

ART PLACE AT FORT TOTTEN

NORTHEAST, WASHINGTON, DC
PUD MODIFICATIONS
August 22, 2021



OWNER + DEVELOPER



EXECUTIVE ARCHITECT



DESIGN ARCHITECT



CIVIL ENGINEER



LANDSCAPE



TRAFFIC CONSULTANT



LAND USE COUNSEL



ZONING COMMISSION
District of Columbia
CASE NO.06-10F
EXHIBIT NO.2C1

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PROPOSED PUD MODIFICATIONS

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PROPOSED PUD MODIFICATIONS

MODIFICATION OF COMMERCIAL USE

1. Meow Wolf is being replaced with similar immersive arts experience
2. Previously approved uses remain.
3. Overall commercial use area reduced by 33,500sf (approx 13%)

MODIFICATION OF RESIDENTIAL USE

1. Extend north residential tower and eliminate amenity terrace to add 23 residential units.
2. Last remaining Riggs Plaza garden apartment no longer needed.
3. Dog Park relocated to new corner of 4th Street and Kennedy Street.

ARCHITECTURAL MODIFICATIONS

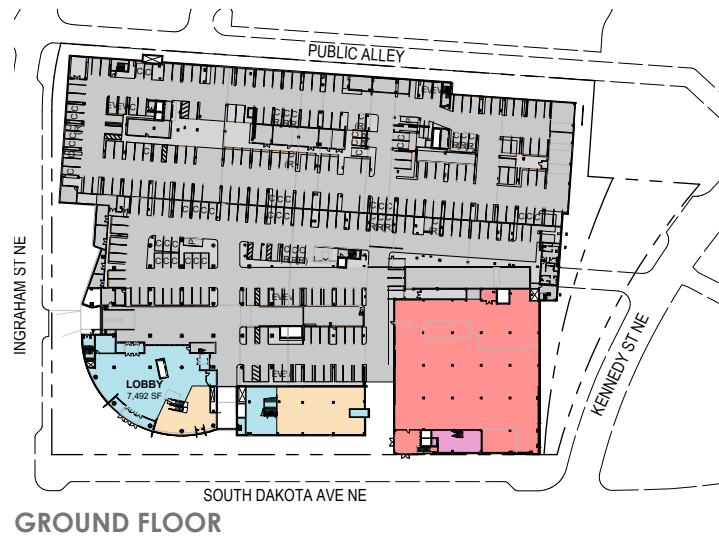
1. “Fort” on the corner of Ingraham and 4th Street removed to improve indoor/outdoor dining experience,
2. Height of drum reduced based on replacing Meow Wolf program.
3. Terrace added above retail on South Dakota ave.
4. Area of excavation for parking and parking count reduced based on revised program.
 - a. Electrical transformers and switchgear relocated based on new garage footprint
 - b. Traffic study updated to show no adverse impact to new program with parking reduction.
5. Loading berth off 4th Street added to enhance flexibility for commercial tenants.
6. Palette on residential towers revised based on more neutral colors.

APRIL 14, 2020 ZC CASE# 06-10E

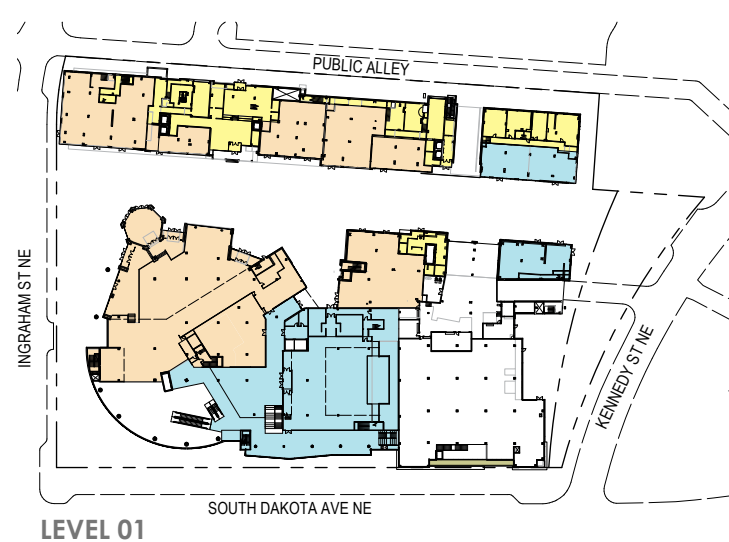
Lot	Area (SF)	Building Footprint	Lot Occupancy %	GFA (SF)	F.A.R.	Breakdown Per Use	# Units	SF (per F.A.R.)	F.A.R.	Parking
Lot A	214,209.1	176,300.0	87.0%	780,201	3.64	Residential	520	600,801	2.43	264
						Non-residential including parking		172,150	2.80	337
					**	Childcare		7,250		
Lot A Subtotal							520	780,201		601
Lot B*	222,541.0	140,011.0	62.9%	560,589	2.52	Cultural uses (area 175,311 gsf)		168,850	0.76	
						Children's Museum				
						Meow Wolf				
						Perfromance Venue				
						Market rate multifamily residential	241	279,224	1.25	
						Artist Housing /Maker Space	30			
						Grocery (area 24,436 gsf)		8,784	0.04	
						Retail (area 61,702 gsf)		57,218	0.26	
						Parking & Loading (area 323,497 gsf)		46,513	0.21	
Lot B Subtotal							271	560,589	2.52	717
Lot C	154,681.0			279,408	1.81	Educational uses		279,408	1.81	420
Lot C Subtotal							0	279,408		390
Lot D	64,853.9			374,003	5.77	Multifamily Residentail	140	374,003	5.77	160
Lot D Subtotal							140	374,003		160
GRAND TOTALS	656,285.0	316,311.0	48.2%	1,994,201	3.04		931	1,994,201	3.04	1,868

PROPOSED MODIFICATIONS

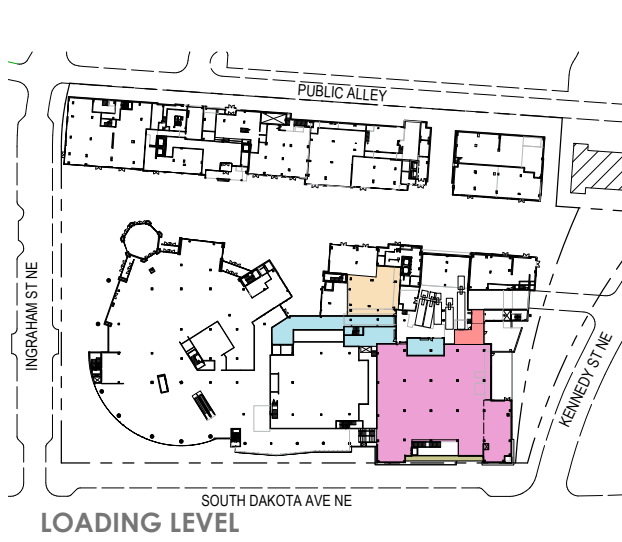
Lot	Area (SF)	Building Footprint	Lot Occupancy %	GFA (SF)	F.A.R.	Breakdown Per Use	# Units	SF (per F.A.R.)	F.A.R.	Parking
Lot A	214,209.1	176,300.0	87.0%	780,201	3.64	Residential	520	600,801	2.43	264
						Non-residential including parking		172,150	2.80	337
						Childcare		7,250		
Lot A Subtotal							520	780,201		601
Lot B*	250,908.0	143,609.0	57.2%	544,477	2.17	Cultural uses (area 142,311 gsf)		131,813	0.53	
						Children's Museum				
						Immersive Arts Experience				
						Perfromance Venue				
						Market rate multifamily residential	264	311,133	1.24	
						Artist Housing /Maker Space	30			
						Grocery (area 24,945 gsf)		11,920	0.05	
						Retail (area 64,398 gsf)		58,383	0.23	
						Parking & Loading (area 253,698 gsf)		31,228	0.12	
Lot B Subtotal							294	544,477	2.17	494
Lot C	154,681.0			279,408	1.81	Educational uses		279,408	1.81	420
Lot C Subtotal							0	279,408		390
Lot D	64,853.9			374,003	5.77	Multifamily Residentail	117	374,003	5.77	60
Lot D Subtotal							117	374,003		60
GRAND TOTALS	684,652.0	319,909.0	46.7%	1,978,089	2.89		931	1,994,201	2.91	1,545



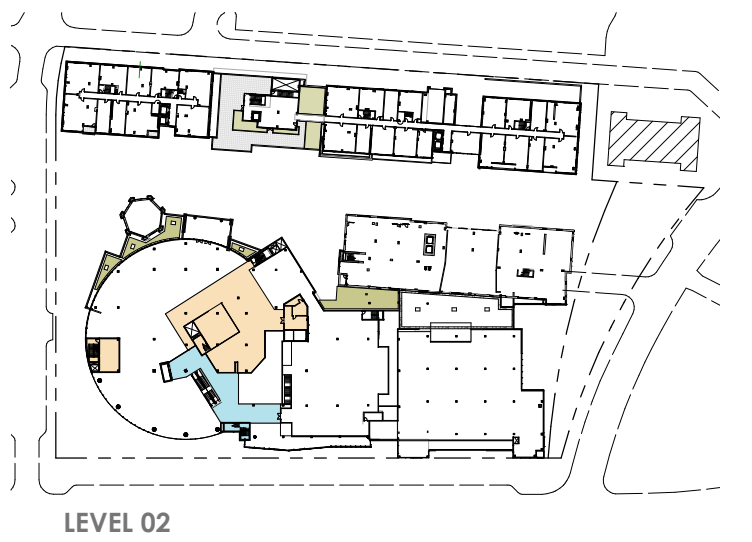
GROUND FLOOR



LEVEL 01

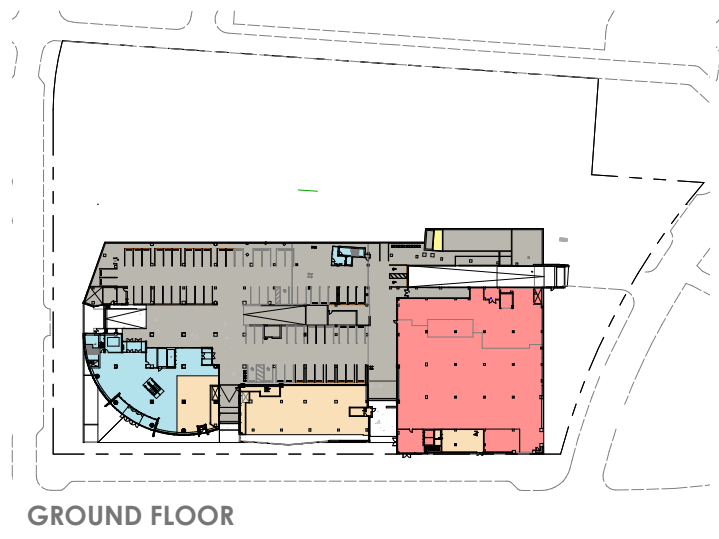


LOADING LEVEL

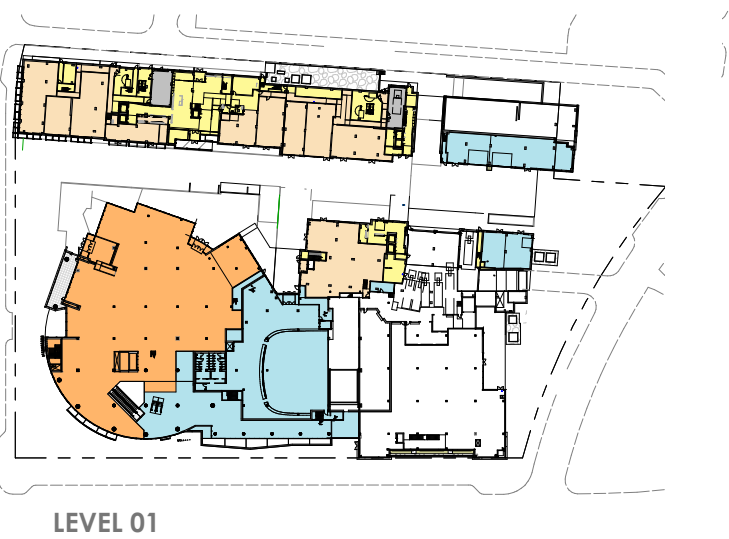


LEVEL 02

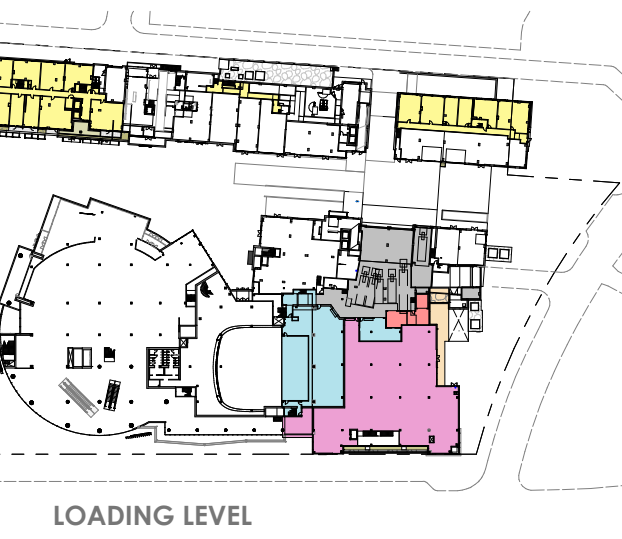
APPROVED



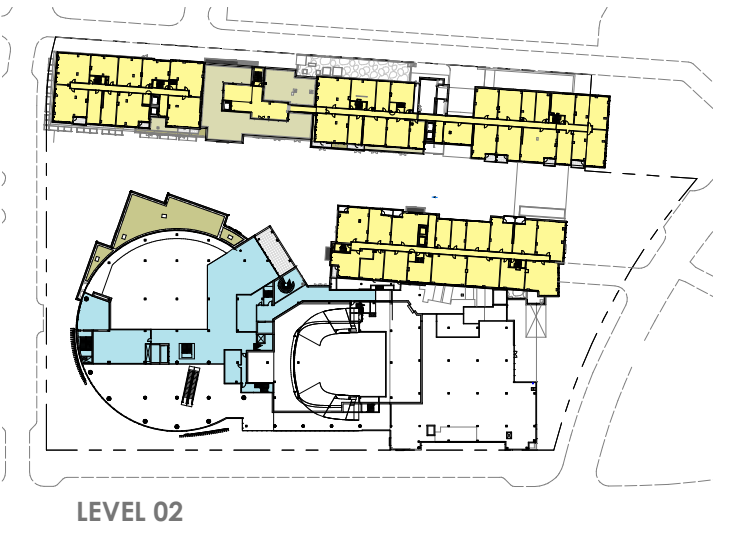
GROUND FLOOR



LEVEL 01



LOADING LEVEL



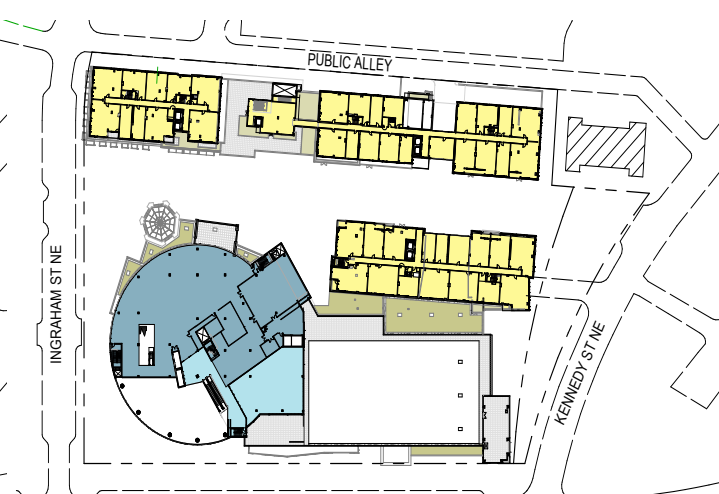
LEVEL 02

PROPOSED

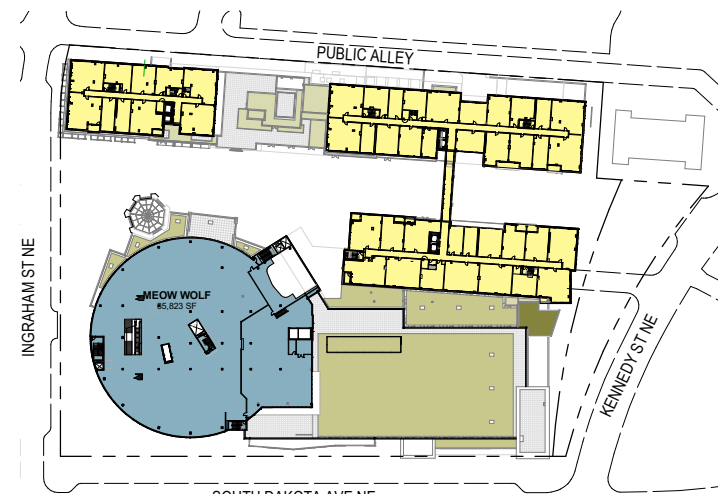
- Lobby
- Cultural
- Retail
- Grocery
- Garage
- Children's museum



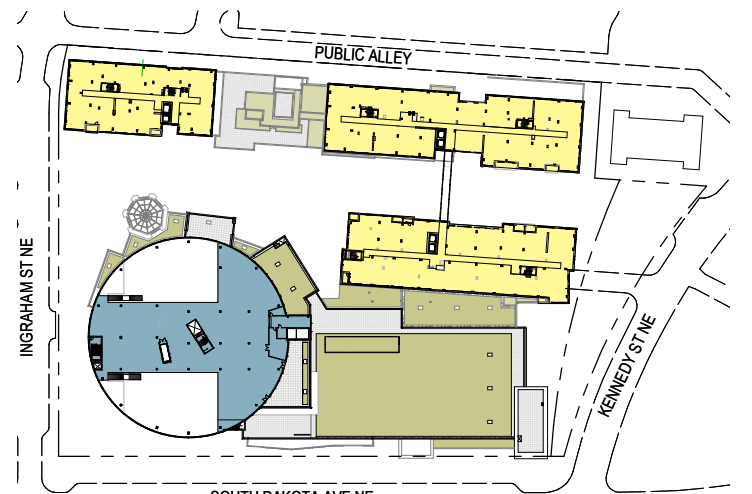
PERFORMANCE MEZZANINE



LEVEL 03

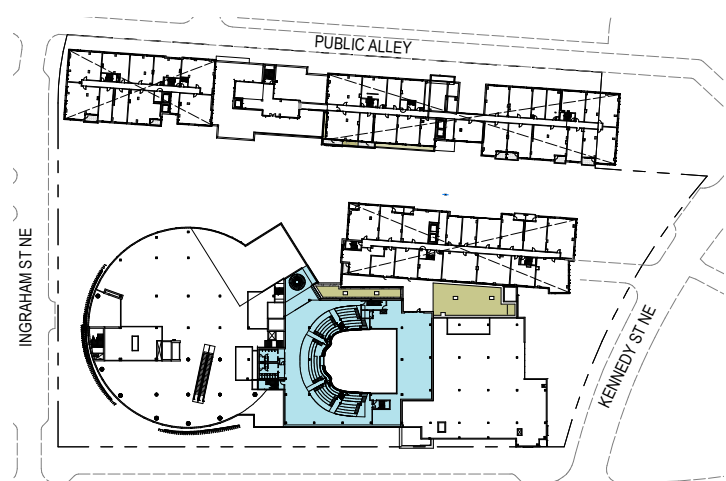


LEVEL 04

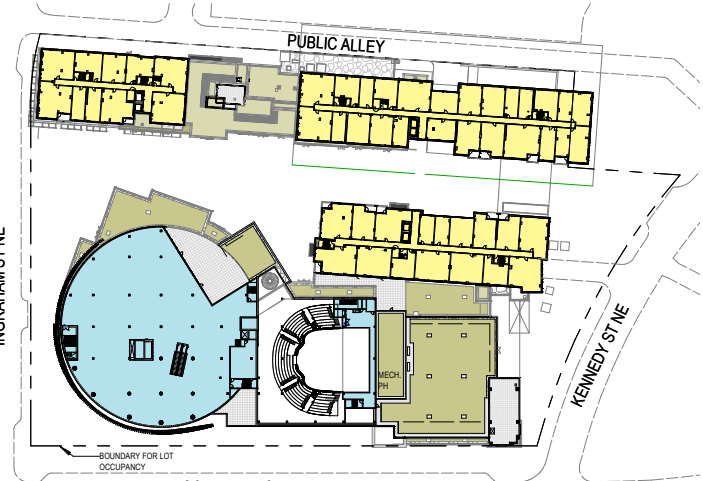


LEVEL 05

APPROVED



PERFORMANCE MEZZANINE



LEVEL 03



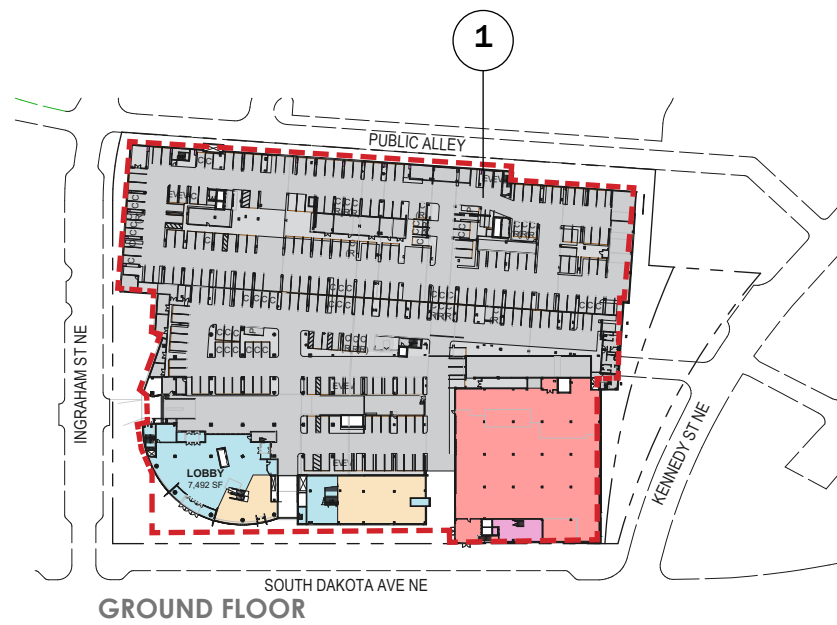
LEVEL 04 (REMOVED)



LEVEL 05 (REMOVED)

PROPOSED

- Lobby
- Cultural
- Retail
- Grocery
- Garage
- Children's museum

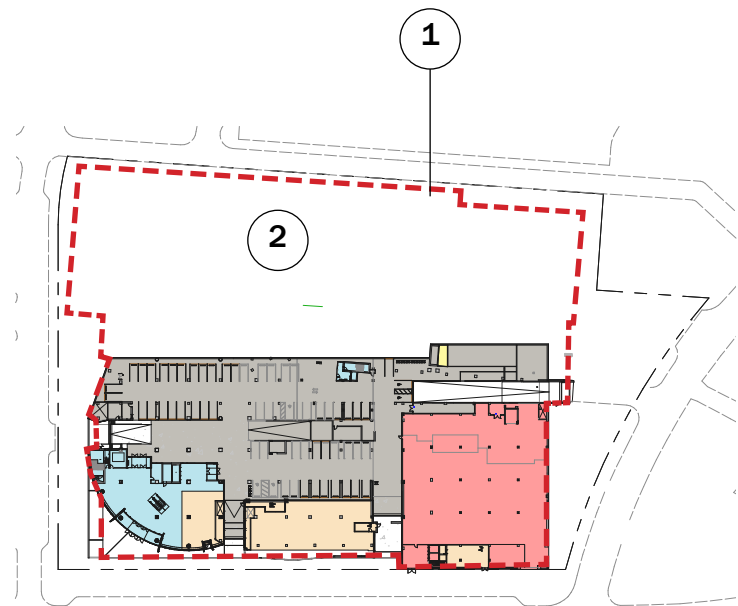


GROUND FLOOR

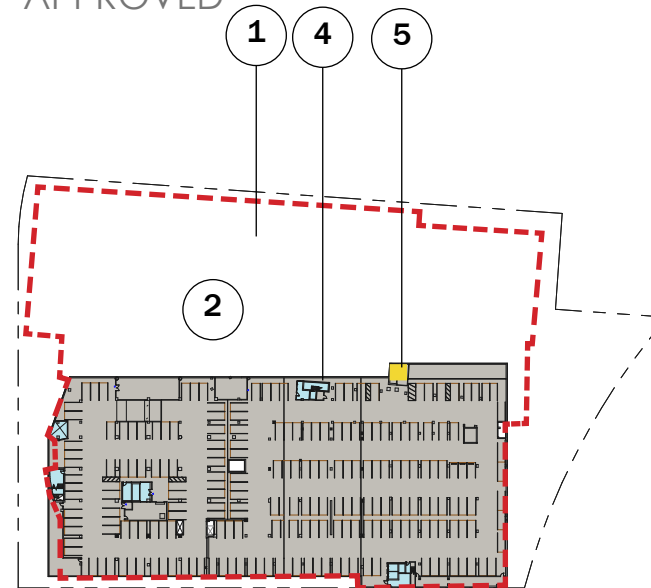


B1

APPROVED

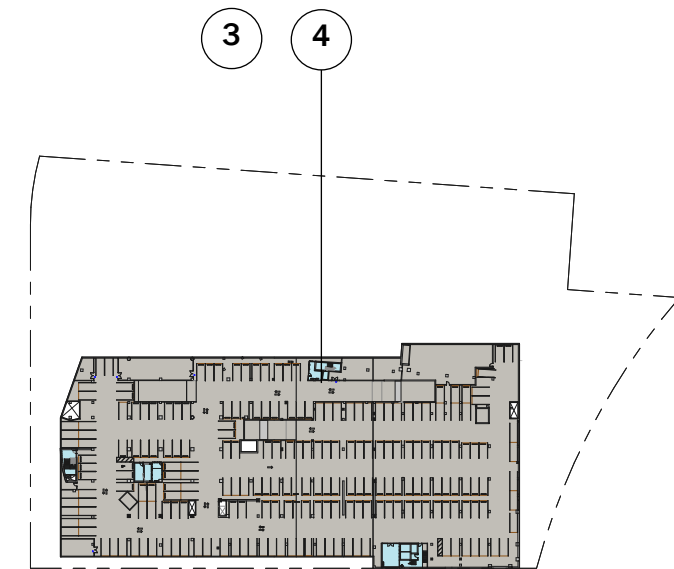


GROUND FLOOR



B1

PROPOSED

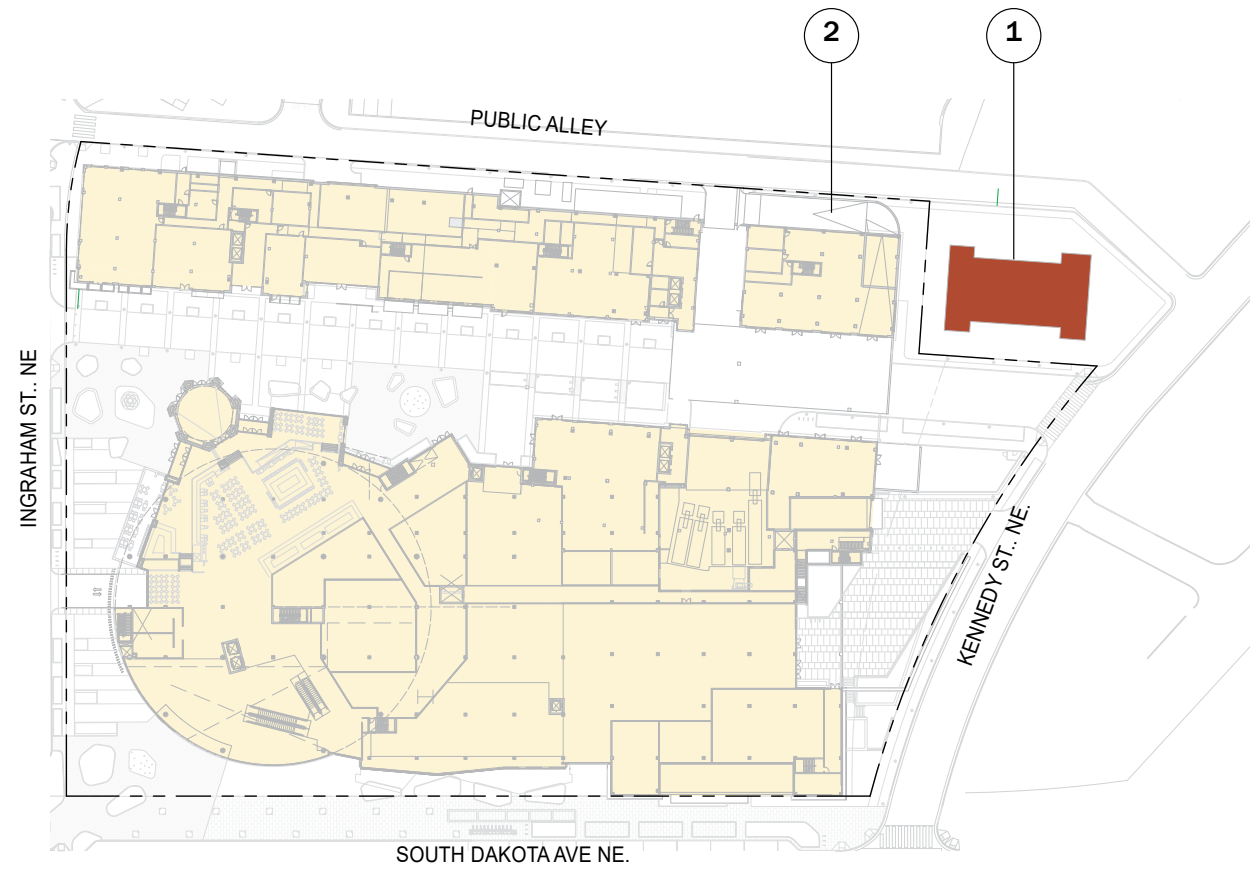


B2

- Lobby
- Cultural
- Retail
- Grocery
- Garage
- Children's museum

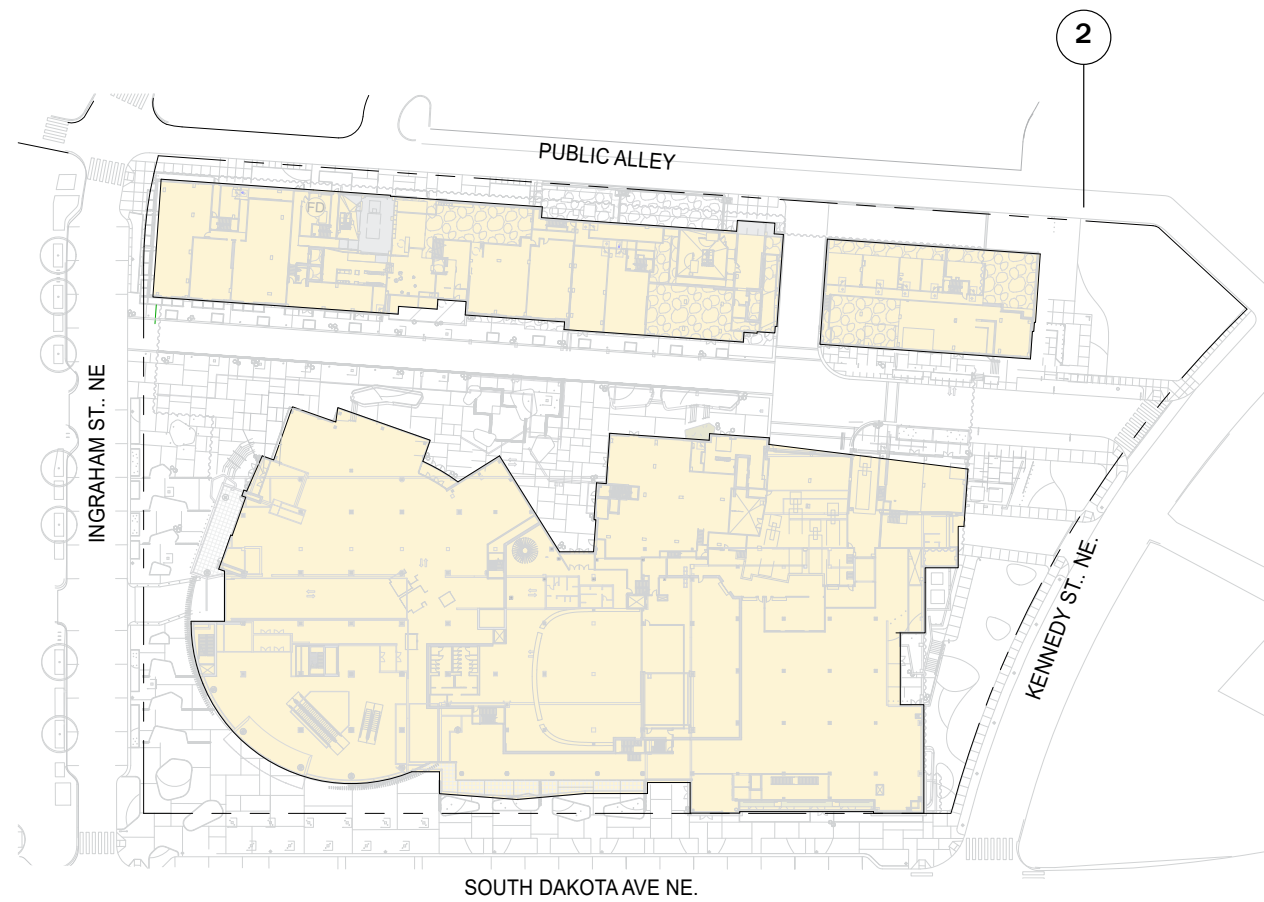
1. Footprint of approved excavated area
2. Proposed unexcavated area.
3. New B2 level
4. Garage elevator with access to 4th street.

5. Garage elevator with access for residential use to private pedestrian bridge connecting all three residential towers



Lot Area: 222,541 sf
 Building Footprint 140,011 sf
 Lot Occupancy 62.9%

APPROVED



Lot Area: 250,908 sf
 Building Footprint 143,609 sf
 Lot Occupancy 57.2%

PROPOSED

1. Existing garden apartment to remain.
2. Property line.