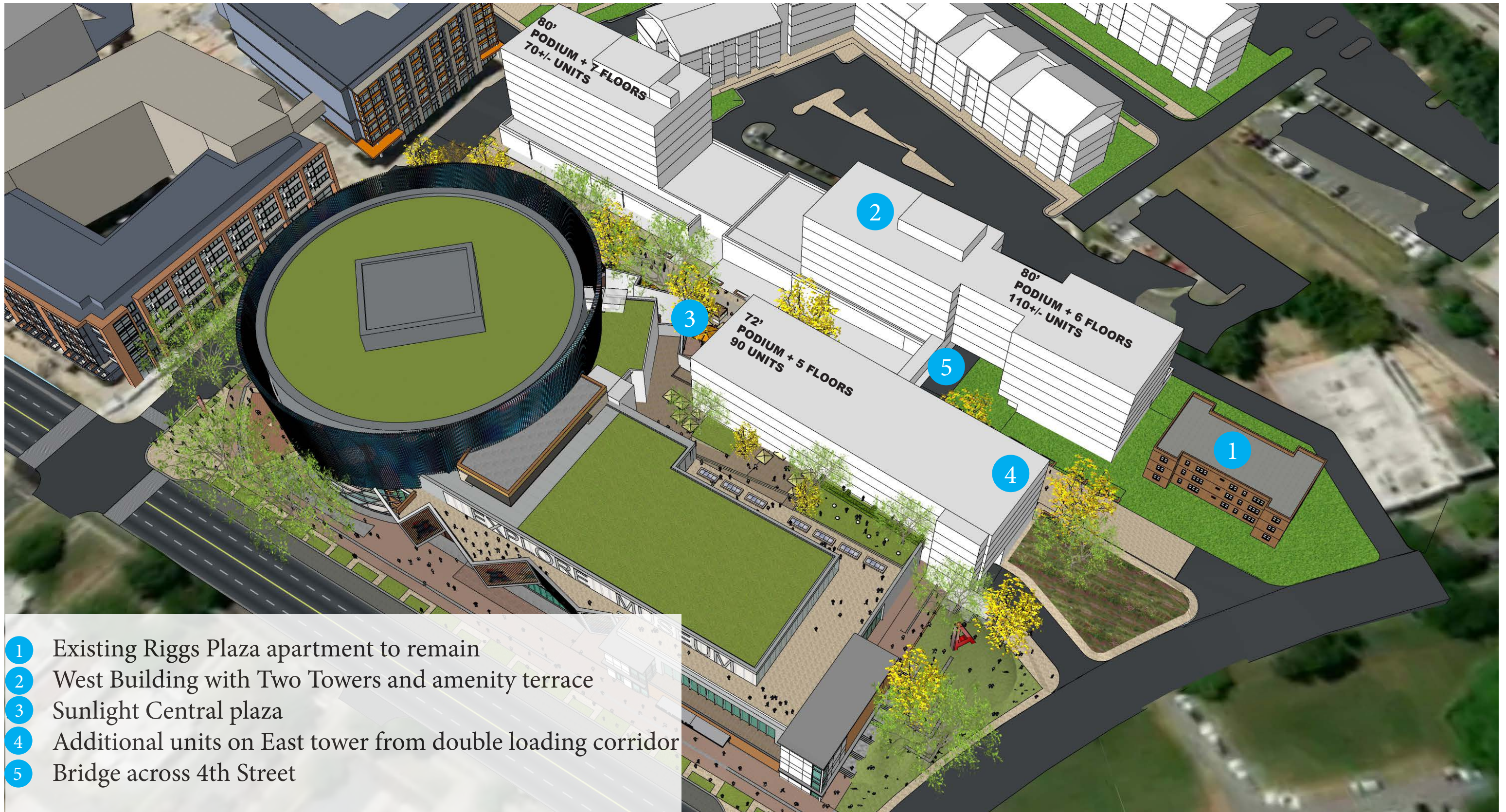
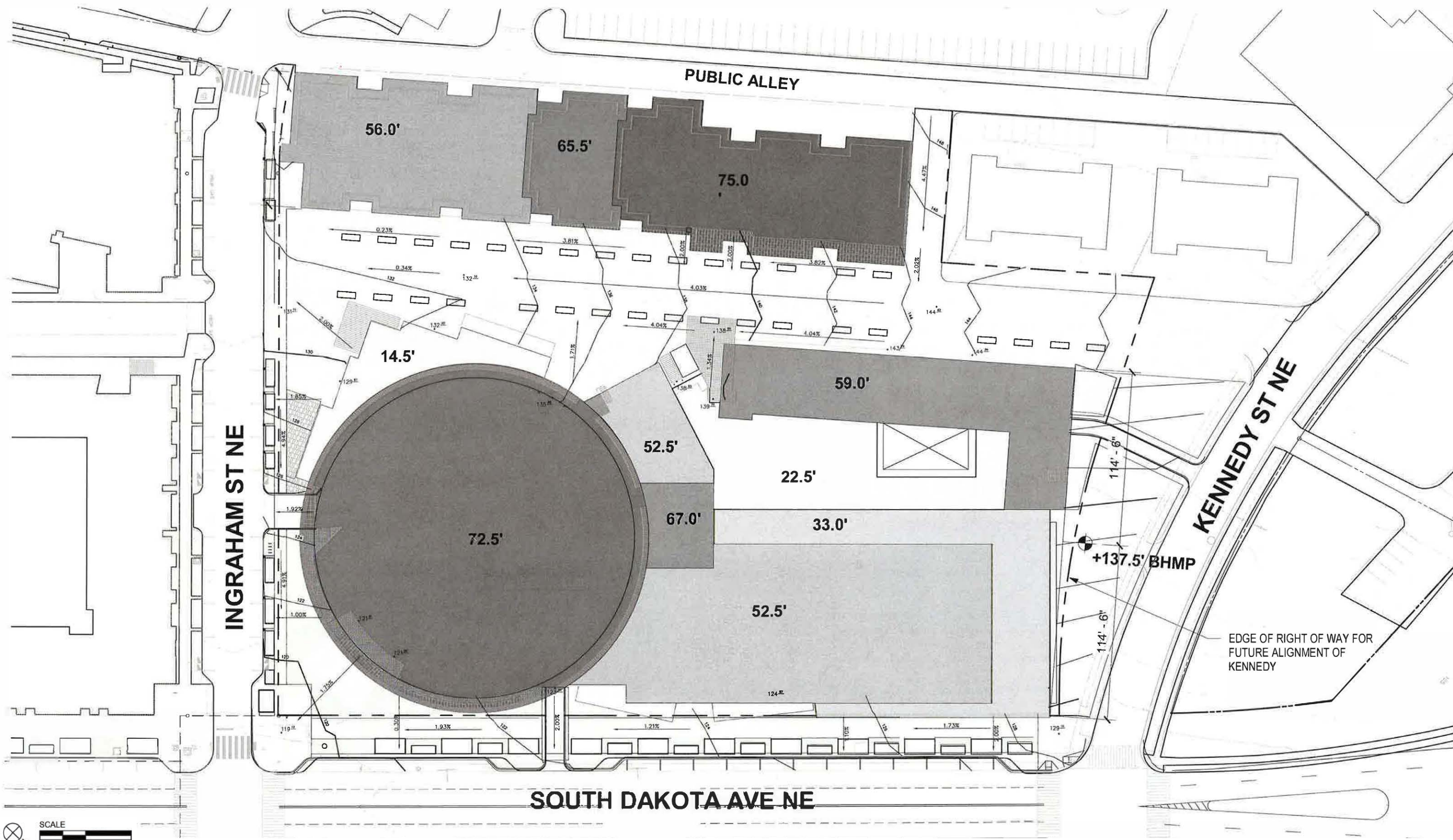


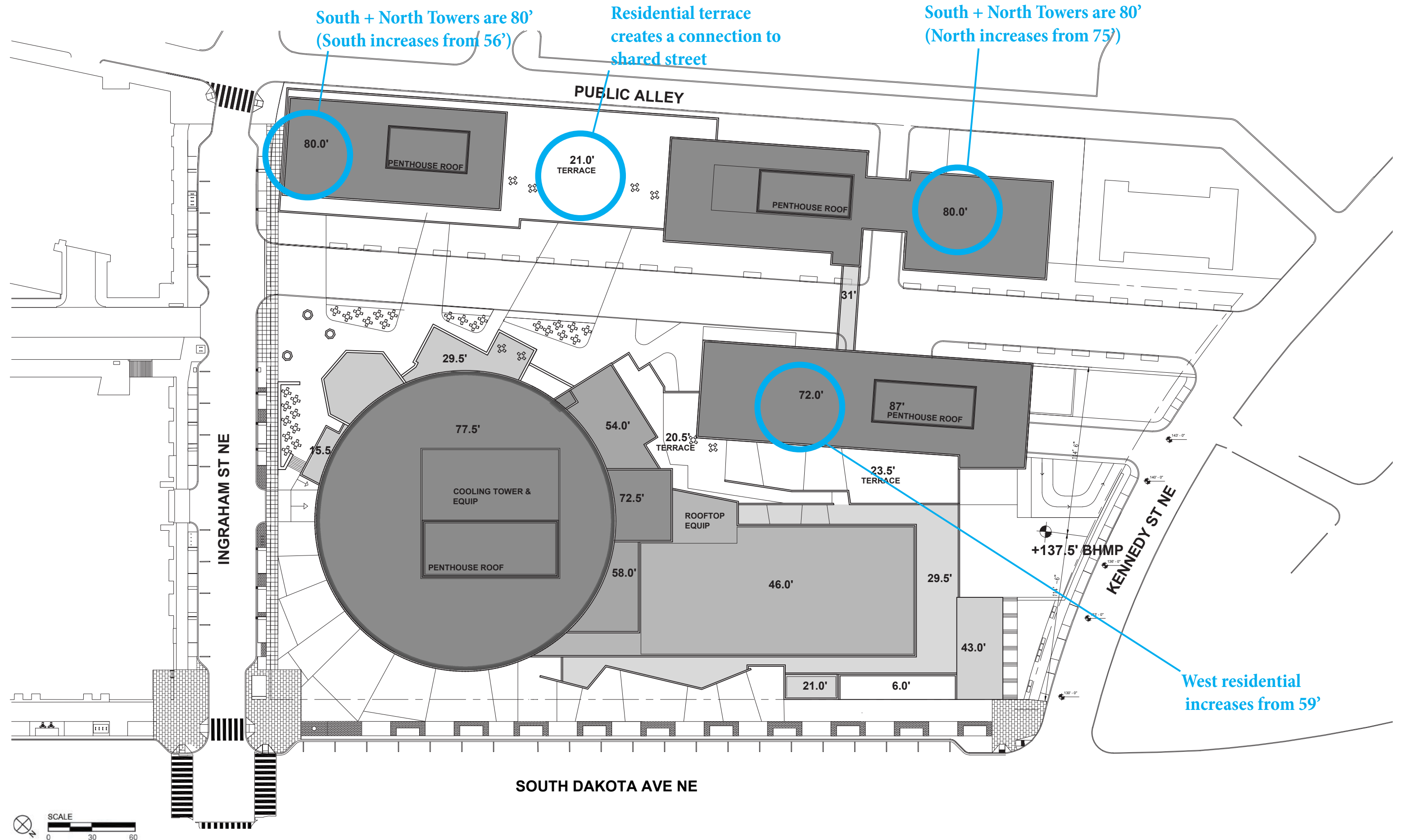
	SEPTEMBER 4, 2018	CURRENT	RATIONALE
MASSING	West residential bar building, stepping south to north from 56' to 65' to 75'	West residential building is a podium with two towers	The bar concept was studied for shadows casted, the study illustrated that the bar would shade the adjacent public space most of the time. Redistributing the center mass to a two tower concept and to the east building allows the public space, especially the central plaza, to get sunlight.
	Two existing Riggs Plaza apartment buildings were in future phases	The boundary is further north, to accommodate one Riggs Plaza apartment building	The land area of the west residential building has been expanded to the northwest, by including land that is currently occupied by one of the remaining Riggs Plaza apartment buildings. The Applicant has been able to accomplish this as the remaining number of Riggs Plaza tenants can be relocated to one apartment building that will remain.
	Residential amenity terracing on the rooftop, between four to six stories above street level	A terrace level above the retail between the two residential towers	Lowering the terrace level allows more activity closer to the shared street level
URBAN DESIGN	Separate Residential and Cultural buildings	Bridge across 4th Street connecting the East Residential and the North West residential towers above the retail podium	Provides a break or gateway between active public space and dropoff and loading to the north Allows the residential buildings to share amenity space Allows both building to be based on Kennedy Street 137.5 BHMP Responds to The Modern's bridge element
	West building with approximately 250 units, east building with 30 artists units	West building with approximately 180 units, east building with 90 units; artists units mix throughout	The original PUD approved 929 units across four phases. 520 were complete in Phase A. 270 of the 409 units approved in Phase C are proposed for Phase B. The remaining 139 are anticipated in Phase D.
	Of total units, about 50% studios and 50% one bedrooms	Of total units, 50 are studios, the remaining are 50% one bedroom and 50% two bedrooms	Based on market research, this unit mix is more desired by tenants



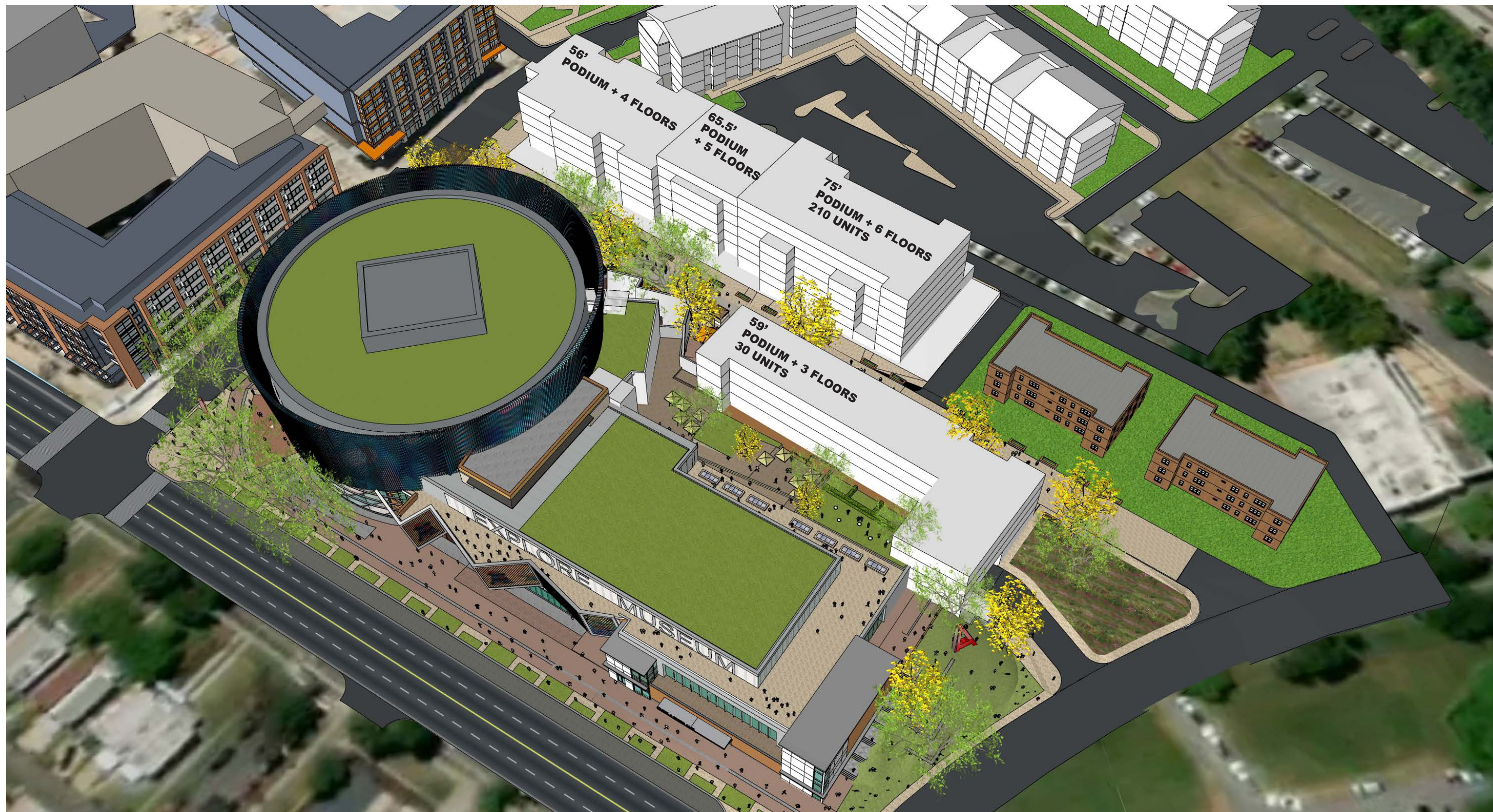
- 1 Existing Riggs Plaza apartment to remain
- 2 West Building with Two Towers and amenity terrace
- 3 Sunlight Central plaza
- 4 Additional units on East tower from double loading corridor
- 5 Bridge across 4th Street



ROOF PLAN - SEPTEMBER 4TH SUBMISSION
 ART PLACE AT FORT TOTTEN



ROOF PLAN - CURRENT DESIGN
ART PLACE AT FORT TOTTEN

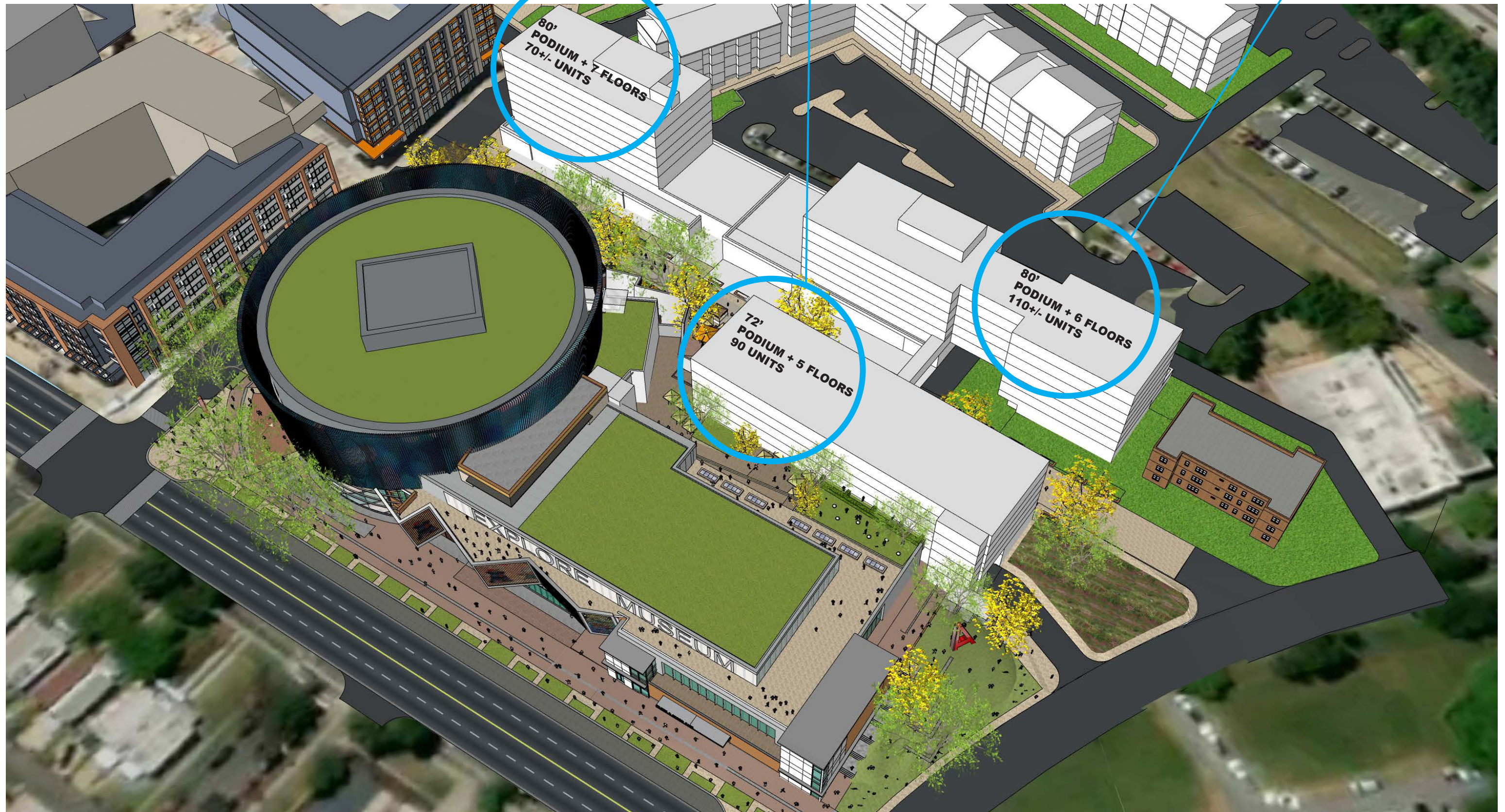


3D AERIAL VIEW - SEPTEMBER 4TH SUBMISSION
ART PLACE AT FORT TOTTEN

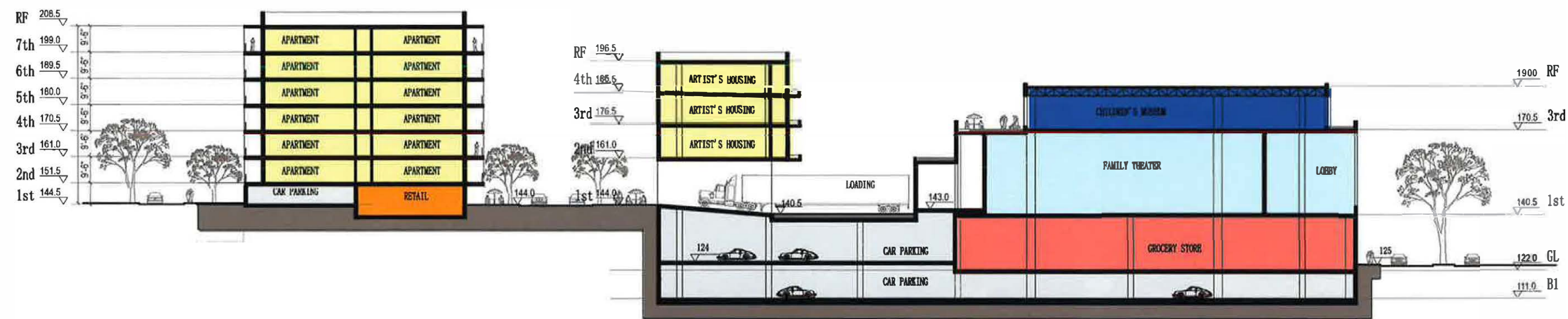
Mass is redistributed
South tower is introduced and
increases from 4 floors

Mass is redistributed
Artist housing is distributed throughout
increases from 3 floors

Mass is redistributed
North tower is introduced
remaining at 6 floors

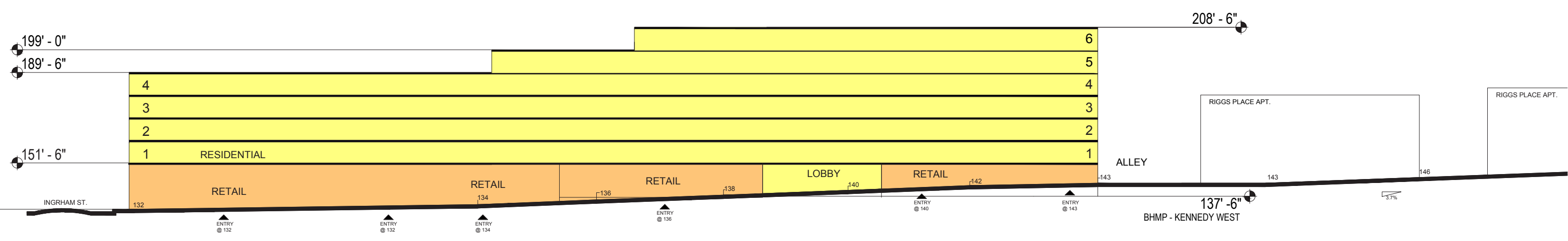


3D AERIAL VIEW - CURRENT DESIGN
ART PLACE AT FORT TOTTEN

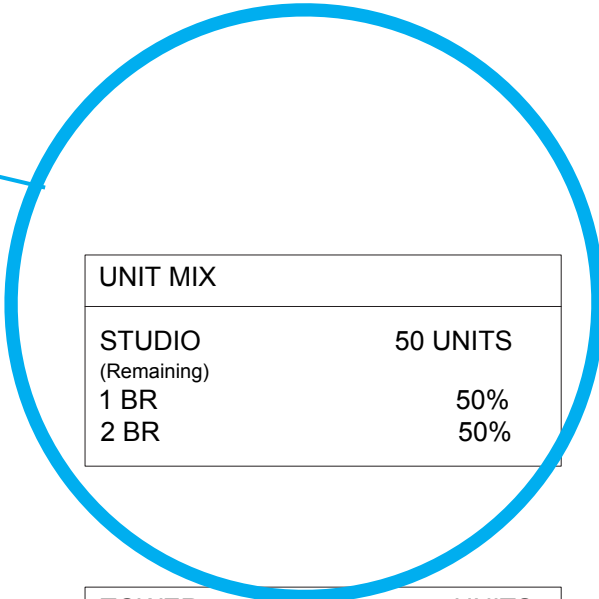
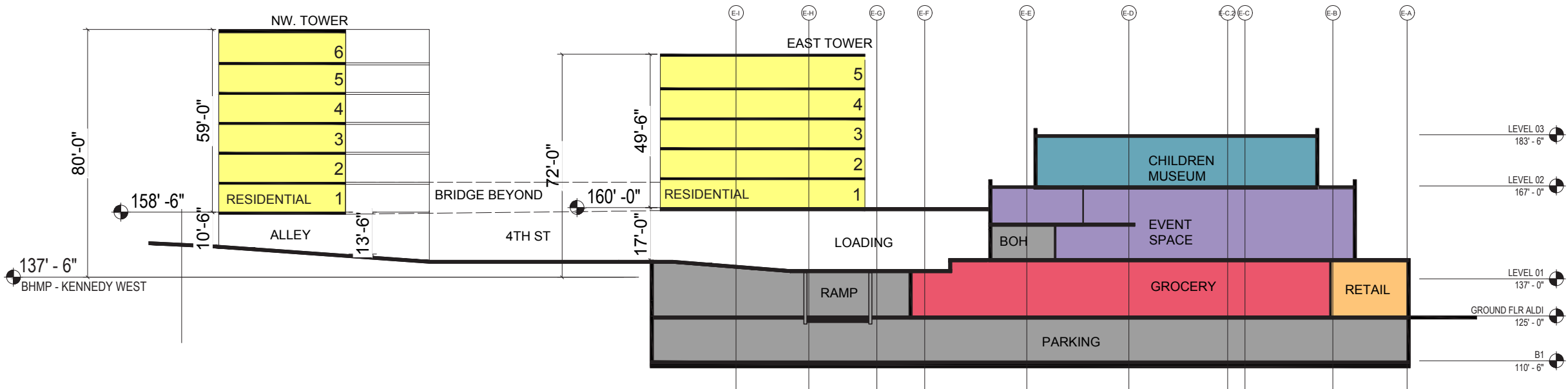


UNIT MIX	
STUDIO	50%
1 BR	50%

TOWER	UNITS
WEST TOWER(75'):	210
EAST TOWER(59'):	30
TOTAL	240

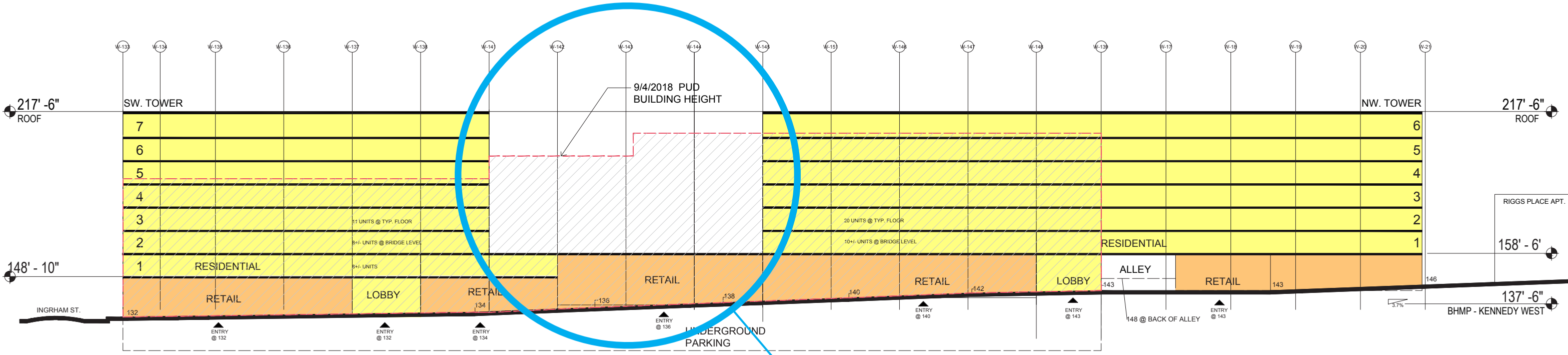


Unit number increases from 250 to 270
 Unit mix decreases studios and introduces
 2 bedrooms

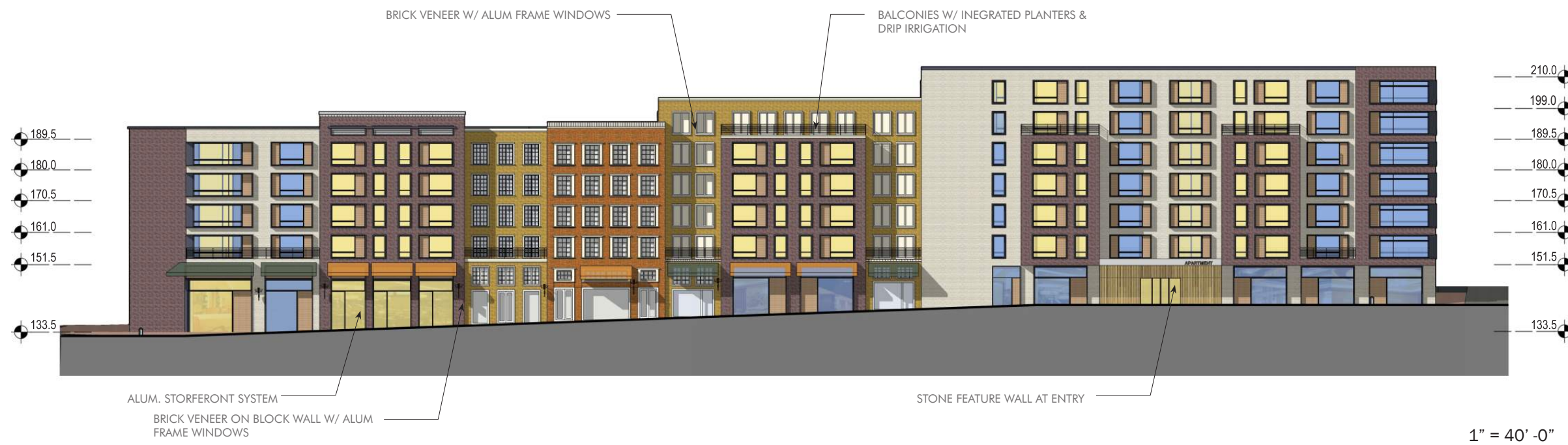
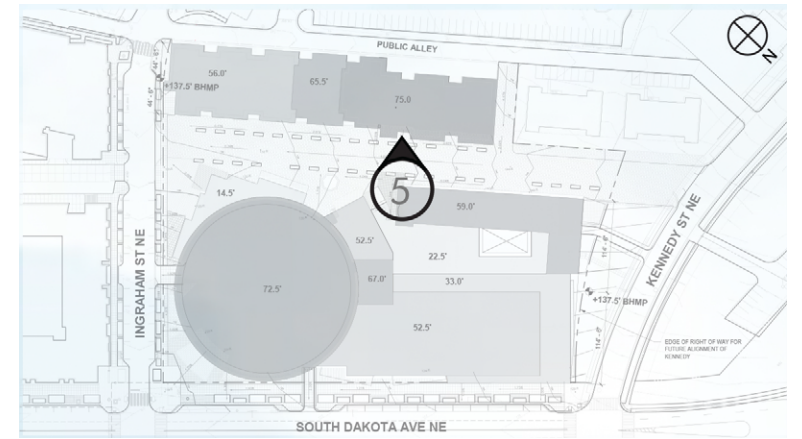


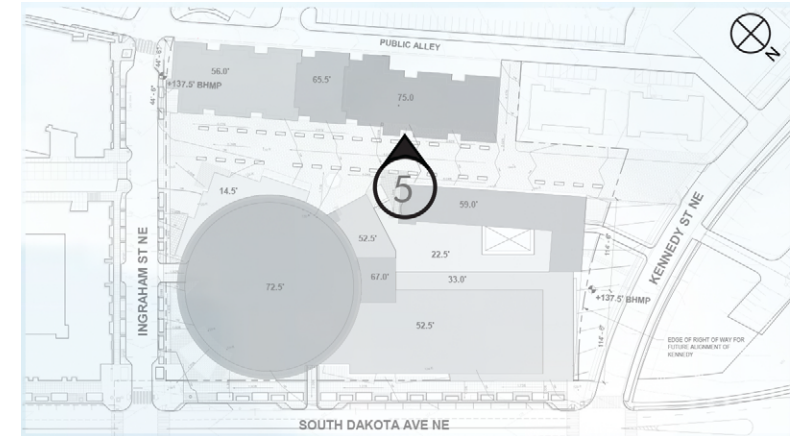
UNIT MIX	
STUDIO (Remaining)	50 UNITS
1 BR	50%
2 BR	50%

TOWER	UNITS
SOUTHWEST TOWER(80')	70 +/-
NORTHWEST TOWER(80')	110 +/-
EAST TOWER(72')	90
TOTAL	270 +/-



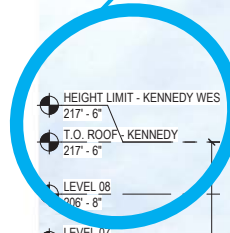
Mass is redistributed
 Two towers introduced
 to sunlight the central plaza on 4th Street



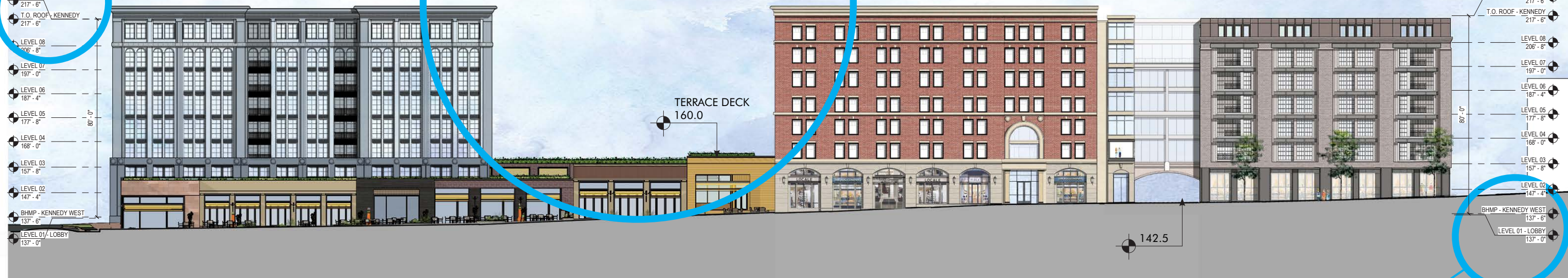


Mass is redistributed
Two towers introduced
to sunlight the central plaza on 4th Street

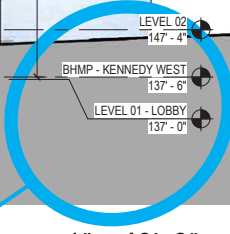
Increases to 80'
Kennedy BHMP of 137.5'



- HEIGHT LIMIT - KENNEDY WEST 217' - 6"
- T.O. ROOF - KENNEDY 217' - 6"
- LEVEL 08 206' - 8"
- LEVEL 07 197' - 0"
- LEVEL 06 187' - 4"
- LEVEL 05 177' - 8"
- LEVEL 04 168' - 0"
- LEVEL 03 157' - 8"
- LEVEL 02 147' - 4"
- BHMP - KENNEDY WEST 137' - 6"
- LEVEL 01 - LOBBY 137' - 0"



- HEIGHT LIMIT - KENNEDY WEST 217' - 6"
- T.O. ROOF - KENNEDY 217' - 6"
- LEVEL 08 206' - 8"
- LEVEL 07 197' - 0"
- LEVEL 06 187' - 4"
- LEVEL 05 177' - 8"
- LEVEL 04 168' - 0"
- LEVEL 03 157' - 8"
- LEVEL 02 147' - 4"
- BHMP - KENNEDY WEST 137' - 6"
- LEVEL 01 - LOBBY 137' - 0"



1" = 40' - 0"

Increases to 80'
Kennedy BHMP of 137.5'

Plaza Light Study : 1:00 PM - 4:00 PM

