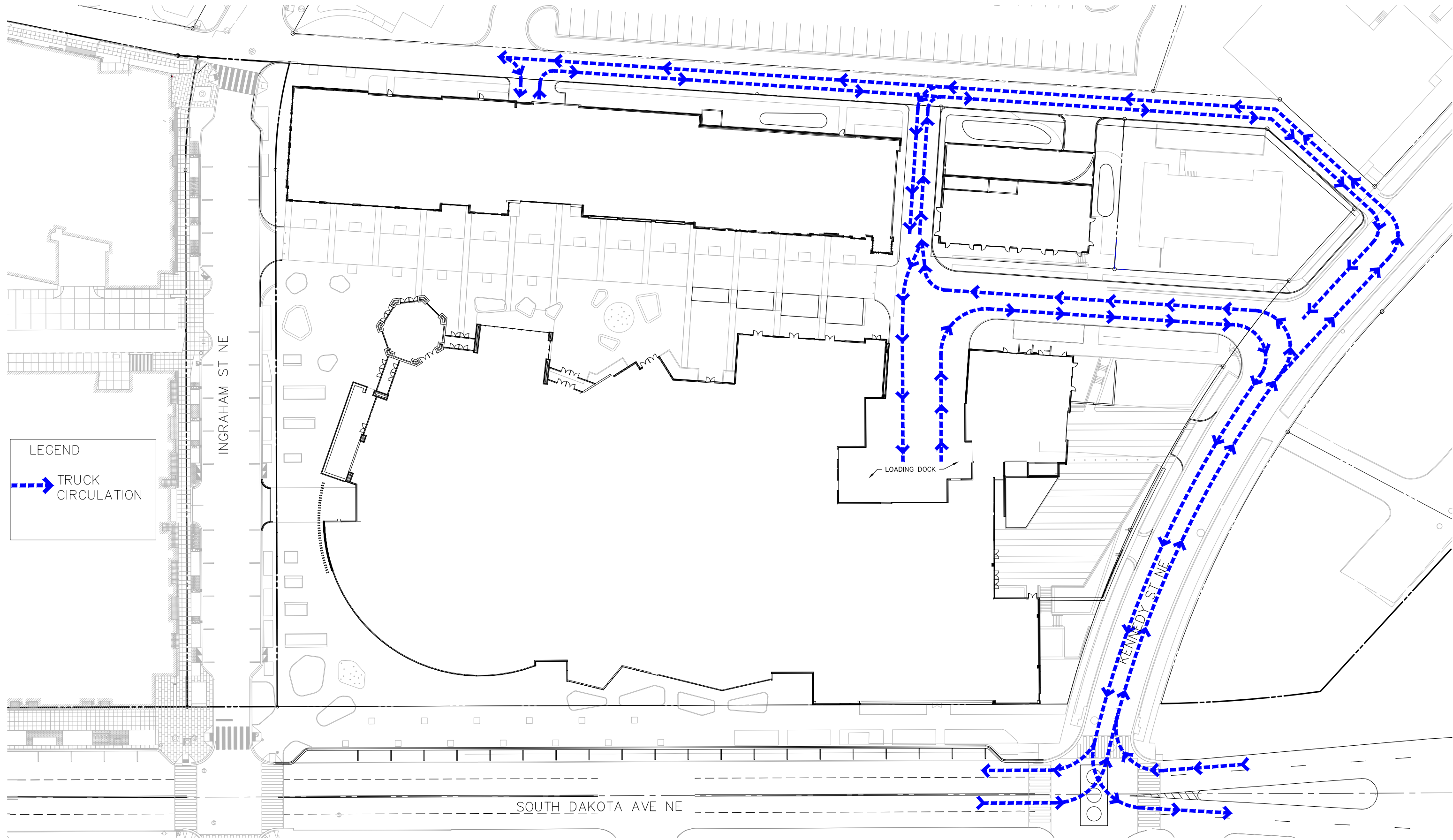
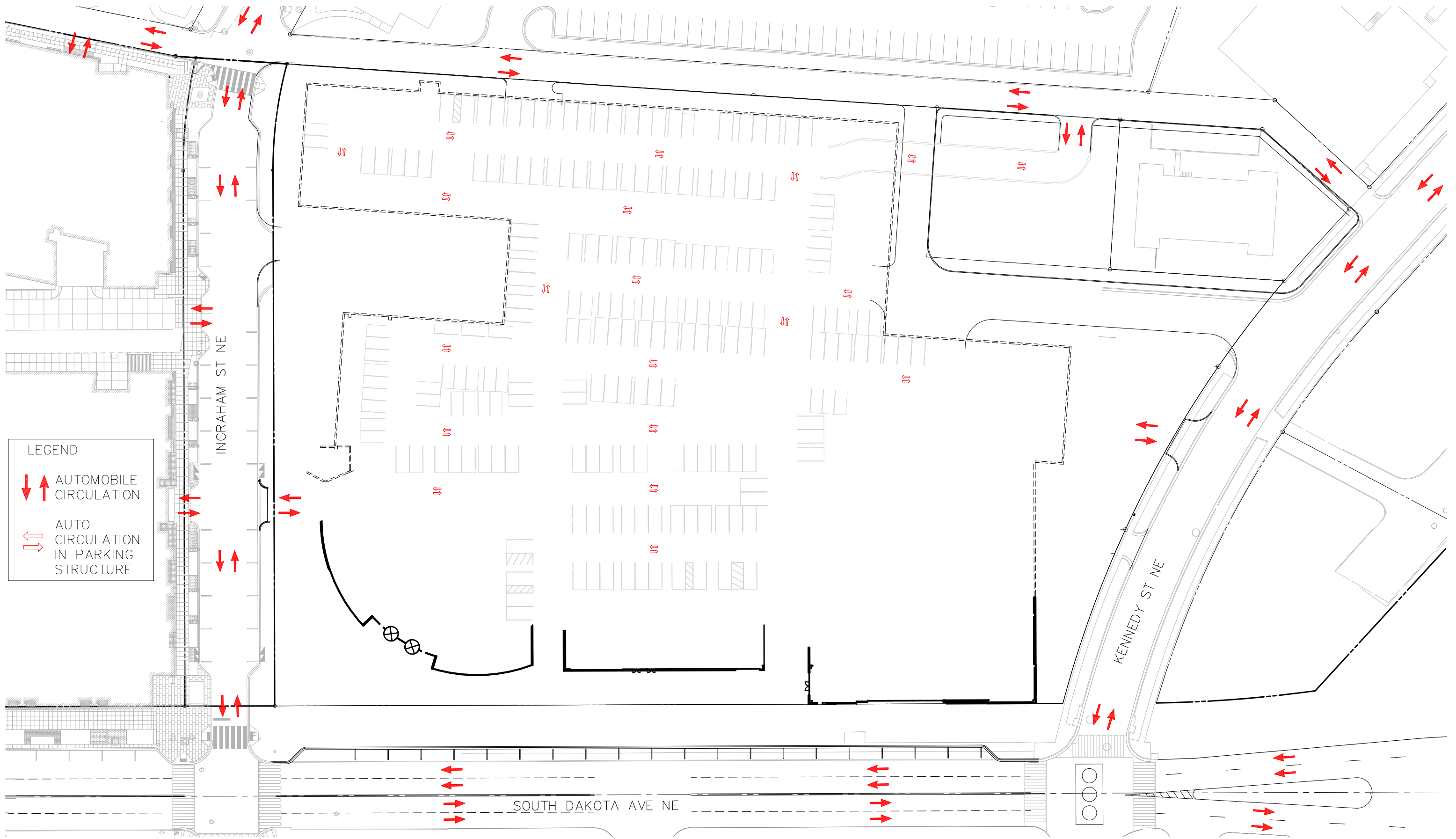


	SF (per FAR)	Category	GSF	Berths Required	Service/Delivery Spaces Required	Provided	Loading Notes	Parking Requirements	Parking Required	Parking Provided
Children's Museum	29,781	Entertainment, assembly and performing arts	195,672	2	1	2	More than 100,000 to 500,000 sq. ft. gross floor area	2 per 1,000 gsf.	391	
Meow Wolf	78,073									
Cultural uses (93,210 gsf)	79,522									
Grocery (area 24,389 gsf)	8,411	Retail	94,914	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.	133	811
Retail (70,525 gsf)	64,448									
Total non-residential										
268 Multifamily Residential Units (238 market rate + 30 Artist Units)	266,762	Residential	266,762	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



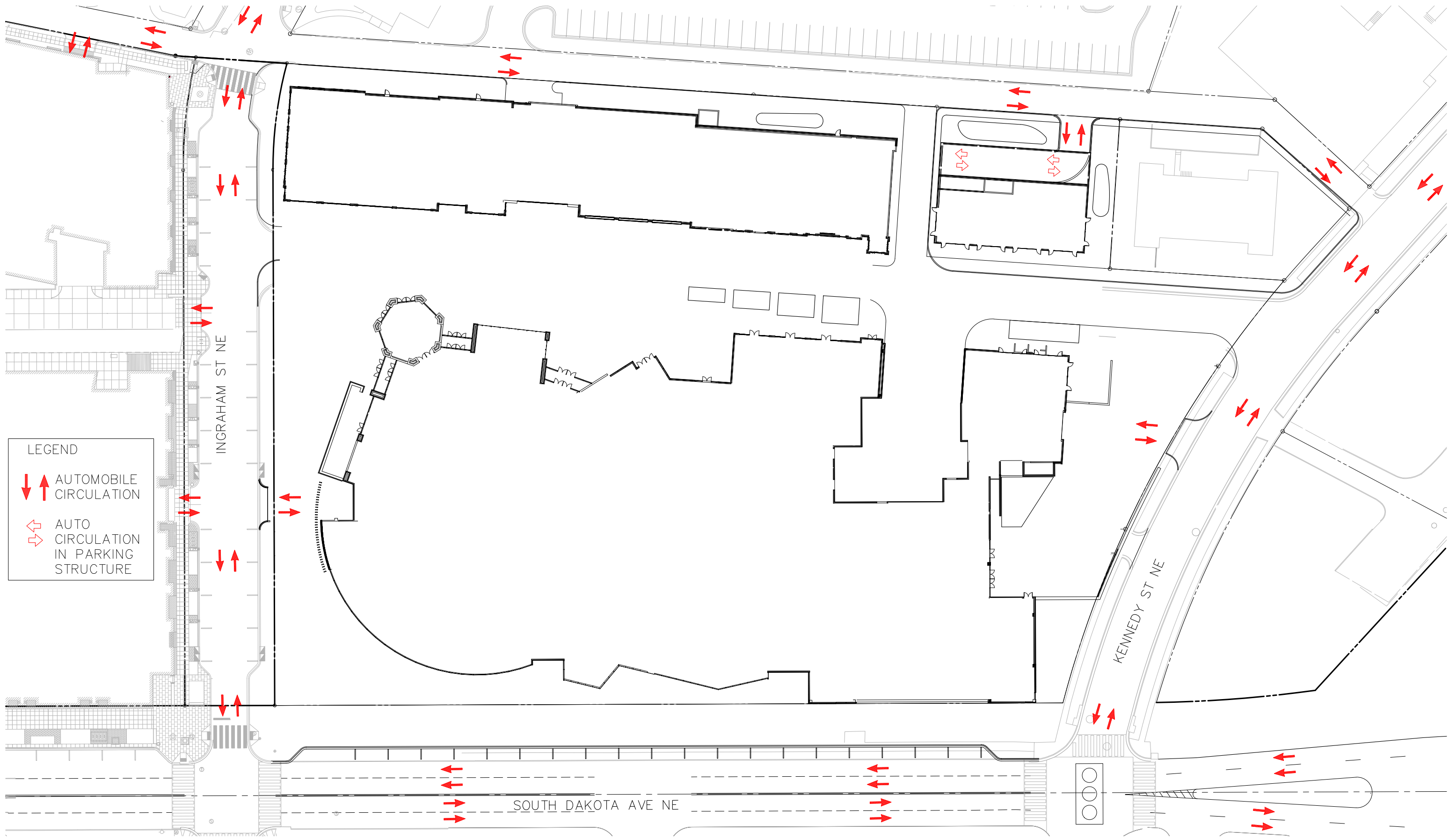


LEGEND



 AUTOMOBILE CIRCULATION



 AUTO CIRCULATION IN PARKING STRUCTURE

CIRCULATION PLAN - AUTO GROUND FLOOR
ART PLACE AT FORT TOTTEN



LEGEND

- AUTOMOBILE CIRCULATION
- AUTO CIRCULATION IN PARKING STRUCTURE

CIRCULATION PLAN - AUTO LEVEL 1
ART PLACE AT FORT TOTTEN

APPROVED PUD DEVELOPMENT DATA

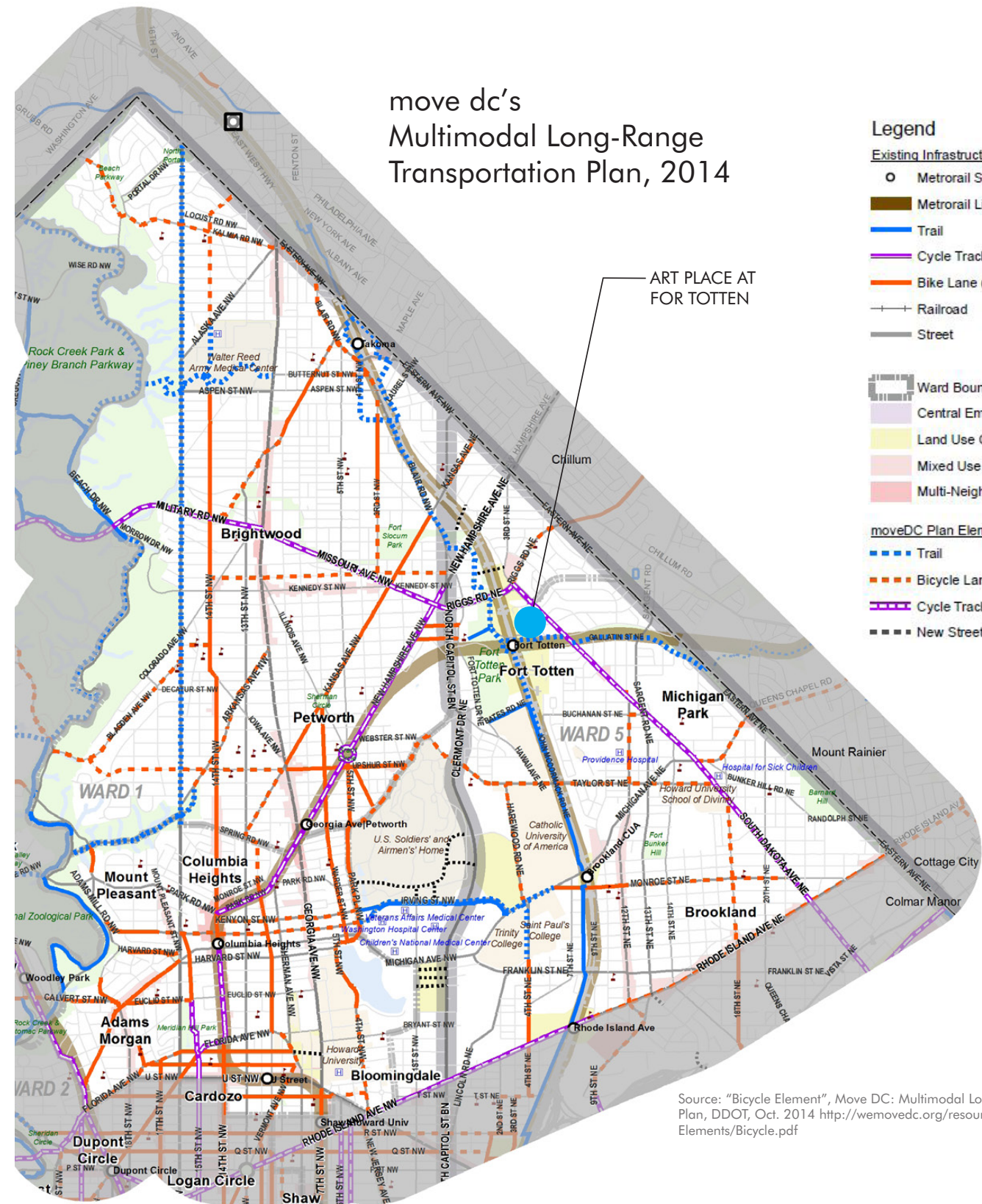
Lot	Area (SF)	Building Footprint	Lot Occupancy %	GFA (SF)	F.A.R.	Breakdown Per Use	# Units	SF (per FAR)	F.A.R.	Parking
Lot A	214,209.1	176,300.0	87.0%	780,201	3.64	Residential	520	600,801	2.8047408	264
						Non-residential including parking		172,150		337
						Childcare		7,250		
Lot A Subtotal							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

March 15, 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*	222,541.0	140,275.0	63.0%	566,404	2.55	Children's Museum		29,781	0.13	
						Grocery (area 24,389 gsf)		8,411	0.04	
						Market rate multifamily residential	238	266,762	1.20	
						**Artist Housing /Maker Space	30			
						Cultural uses (area 93,210 gsf)		79,522	0.36	
						Meow Wolf		78,073	0.35	
						Retail (70,525 gsf)		64,448	0.29	
						Parking (area 402,494 gsf)		39,407	0.18	899
Lot B Subtotal							268	566,404		899
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			384,596	5.26	Multifamily Residentail	145	384,596	5.26	160
Lot D Subtotal							141	384,596		160
GRAND TOTALS	664,556.5	316,575.0	47.6%	1,994,201	3.00		929	1,994,201	3.00	2,050

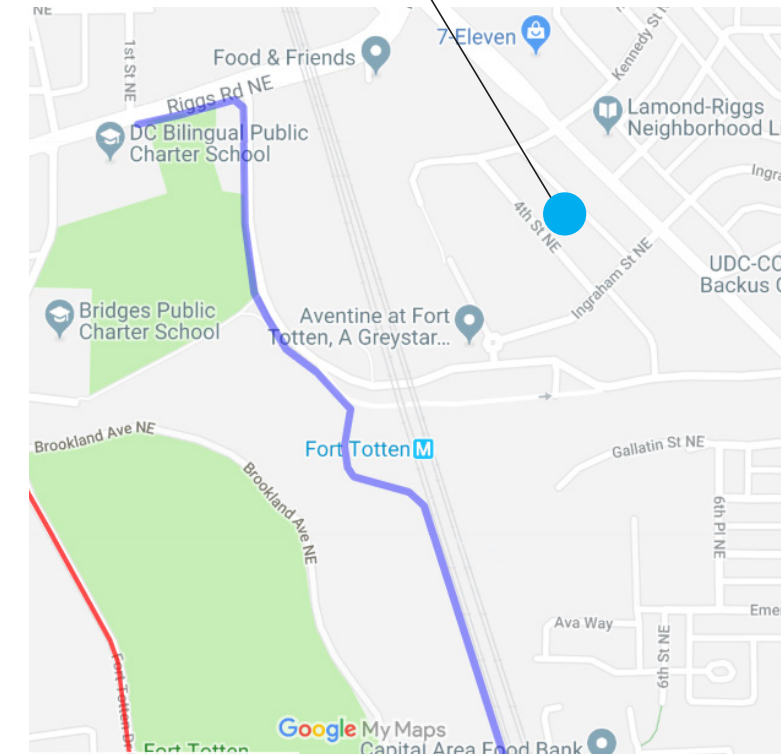
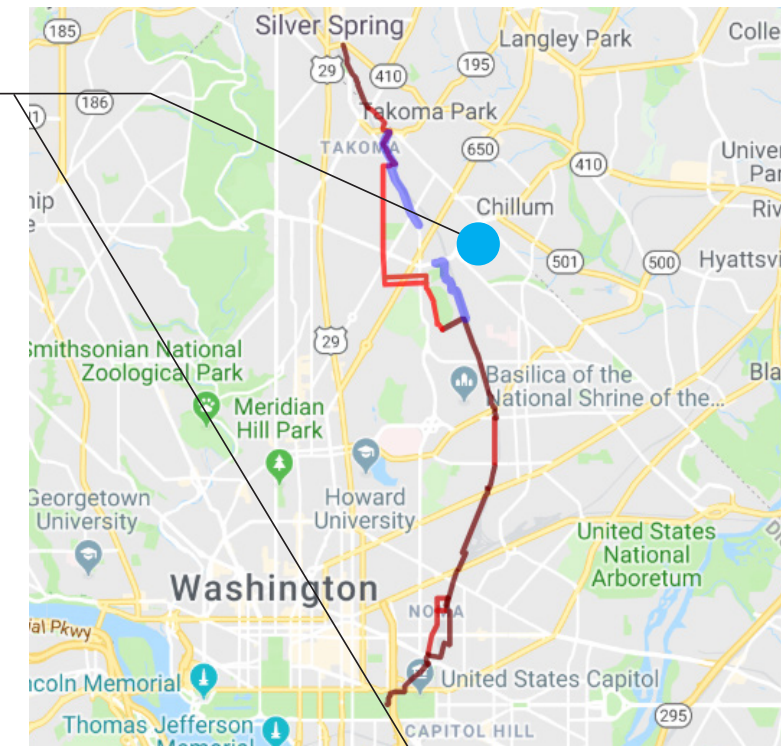
*Per Section 303.2 DCMR11 B3-2, For the purposes of calculating FAR, lot area does not include private right of way serving as equivalent of a private street for the site.

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



Metropolitan Branch Trail in Fort Totten

ART PLACE AT
FOR TOTTEN



Art Place at Fort Totten is a multi-modal destination. On site, there are 66 bike parking spaces, 11 bike share racks and a bike repair station.

The now under construction Metropolitan Branch Trail (MBT), and other planned trails and paths nearby, will expand the opportunities for cyclists to visit or commute to and from Art Place.

The community is actively exploring how to facilitate access to the MBT and this project will be an active partner in that exploration.



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

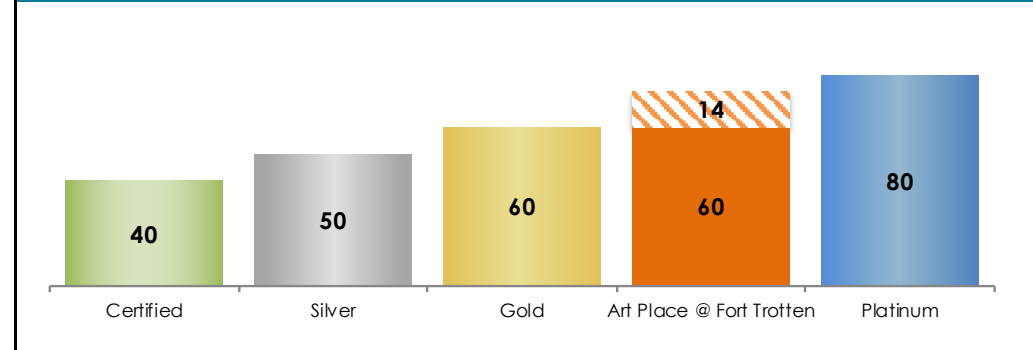
17 2 11 Green Infrastructure & Buildings Possible Points: 31

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

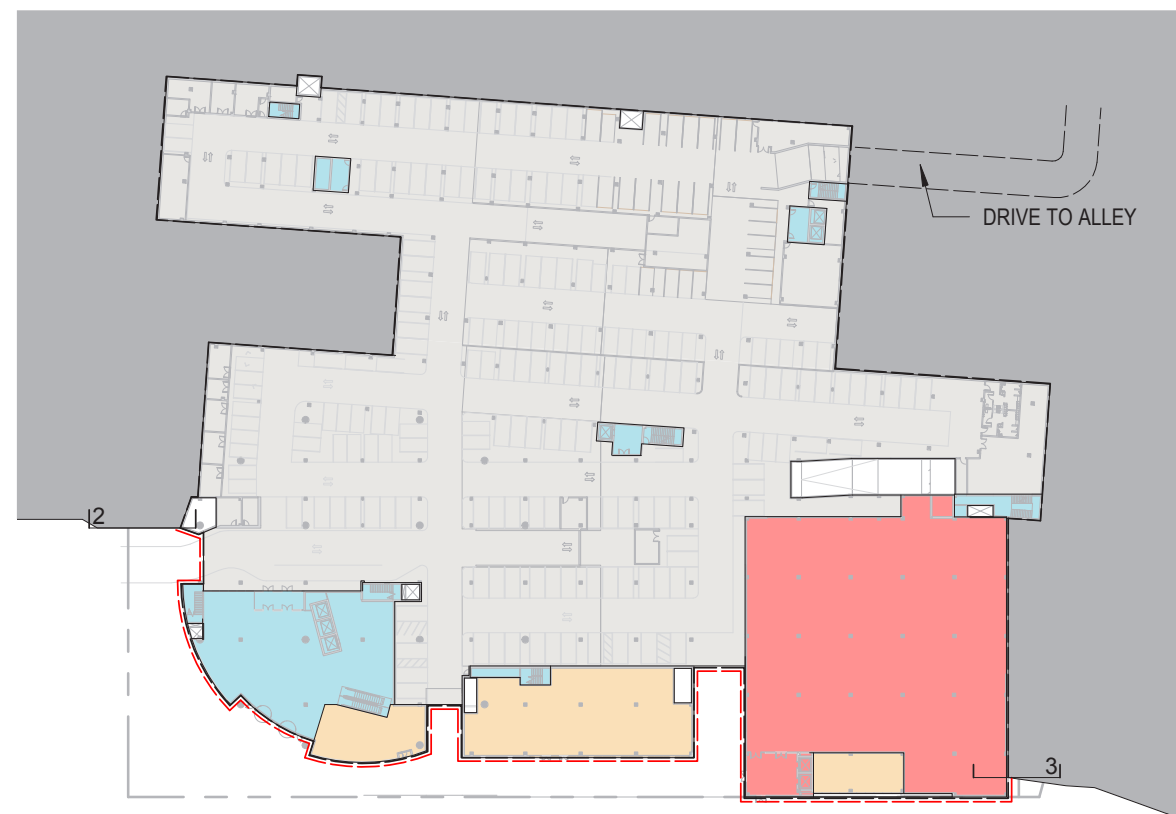
2 1 0 Innovation and Design Process Possible Points: 6

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

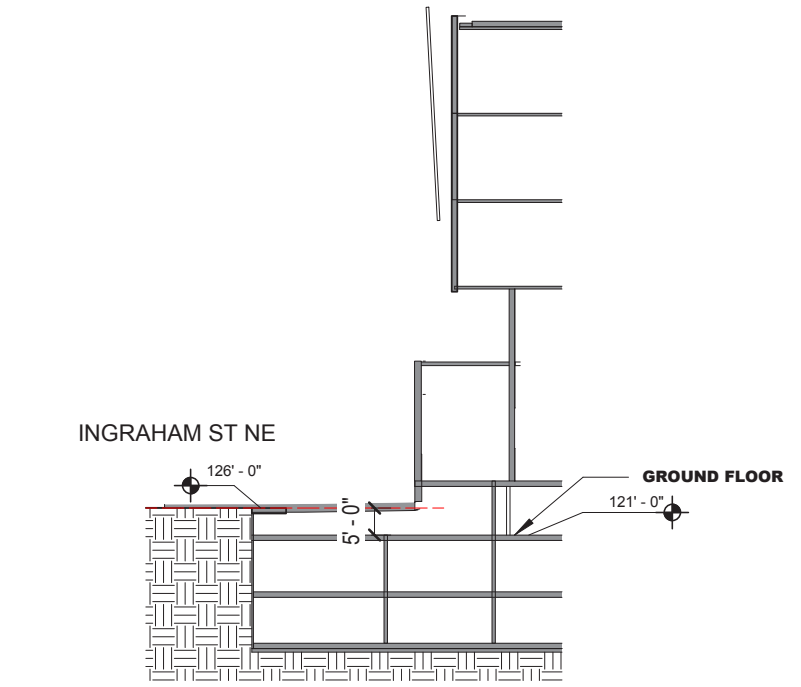
60 14 32 Total Possible Points: 110



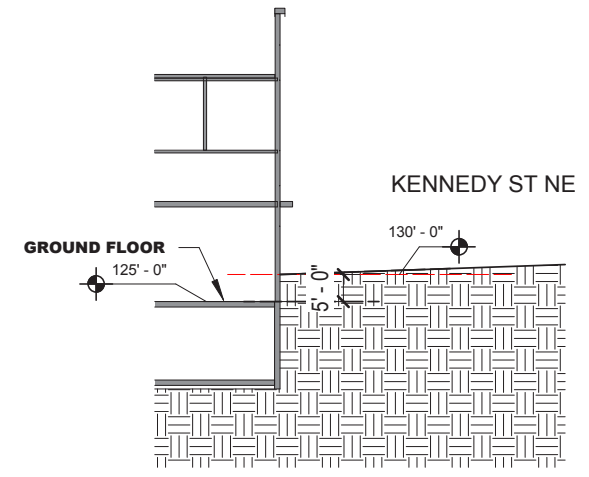
LEVEL	EXPOSED PERIMETER	TOTAL PERIMETER	FAR ADJUSTMENT RATIO
GROUND FLOOR	803' - 0"	2237' - 10"	0.3588
B1	0"	1855' - 6"	0.0000
B2	0"	1559' - 7"	0.0000



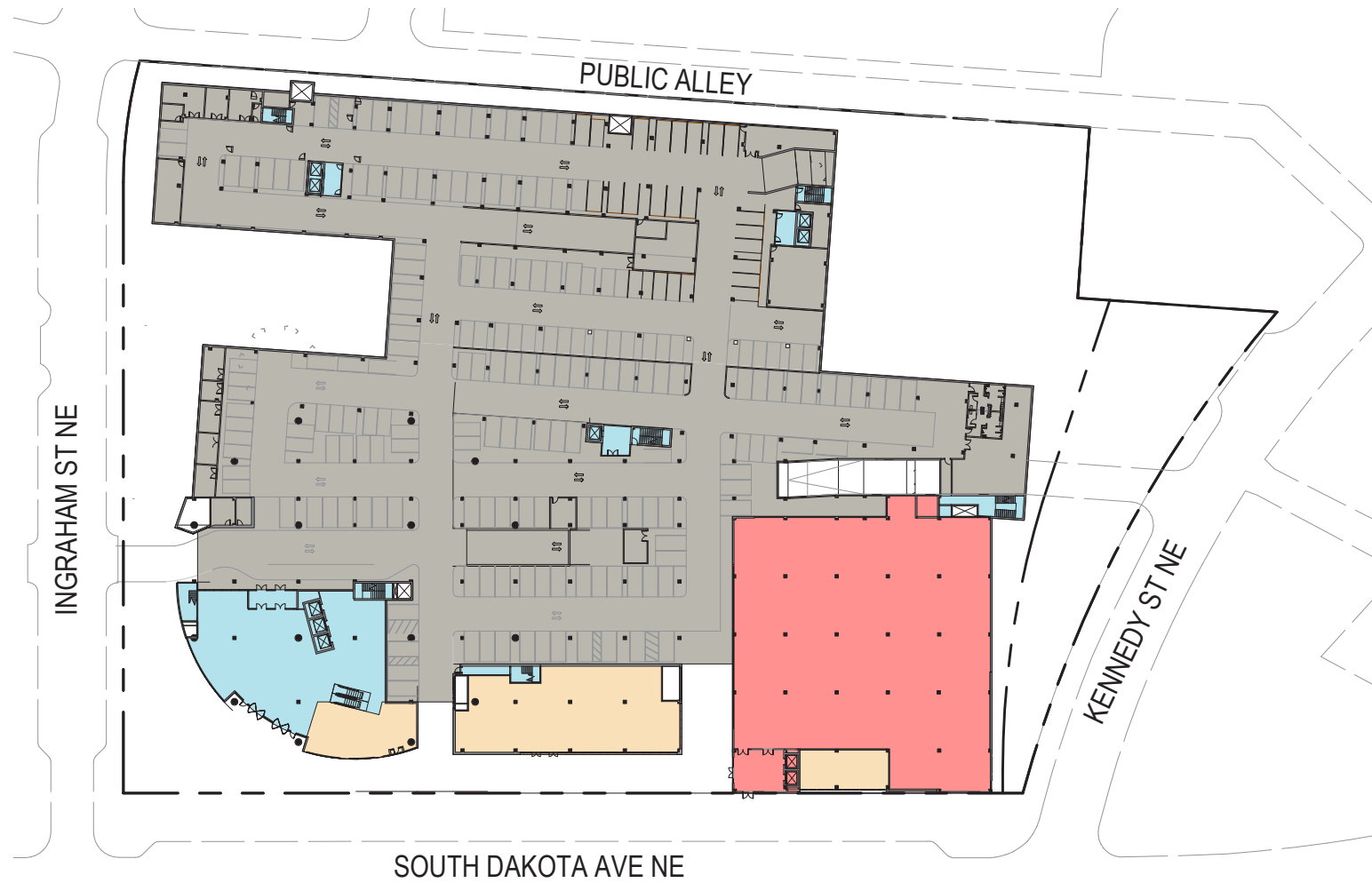
1 GROUND FLOOR FAR CALCULATION
1" = 100'-0"



2 SECTION INGRAHAM
1/32" = 1'-0"



3 SECTION KENNEDY
1/32" = 1'-0"



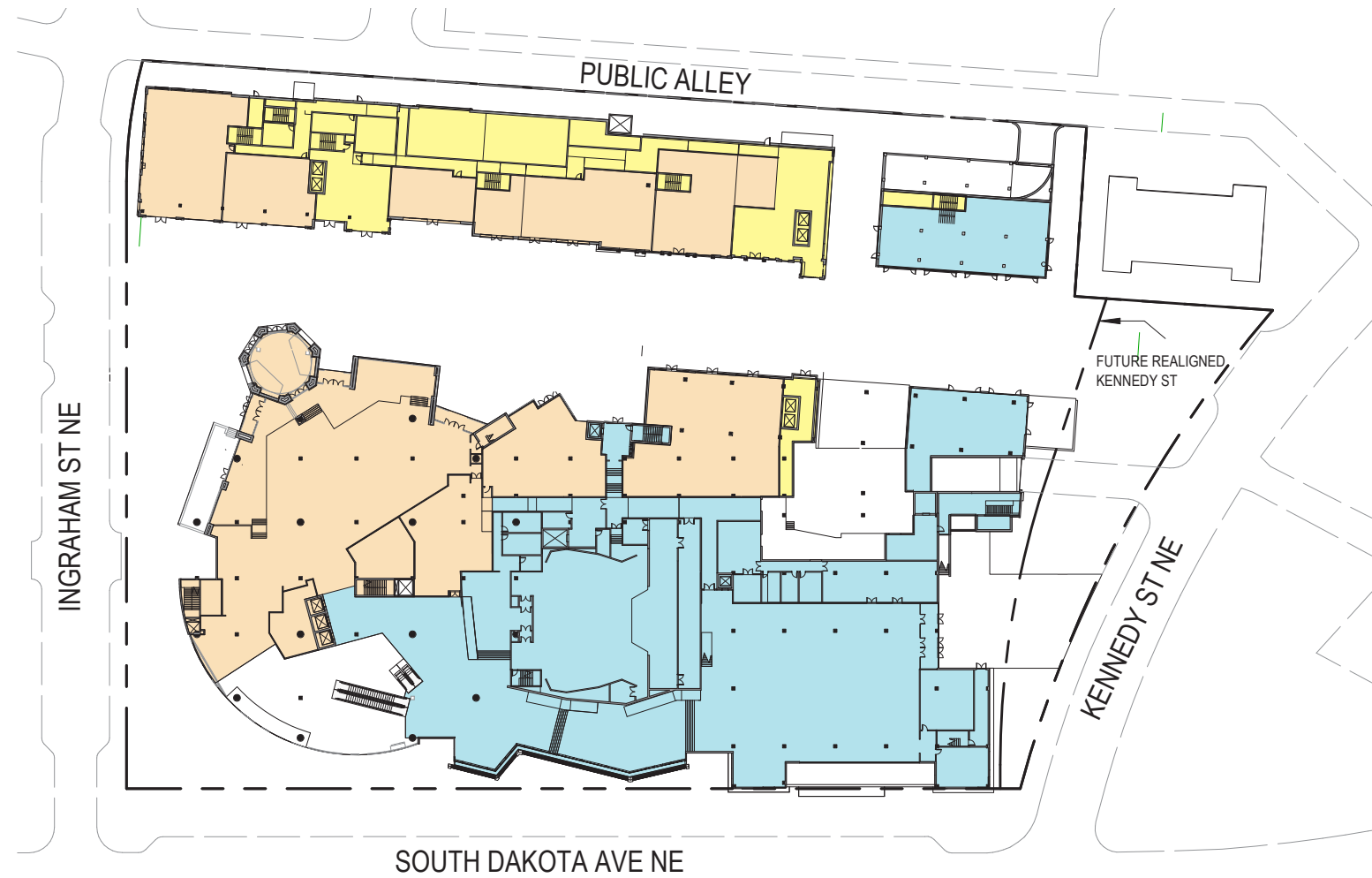
FULL SITE GROUND FLOOR PLAN

FAR LEGEND

- CULTURAL
- GROCERY
- PARKING
- RETAIL

EAST BUILDING - ADJUSTED GROUND FLOOR FAR	
Use Zoning	GFA
CULTURAL	3,533 SF
GROCERY	8,411 SF
PARKING	22,791 SF
RETAIL	3,401 SF
	38,136 SF

WEST BUILDING - ADJUSTED GROUND FLOOR FAR	
Use Zoning	GFA
CULTURAL	438 SF
PARKING	16,615 SF
	17,053 SF



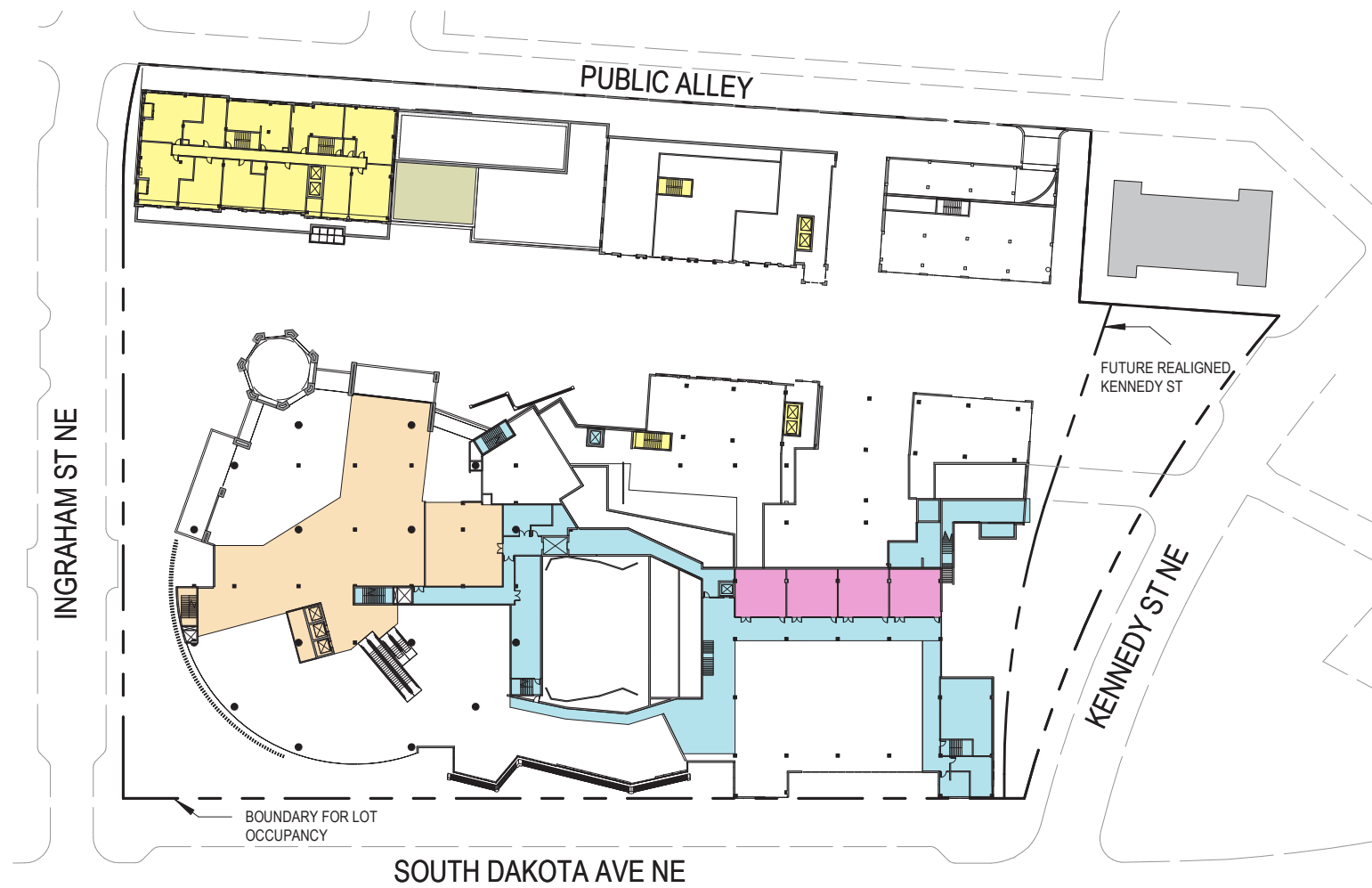
FULL SITE FIRST FLOOR PLAN

FAR LEGEND

- CULTURAL
- RESIDENTIAL
- RETAIL

EAST BUILDING - ADJUSTED 1ST FLOOR FAR	
Use Zoning	GFA
CULTURAL	51,505 SF
RESIDENTIAL	1,056 SF
RETAIL	32,668 SF
	85,229 SF

WEST BUILDING - ADJUSTED 1ST FLOOR FAR	
Use Zoning	GFA
CULTURAL	3,976 SF
RESIDENTIAL	14,438 SF
RETAIL	15,064 SF
	33,478 SF



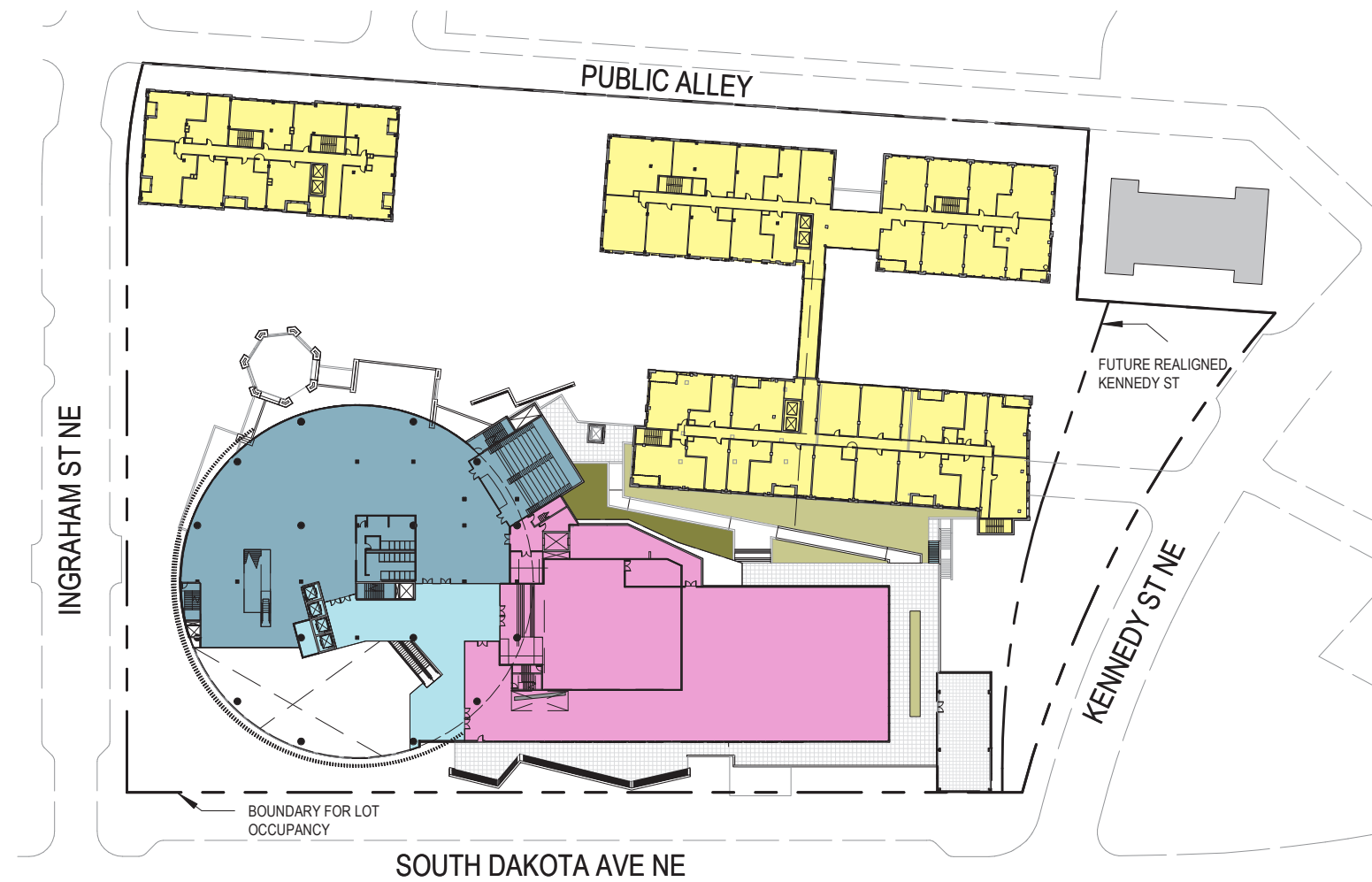
FULL SITE MEZZANINE FLOOR PLAN

FAR LEGEND

- CHILDREN MUSEUM
- CULTURAL
- RESIDENTIAL
- RETAIL

EAST BUILDING - ADJUSTED MEZZ. FLOOR FAR	
Use Zoning	GFA
CHILDREN MUSEUM	3,507 SF
CULTURAL	14,741 SF
RESIDENTIAL	401 SF
RETAIL	13,315 SF
	31,963 SF

WEST BUILDING - ADJUSTED MEZZ. FLOOR FAR	
Use Zoning	GFA
RESIDENTIAL	10,095 SF
	10,095 SF



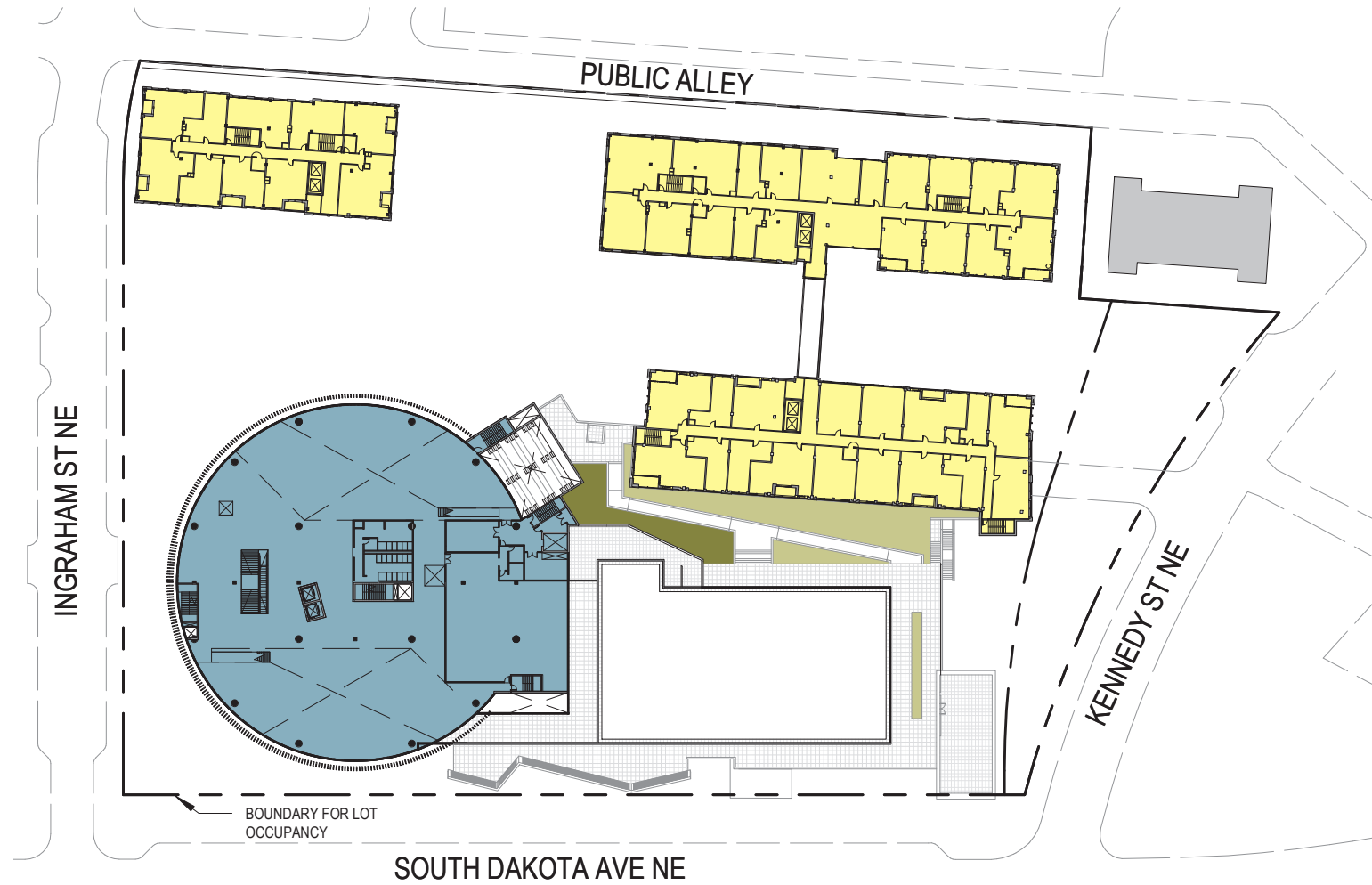
FULL SITE SECOND FLOOR PLAN

FAR LEGEND

- CHILDREN MUSEUM
- CULTURAL
- MEOW WOLF
- RESIDENTIAL

EAST BUILDING - ADJUSTED 2ND FLOOR FAR	
Use Zoning	GFA
CHILDREN MUSEUM	26,274 SF
CULTURAL	5,330 SF
MEOW WOLF	21,843 SF
RESIDENTIAL	16,588 SF
	70,035 SF

WEST BUILDING - ADJUSTED 2ND FLOOR FAR	
Use Zoning	GFA
RESIDENTIAL	26,168 SF
	26,168 SF



FULL SITE THIRD FLOOR PLAN

FAR LEGEND

- MEOW WOLF
- RESIDENTIAL

EAST BUILDING - ADJUSTED 3RD FLOOR FAR	
Use Zoning	GFA
MEOW WOLF	37,163 SF
RESIDENTIAL	15,897 SF
	53,060 SF

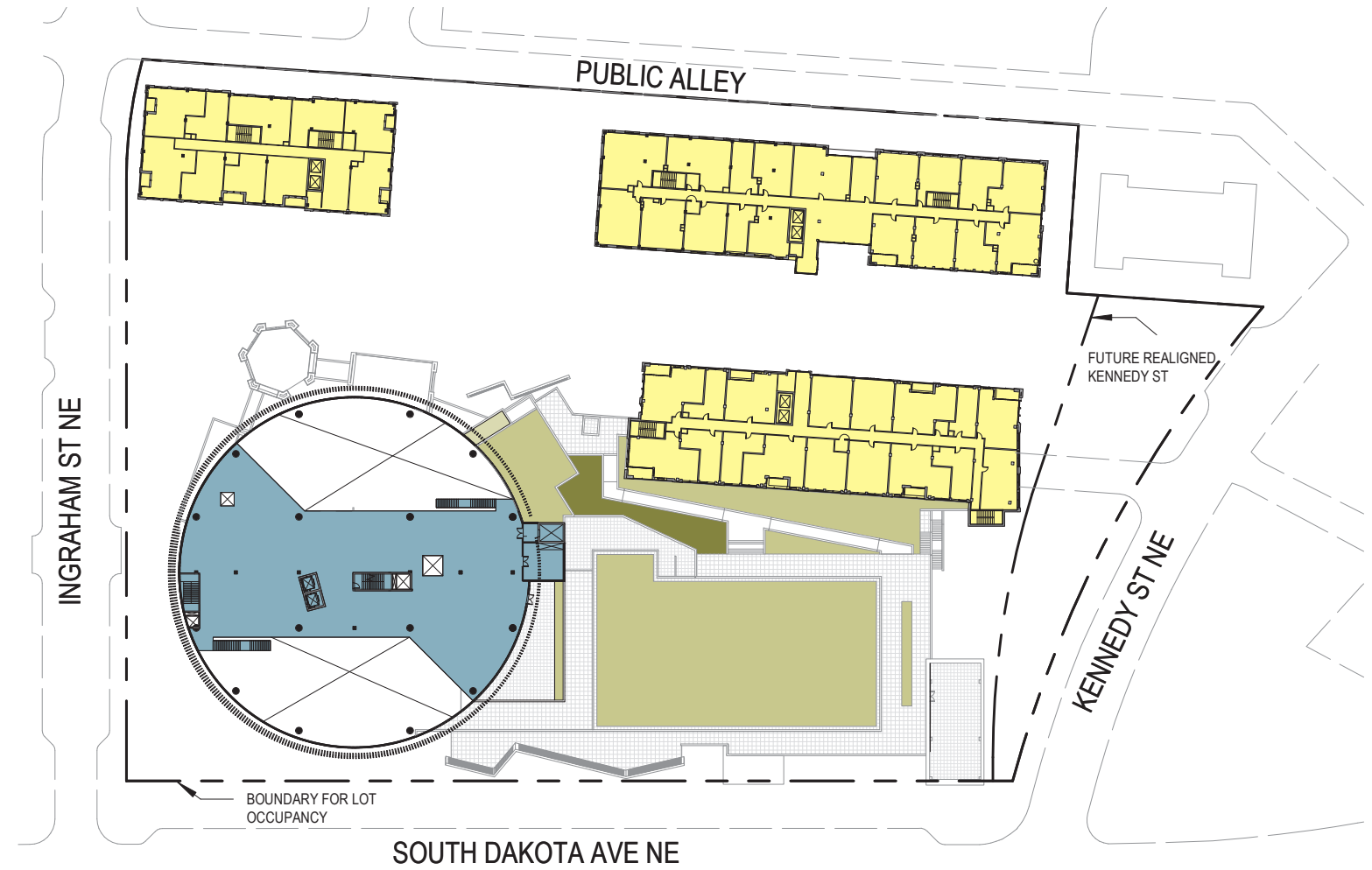
WEST BUILDING - ADJUSTED 3RD FLOOR FAR	
Use Zoning	GFA
RESIDENTIAL	27,077 SF
	27,077 SF

FAR LEGEND

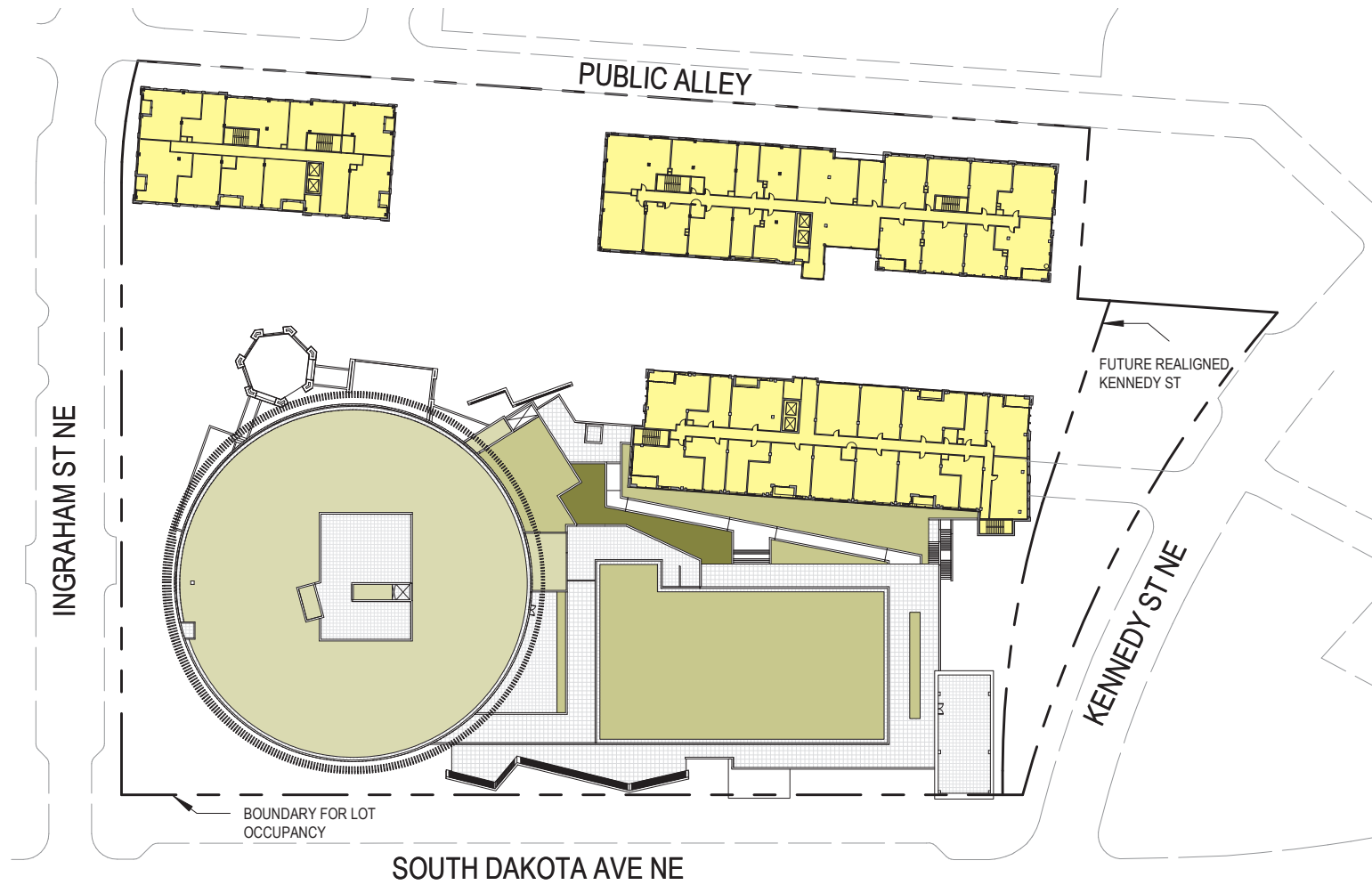
- MEOW WOLF
- RESIDENTIAL

EAST BUILDING - ADJUSTED 4TH FLOOR FAR	
Use Zoning	GFA
MEOW WOLF	19,067 SF
RESIDENTIAL	15,897 SF
	34,964 SF

WEST BUILDING - ADJUSTED 4TH FLOOR FAR	
Use Zoning	GFA
RESIDENTIAL	26,989 SF
	26,989 SF



FULL SITE FOURTH FLOOR PLAN



FULL SITE FIFTH FLOOR PLAN

FAR LEGEND

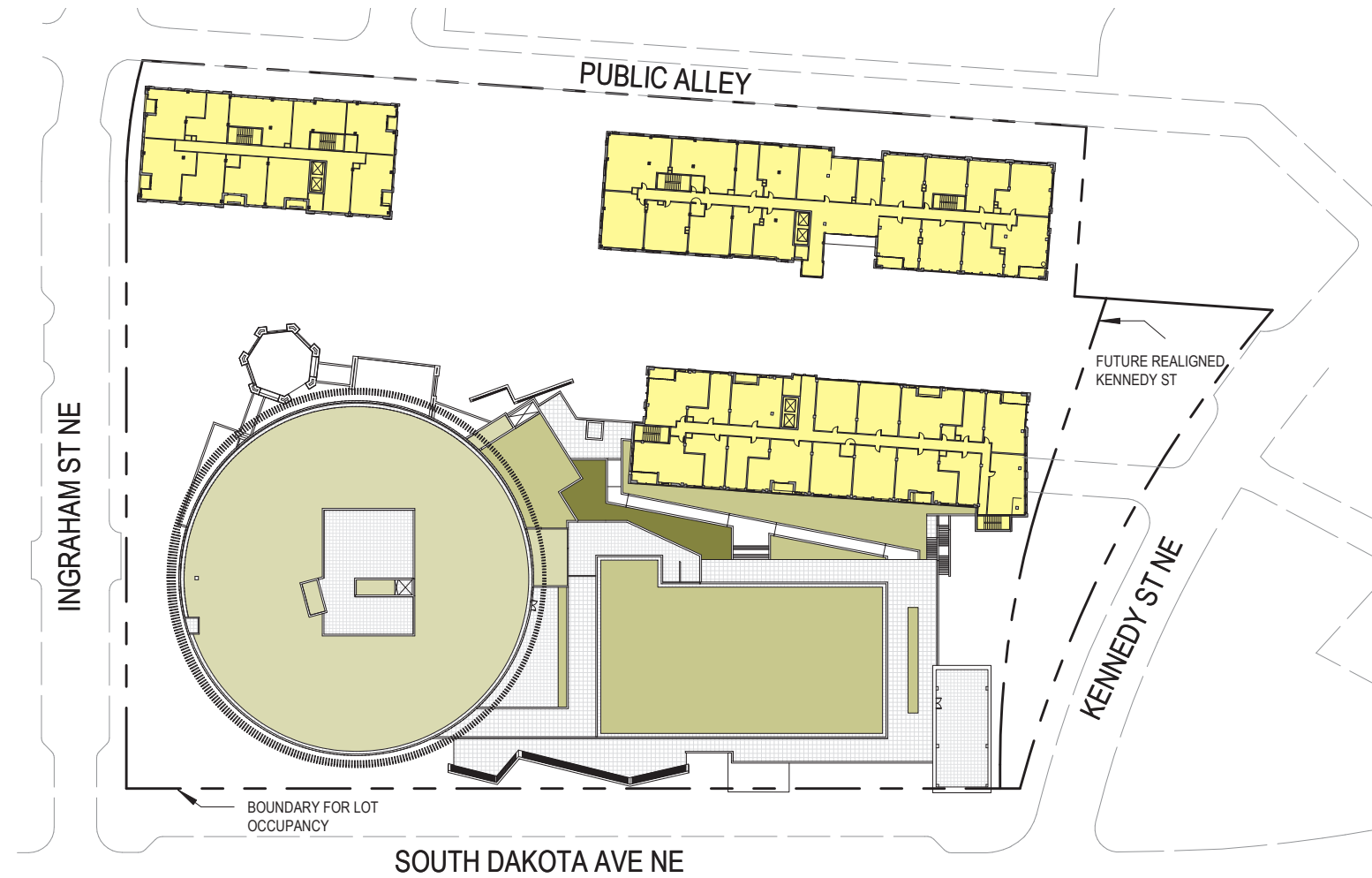
RESIDENTIAL

EAST BUILDING - ADJUSTED 5TH FLOOR FAR

Use Zoning	GFA
RESIDENTIAL	15,897 SF 15,897 SF

WEST BUILDING - ADJUSTED 5TH FLOOR FAR

Use Zoning	GFA
RESIDENTIAL	26,989 SF 26,989 SF



FULL SITE SIXTH FLOOR PLAN

FAR LEGEND

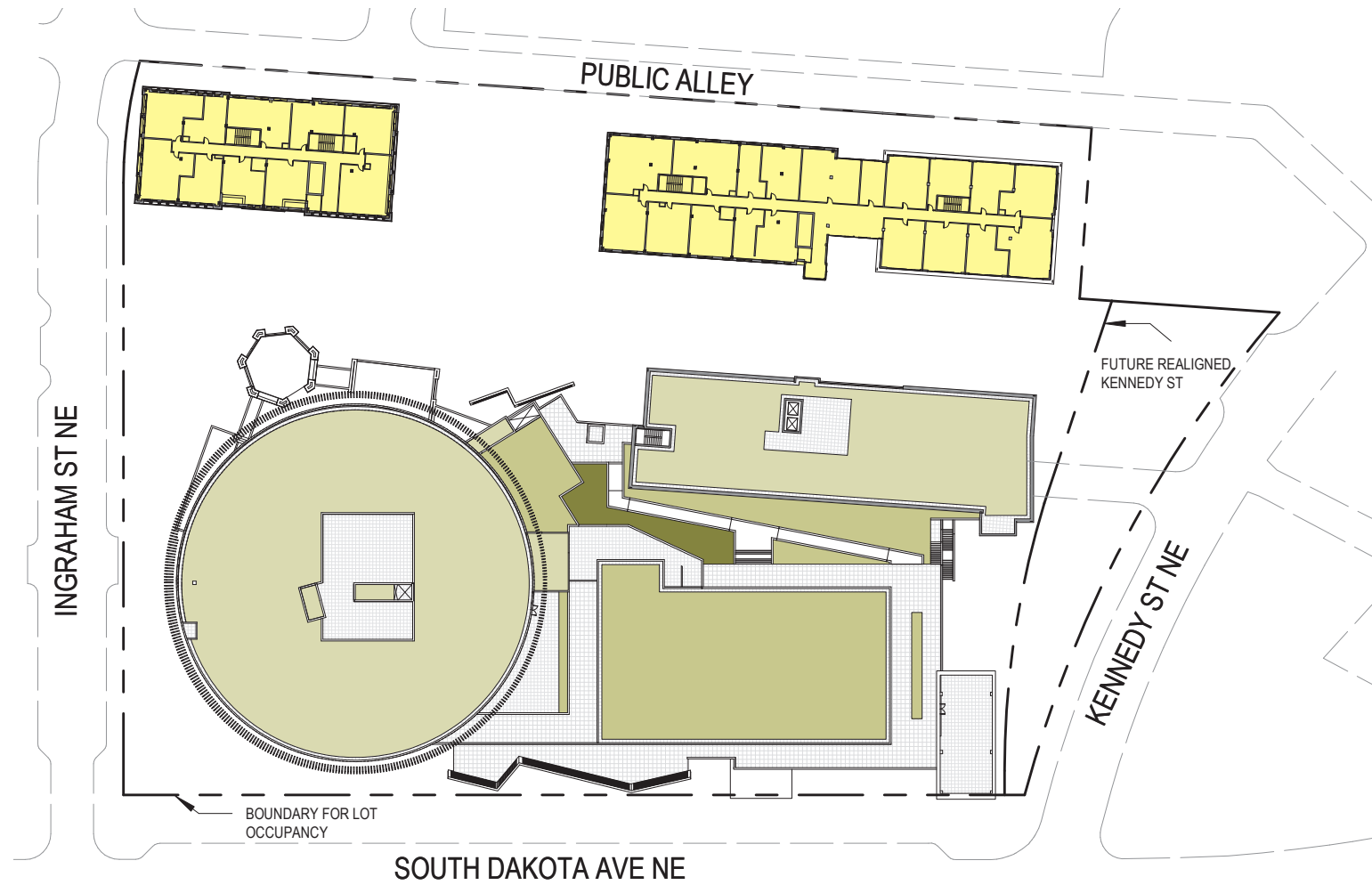
RESIDENTIAL

EAST BUILDING - ADJUSTED 6TH FLOOR FAR

Use Zoning	GFA
RESIDENTIAL	15,891 SF 15,891 SF

WEST BUILDING - ADJUSTED 6TH FLOOR FAR

Use Zoning	GFA
RESIDENTIAL	26,644 SF 26,644 SF



FULL SITE SEVENTH FLOOR PLAN

FAR LEGEND

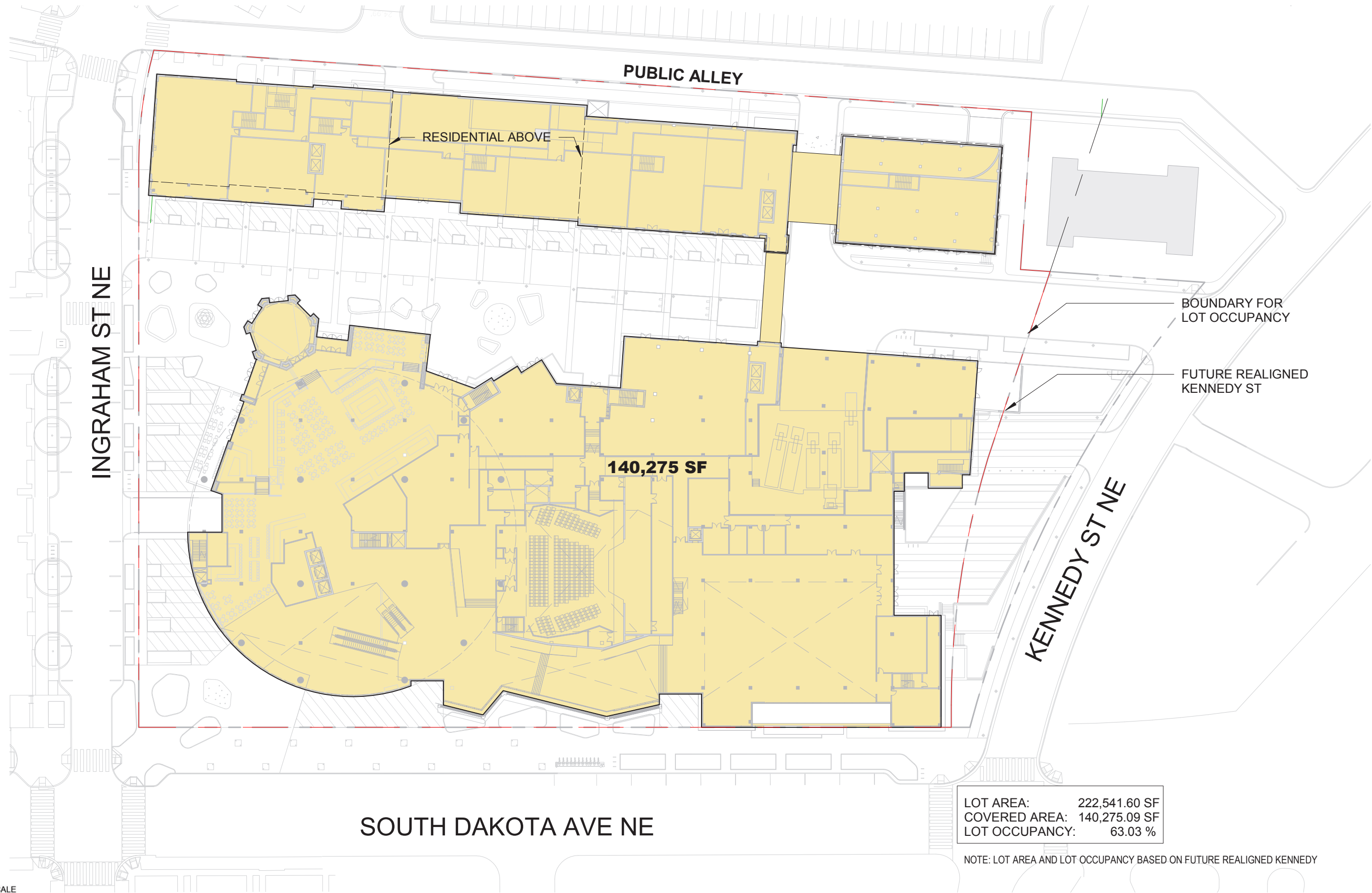
RESIDENTIAL

WEST BUILDING - ADJUSTED 7TH FLOOR FAR	
Use Zoning	GFA
RESIDENTIAL	26,736 SF
	26,736 SF

FAR SUMMARY

LOT AREA: 222541.60 SF

Use Zoning	GSF	GFA (Adjusted FAR)	FAR
CHILDREN MUSEUM	29,781 SF	29,781 SF	0.133824
CULTURAL	93,210 SF	79,522 SF	0.357336
GROCERY	24,389 SF	8,411 SF	0.037795
MEOW WOLF	78,073 SF	78,073 SF	0.350826
PARKING	402,494 SF	39,407 SF	0.177076
RESIDENTIAL	266,762 SF	266,762 SF	1.198706
RETAIL	70,525 SF	64,448 SF	0.289598
Grand total: 164	965,235 SF	566,404 SF	2.54516



140,275 SF

RESIDENTIAL ABOVE

PUBLIC ALLEY

INGRAHAM ST NE

KENNEDY ST NE

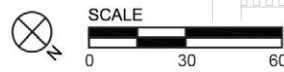
SOUTH DAKOTA AVE NE

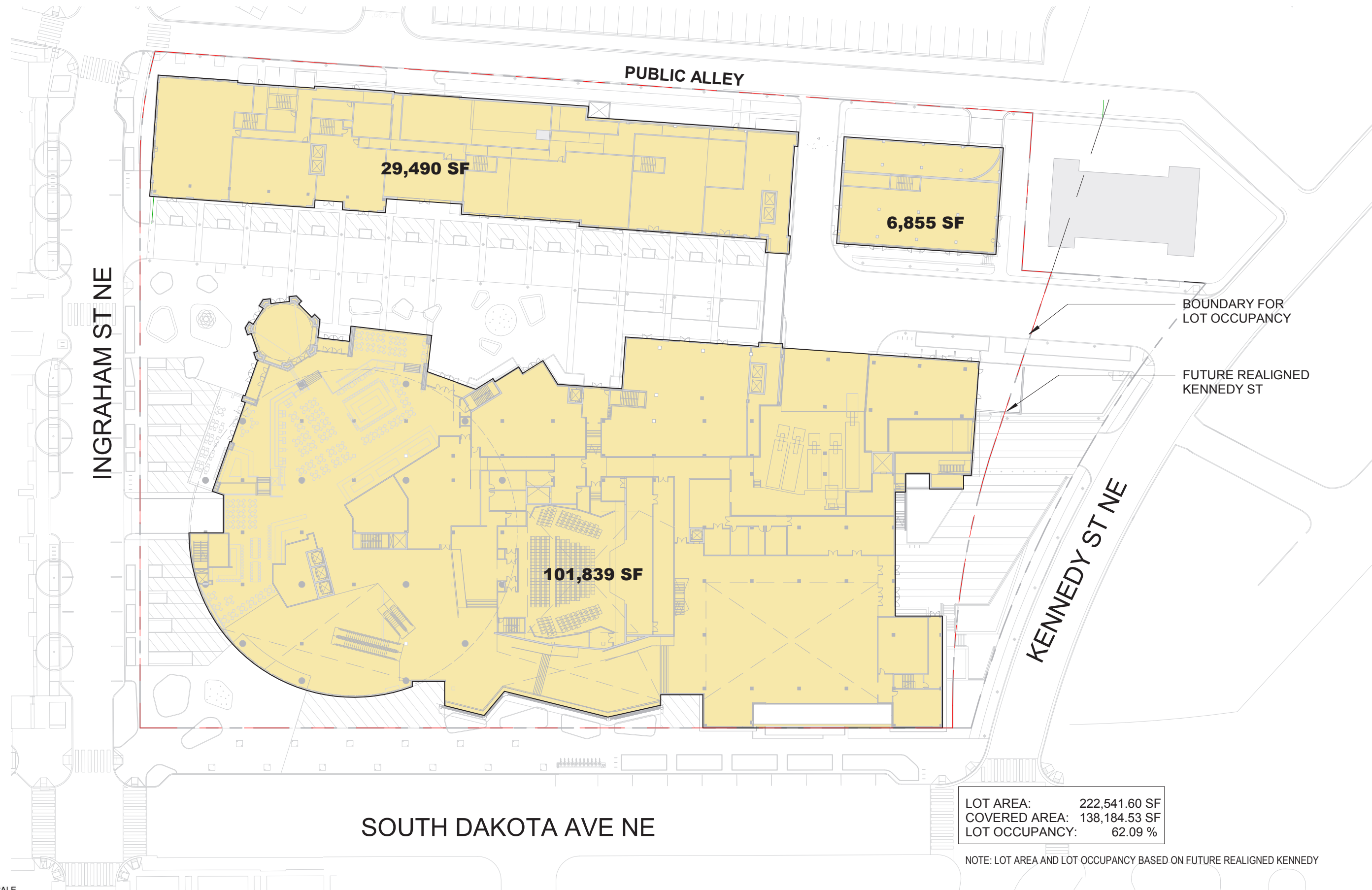
BOUNDARY FOR LOT OCCUPANCY

FUTURE REALIGNED KENNEDY ST

LOT AREA:	222,541.60 SF
COVERED AREA:	140,275.09 SF
LOT OCCUPANCY:	63.03 %

NOTE: LOT AREA AND LOT OCCUPANCY BASED ON FUTURE REALIGNED KENNEDY





BOUNDARY FOR LOT OCCUPANCY

FUTURE REALIGNED KENNEDY ST

LOT AREA:	222,541.60 SF
COVERED AREA:	138,184.53 SF
LOT OCCUPANCY:	62.09 %

NOTE: LOT AREA AND LOT OCCUPANCY BASED ON FUTURE REALIGNED KENNEDY

