



- Along the west side of 4th Street is a mix of retail, including arts oriented retail, and two residential lobbies
- Large awnings and canopies create an intimate urban pedestrian scale
- Grouped restaurant doors provide a visual connection to the exterior seating and extend merchandising opportunities to part of the sidewalk
- Interior lighting, sign lighting, and decorative lighting on the exterior storefront are integrated to complement the retail design and animate the urban streetscape
- Storefronts should be a unique expression of a tenant's identity and may not rely exclusively on typical prototypes



- Maintain design and material quality to complement The Hub architecture
- Storefront designs are diverse and non-repetitive to achieve an authentic urban scale and varied streetscape texture
- The sidewalks are wide enough to support outdoor cafes or other retail merchandizing amenities such as planters, benches and some water features.
- Tenants should create a unique and identifiable entryway that distinguishes their brand identity.
- Grouped restaurant doors provide a visual connection the exterior seating and extend merchandising opportunities to part of the sidewalk.
- Interior lighting, sign lighting, and decorative lighting on the exterior storefront are integrated to complement the retail design and animate the urban streetscape.

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# DEVELOPMENT DATA and DIAGRAMS

**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	
<b>Lot A</b>	214,209.1	176,300.0	87.0%	780,201	3.64	<b>Residential</b>	520	600,801	2.8047408	264	
						<b>Non-residential including parking</b>			172,150		337
						<b>Childcare</b>			7,250		
						<b>Lot A Subtotal</b>			<b>520</b>	<b>780,201</b>	
<b>Lot B</b>	218,484.5	165,000.0	76.0%	456,000	2.09	<b>Children's Museum</b>		47,000	0.20	<b>1100</b>	
						<b>Senior Center</b>		15,000	0.10		
						<b>Retail</b>		144,000	0.66		
						<b>Grocery</b>		59,000	0.27		
						<b>Lobby, Atrium, Service</b>		27,000	0.10		
						<b>Parking</b>		164,000	0.75		
						<b>Lot B Subtotal</b>			<b>456,000</b>		<b>1100</b>
<b>Lot C</b>	150,466.0	72,000.0	47.9%	520,000	3.46	<b>Residential (mixed income)</b>	409	410,000	2.72	420	
						<b>Parking Deck (5 levels residential)</b>		110,000			
<b>Lot C Subtotal</b>						<b>409</b>	<b>520,000</b>		<b>420</b>		
<b>Lot D</b>	73,125.4	52,000.0	71.1%	238,000	3.25	<b>Arts uses</b>		170,000	2.32	160	
						<b>Library</b>		20,000	0.27		
						<b>Community use</b>		30,000	0.41		
						<b>Lobby, Loading, Misc</b>		18,000			
<b>Lot D Subtotal</b>							<b>238,000</b>		<b>160</b>		
<b>GRAND TOTALS</b>	<b>656,285.0</b>	<b>465,300.0</b>	<b>70.9%</b>	<b>1,994,201</b>	<b>3.04</b>		<b>929</b>	<b>1,994,201</b>	<b>3.04</b>	<b>2,281</b>	

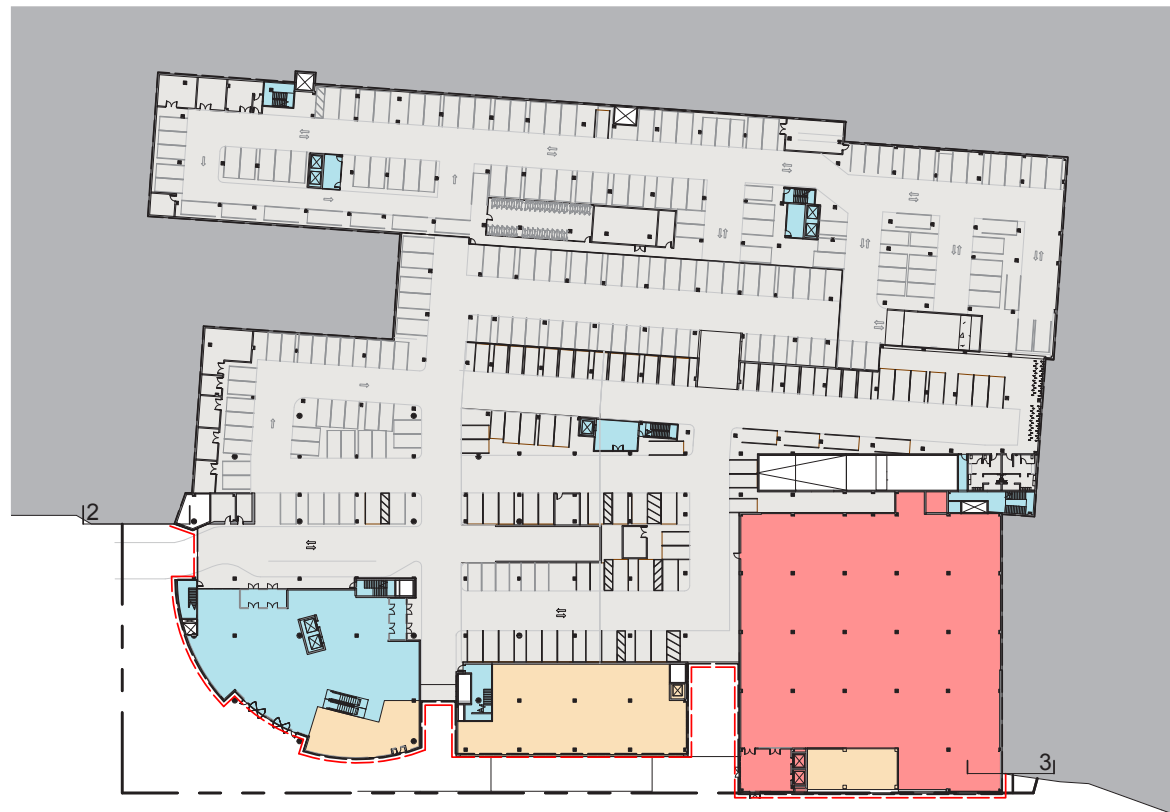
May 2, 2019

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
<b>Lot A</b>	214,209.1	176,300.0	87.0%	780,201	3.64	<b>Residential</b>	520	<b>600,801</b>	2.43	264
						<b>Non-residential including parking</b>		<b>172,150</b>	2.80	337
						<b>Childcare</b>		<b>7,250</b>		
<b>Lot A Subtotal</b>							<b>520</b>	<b>780,201</b>		<b>601</b>
<b>Lot B*</b>	222,541.0	139,958.0	62.9%	549,996	2.47	<b>Children's Museum</b>		26,070	0.12	
						<b>Grocery (area 24,476 gsf)</b>		9,267	0.04	
						<b>Market rate multifamily residential</b>	239	275,117	1.24	
						<b>**Artist Housing /Maker Space</b>	30			
						<b>Cultural uses (area 73,290 gsf)</b>		61,872	0.28	
						<b>Meow Wolf</b>		80,308	0.36	
						<b>Retail (58,574 gsf)</b>		52,470	0.24	
						<b>Parking (area 334,379 gsf)</b>		44,892	0.20	<b>749</b>
<b>Lot B Subtotal</b>							<b>269</b>	<b>549,996</b>	<b>2.47</b>	<b>749</b>
<b>Lot C</b>	154,681.0			279,408	1.81	<b>Educational uses</b>		279,408	1.81	420
<b>Lot C Subtotal</b>							<b>0</b>	<b>279,408</b>		<b>390</b>
<b>Lot D</b>	64,853.9			384,596	5.93	<b>Multifamily Residentail</b>	140	384,596	5.93	160
<b>Lot D Subtotal</b>							<b>140</b>	<b>384,596</b>		<b>160</b>
<b>GRAND TOTALS</b>	<b>656,285.0</b>	<b>316,258.0</b>	<b>48.2%</b>	<b>1,994,201</b>	<b>3.04</b>		<b>929</b>	<b>1,994,201</b>	<b>3.04</b>	<b>1,900</b>

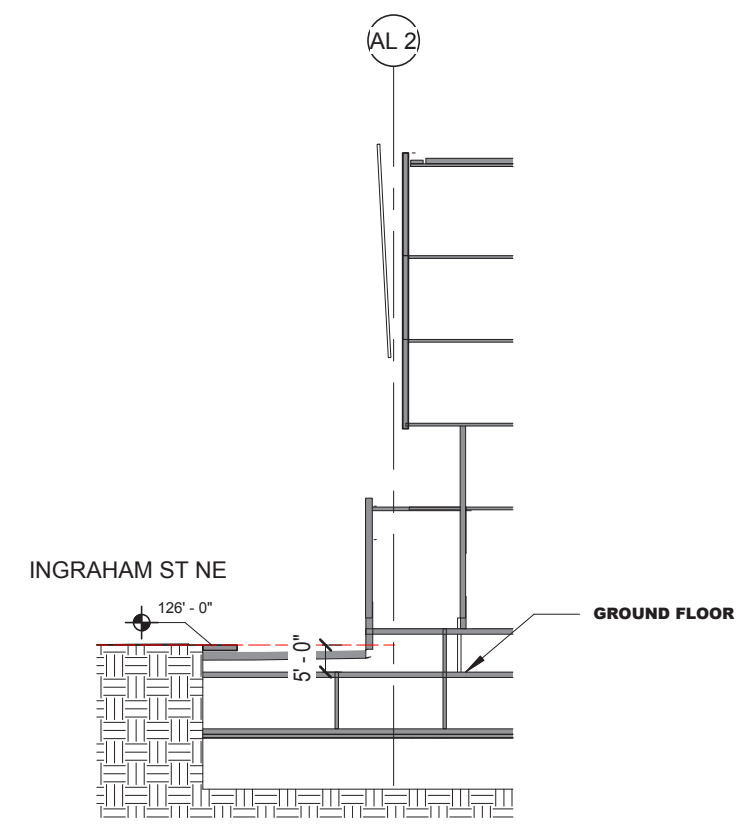
\*Per Section 303.2 DCMR11 B3-2, For the purposes of calculating FAR, lot area does not include private right of way serving as equivalent of a private street for the site.

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

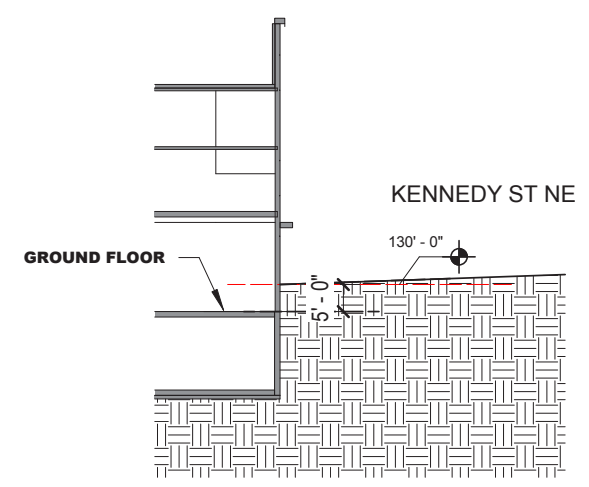
LEVEL	EXPOSED PERIMETER	TOTAL PERIMETER	FAR ADJUSTMENT RATIO
GROUND FLOOR	803' - 0"	2256' - 6"	0.3559
B1	0"	1855' - 6"	0.0000



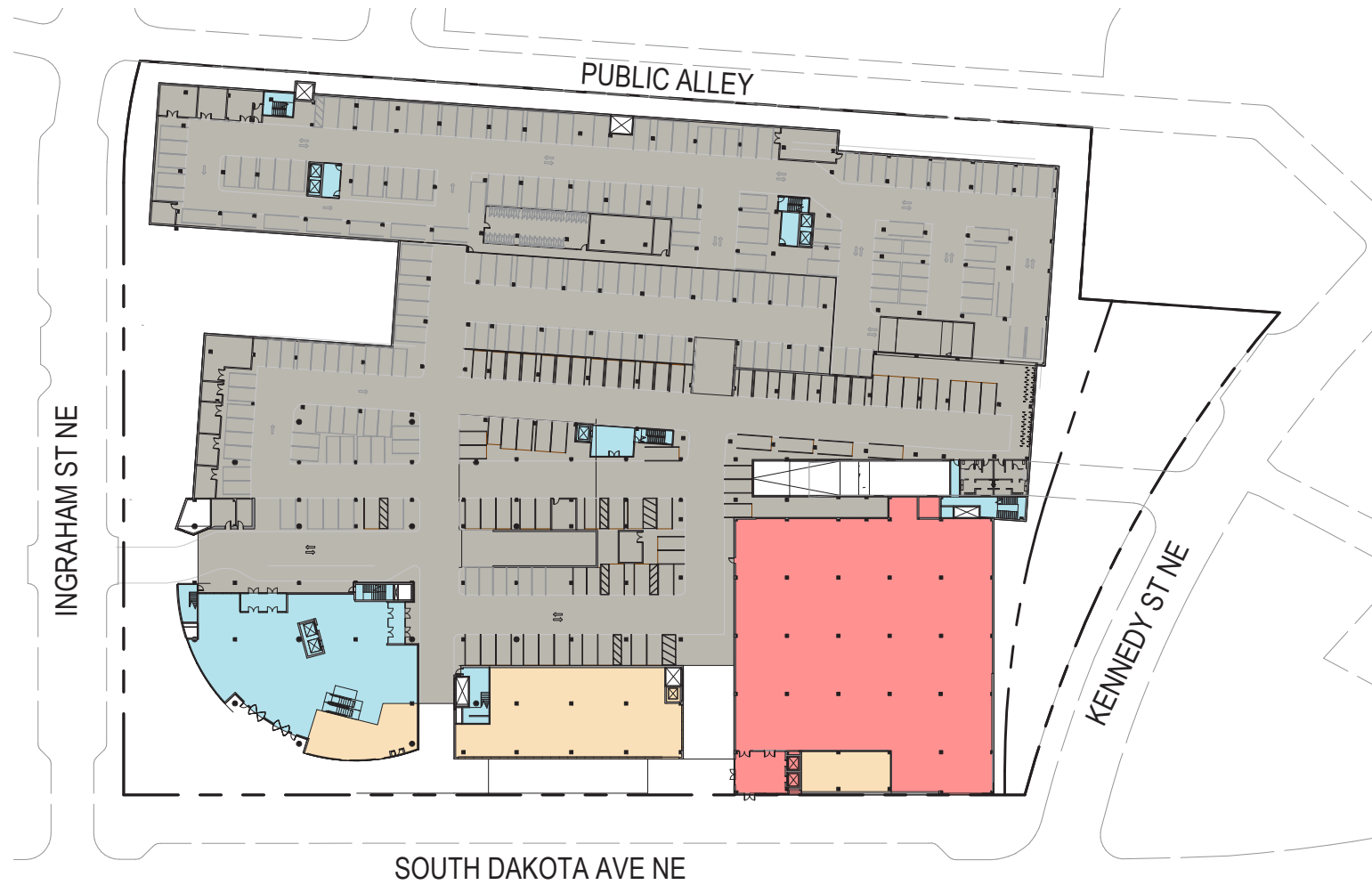
**1 GROUND FLOOR FAR CALCULATION**  
1" = 100'-0"



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



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



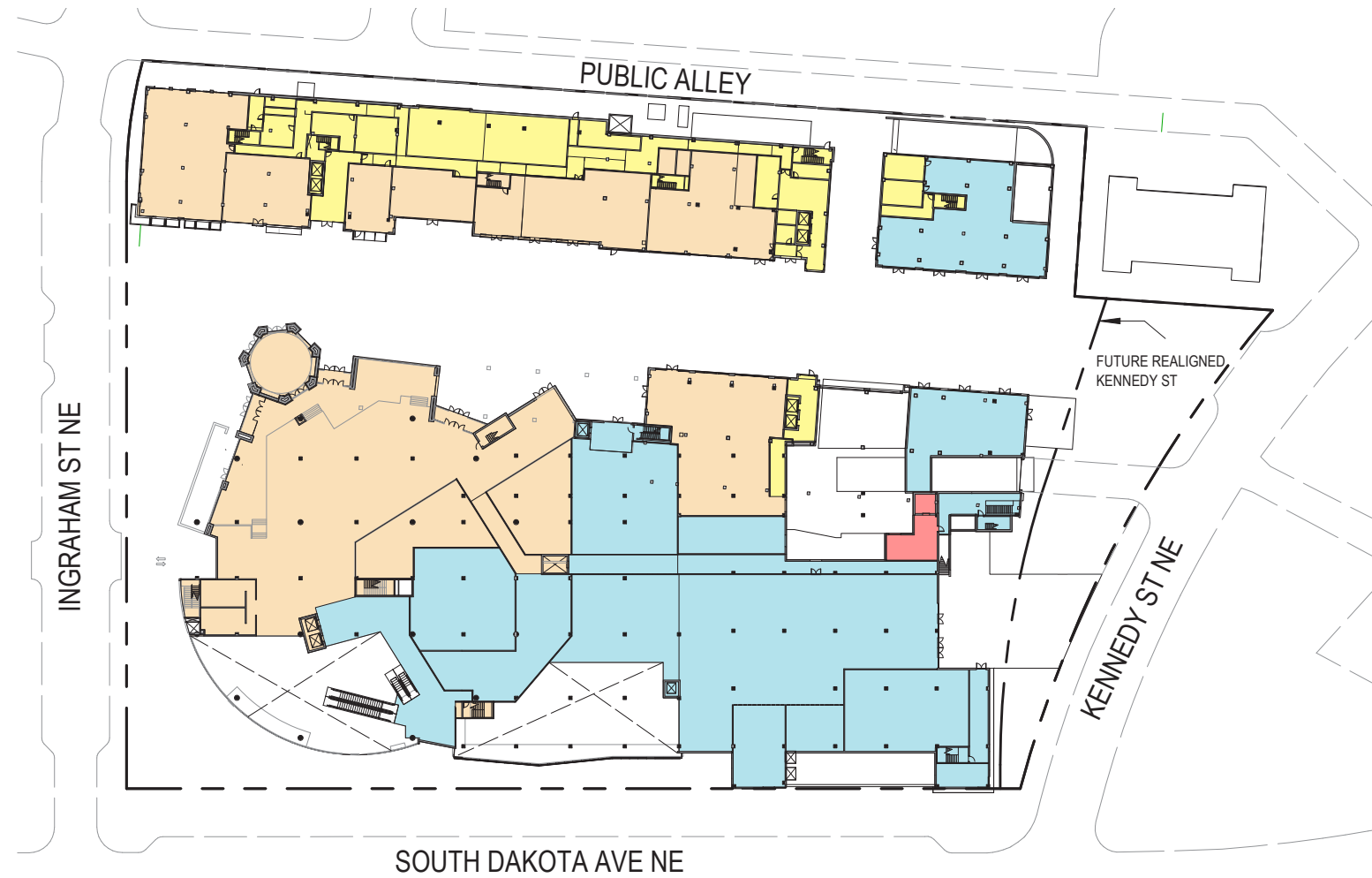
**FULL SITE GROUND FLOOR PLAN**

**FAR LEGEND**

- CULTURAL
- GROCERY
- PARKING
- RETAIL

EAST BUILDING - ADJUSTED GROUND FLOOR FAR	
Use Zoning	GFA
CULTURAL	3,944 SF
GROCERY	8,404 SF
PARKING	27,967 SF
RETAIL	3,373 SF
	43,687 SF

WEST BUILDING - ADJUSTED GROUND FLOOR FAR	
Use Zoning	GFA
CULTURAL	416 SF
PARKING	16,925 SF
	17,341 SF



**FULL SITE FIRST FLOOR PLAN**

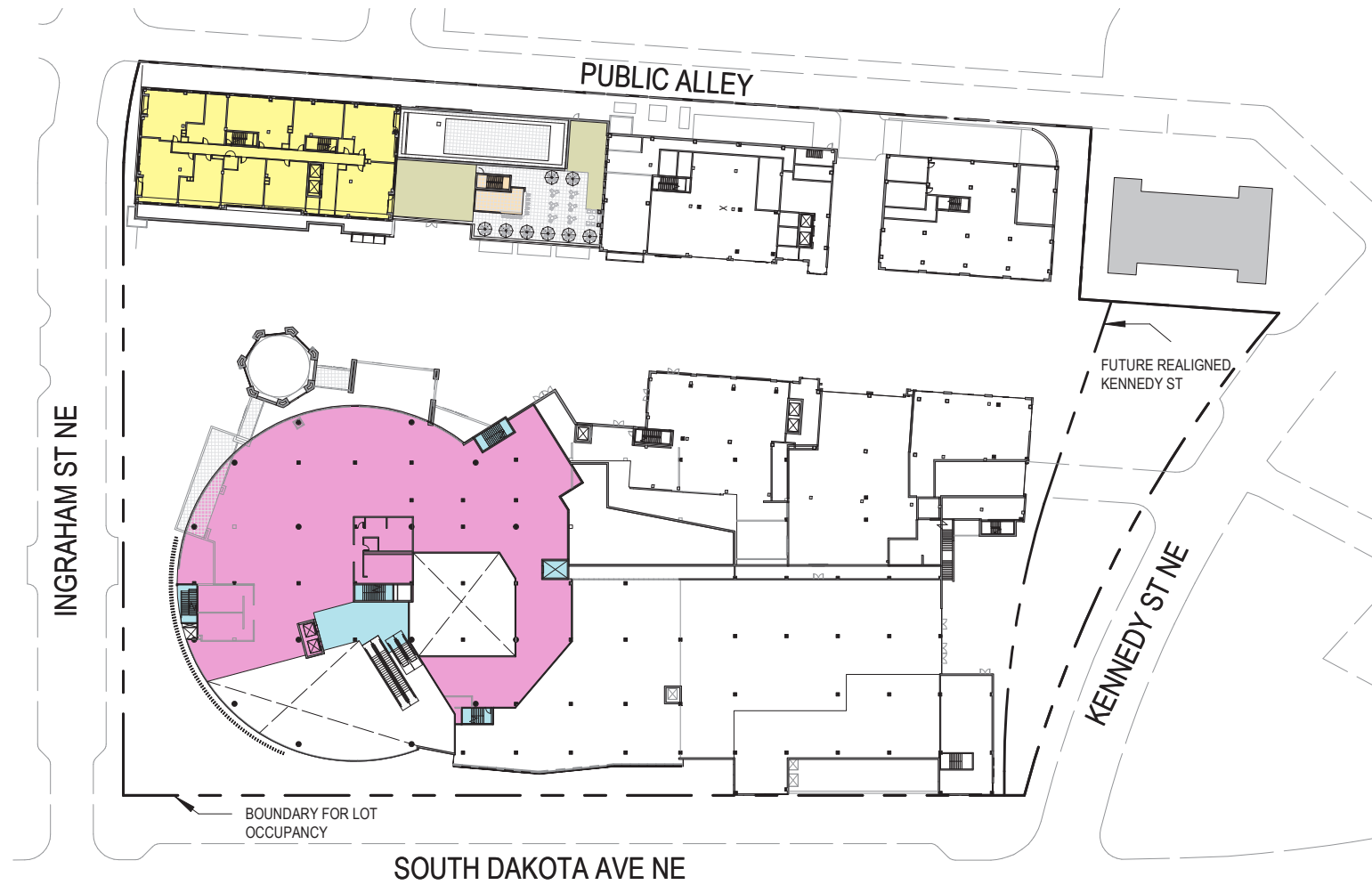
**FAR LEGEND**

- CULTURAL
- GROCERY
- RESIDENTIAL
- RETAIL

EAST BUILDING - ADJUSTED 1ST FLOOR FAR	
Use Zoning	GFA
CULTURAL	41,447 SF
GROCERY	864 SF
RESIDENTIAL	1,079 SF
RETAIL	34,871 SF
	78,261 SF

WEST BUILDING - ADJUSTED 1ST FLOOR FAR	
Use Zoning	GFA
RESIDENTIAL	13,471 SF
RETAIL	21,351 SF
	34,822 SF





**FULL SITE MEZZANINE FLOOR PLAN**

**FAR LEGEND**

- CHILDREN MUSEUM
- CULTURAL
- RESIDENTIAL
- RETAIL

EAST BUILDING - ADJUSTED MEZZ. FLOOR FAR	
Use Zoning	GFA
CHILDREN MUSEUM	26,070 SF
CULTURAL	2,323 SF
	28,393 SF

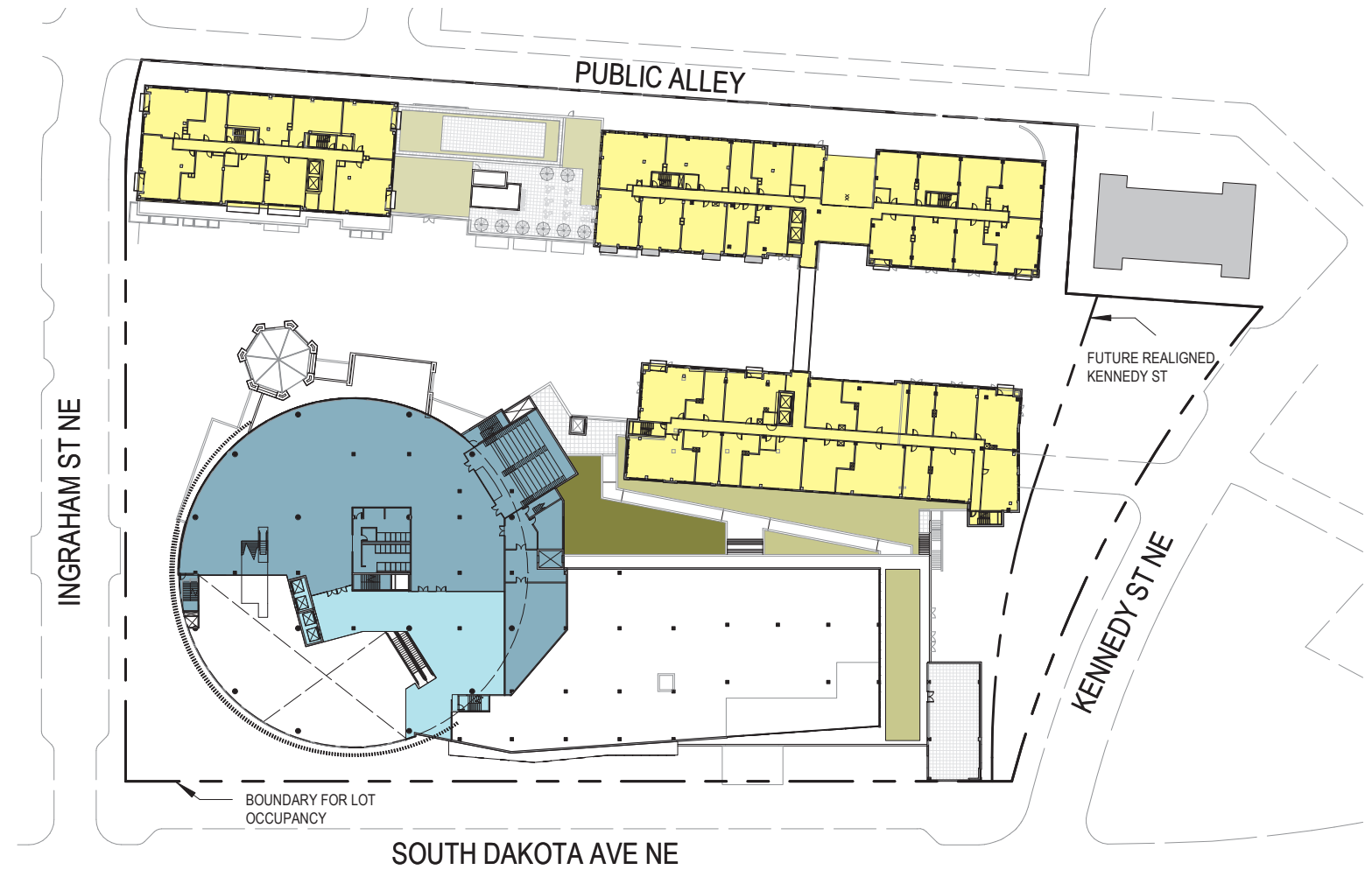
WEST BUILDING - ADJUSTED MEZZ. FLOOR FAR	
Use Zoning	GFA
RESIDENTIAL	9,845 SF
RETAIL	0 SF
	9,845 SF

**FAR LEGEND**

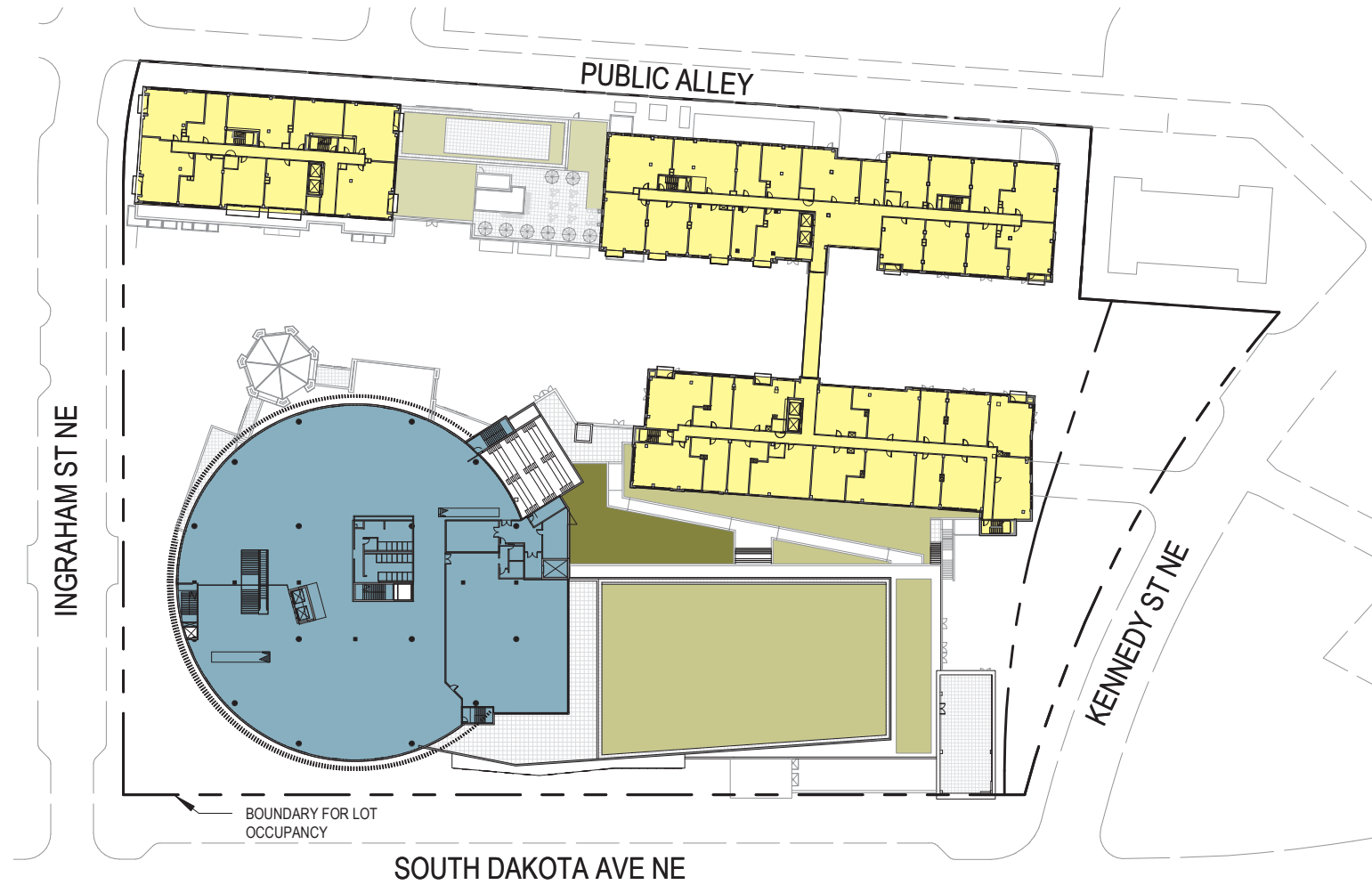
- CULTURAL
- MEOW WOLF
- RESIDENTIAL

EAST BUILDING - ADJUSTED 2ND FLOOR FAR	
Use Zoning	GFA
CULTURAL	6,033 SF
MEOW WOLF	23,849 SF
RESIDENTIAL	16,353 SF
	46,234 SF

WEST BUILDING - ADJUSTED 2ND FLOOR FAR	
Use Zoning	GFA
RESIDENTIAL	27,706 SF
	27,706 SF



**FULL SITE SECOND FLOOR PLAN**



**FULL SITE THIRD FLOOR PLAN**

FAR LEGEND

- MEOW WOLF
- RESIDENTIAL

EAST BUILDING - ADJUSTED 3RD FLOOR FAR	
Use Zoning	GFA
MEOW WOLF	37,741 SF
RESIDENTIAL	16,353 SF
	54,093 SF

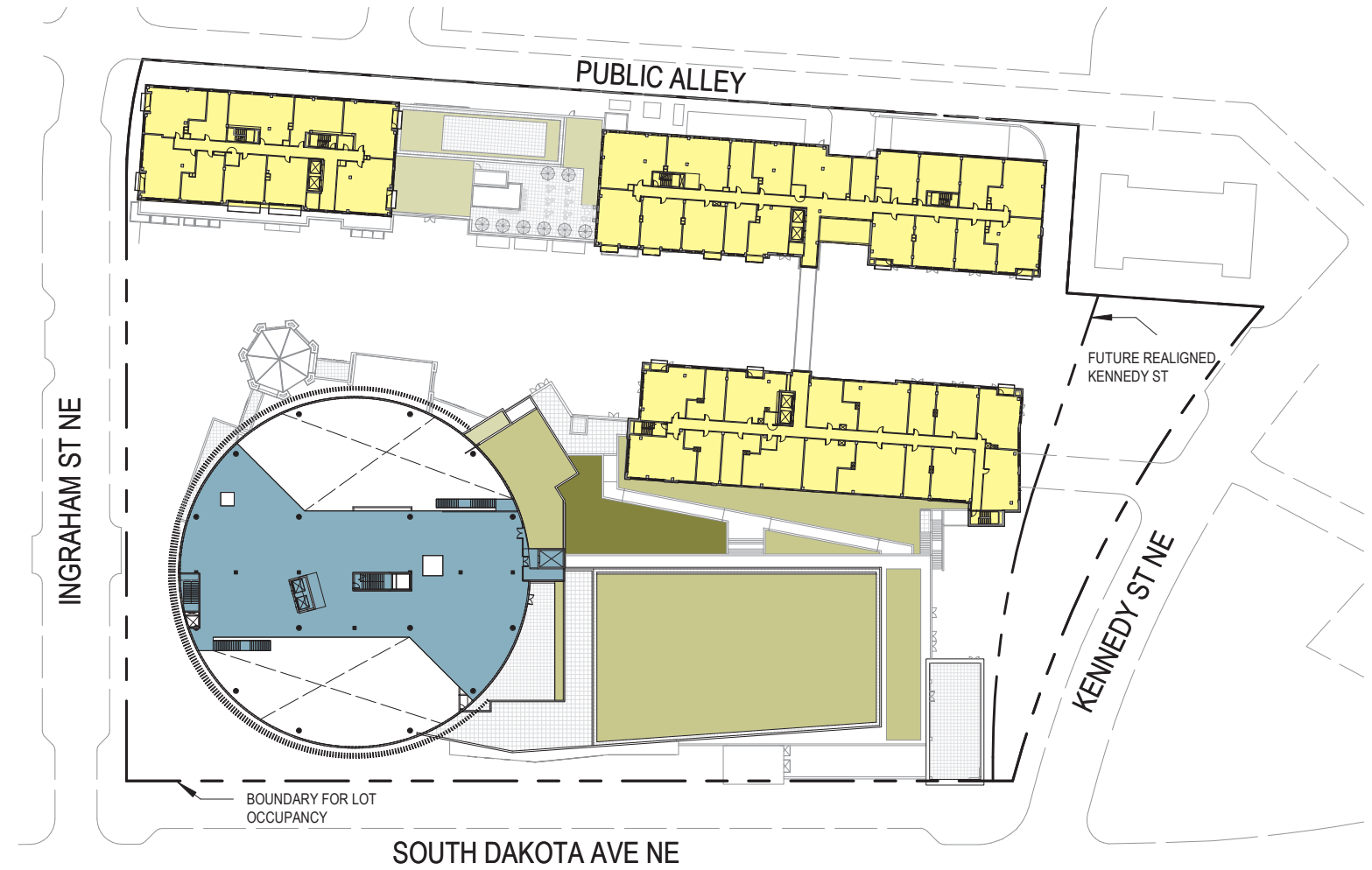
WEST BUILDING - ADJUSTED 3RD FLOOR FAR	
Use Zoning	GFA
RESIDENTIAL	28,771 SF
	28,771 SF

FAR LEGEND

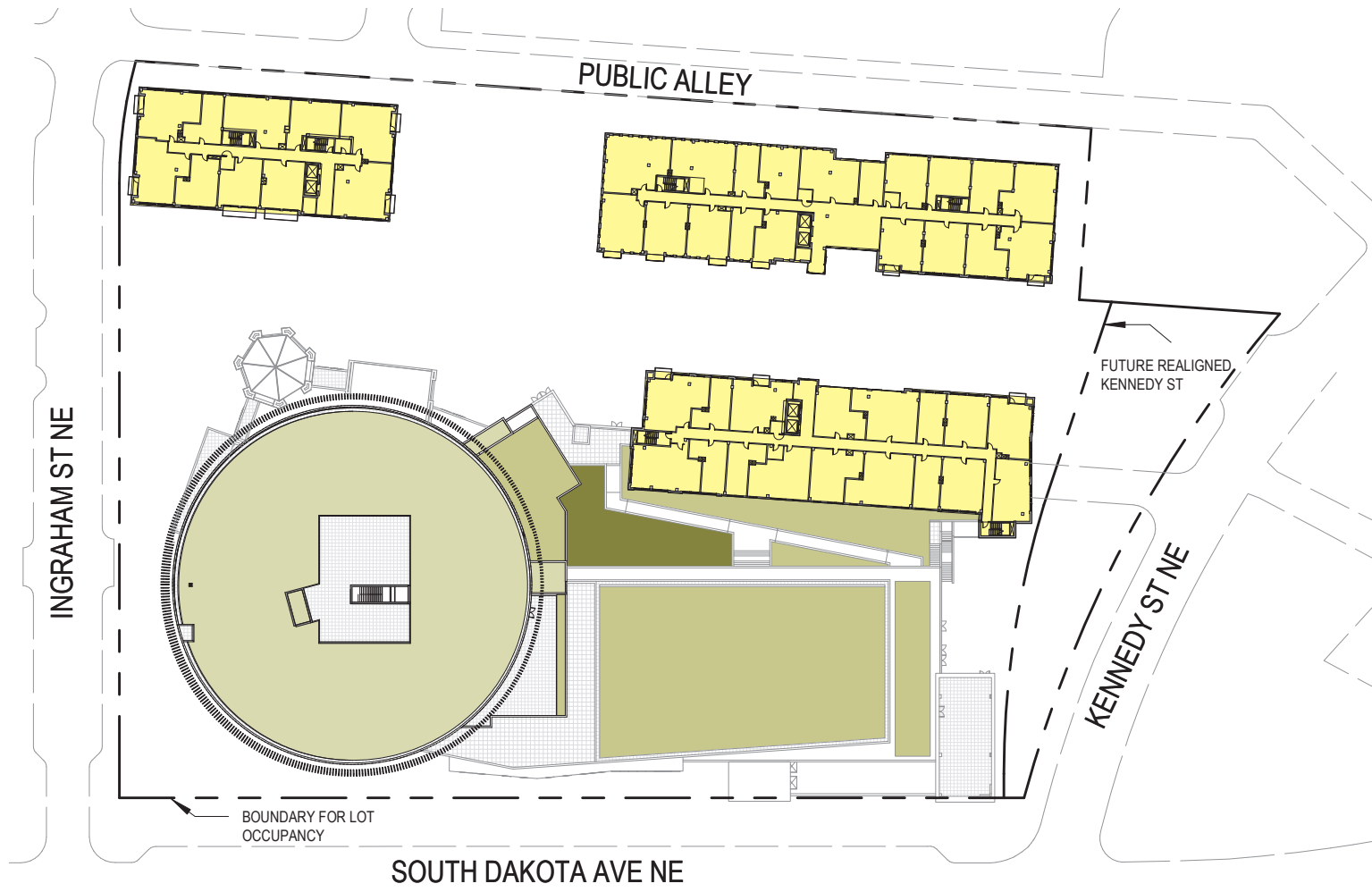
- MEOW WOLF
- RESIDENTIAL

EAST BUILDING - ADJUSTED 4TH FLOOR FAR	
Use Zoning	GFA
MEOW WOLF	18,719 SF
RESIDENTIAL	16,353 SF
	35,071 SF

WEST BUILDING - ADJUSTED 4TH FLOOR FAR	
Use Zoning	GFA
RESIDENTIAL	28,168 SF
	28,168 SF



**FULL SITE FOURTH FLOOR PLAN**



**FULL SITE FIFTH FLOOR PLAN**

FAR LEGEND

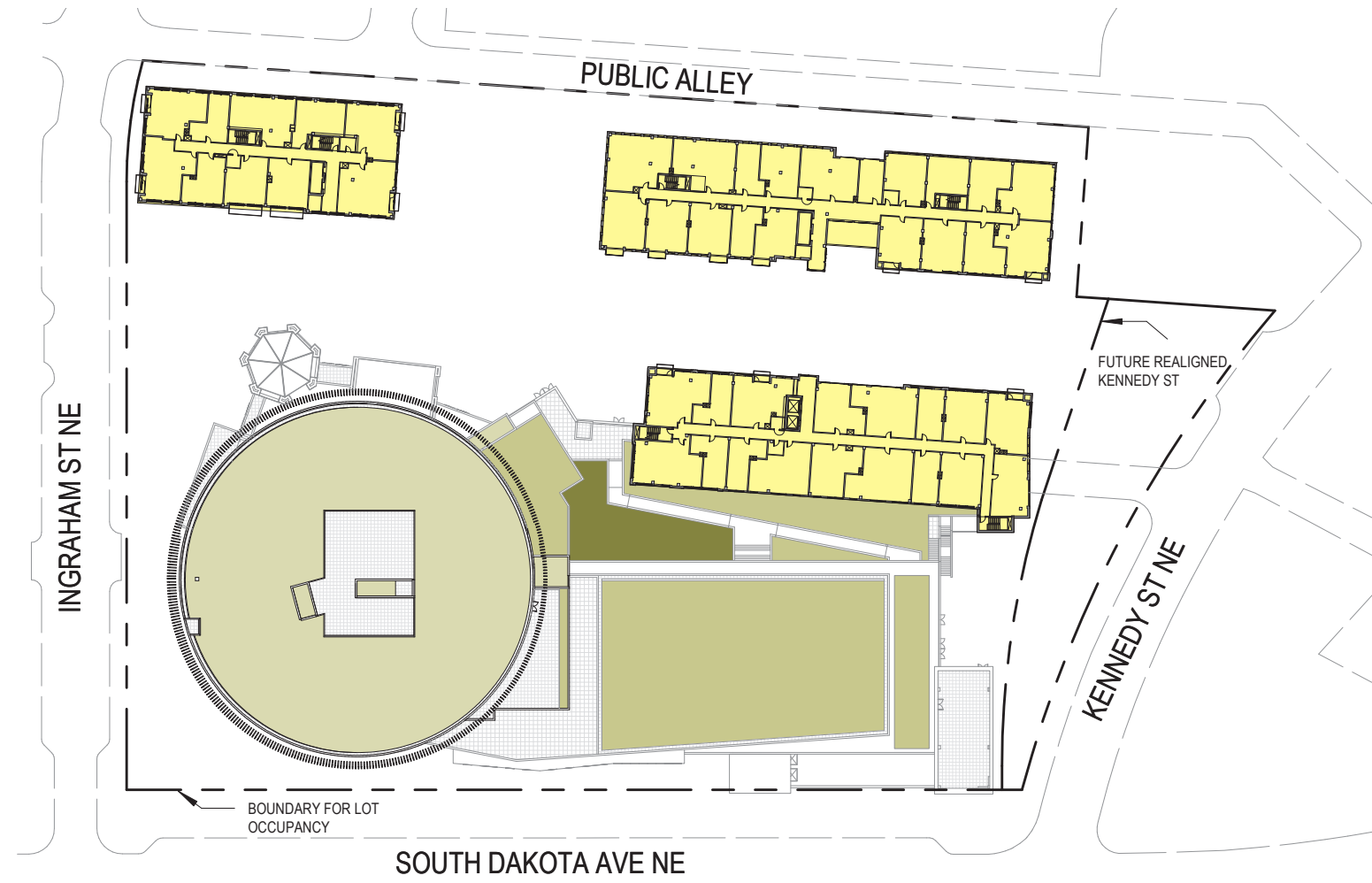
RESIDENTIAL

EAST BUILDING - ADJUSTED 5TH FLOOR FAR

Use Zoning	GFA
RESIDENTIAL	16,353 SF
	16,353 SF

WEST BUILDING - ADJUSTED 5TH FLOOR FAR

Use Zoning	GFA
RESIDENTIAL	28,168 SF
	28,168 SF



**FULL SITE SIXTH FLOOR PLAN**

FAR LEGEND

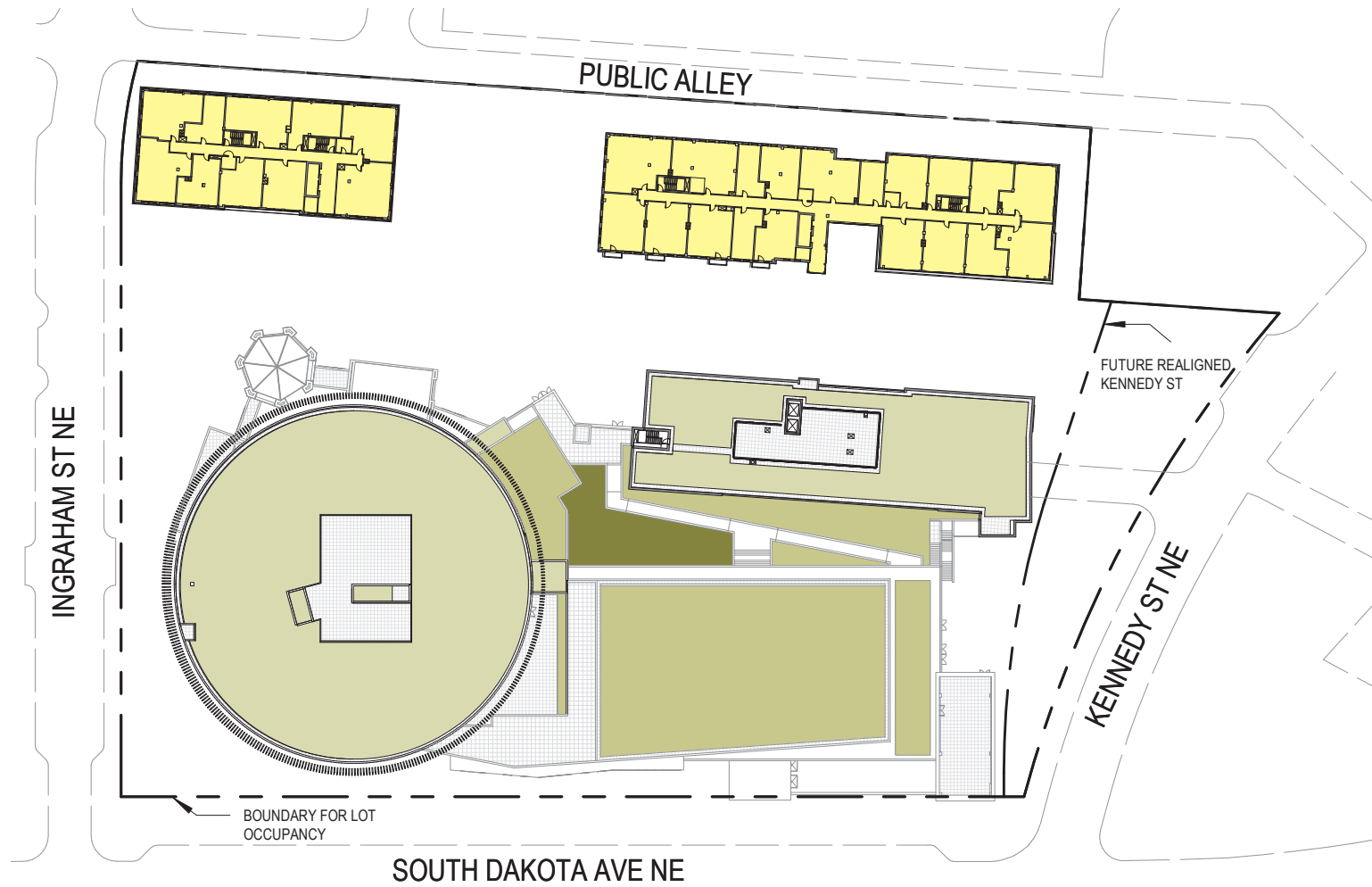
RESIDENTIAL

EAST BUILDING - ADJUSTED 6TH FLOOR FAR

Use Zoning	GFA
RESIDENTIAL	16,353 SF
	16,353 SF

WEST BUILDING - ADJUSTED 6TH FLOOR FAR

Use Zoning	GFA
RESIDENTIAL	28,168 SF
	28,168 SF



**FULL SITE SEVENTH FLOOR PLAN**

**FAR LEGEND**

RESIDENTIAL

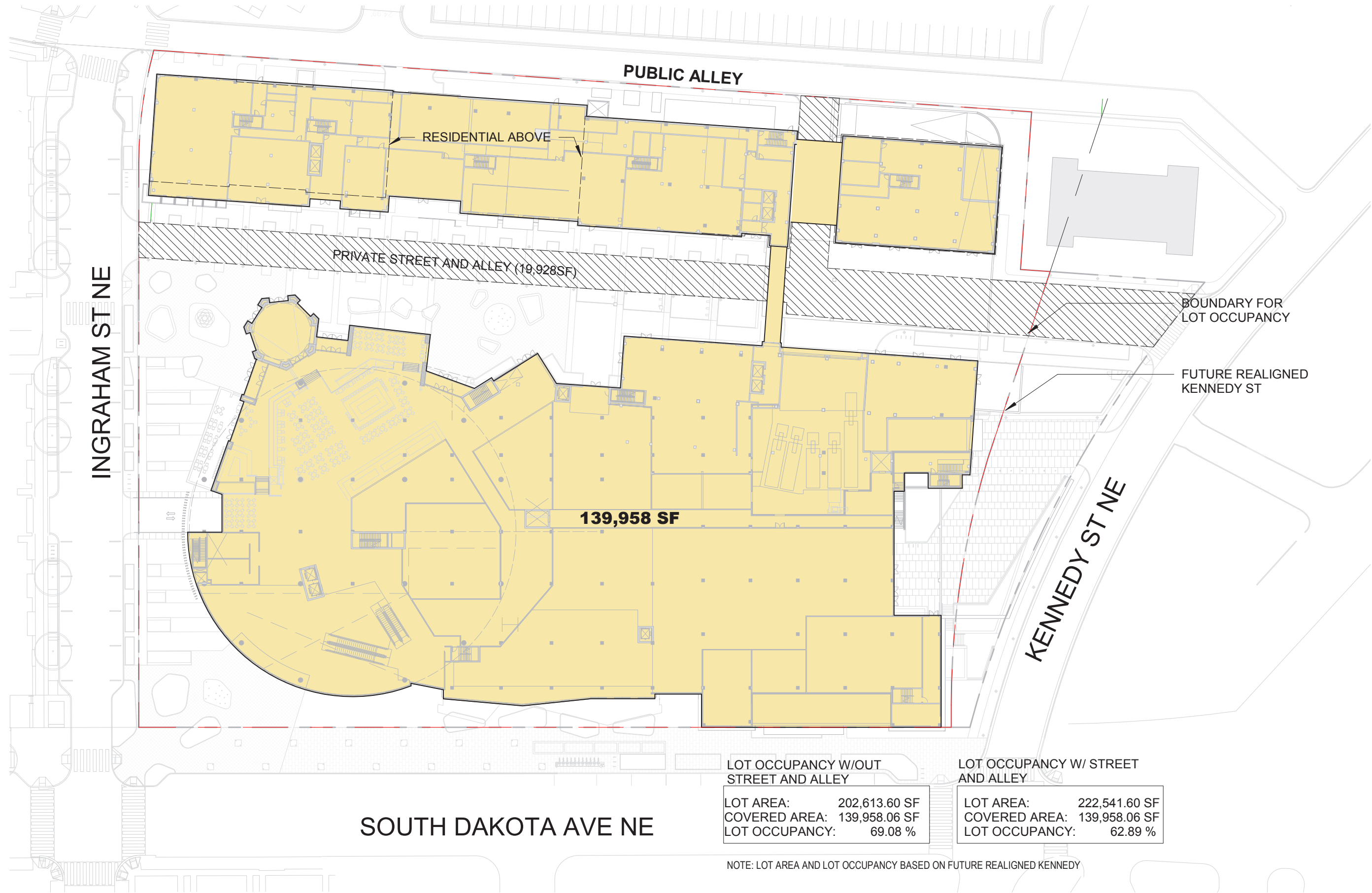
WEST BUILDING - ADJUSTED 7TH FLOOR FAR	
Use Zoning	GFA
RESIDENTIAL	27,054 SF
	27,054 SF

**FAR SUMMARY**

Use Zoning	GSF	GFA (Adjusted FAR)	*FAR(full lot)	**FAR excluding right of way	***FAR based on current Kennedy
CHILDREN MUSEUM	26,070 SF	26,070 SF	0.12	0.13	0.12
CULTURAL	73,290 SF	61,872 SF	0.28	0.31	0.28
GROCERY	24,476 SF	9,267 SF	0.04	0.05	0.04
MEOW WOLF	80,308 SF	80,308 SF	0.36	0.40	0.37
PARKING	334,379 SF	44,892 SF	0.20	0.22	0.21
RESIDENTIAL	275,117 SF	275,117 SF	1.24	1.36	1.26
RETAIL	58,574 SF	52,470 SF	0.24	0.26	0.24
Grand total	872,214 SF	549,996 SF	2.47	2.71	2.53

\*LOT AREA LOT AREA BASED ON FUTURE KENNEDY STREET ALIGNMENT, INCLUDING PRIVATE STREETS AND ALLEY: 222,541.60 SF  
 \*\*LOT AREA LOT AREA BASED ON FUTURE KENNEDY STREET ALIGNMENT, EXCLUDING PRIVATE STREETS AND ALLEY: 202,613.6.60 SF  
 \*\*\*LOT AREA BASED ON CURRENT KENNEDY STREET ALIGNMENT, EXCLUDING PRIVATE STREETS AND ALLEY: 217,655.50 SF

Shafts and atrium spaces, and a portion of the ground floor that is below grade are not counted towards FAR. See GROUND FLOOR FAR CALCULATION for diagram showing perimeter of ground floor considered above grade per B100.2



INGRAHAM ST NE

PUBLIC ALLEY

RESIDENTIAL ABOVE

PRIVATE STREET AND ALLEY (19,928SF)

BOUNDARY FOR LOT OCCUPANCY

FUTURE REALIGNED KENNEDY ST

139,958 SF

KENNEDY ST NE

SOUTH DAKOTA AVE NE

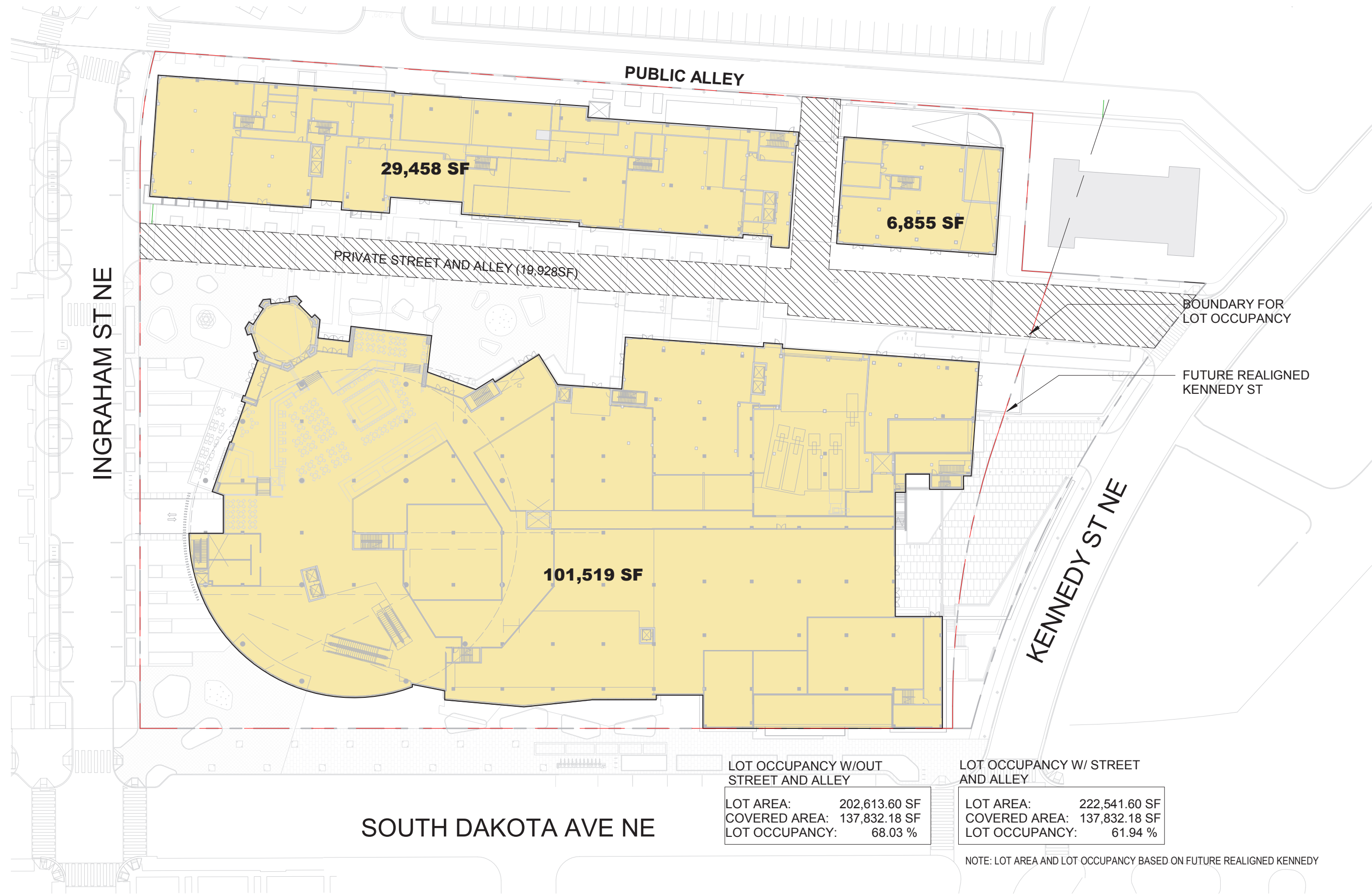
LOT OCCUPANCY W/OUT STREET AND ALLEY

LOT AREA: 202,613.60 SF  
 COVERED AREA: 139,958.06 SF  
 LOT OCCUPANCY: 69.08 %

LOT OCCUPANCY W/ STREET AND ALLEY

LOT AREA: 222,541.60 SF  
 COVERED AREA: 139,958.06 SF  
 LOT OCCUPANCY: 62.89 %

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



LOT OCCUPANCY W/OUT STREET AND ALLEY

LOT AREA:	202,613.60 SF
COVERED AREA:	137,832.18 SF
LOT OCCUPANCY:	68.03 %

LOT OCCUPANCY W/ STREET AND ALLEY

LOT AREA:	222,541.60 SF
COVERED AREA:	137,832.18 SF
LOT OCCUPANCY:	61.94 %

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

SOUTH DAKOTA AVE NE