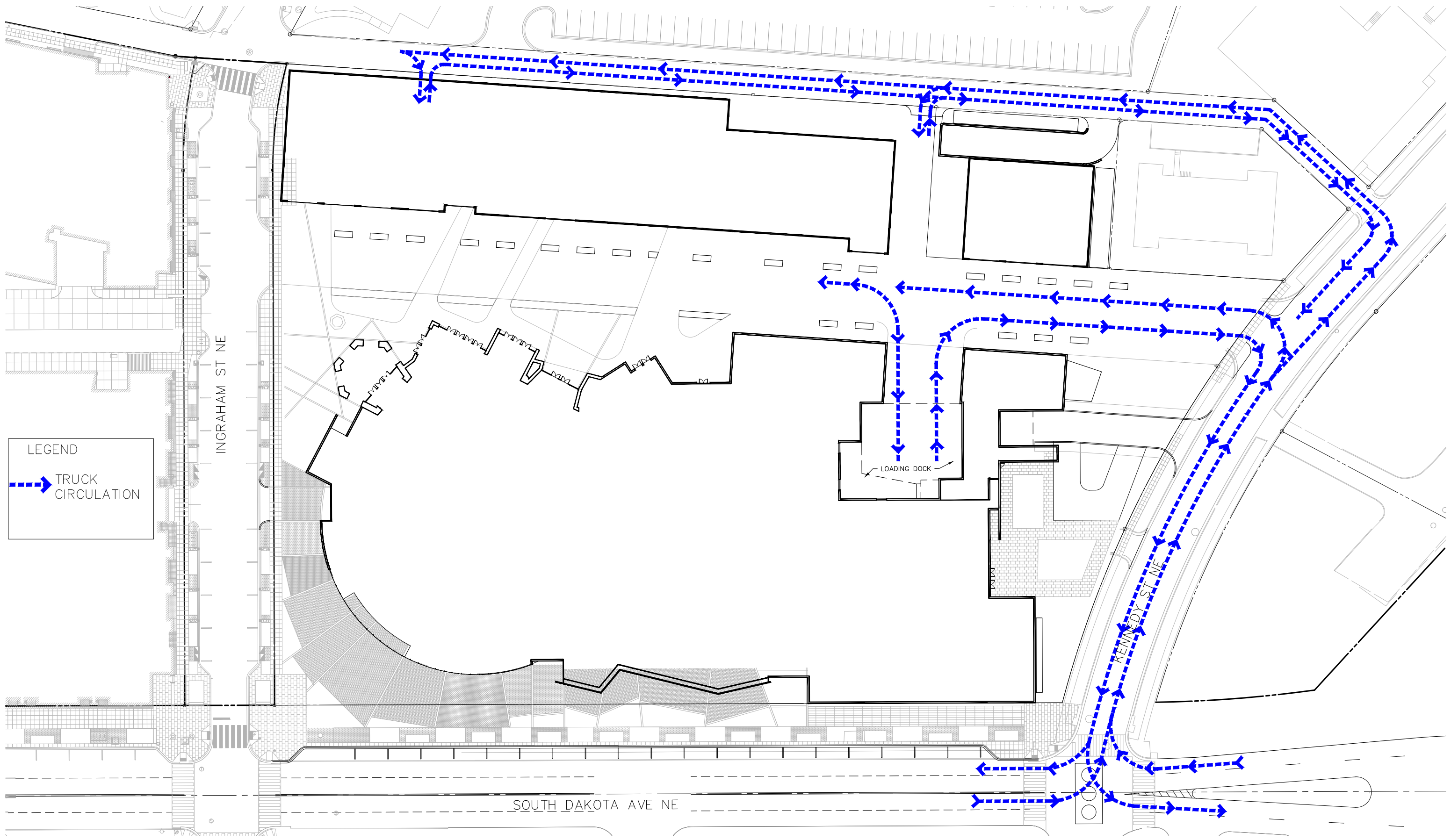
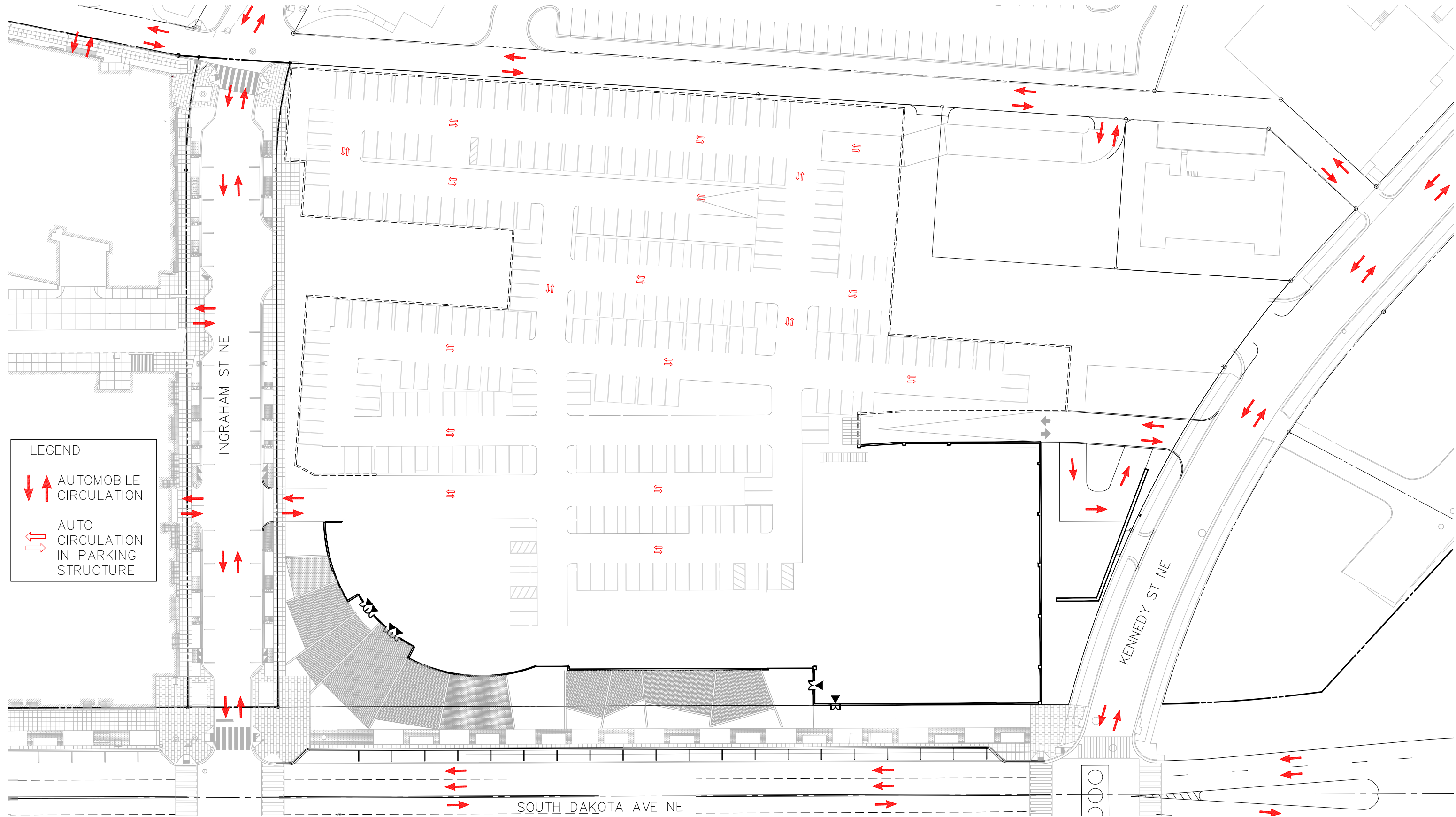






CIRCULATION PLAN - PEDESTRIANS

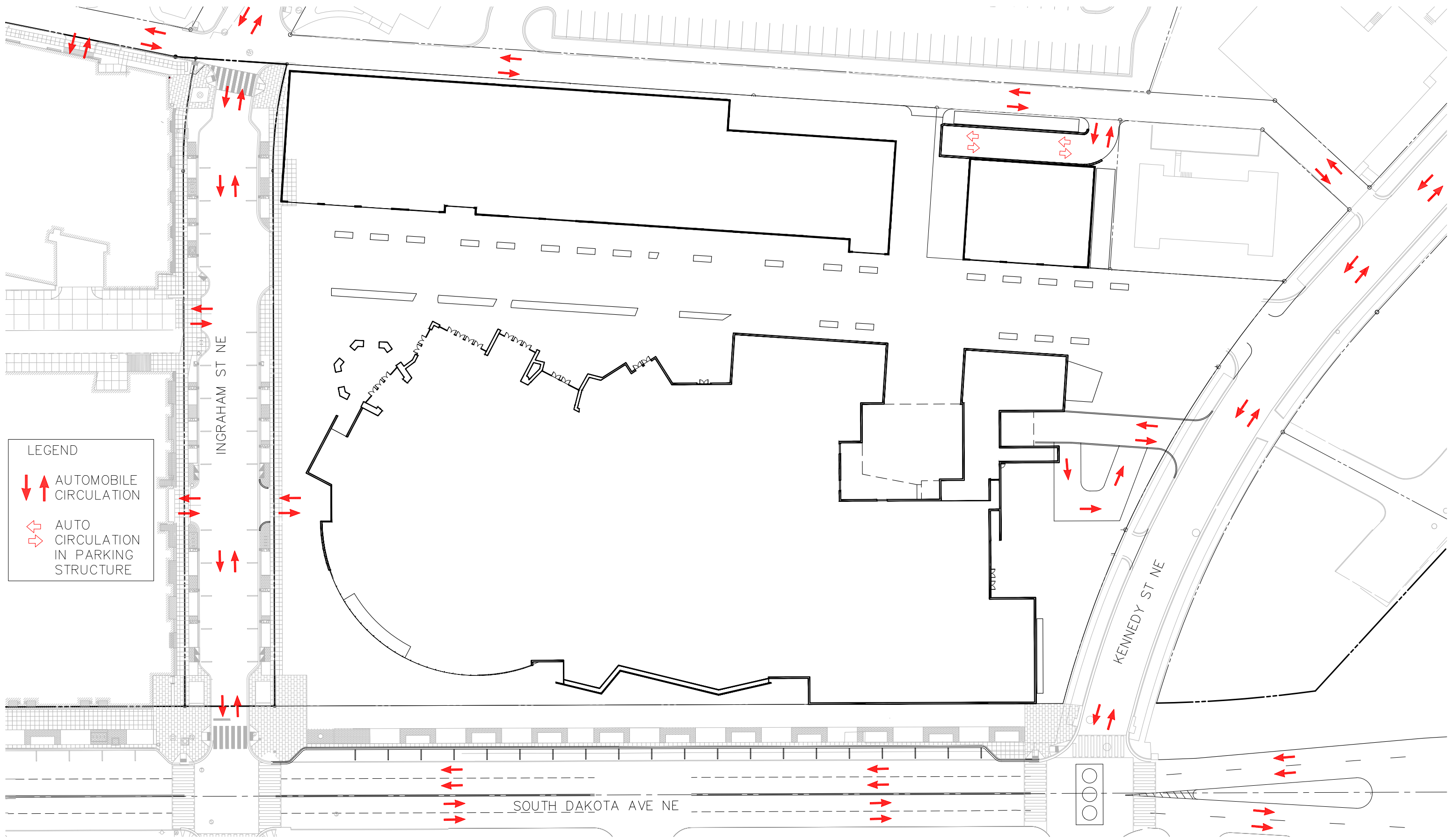


LEGEND
→ TRUCK CIRCULATION







LEGEND


 AUTOMOBILE CIRCULATION

 AUTO CIRCULATION IN PARKING STRUCTURE



LEGEND



 AUTOMOBILE CIRCULATION



 AUTO CIRCULATION IN PARKING STRUCTURE

CIRCULATION PLAN - AUTO LEVEL 1
ART PLACE AT FORT TOTTEN

APPROVED PUD DEVELOPMENT DATA

Lot	Area (SF)	Building Footprint	Lot Occupancy %	GFA (SF)	F.A.R.	Breakdown Per Use	# Units	SF (per FAR)	F.A.R.	Parking
Lot A	214,209.1	176,300.0	87.0%	780,201	3.64	Residential	520	600,801	2.8047408	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	0.20	1100
						Senior Center		15,000	0.10	
						Retail		144,000	0.66	
						Grocery		59,000	0.27	
						Lobby, Atrium, Service		27,000	0.10	
						Parking		164,000	0.75	
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

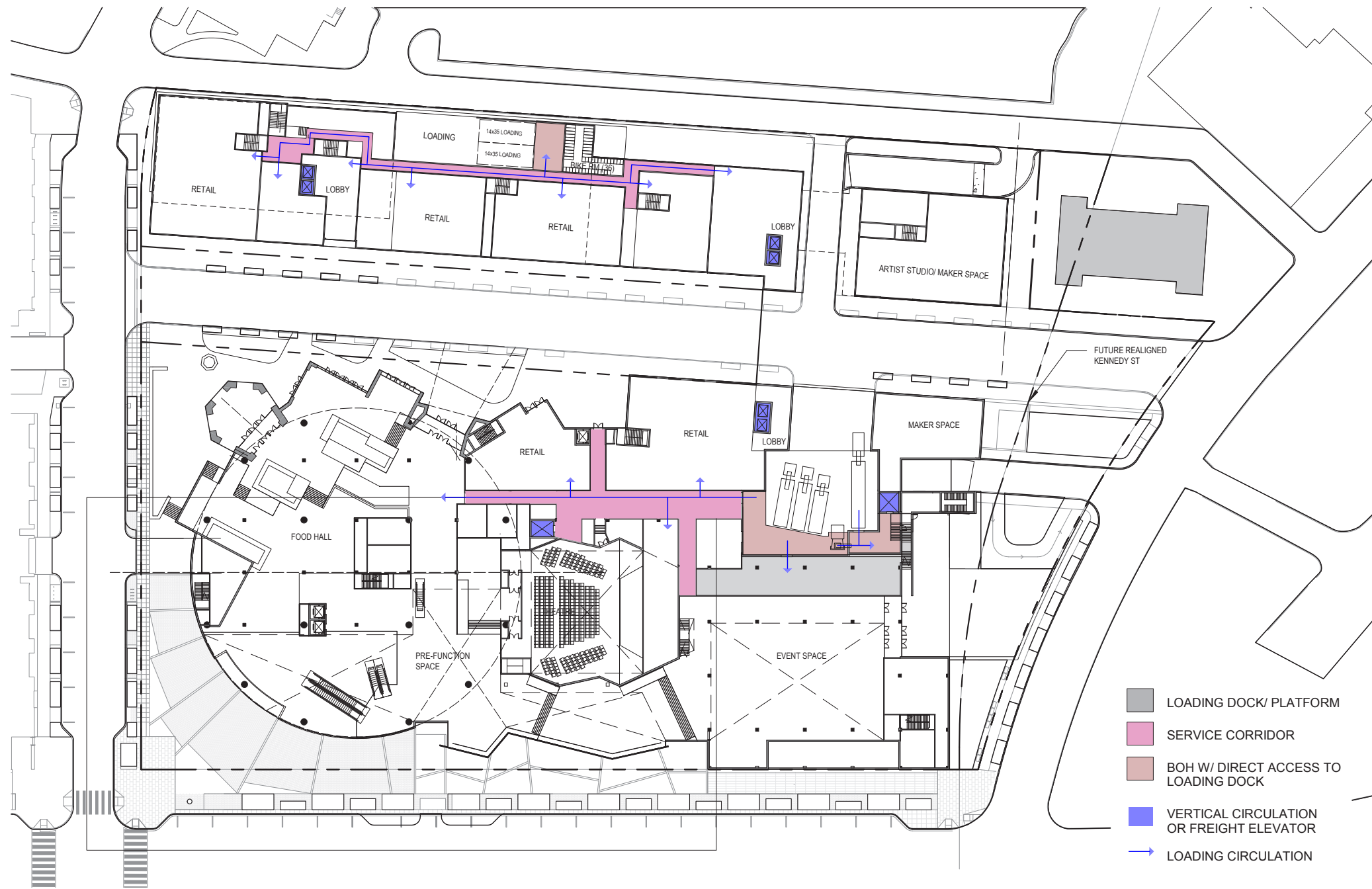
January 22, 2019

Lot	Area (SF)	Building Footprint	Lot Occupancy %	GFA (SF)	F.A.R.	Breakdown Per Use	# Units	SF (per F.A.R.)	F.A.R.	Parking
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	2.80	337
						Childcare		7,250		
Lot A Subtotal							520	780,201		601
Lot B*	214,269.5	142,783.1	66.6%	585,683	2.73	Children's Museum		29,996	0.14	
						Grocery (area 24,625 gsf)		9,512	0.04	
						Market rate multifamily residential	234	262,962	1.23	
						**Artist Housing /Maker Space	30			
						Cultural uses (area 95,215 gsf)		82,659	0.39	
						Meow Wolf		77,204	0.36	
						Retail (86,877 gsf)		79,936	0.37	
						Parking (area 398,524gsf)		43,414	0.20	923
Lot B Subtotal							264	585,683		923
Lot C	154,681.0			263,000	1.70	Educational uses		263,000	1.70	420
Lot C Subtotal							0	263,000		390
Lot D	73,125.4			365,317	5.00	Multifamily Residentail	145	365,317	5.00	160
Lot D Subtotal							145	365,317		160
GRAND TOTALS	656,285.0	319,083.1	48.6%	1,994,201	3.04		929	1,994,201	3.04	2,074

*Per Section 303.2 DCMR11 B3-2, For the purposes of calculating FAR, lot area does not include private right of way serving as equivalent of a private street for the site.

**30 artist housing units are interspersed in the market rate multifamily residential

Modifications since September 4, 2018



	SF (per FAR)	Category	GSF	Berths Required	Service/Delivery Spaces Required	Provided	Loading Notes	Parking Requirements	Parking Required	Parking Provided
Children's Museum	29,996	Entertainment, assembly and performing arts	125,211	2	1	2	More than 100,000 to 500,000 sq. ft. gross floor area	2 per 1,000 gsf.	250	
Cultural uses (95,215 gsf)	82,659									
Grocery (area 24,625 gsf)	9,512	Retail	111,502	2	1	*3	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.	144	835
Retail (86,877 gsf)	79,936									
Total non-residential										
264 Multifamily Residential Units (234 market rate + 30 Artist Units)	262,962	Residential	262,962	1	1	4	*More and 50 dwelling units		88	88

* 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.

**Includes shared berth for retail in west building



ART PLACE @ FORT TROTTE
LEED v4 for Neighborhood Development Plan
January 22, 2019

Targeted Credits



15 4 10 Smart Location & Linkage Possible Points: 28

Yes	?	No			
Y			Prereq 1	Smart Location	
Y			Prereq 2	Imperiled Species and Ecological Communities	
Y			Prereq 3	Wetland and Water Body Conservation	
Y			Prereq 4	Agricultural Land Conservation	
Y			Prereq 5	Floodplain Avoidance	
5		5	Credit 1	Preferred Locations	10
	1	1	Credit 2	Brownfield Remediation	2
7		1	Credit 3	Access to Quality Transit	7
		2	Credit 4	Bicycle Facilities	2
3			Credit 5	Housing and Jobs Proximity	3
	1		Credit 6	Steep Slope Protection	1
	1		Credit 7	Site Design for Habitat or Wetland and Water Body Conservation	1
		1	Credit 8	Restoration of Habitat or Wetlands and Water Bodies	1
	1		Credit 9	Long-Term Conservation Mgmt of Habitat or Wetlands & Water Bodies	1

23 6 11 Neighborhood Pattern & Design Possible Points: 41

Yes	?	No			
Y			Prereq 1	Walkable Streets	
Y			Prereq 2	Compact Development	
Y			Prereq 3	Connected and Open Community	
6	1	2	Credit 1	Walkable Streets	9
3		3	Credit 2	Compact Development	6
3	1		Credit 3	Mixed-Use Neighborhoods	4
2		5	Credit 4	Housing Types and Affordability	7
1			Credit 5	Reduced Parking Footprint	1
	1		Credit 6	Connected and Open Community	2
1			Credit 7	Transit Facilities	1
	1	1	Credit 8	Transportation Demand Management	2
1			Credit 9	Access to Civic & Public Space	1
1			Credit 10	Access to Recreation Facilities	1
1			Credit 11	Visitability and Universal Design	1
1	1		Credit 12	Community Outreach and Involvement	2
1			Credit 13	Local Food Production	1
1	1		Credit 14	Tree-Lined and Shaded Streetscapes	2
1			Credit 15	Neighborhood Schools	1

3 1 0 Regional Priority Credits Possible Points: 4

Yes	?	No			
1			Credit 1.1	Rainwater Management (2 pts)	1
1			Credit 1.2	Housing and Jobs Proximity	1
1			Credit 1.3	Housing Types and Affordability (4 pts)	1
	1		Credit 1.4	Connected and Open Community (1 pt), Brownfield (1 pt)	1

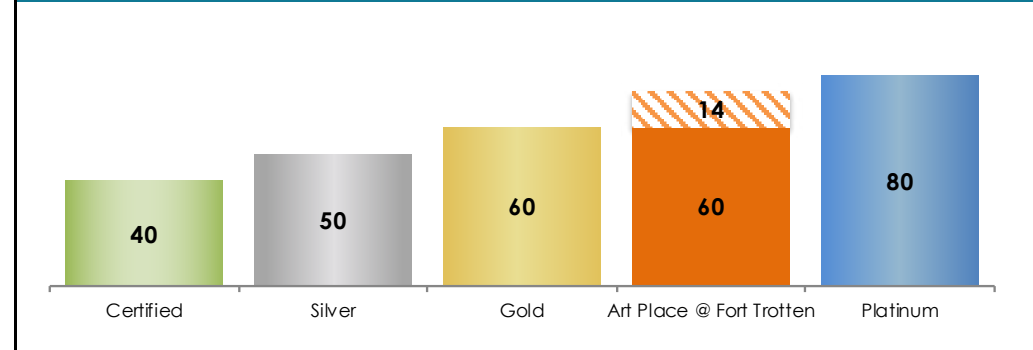
17 2 11 Green Infrastructure & Buildings Possible Points: 31

Yes	?	No			
Y			Prereq 1	Certified Green Building	
Y			Prereq 2	Minimum Building Energy Performance	
Y			Prereq 3	Indoor Water Use Reduction	
Y			Prereq 4	Construction Activity Pollution Prevention	
5			Credit 1	Certified Green Buildings	5
1		1	Credit 2	Optimize Building Energy Performance	2
		1	Credit 3	Indoor Water Use Reduction	1
2			Credit 4	Outdoor Water Use Reduction	2
		1	Credit 5	Building Reuse	1
		1	Credit 6	Historic Resource Preservation and Adaptive Reuse	2
1			Credit 7	Minimized Site Disturbance	1
4			Credit 8	Rainwater Management	4
1			Credit 9	Heat Island Reduction	1
		1	Credit 10	Solar Orientation	1
	1	2	Credit 11	Renewable Energy Production	3
		2	Credit 12	District Heating and Cooling	2
1			Credit 13	Infrastructure Energy Efficiency	1
		2	Credit 14	Wastewater Management	2
	1		Credit 15	Recycled and Reused Infrastructure	1
1			Credit 16	Solid Waste Management	1
1			Credit 17	Light Pollution Reduction	1

2 1 0 Innovation and Design Process Possible Points: 6

Yes	?	No			
1			Credit 1.1	Exemplary Performance: LEED Certified Buildings (100%)	1
1			Credit 1.2	Exemplary Performance: Access to Quality Transit	1
1			Credit 1.3	Innovation: O&M Starter Kit	1
1			Credit 1.4	Pilot Credit: Integrative Process	1
	1		Credit 1.5	Innovation or Pilot Credit:	1
1			Credit 2	LEED Accredited Professional	1

60 14 32 Total Possible Points: 110



	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