

## Existing Conditions



# FORT TOTTEN

## Circulation Diagrams

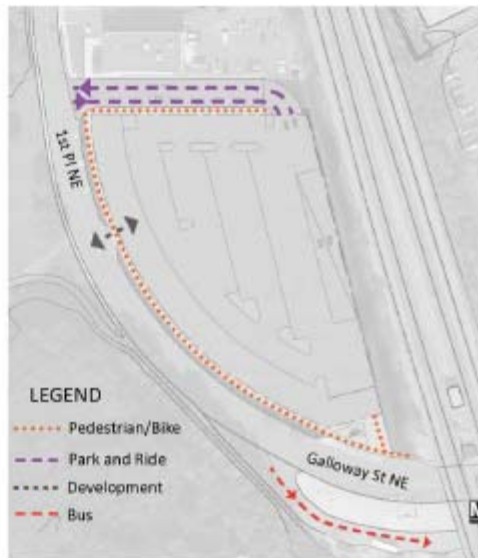
### Fort Totten Concept A Circulation Diagram

- Development access from 1st Pl, NE, not within 200' of Bus or Park and Ride entrance
- Intermediate accessible pedestrian openings into development from sidewalk between garage and station entrance
- Sidewalk between garage and station entrance may be used for development fire access



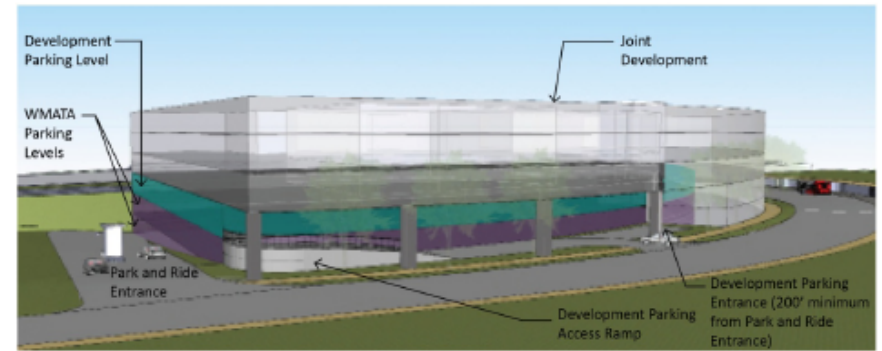
### Fort Totten Concept B Circulation Diagram

- Development access from 1st Pl, NE, not within 200' of Bus or Park and Ride entrance
- Development access to garage must be independent of WMATA access
- Development parking spaces must be separate from WMATA parking spaces within the garage

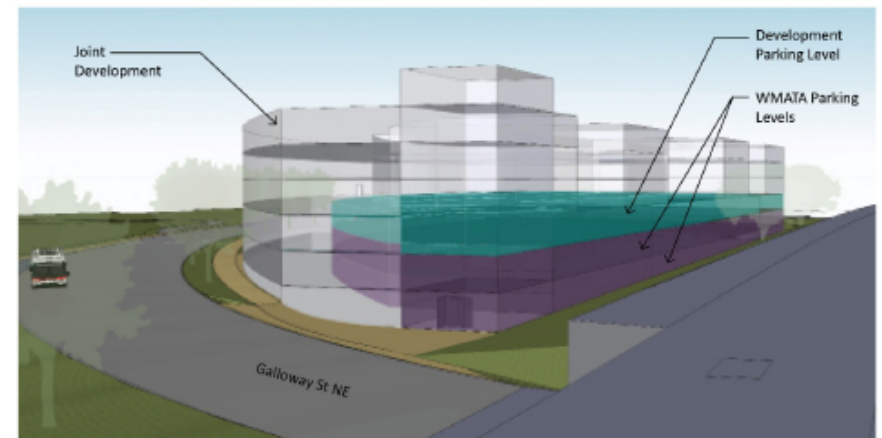


## Illustrative Massing Diagram (Concept B)

### View from Park and Ride Entrance



### View from Station Platform



# FORT TOTTEN

## Development Guidance – Potential Concepts



- A development opportunity of 2.3 acres remains after the WMATA garage is built
- Stand-alone WMATA Park & Ride replacement garage, with 425 spaces minimum
- Development parking and access independent of WMATA Facilities
- 25-foot clear between WMATA garage and any other structure
- Approx. 300 residential units, 6-7 stories
- Daycare or street-level retail allowed



- A development footprint of 2.75 acres available
- A three-level shared-use garage covers most of the site, except street frontage, Park & Ride driveway, public plaza
- WMATA Park & Ride has dedicated use of first two levels, 425 spaces minimum
- Approx. 300 residential units, including construction on top of garage
- Development “wraps” the street frontage
- Daycare or street-level retail allowed



### Upper Floors



# FORT TOTTEN

## Donatelli Development

### Development Program

Uses	Square Footage
Residential (345 units)	323,000
Retail	10,500
Other	0
<b>Total</b>	<b>333,500</b>

Parking	115 spaces
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# FORT TOTTEN

## Jair Lynch Development Partners

### Development Program

Uses	Square Footage
Residential (302 units)	280,000
Retail	5,000
Other (Arts Related)	17,400
<b>Total</b>	<b>302,400</b>

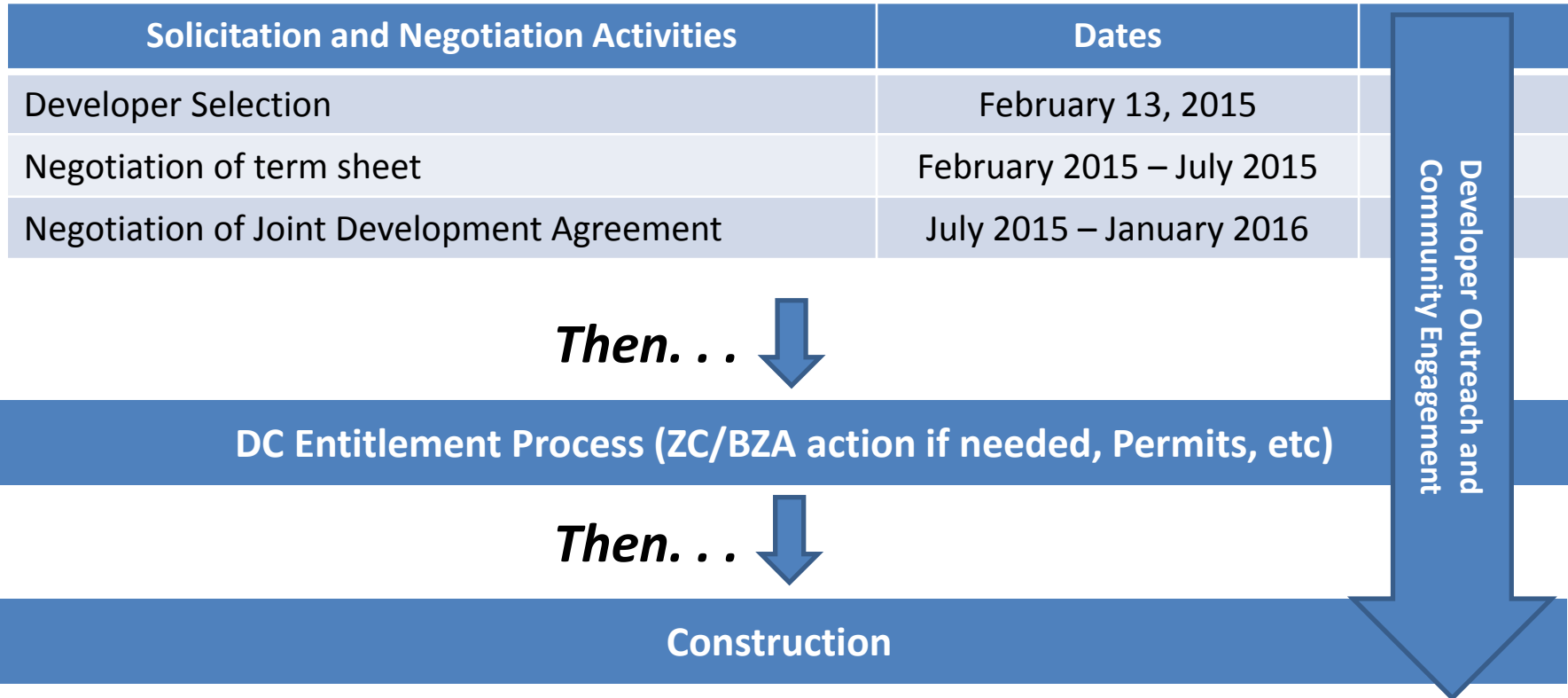
  

Parking	185 spaces
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# FORT TOTTEN

## Process and Timeline



Questions, concerns, and information: [realestate@wmata.com](mailto:realestate@wmata.com)