



**ART PLACE AT
FORT TOTTEN**
NORTHEAST, WASHINGTON, DC
PHASE B - FIRST-STAGE PUD AMENDMENT
& SECOND-STAGE PUD APPLICATION

SEPTEMBER 4, 2018

- | | | | | | |
|---|--|---|---|---|---|
| OWNER + DEVELOPER | EXECUTIVE ARCHITECT | DESIGN ARCHITECT | CIVIL ENGINEER + LANDSCAPE | TRAFFIC CONSULTANT | LAND USE COUNSEL |
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No. Title:

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MISSION

The FEZ will create a unique destination that will engage families and children in the form of a mixed-use development of modern living, family activities, and neighborhood amenities impacting our most important community asset, our children. FEZ provides something for all, inside and out, via a range of activities ranging from fun and instructive exhibits in a Children's Museum, healthy food choices, new retail options, and live performances.

PROJECT DESCRIPTION

FEZ at Art Place is a transit-oriented development located in Ward 5 along on the of the city's major streets, South Dakota Avenue. Building upon and further contributing to the success of the first phase of Art Place, FEZ will enhance the neighborhood retail environment and will bring additional vitality along South Dakota Avenue with its proposed mix of uses.

FEZ is organized with a main entry and plaza located along South Dakota Avenue and Ingraham Streets at one end and is anchored by a new neighborhood grocery store at the intersection of South Dakota Avenue and Kennedy Street. Upon entry to FEZ, a family may visit one of several venues on the interior, such as dining at the food courts, visiting the interactive museum or taking in a performance. Designed to engage the neighborhood, the interior is visible to the local community in many locations and invites participation by all.

At the upper end of FEZ towards the Fort Totten Metro Station, the project provides a secondary entry to the Museum/Food Court at 4th and Ingraham Streets. The newly private 4th Street will be transformed into a shared street for vehicles, programmed activities and outdoor dining. Two types of residential accommodations are organized along 4th Street: Artist housing entered on the eastern side of 4th and market rate residences on the opposite side, accompanied by retail conceived to serve the neighborhood.

All parking is below grade and service entries are located for convenience as well as to minimize visual impact and potential conflicts with pedestrian activity. The service and loading dock for the FEZ is located at the northern end of the block, away from the focused pedestrian activity at 4th and Ingraham Streets. Service and loading for the residential uses across 4th Street are located in the adjacent alley.



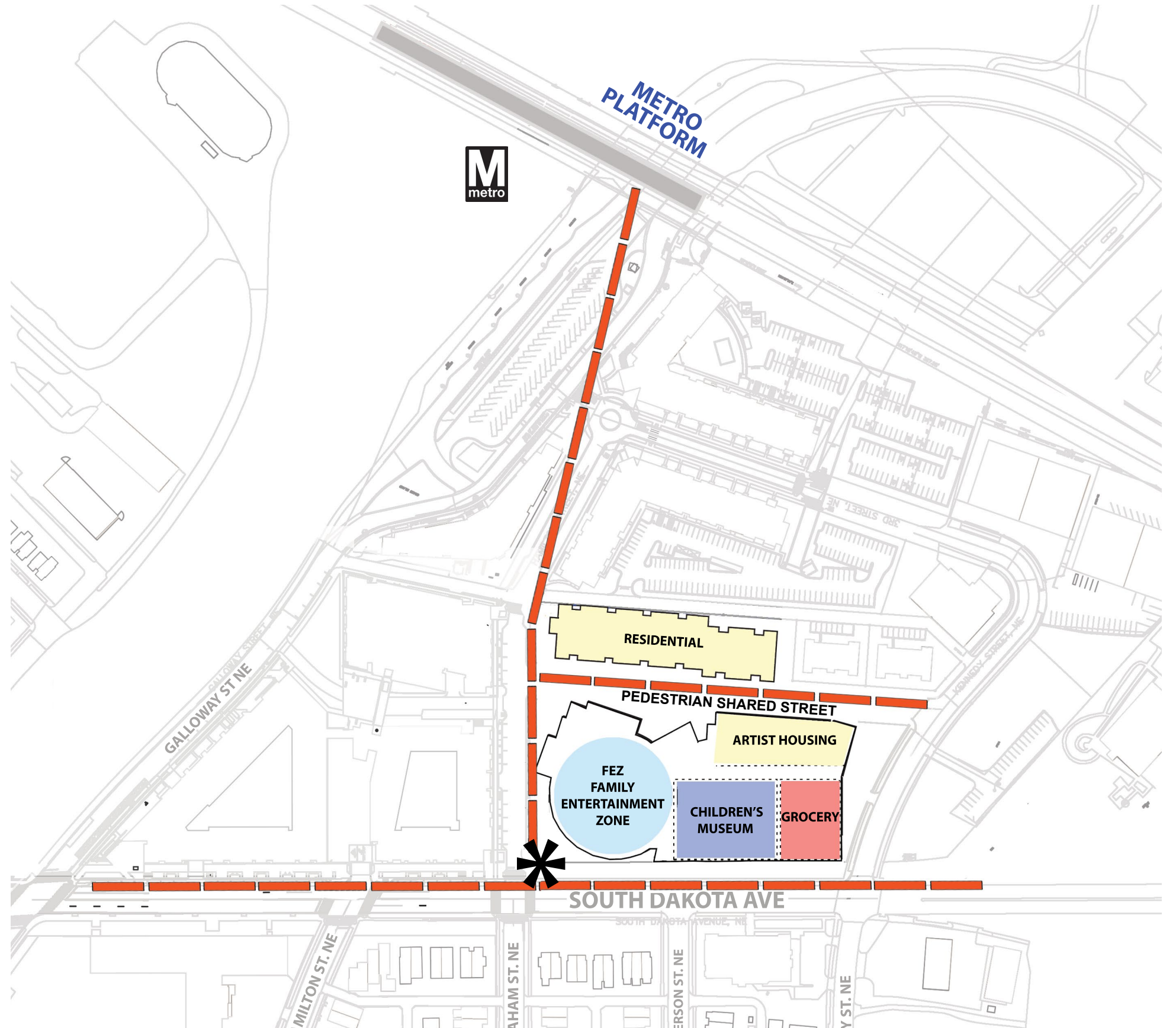
ACTIVATE RETAIL ALONG SOUTH DAKOTA AVE



CREATE A STRONG CONNECTION BETWEEN PLAZA & FORT TOTTEN METRO STATION



ACTIVATE SHARED STREET & FEED ENERGY TOWARDS PATH TO METRO STATION

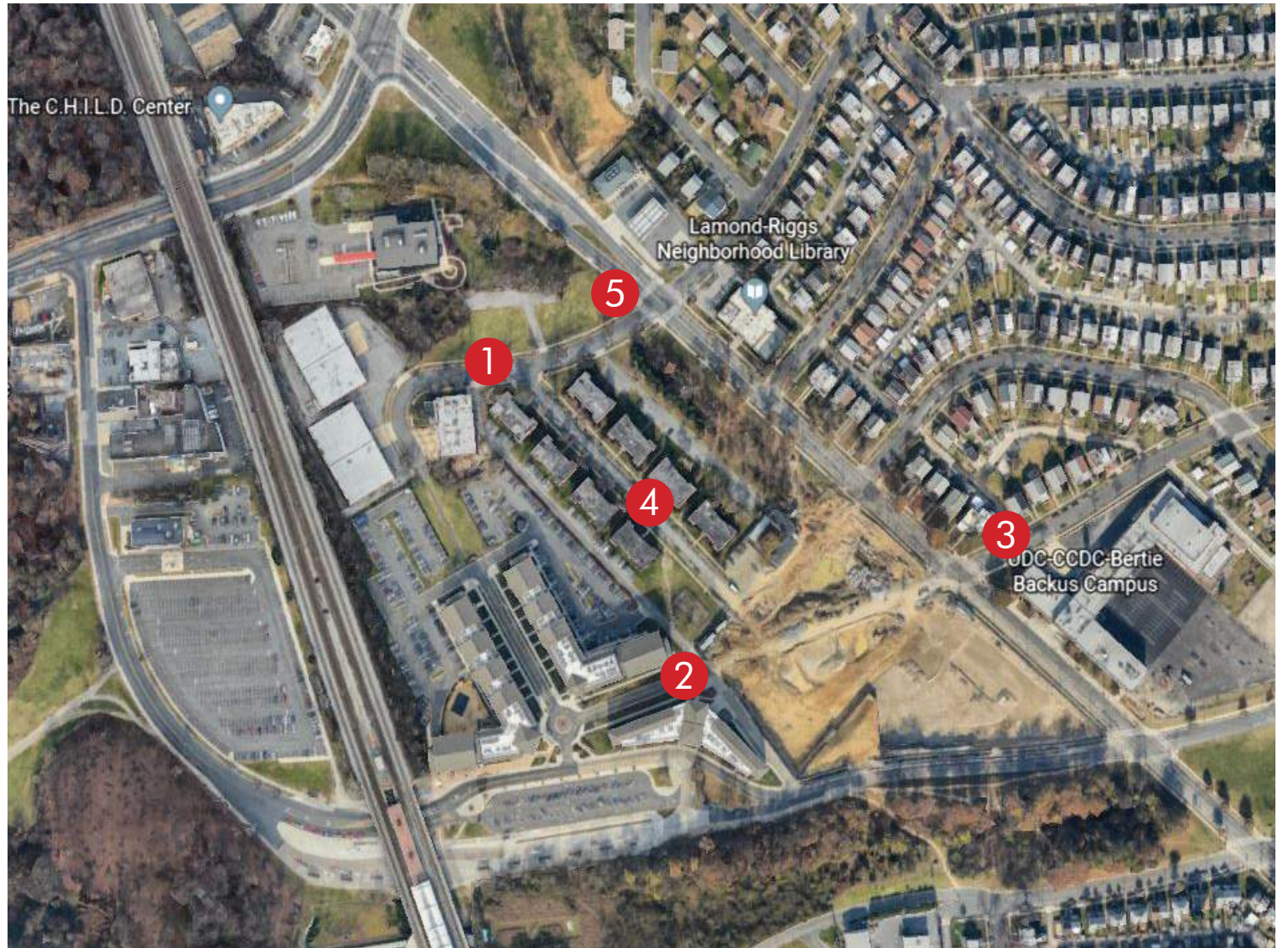


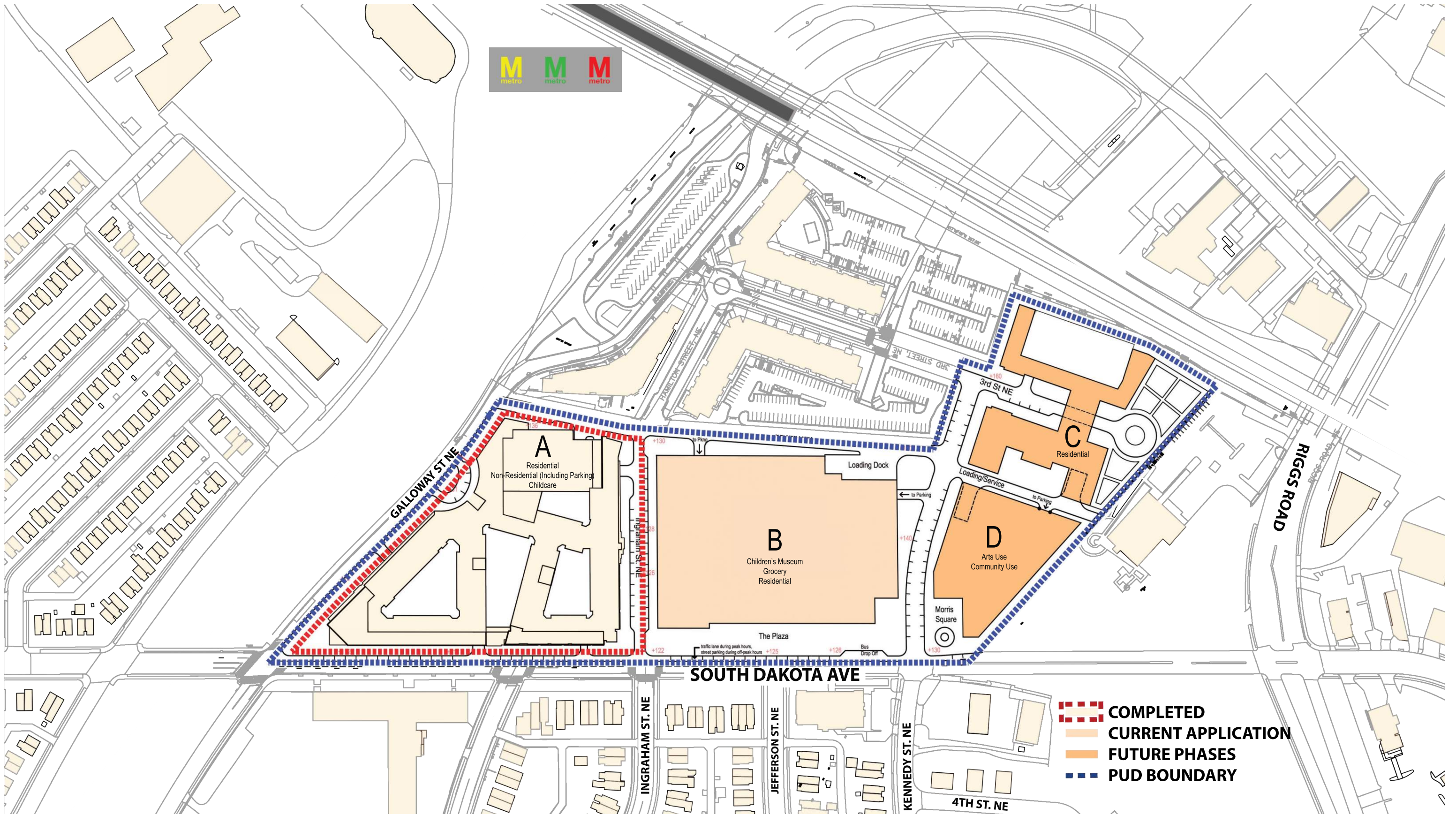
0' 100' 200' 400'
SUBMISSION OVERVIEW - PROPOSED

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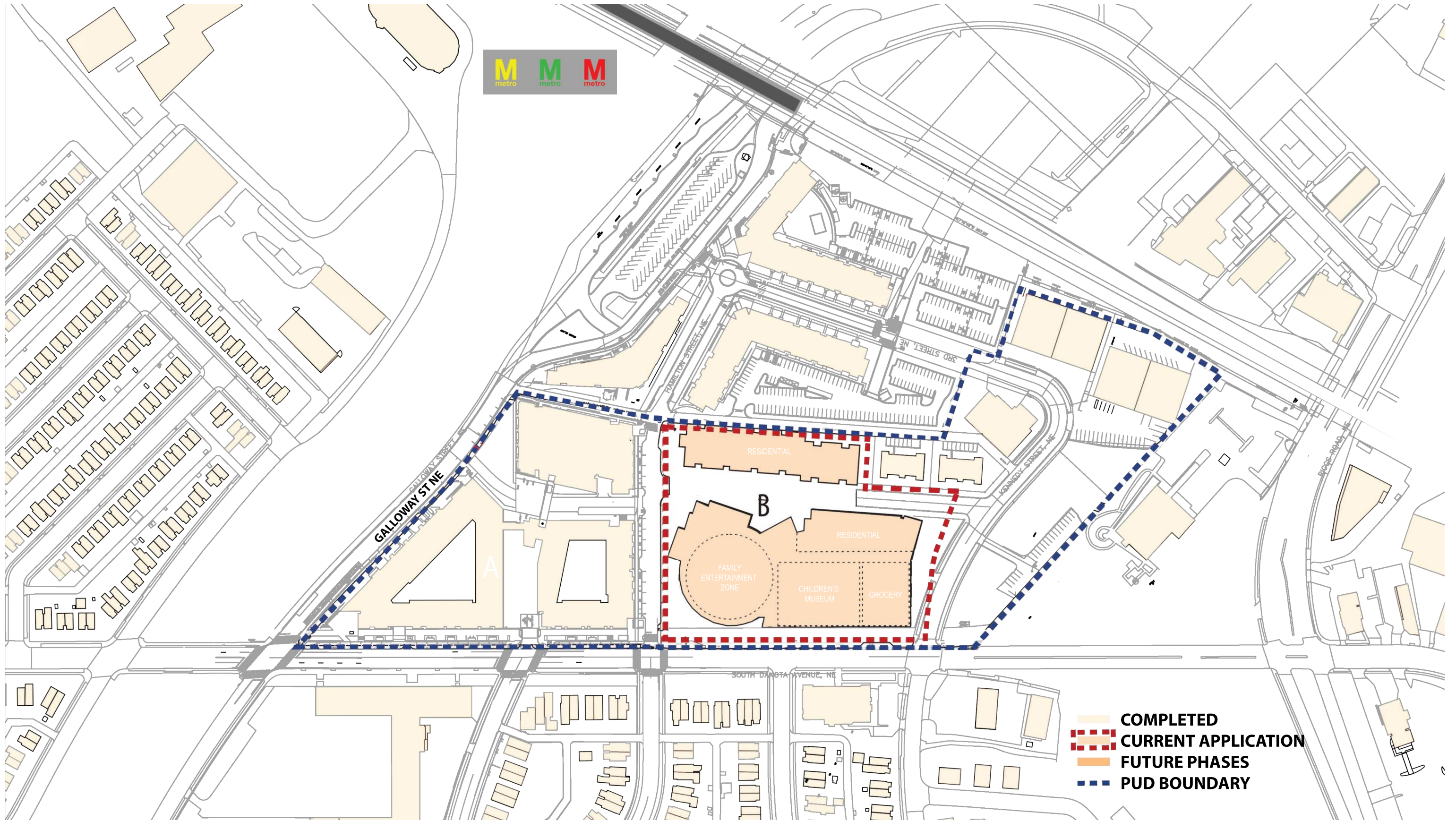
SITE EXHIBITS







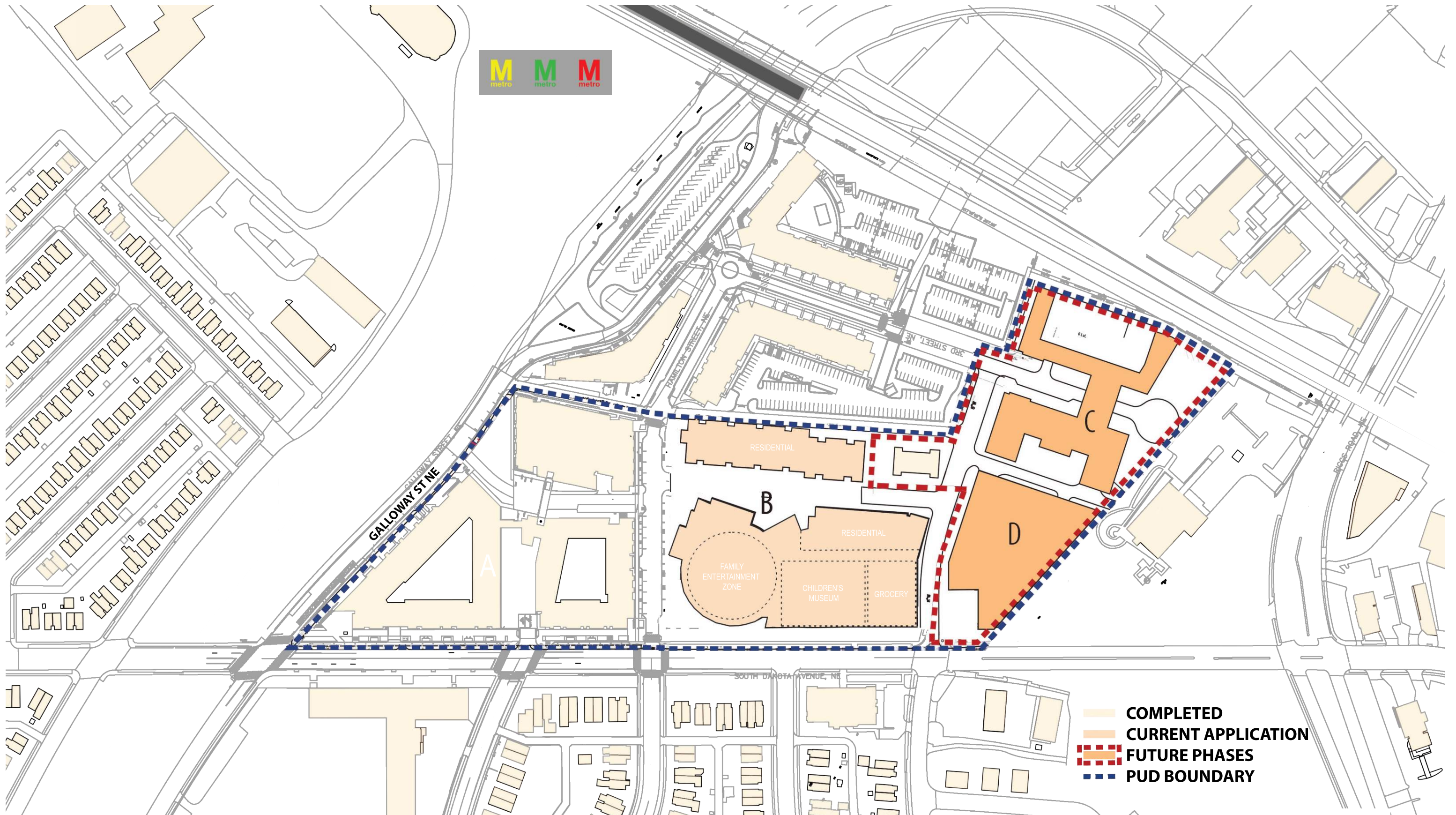
APPROVED STAGE 1 SITE PLAN
ART PLACE AT FORT TOTTEN



- COMPLETED
- CURRENT APPLICATION
- FUTURE PHASES
- PUD BOUNDARY



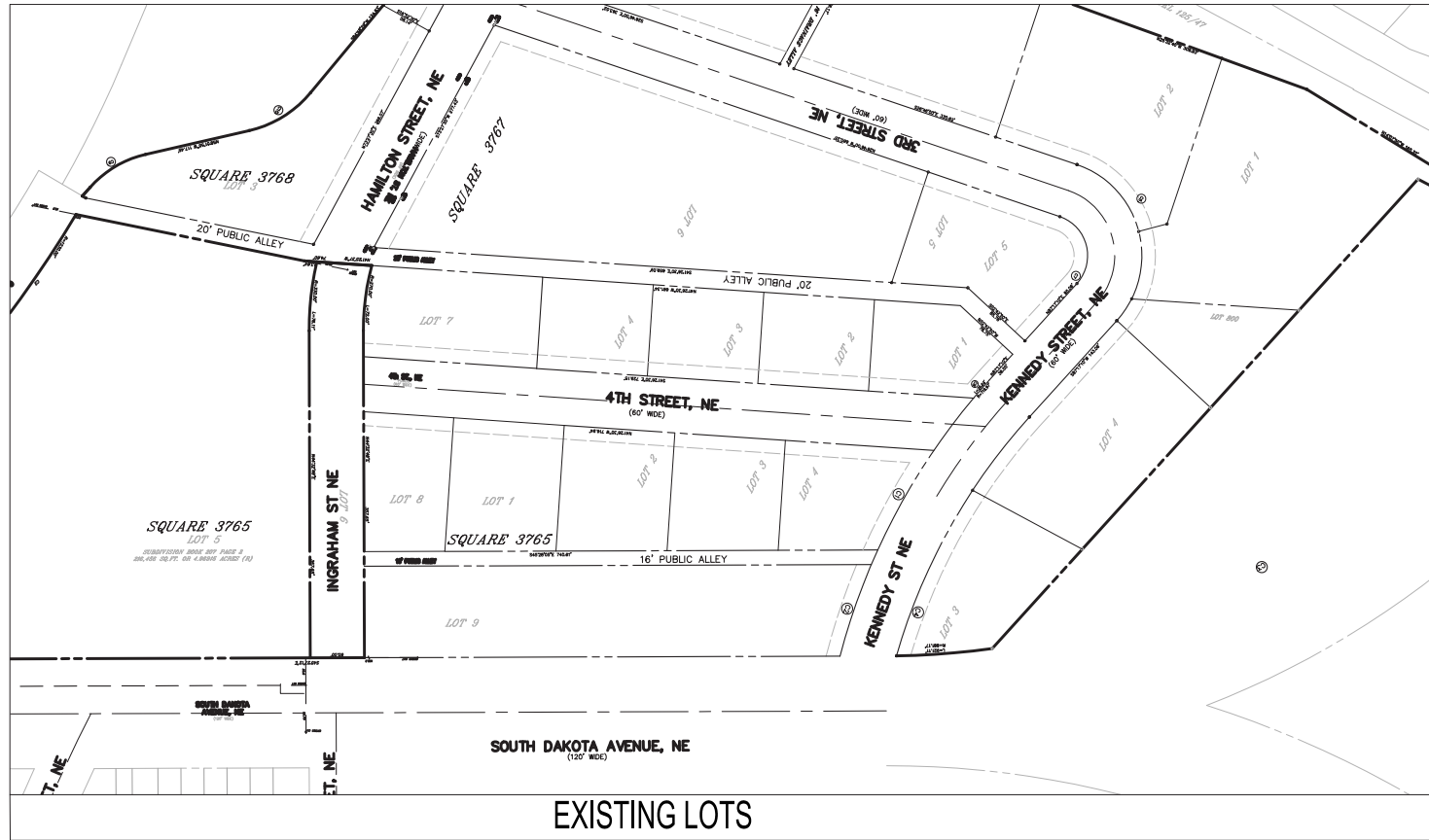
REVISED PHASE B - PROPOSED
ART PLACE AT FORT TOTTEN



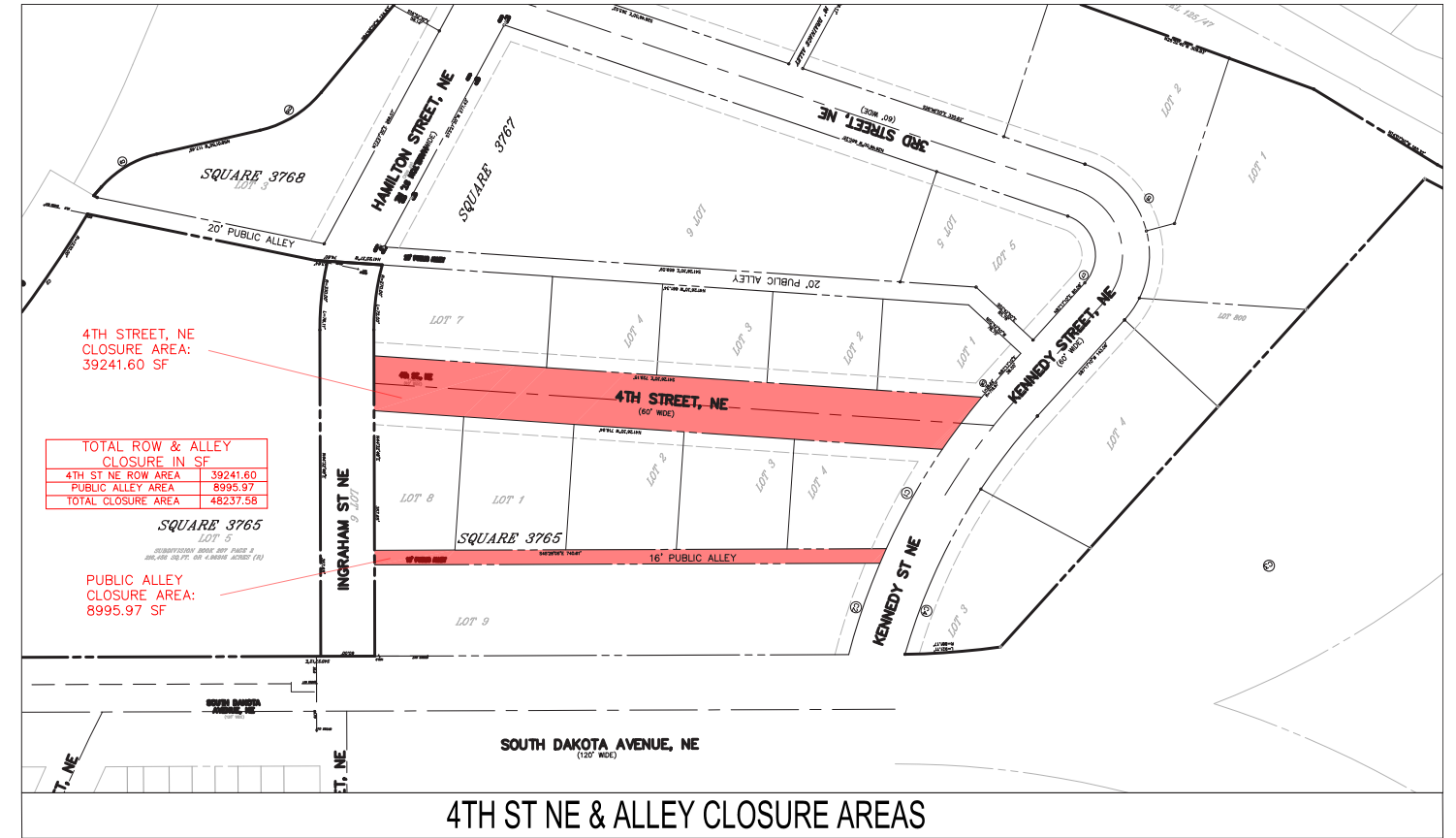
- COMPLETED
- CURRENT APPLICATION
- FUTURE PHASES
- PUD BOUNDARY



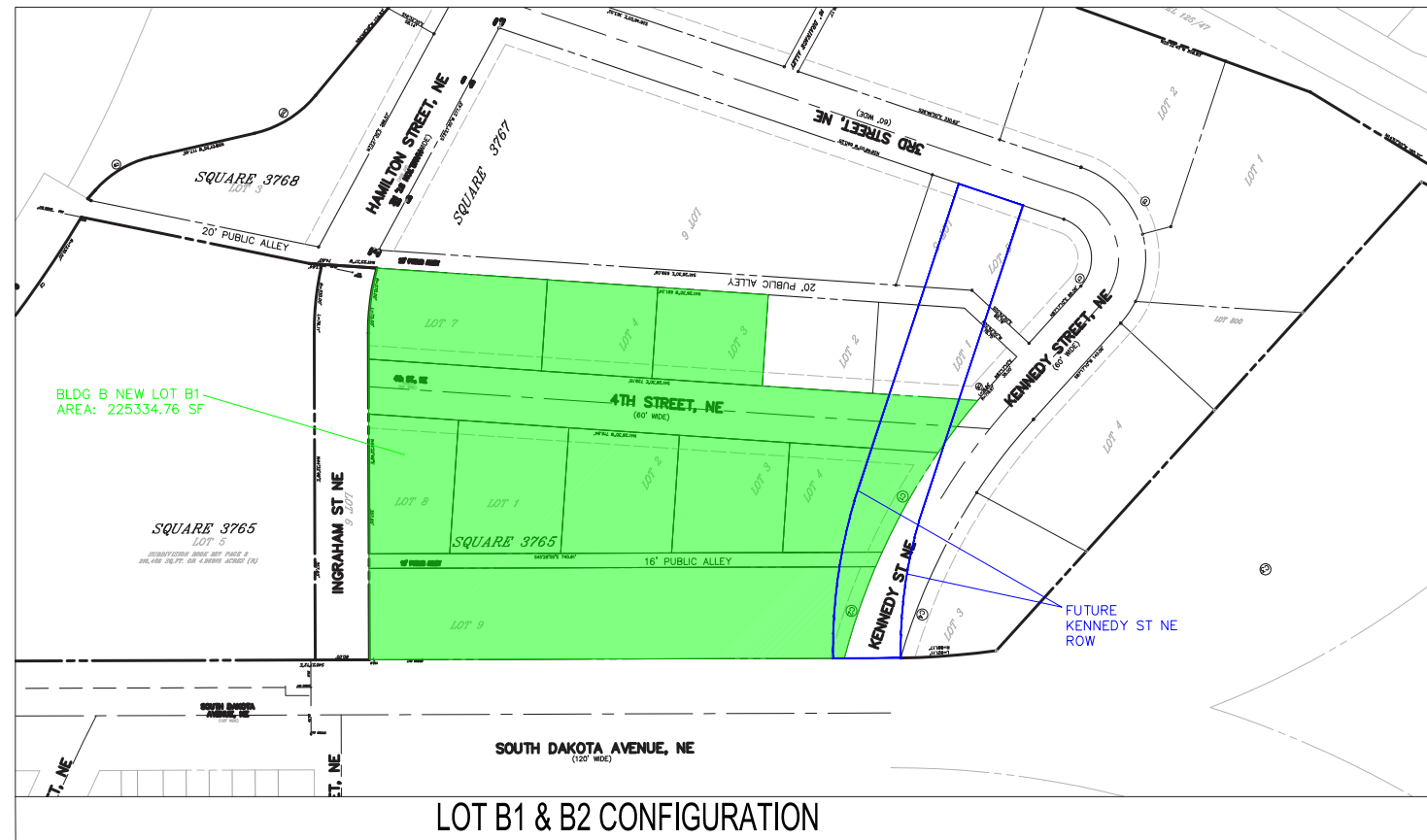
REVISED PHASE C & D - PROPOSED
ART PLACE AT FORT TOTTEN



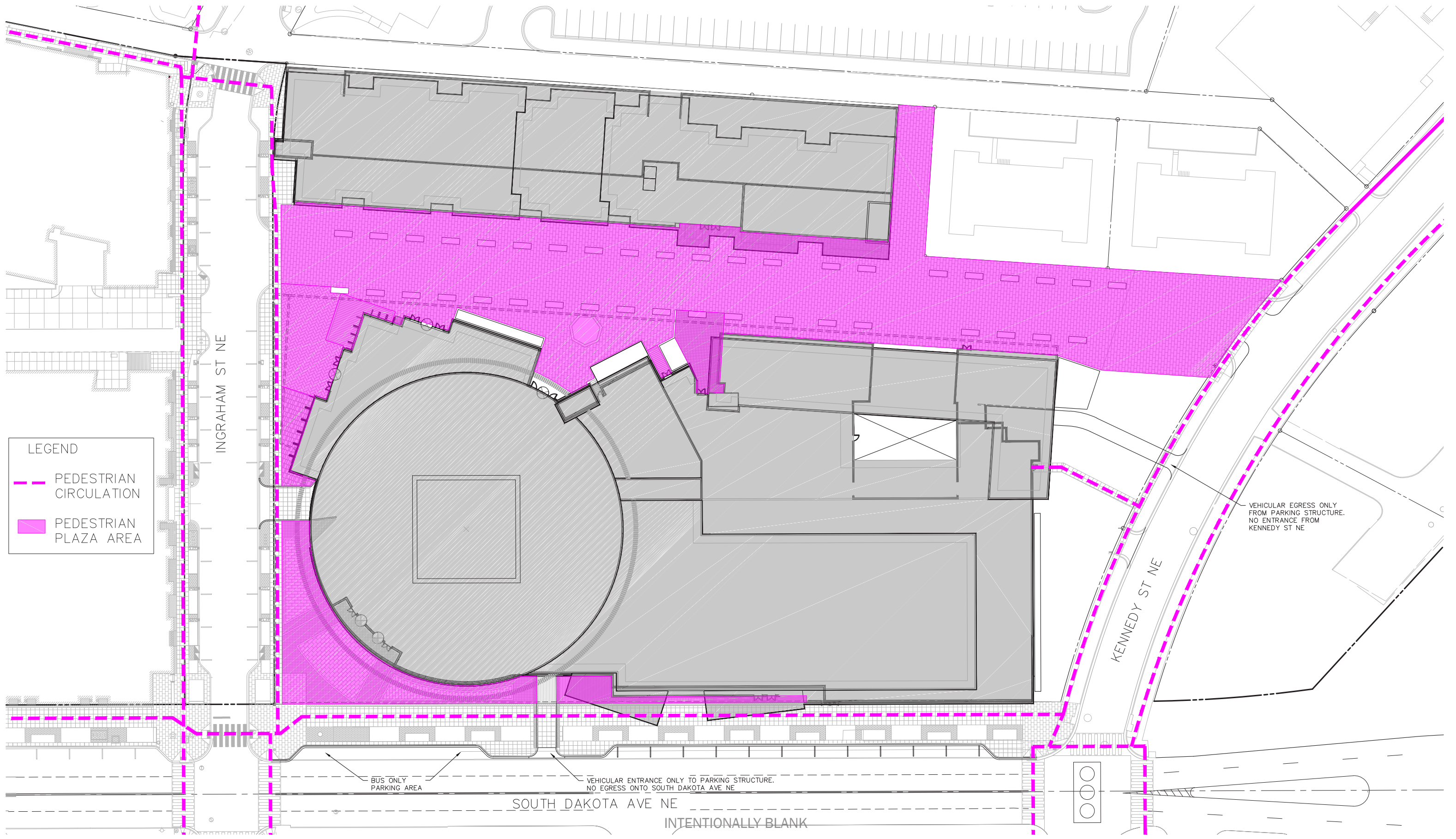
EXISTING LOTS



4TH ST NE & ALLEY CLOSURE AREAS



LOT B1 & B2 CONFIGURATION



LEGEND

- PEDESTRIAN CIRCULATION
- PEDESTRIAN PLAZA AREA

INGRAHAM ST NE

KENNEDY ST NE

BUS ONLY PARKING AREA

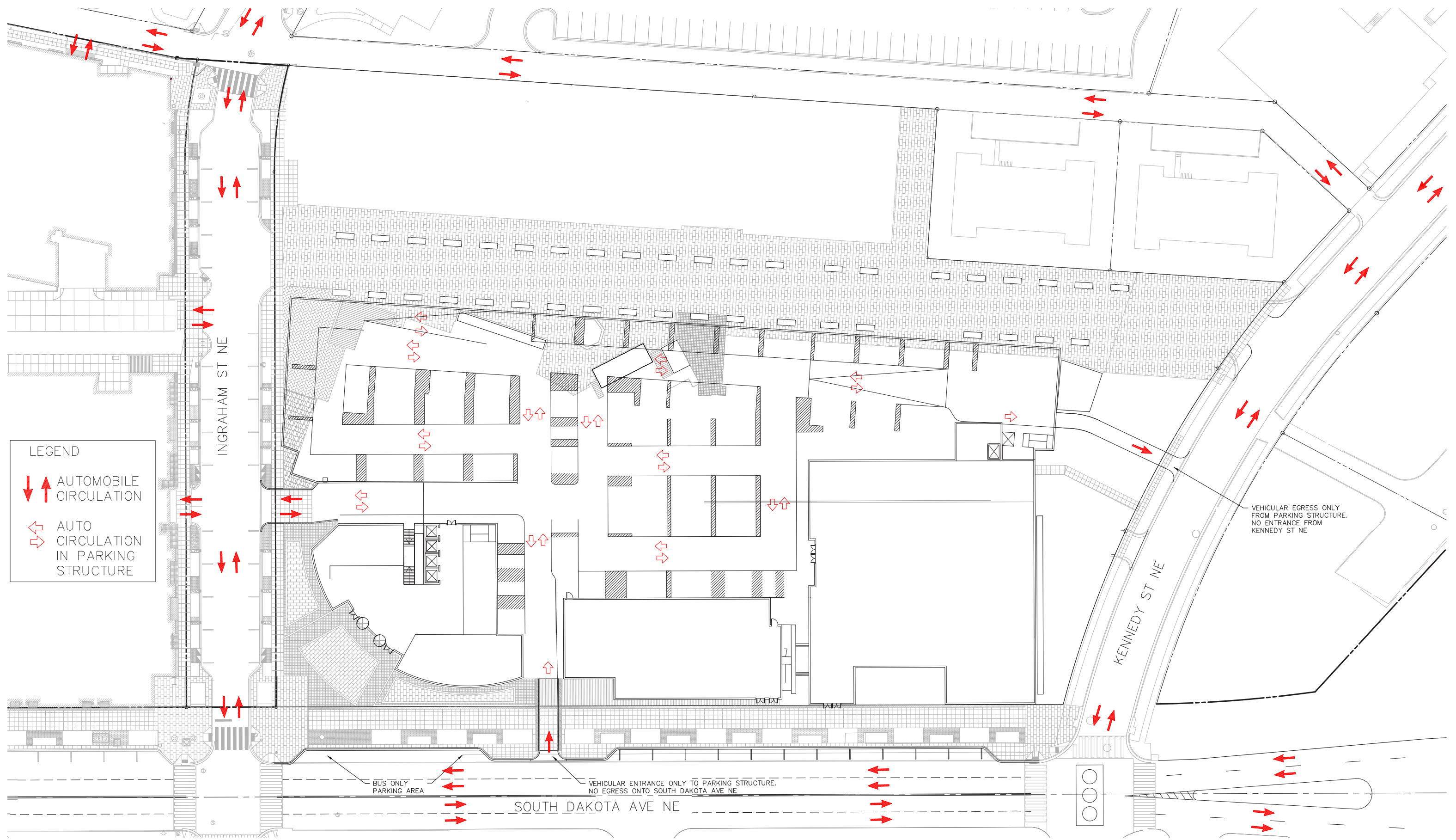
VEHICULAR ENTRANCE ONLY TO PARKING STRUCTURE. NO EGRESS ONTO SOUTH DAKOTA AVE NE

SOUTH DAKOTA AVE NE

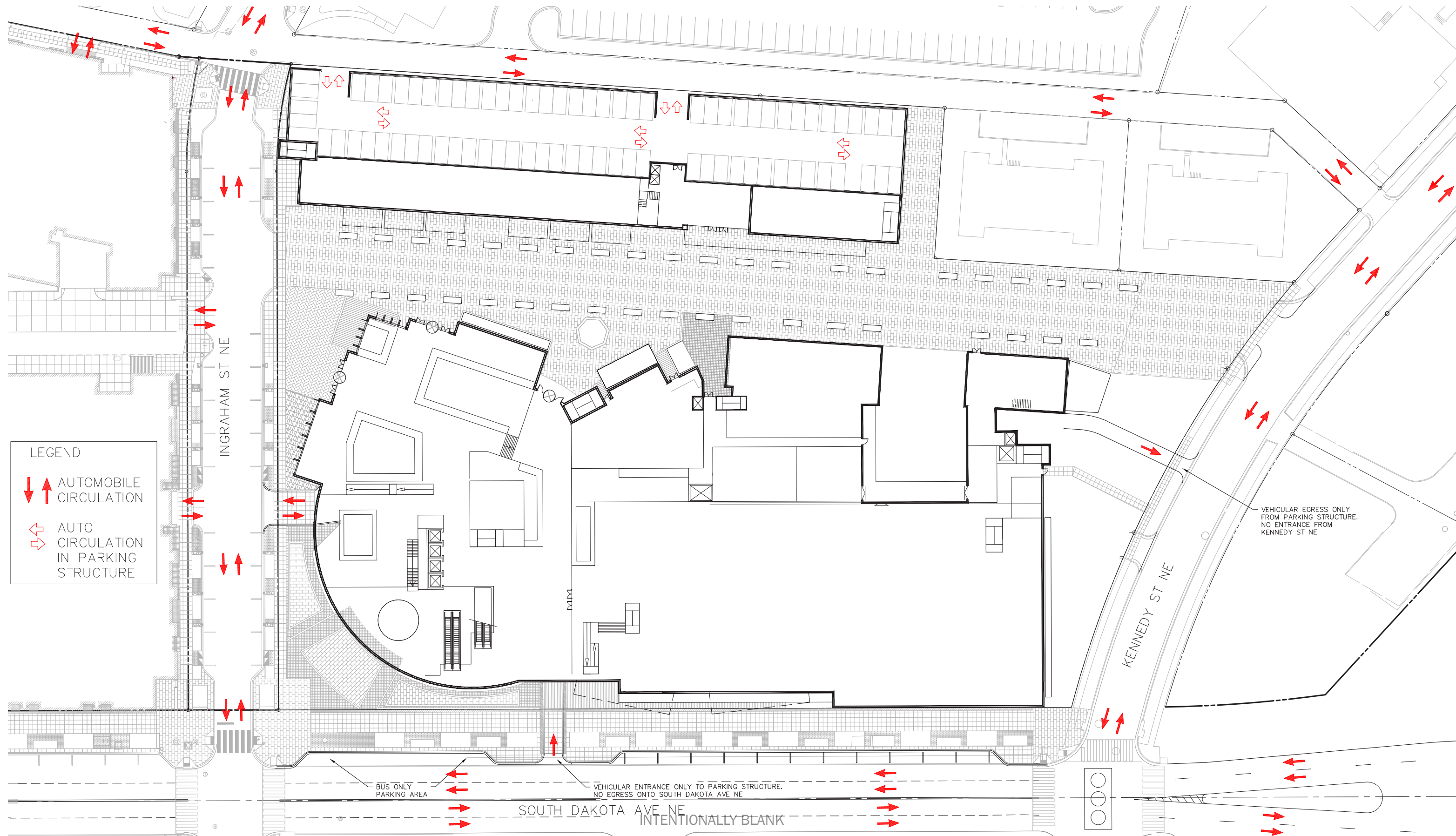
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VEHICULAR EGRESS ONLY FROM PARKING STRUCTURE. NO ENTRANCE FROM KENNEDY ST NE

CIRCULATION PLAN - PEDESTRIANS



CIRCULATION PLAN - AUTO GROUND LEVEL
ART PLACE AT FORT TOTTEN



LEGEND

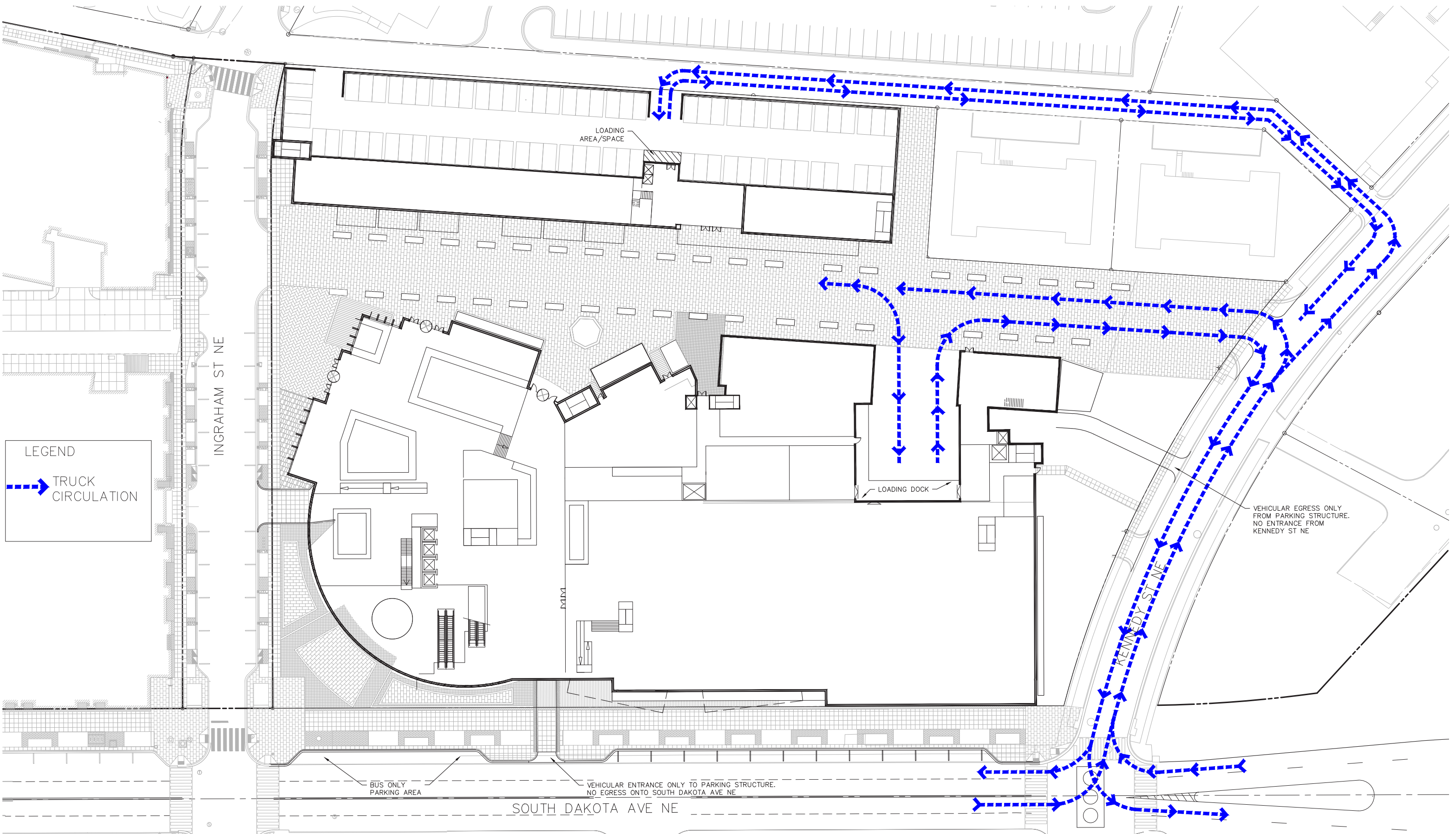
- AUTOMOBILE CIRCULATION
- AUTO CIRCULATION IN PARKING STRUCTURE

VEHICULAR EGRESS ONLY FROM PARKING STRUCTURE. NO ENTRANCE FROM KENNEDY ST NE


BUS ONLY PARKING AREA

VEHICULAR ENTRANCE ONLY TO PARKING STRUCTURE. NO EGRESS ONTO SOUTH DAKOTA AVE NE

SOUTH DAKOTA AVE NE
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LEGEND

 TRUCK CIRCULATION

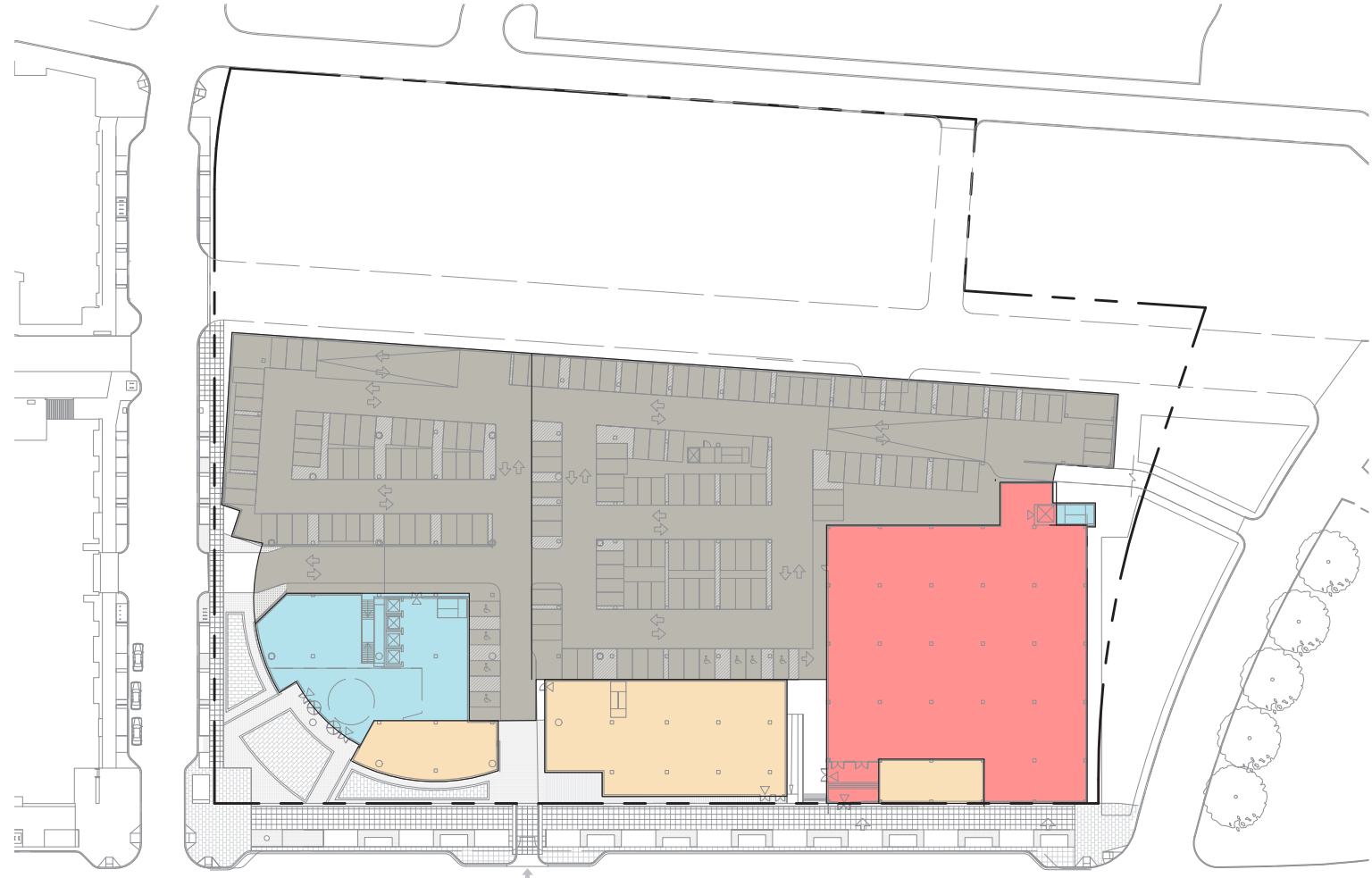
Lot	Area (SF)	Building Footprint	Lot		F.A.R.	Breakdown Per Use	# Units	SF (per		Parking Provided**
			Occupancy %	GFA (SF)				F.A.R.)	F.A.R.	
Lot A	214,209.1	176,300.0	87.0%	780,201	3.64	Residential	520	600,801	2.805	264
						Non-residential including parking		172,150		337
						Childcare		7,250		
						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	0.2	1100
						Senior Center		15,000	0.1	
						Retail		144,000	0.659	
						Grocery		59,000	0.27	
						Lobby, Atrium, Service		27,000	0.1	
						Parking		164,000		
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

Lot	Area (SF)	Building Footprint	Lot		F.A.R.	Breakdown Per Use	# Units	SF (per		Parking Provided*
			Occupancy %	GFA (SF)				F.A.R.)	F.A.R.	
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		337
						Childcare		7,250		
Lot A Subtotal							520	780,201		601
Lot B	210,280.0	144,233.0	76.0%	491,777	2.34	Children's Museum		24,931	0.12	
						Grocery (area 23,800gsf)		11,498	0.05	
						Multifamily Residential	210~	192,287	0.91	
						Artist Housing /Maker Space	30	25,732	0.12	
						Cultural uses (area 156,700gsf)		152,162	0.72	
						Retail (57,461gsf)		50,574	0.24	
						Parking (area 71,601gsf)		34,593	0.16	765
Lot B Subtotal							240	491,777		765
Lot C	158,670.5			484,223	3.05		169	484,223	3.05	420
Lot C Subtotal							169	484,223		420
Lot D	73,125.4			238,000	3.25			238,000	3.25	160
Lot D Subtotal								238,000		160
GRAND TOTALS	656,285.0	320,533.0	48.8%	1,994,201	3.0		929	1,994,201	3.04	1,946

PARKING/LOADING TABULATIONS

	SF (per FAR)	Category	GSF	Berths Required	Service/Delivery Spaces Required	Loading Notes	Parking Requirements	Parking Required	Parking Provided
Children's Museum	24,931	Community-based instituional facility	177,093	1	1	30,000 to 100,000 sf gross floor area	1 per 1,000 gsf.	177	687
Cultural uses (area 156,700gsf)	152,162								
Grocery (area 23,800gsf)	11,498	Retail	62,072	2	1	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.	83	
Retail (57,461gsf)	50,574								
Total non-residential			239,165	*	*				
30 Artist Housing Units /Maker Space	25,732	Residential	218,019	1 per 50 DU	1 per 50 DU	More than 50 dwelling units *	1 per 3 dwelling units in excess of 4 units	10	
210 Multifamily Residential Units	192,287							70	71

* 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.

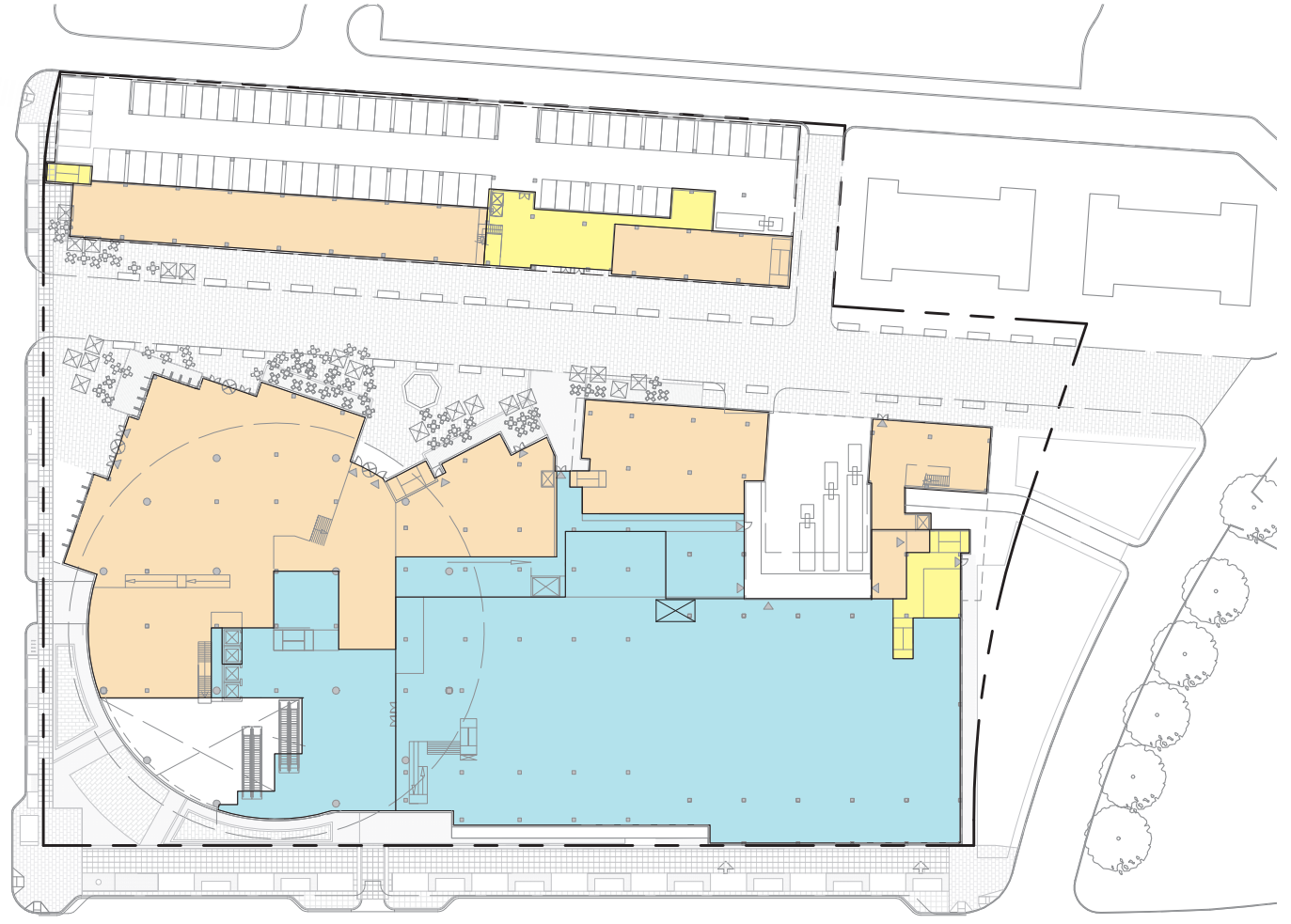


EAST BUILDING GROUND FLOOR

FAR LEGEND

- CULTURAL
- GROCERY
- PARKING
- RETAIL

EAST BUILDING - ADJUSTED GROUND FLOOR FAR	
Use Zoning	GFA
CULTURAL	4,242 SF
GROCERY	11,498 SF
PARKING	34,593 SF
RETAIL	6,438 SF
	56,770 SF



EAST & WEST BUILDING 1ST FLOOR

FAR LEGEND

- CULTURAL
- RESIDENTIAL
- RETAIL

EAST BUILDING - ADJUSTED 1ST FLOOR FAR	
Use Zoning	GFA
CULTURAL	55,666 SF
RESIDENTIAL	1,695 SF
RETAIL	37,121 SF
	94,482 SF

WEST BUILDING - ADJUSTED 1ST FLOOR FAR	
Use Zoning	GFA
RESIDENTIAL	3,175 SF
RETAIL	9,984 SF
	13,159 SF



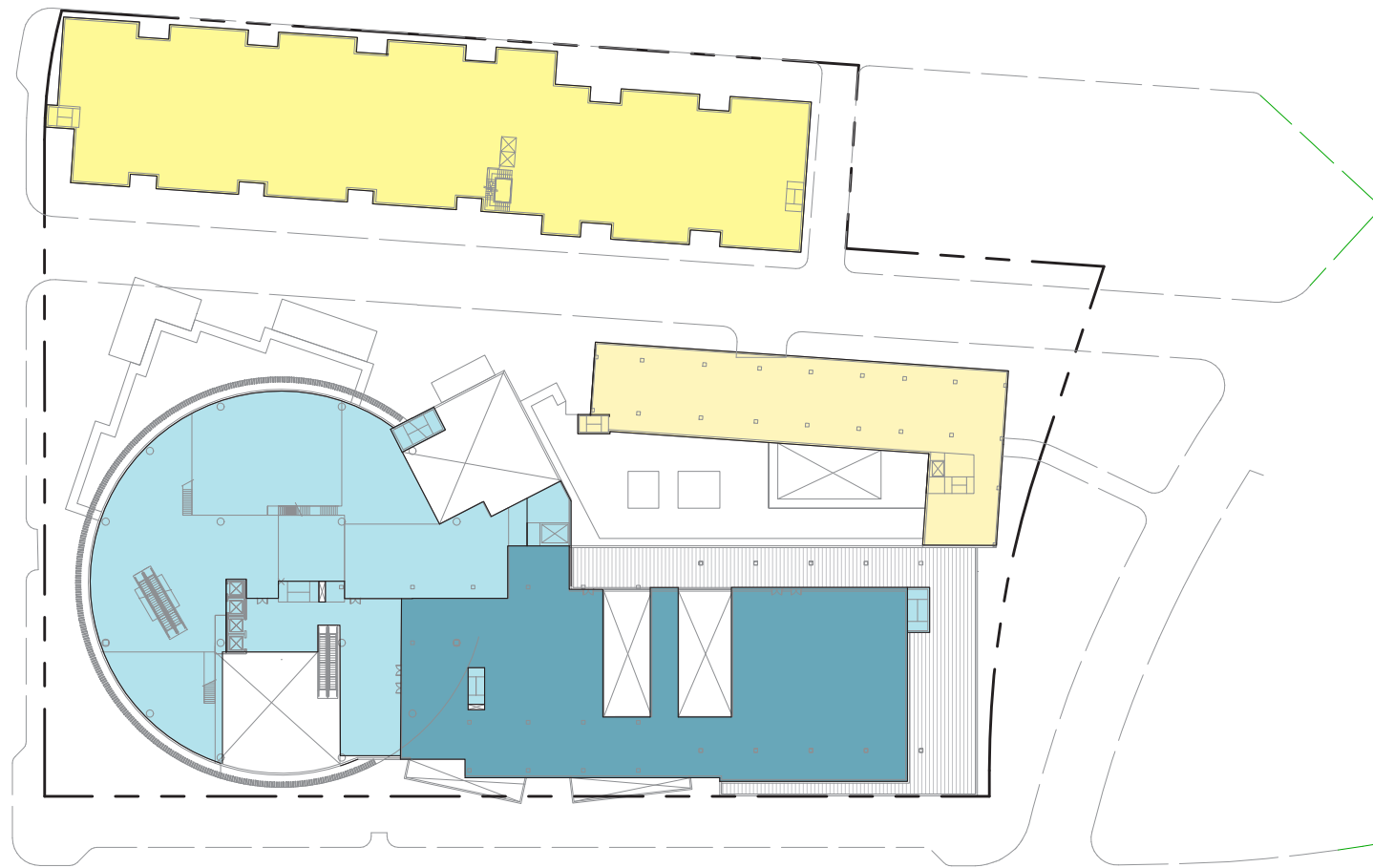
EAST & WEST BUILDING 2ND FLOOR

FAR LEGEND

- ARTIST HOUSING
- CULTURAL
- GREEN ROOF
- RESIDENTIAL

EAST BUILDING - ADJUSTED 2ND FLOOR FAR	
Use Zoning	GFA
ARTIST HOUSING	12,870 SF
CULTURAL	41,347 SF
	54,217 SF

WEST BUILDING - ADJUSTED 2ND FLOOR FAR	
Use Zoning	GFA
RESIDENTIAL	33,998 SF
	33,998 SF



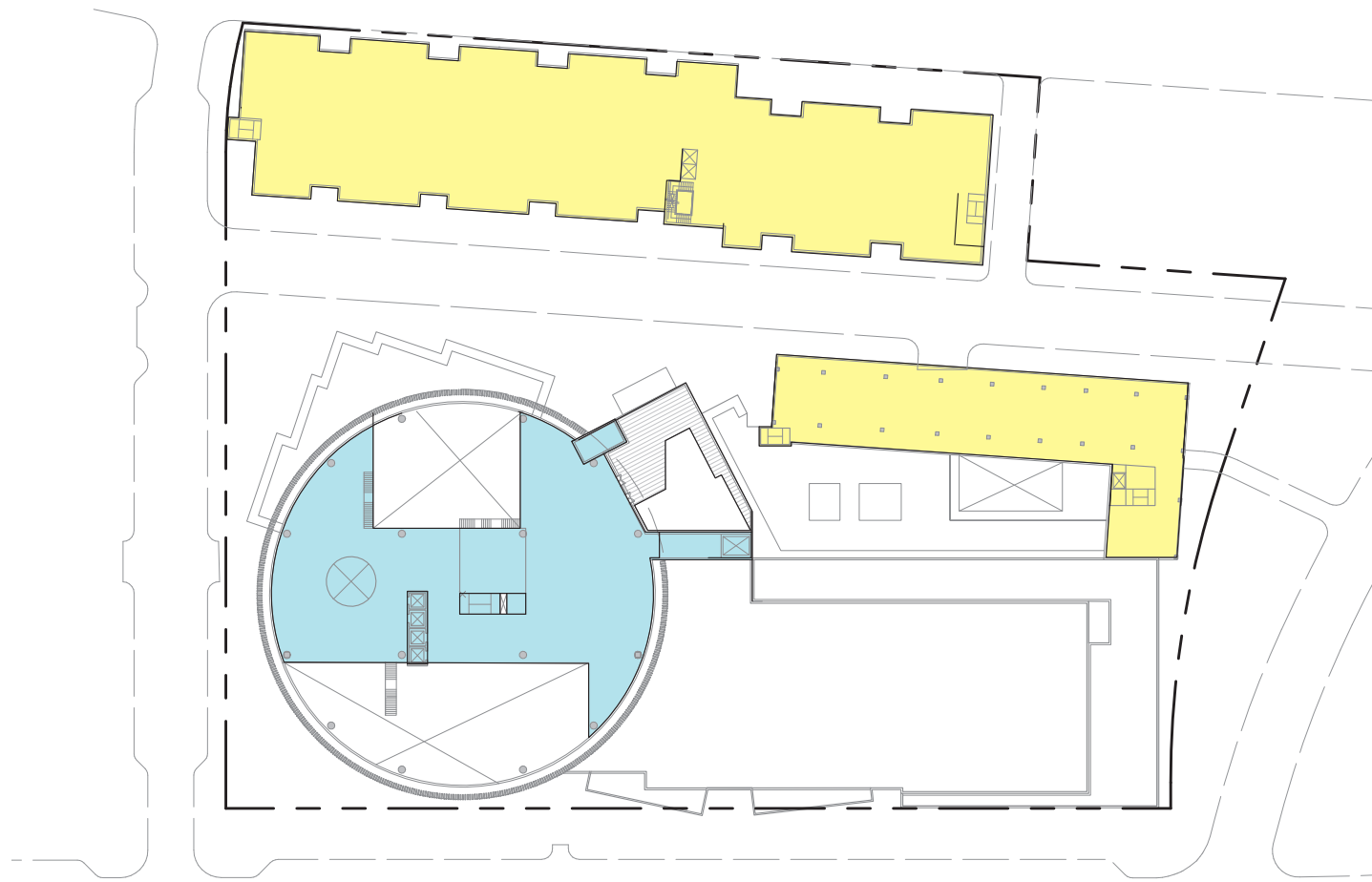
EAST & WEST BUILDING 3RD FLOOR

FAR LEGEND

- ARTIST HOUSING
- CHILDREN'S MUSEUM
- CULTURAL
- RESIDENTIAL

EAST BUILDING - ADJUSTED 3RD FLOOR FAR	
Use Zoning	GFA
ARTIST HOUSING	12,862 SF
CHILDREN'S MUSEUM	24,766 SF
CULTURAL	30,205 SF
	67,833 SF

WEST BUILDING - ADJUSTED 3RD FLOOR FAR	
Use Zoning	GFA
RESIDENTIAL	34,045 SF
	34,045 SF



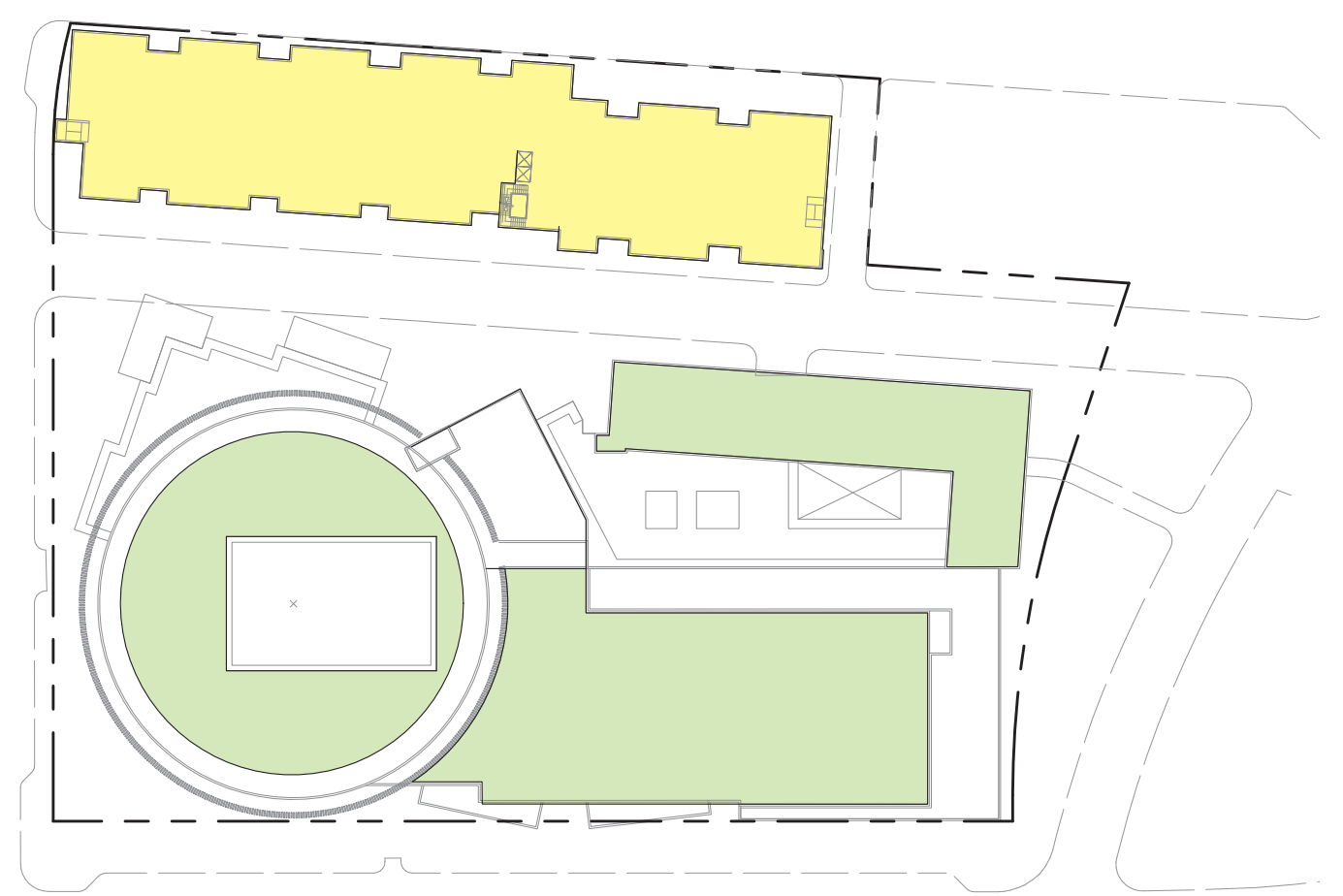
EAST & WEST BUILDING 4TH FLOOR

FAR LEGEND

- CULTURAL
- RESIDENTIAL

EAST BUILDING - ADJUSTED 4TH FLOOR FAR	
Use Zoning	GFA
CULTURAL	21,215 SF
RESIDENTIAL	12,588 SF
	33,803 SF

WEST BUILDING - ADJUSTED 4TH FLOOR FAR	
Use Zoning	GFA
RESIDENTIAL	33,791 SF
	33,791 SF

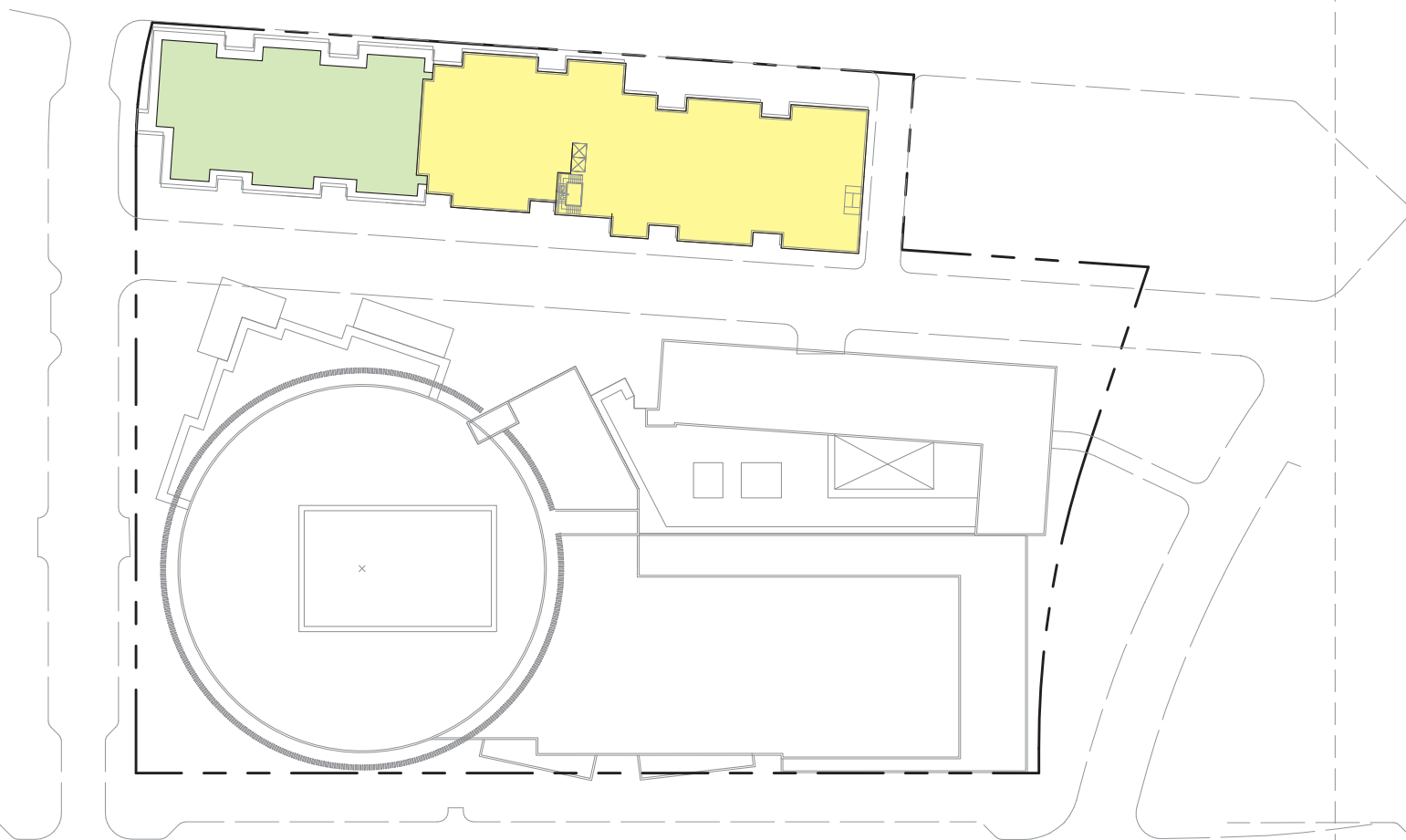


WEST BUILDING 5TH FLOOR

FAR LEGEND

- GREEN ROOF
- RESIDENTIAL

WEST BUILDING - ADJUSTED 5TH FLOOR FAR	
Use Zoning	GFA
RESIDENTIAL	34,023 SF
	34,023 SF

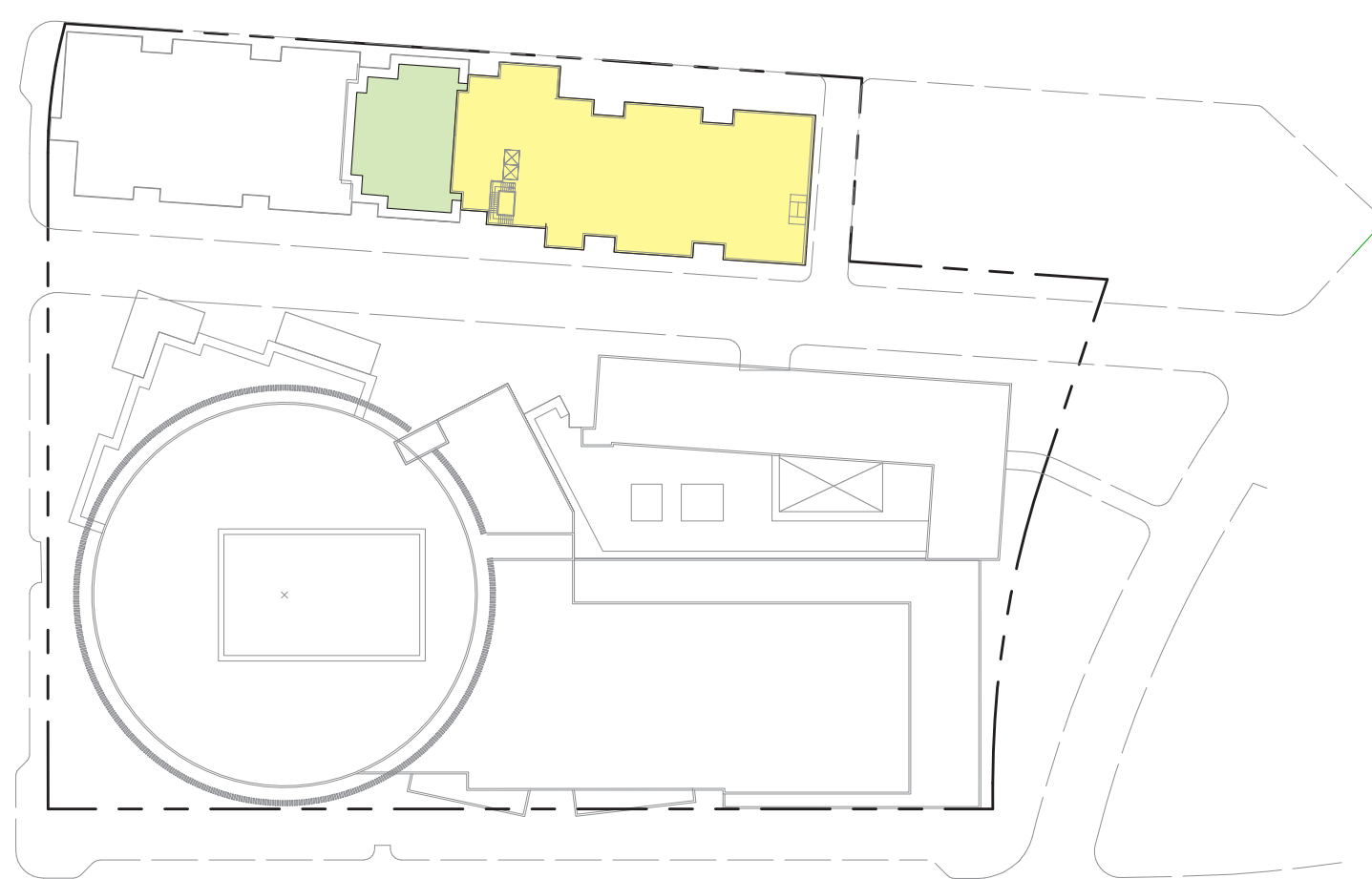


WEST BUILDING 6TH FLOOR

FAR LEGEND

- GREEN ROOF
- RESIDENTIAL

WEST BUILDING - ADJUSTED 6TH FLOOR FAR	
Use Zoning	GFA
RESIDENTIAL	20,495 SF
	20,495 SF

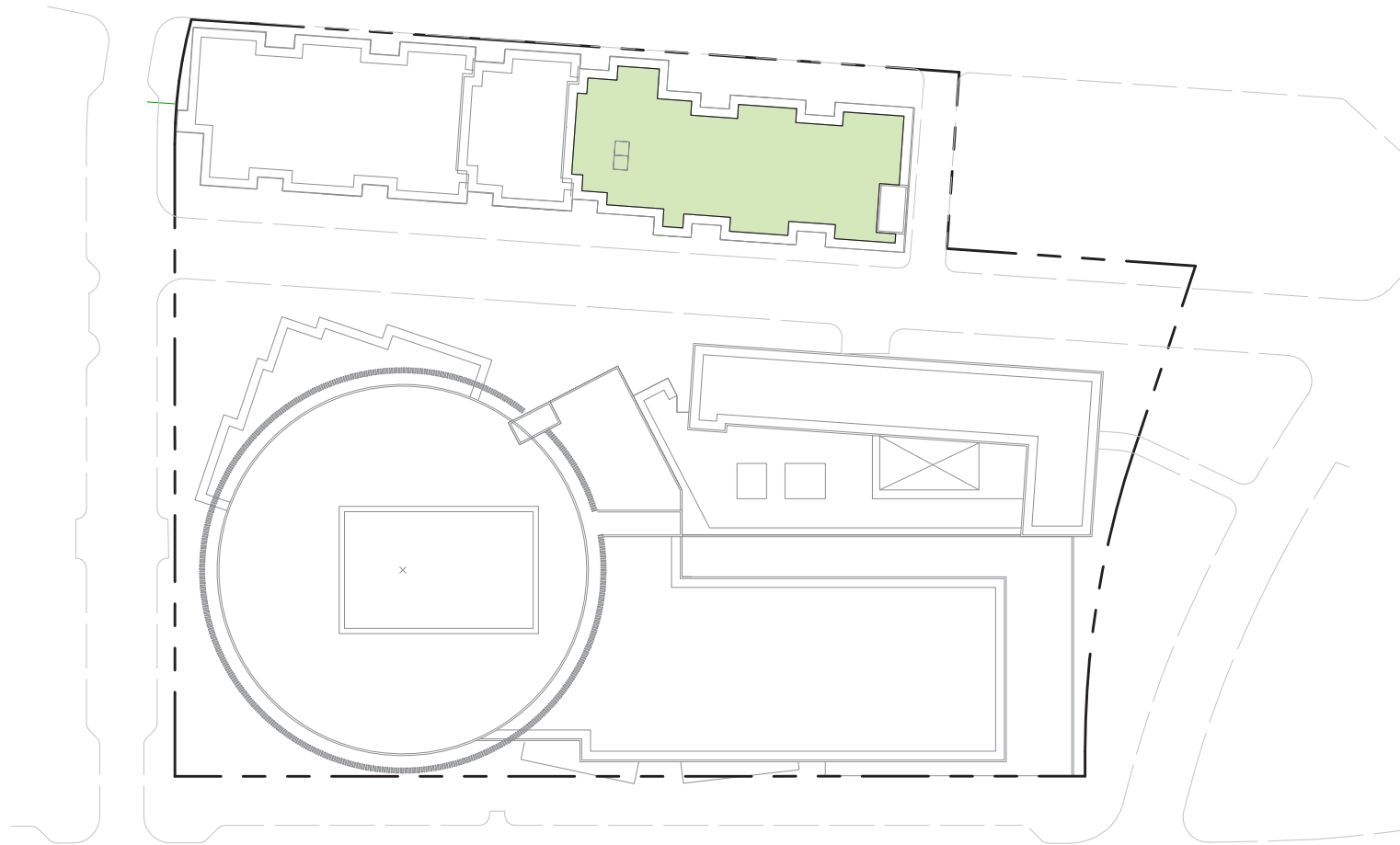


WEST BUILDING 7TH FLOOR

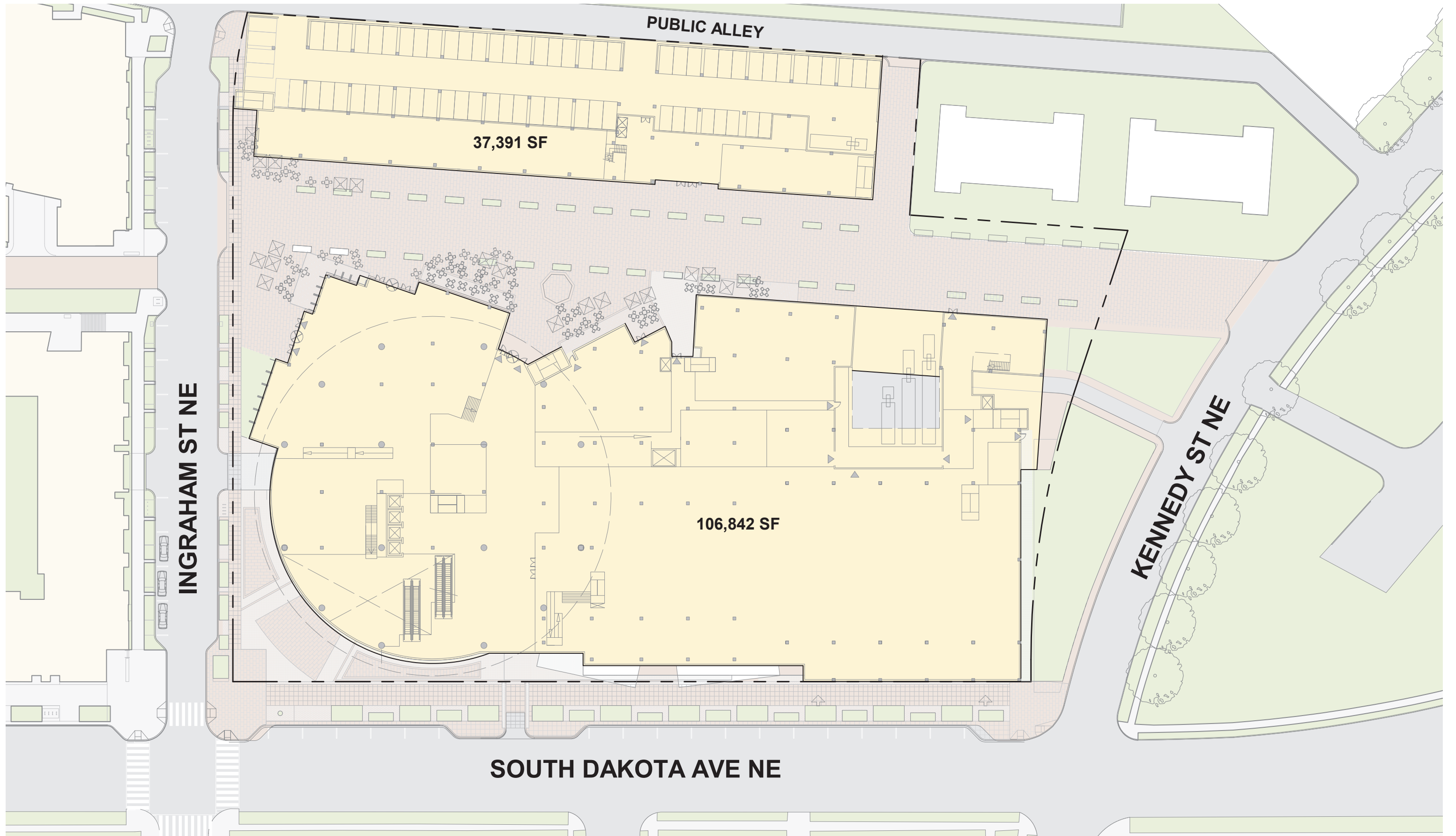
FAR LEGEND

- GREEN ROOF
- RESIDENTIAL

WEST BUILDING - ADJUSTED 7TH FLOOR FAR	
Use Zoning	GFA
RESIDENTIAL	15,507 SF
	15,507 SF



ROOF PLAN

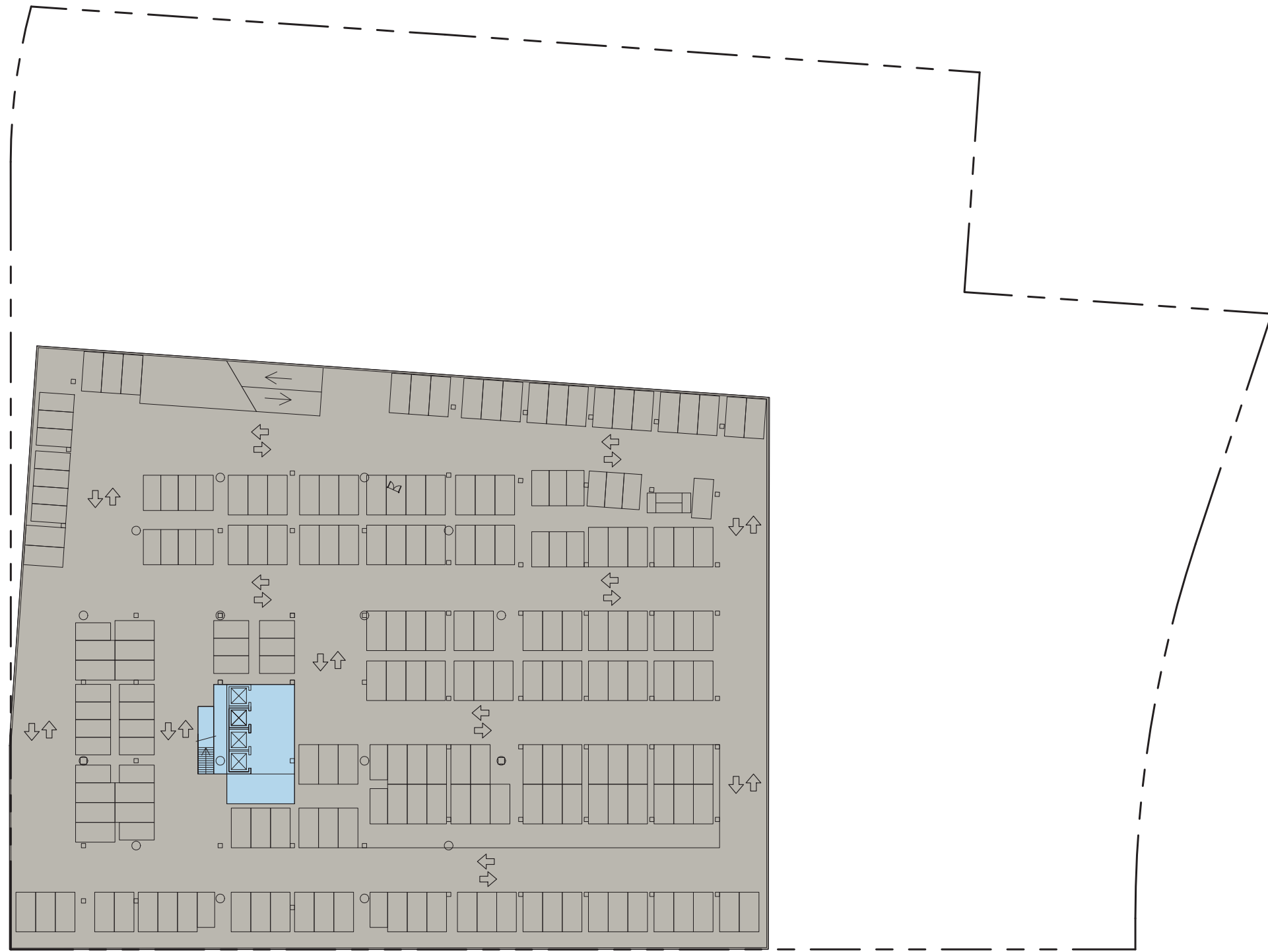


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ARCHITECTURE EXHIBITS

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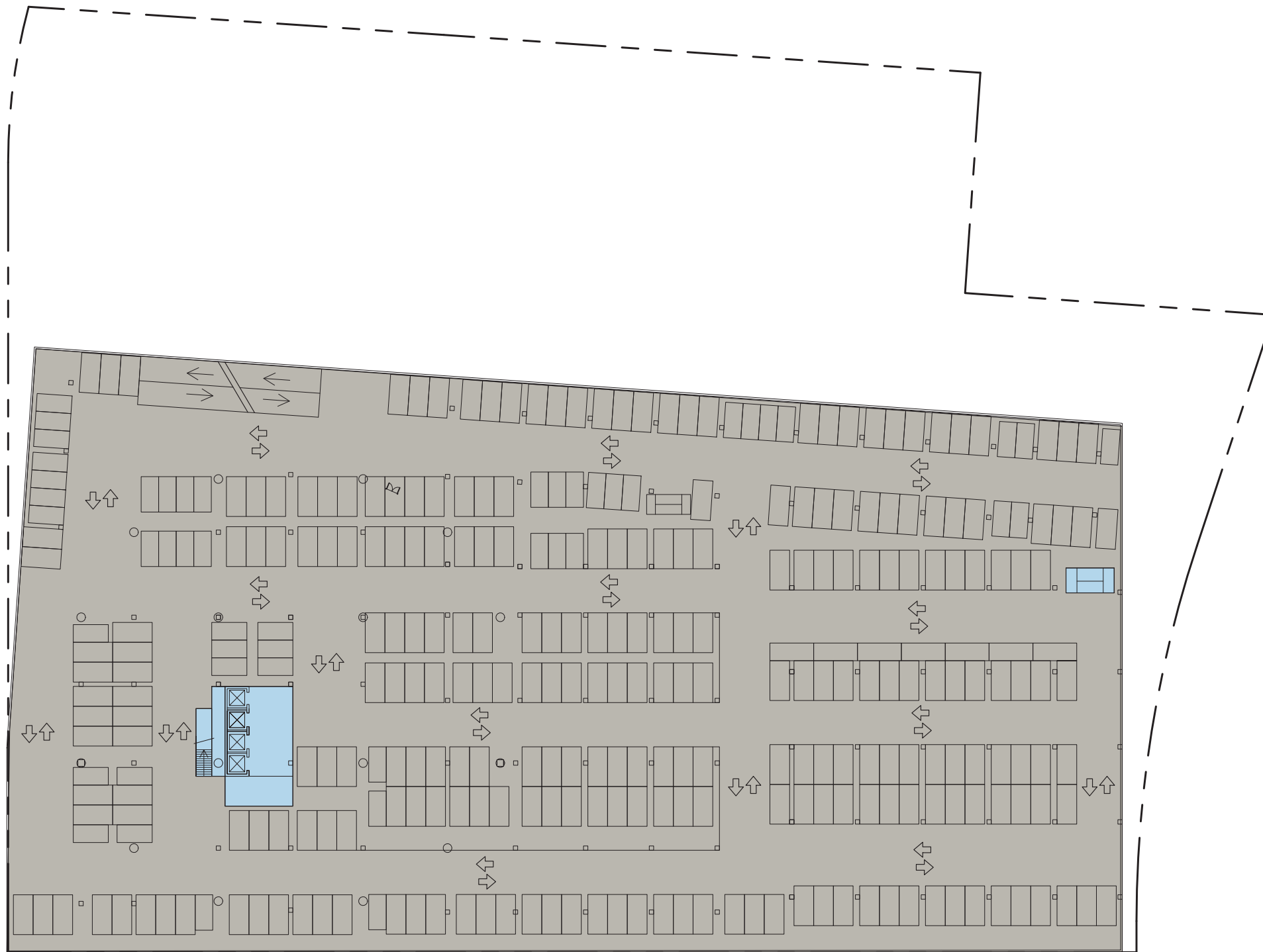




FAR LEGEND

- CULTRURAL
- PARKING

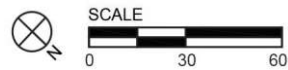
211 PARKING SPACES

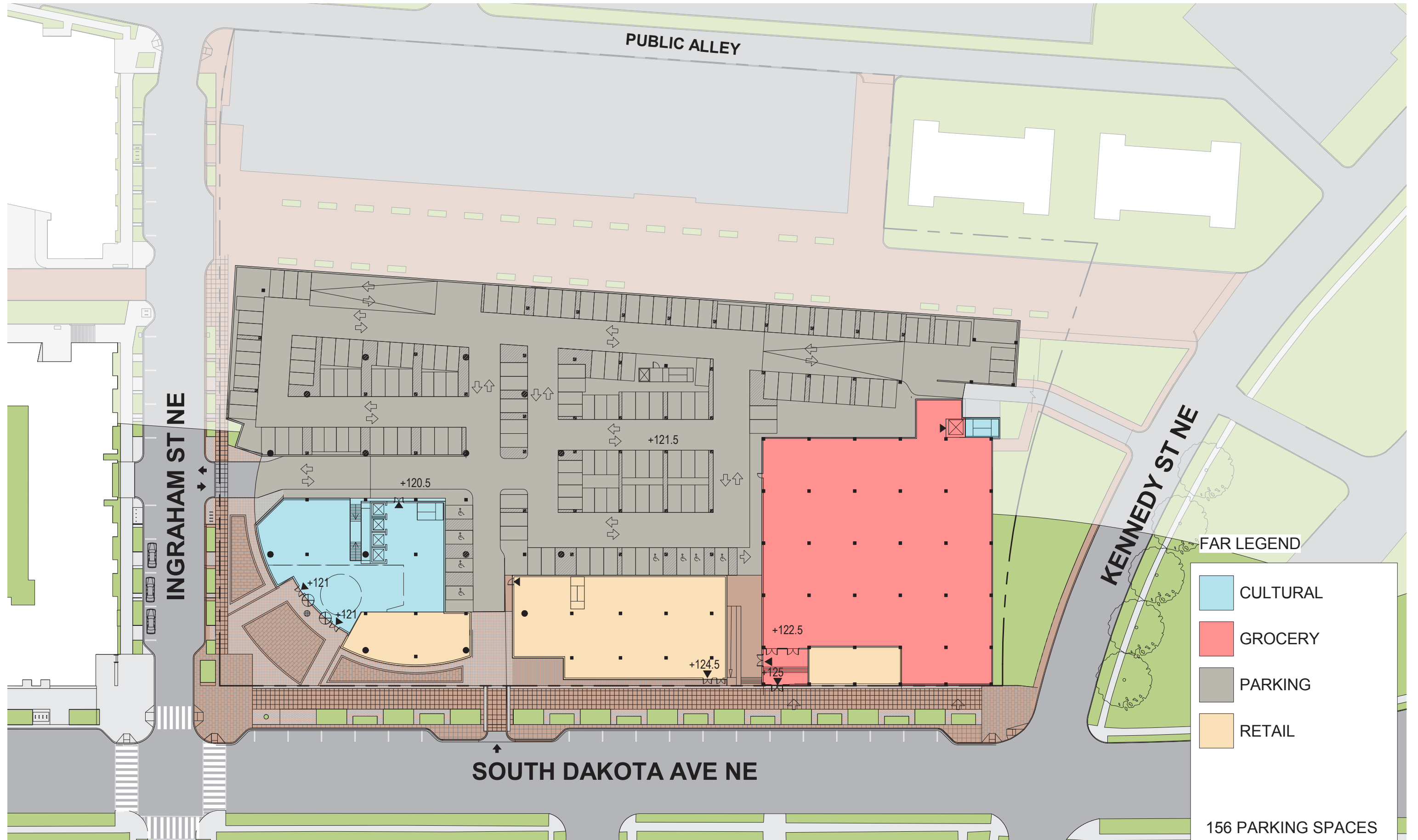


FAR LEGEND

- CULTRURAL
- PARKING

320 PARKING SPACES

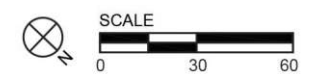


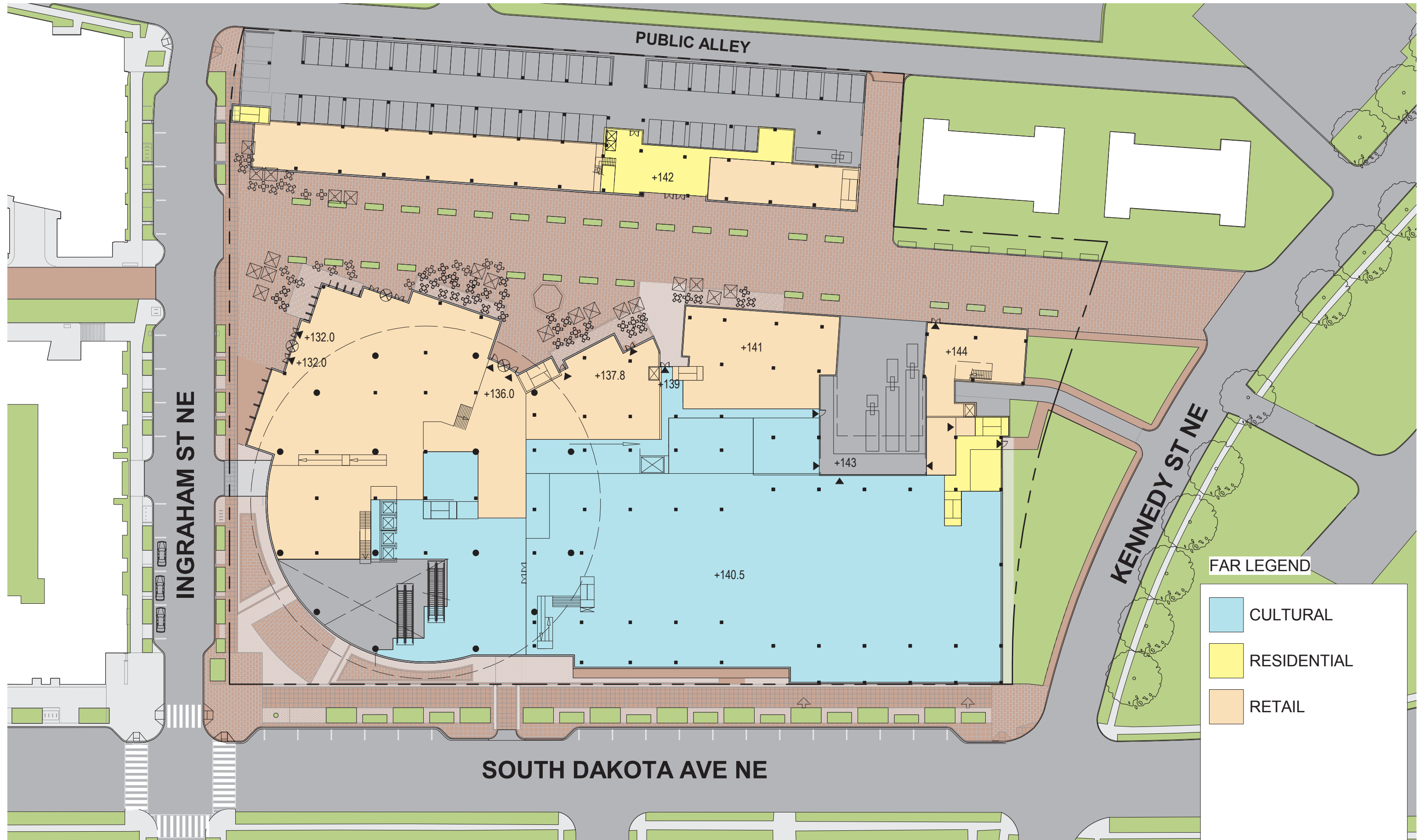


FAR LEGEND

- CULTURAL
- GROCERY
- PARKING
- RETAIL

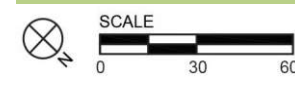
156 PARKING SPACES

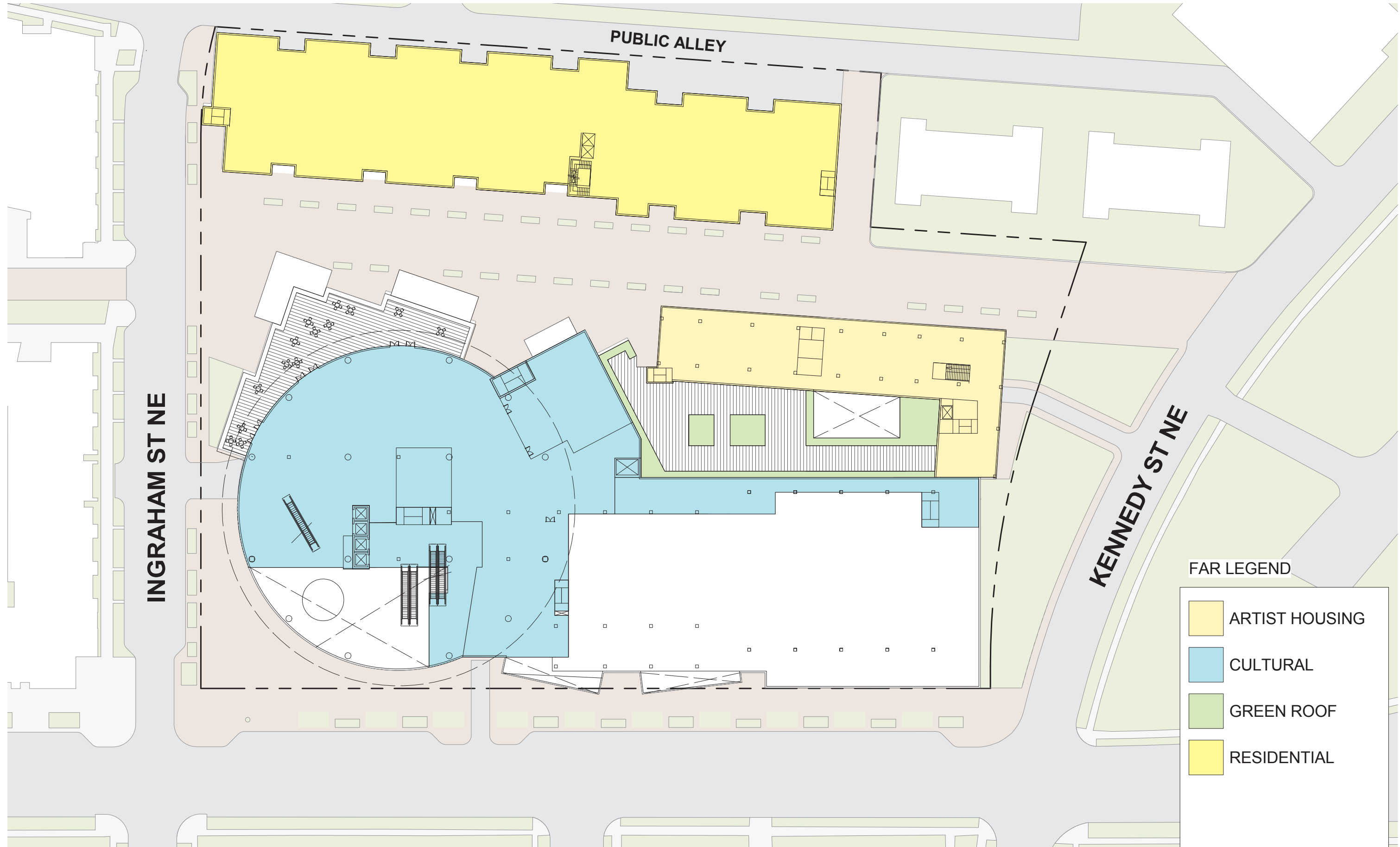




FAR LEGEND

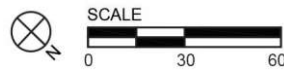
- CULTURAL
- RESIDENTIAL
- RETAIL

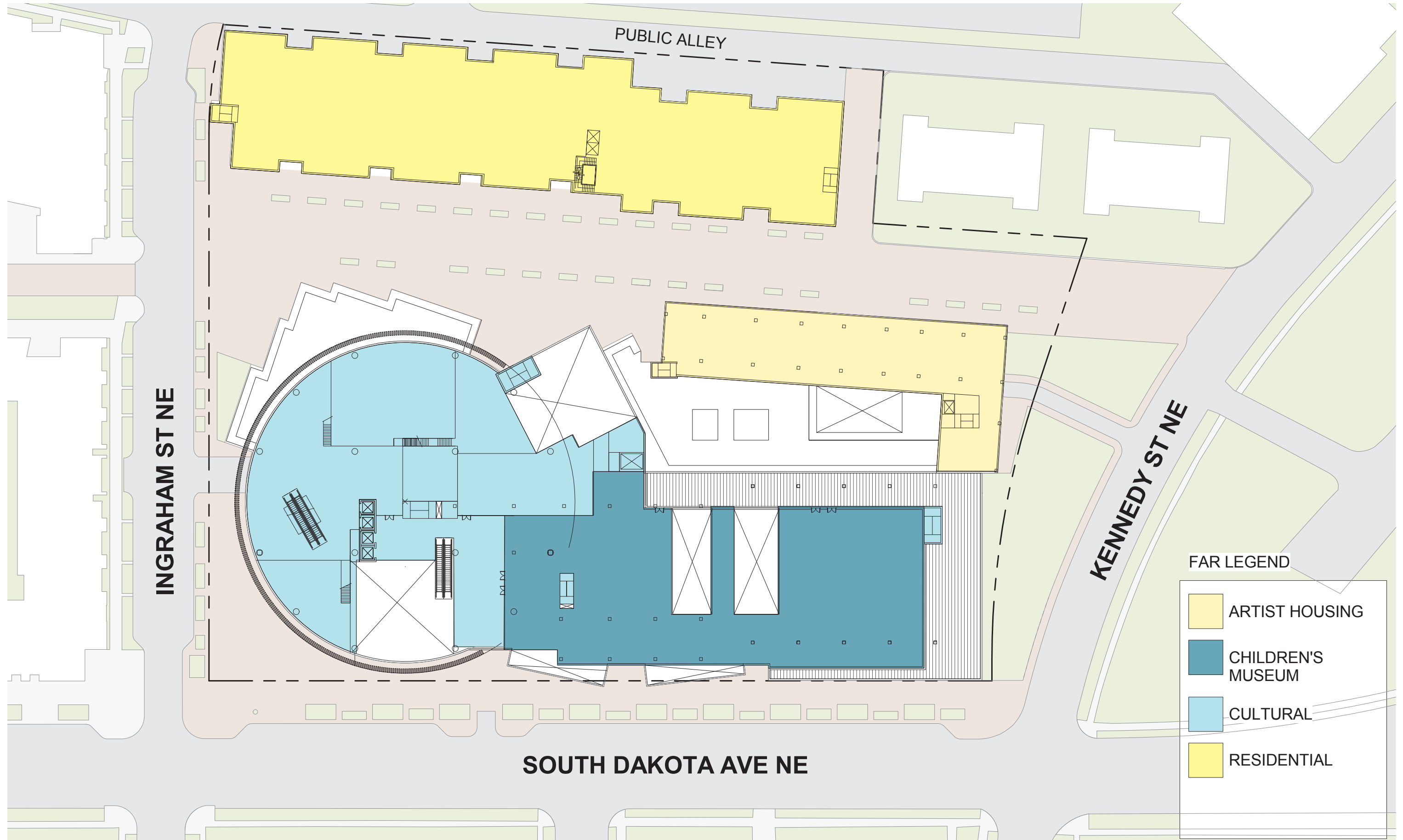




FAR LEGEND

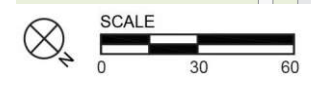
- ARTIST HOUSING
- CULTURAL
- GREEN ROOF
- RESIDENTIAL

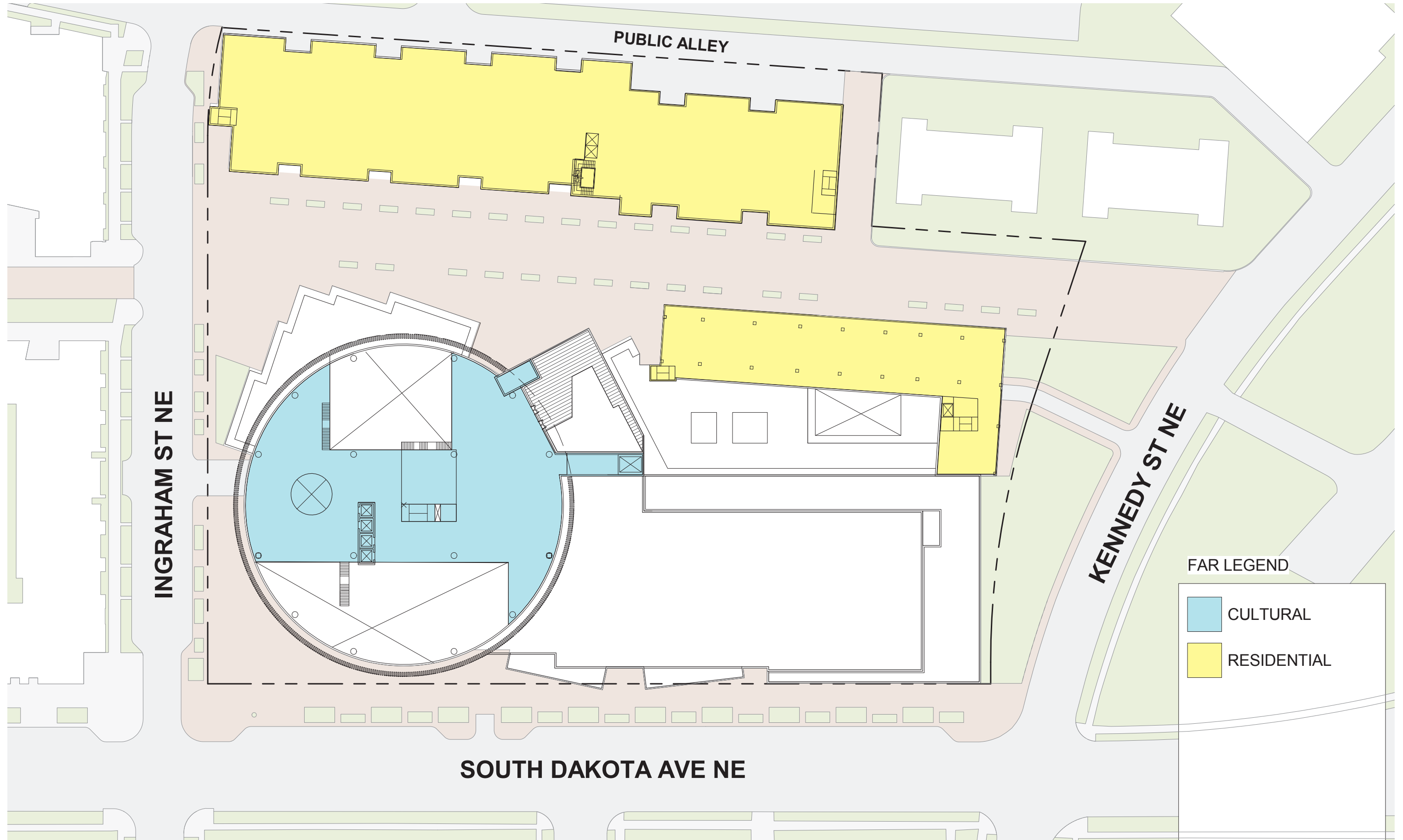




FAR LEGEND

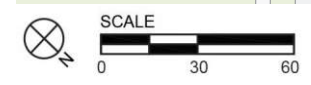
- ARTIST HOUSING
- CHILDREN'S MUSEUM
- CULTURAL
- RESIDENTIAL

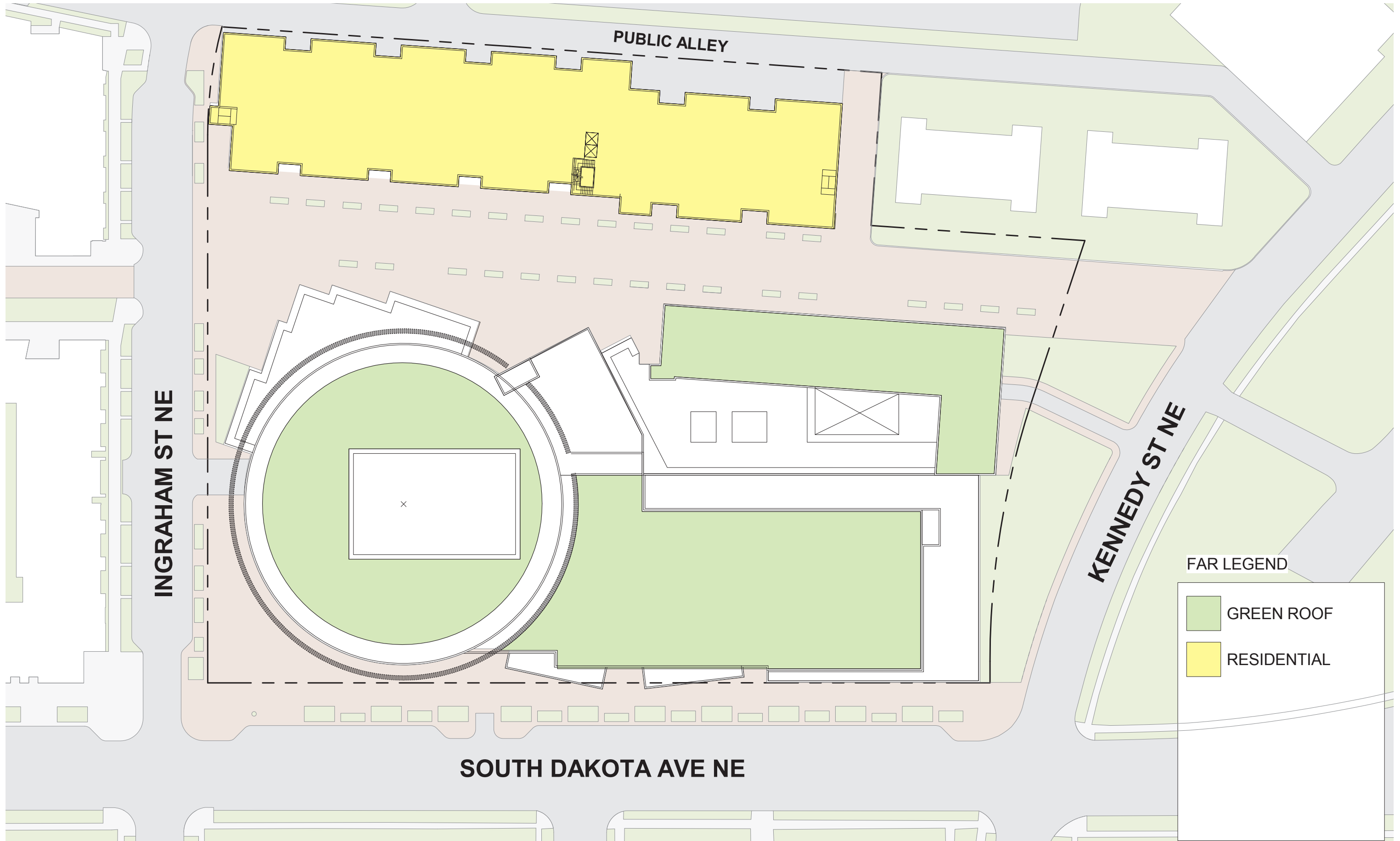




FAR LEGEND

- CULTURAL
- RESIDENTIAL





PUBLIC ALLEY

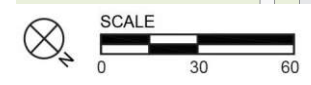
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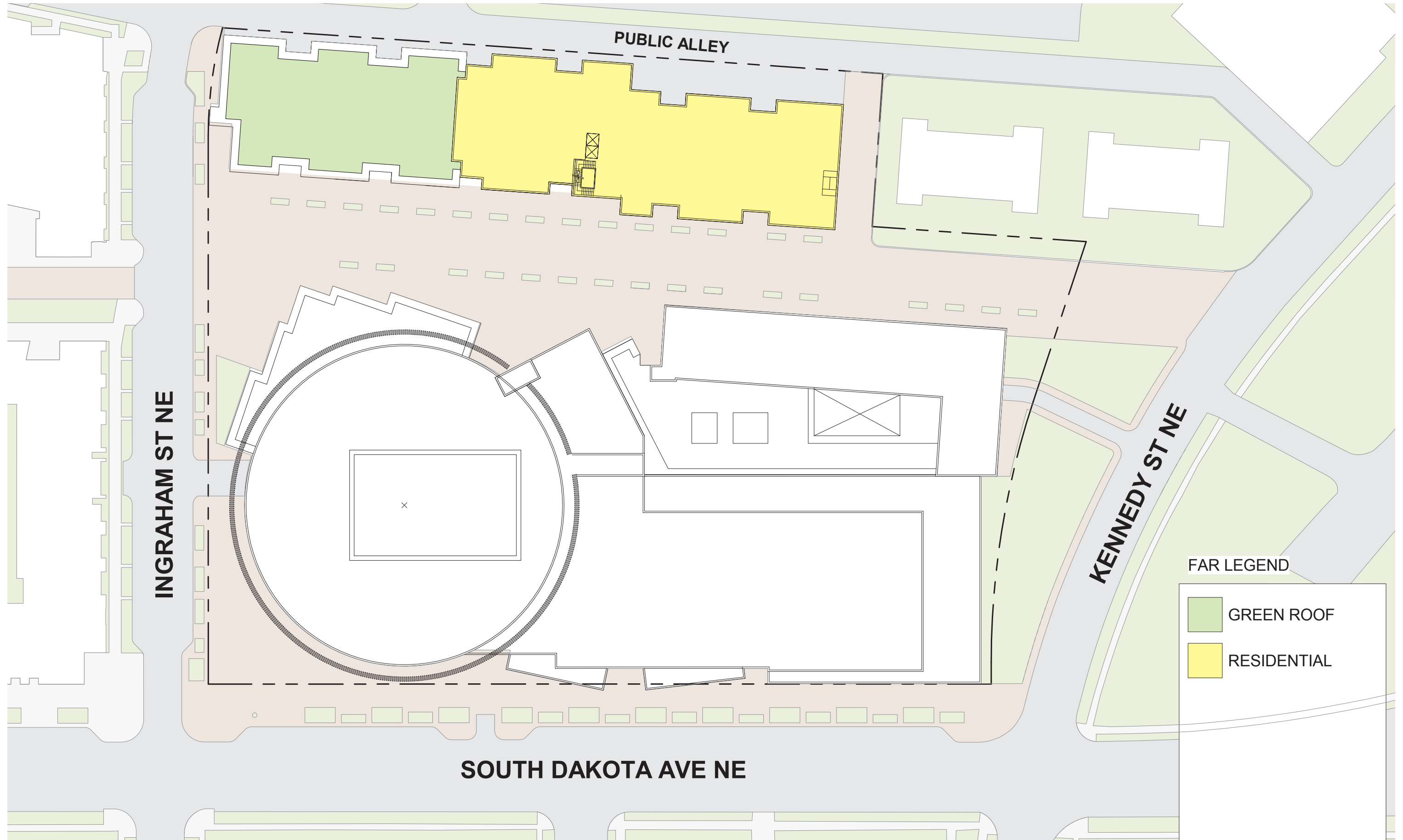
KENNEDY ST NE

SOUTH DAKOTA AVE NE

FAR LEGEND

- GREEN ROOF
- RESIDENTIAL





INGRAHAM ST NE

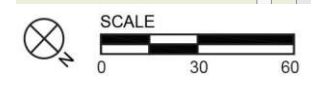
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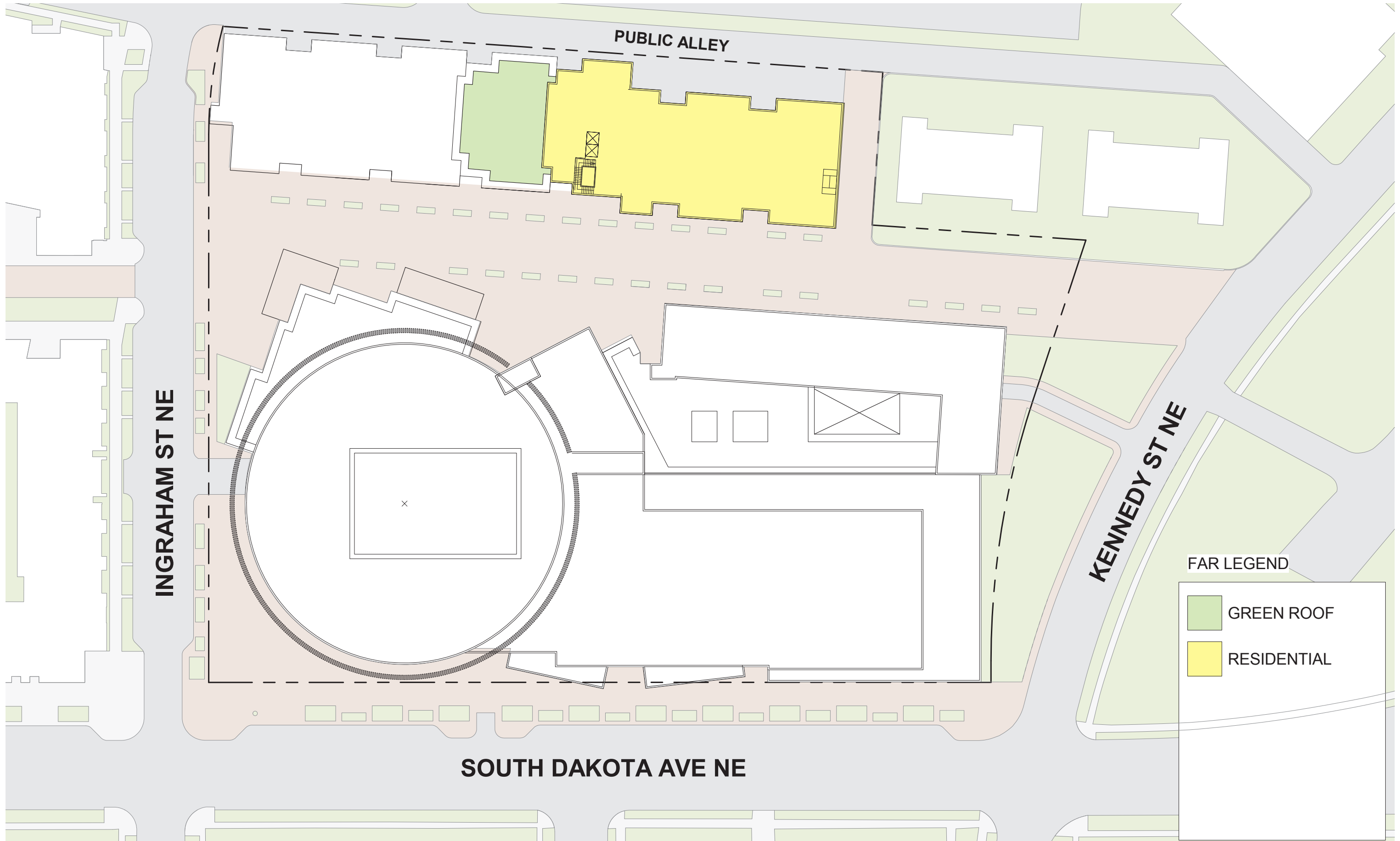
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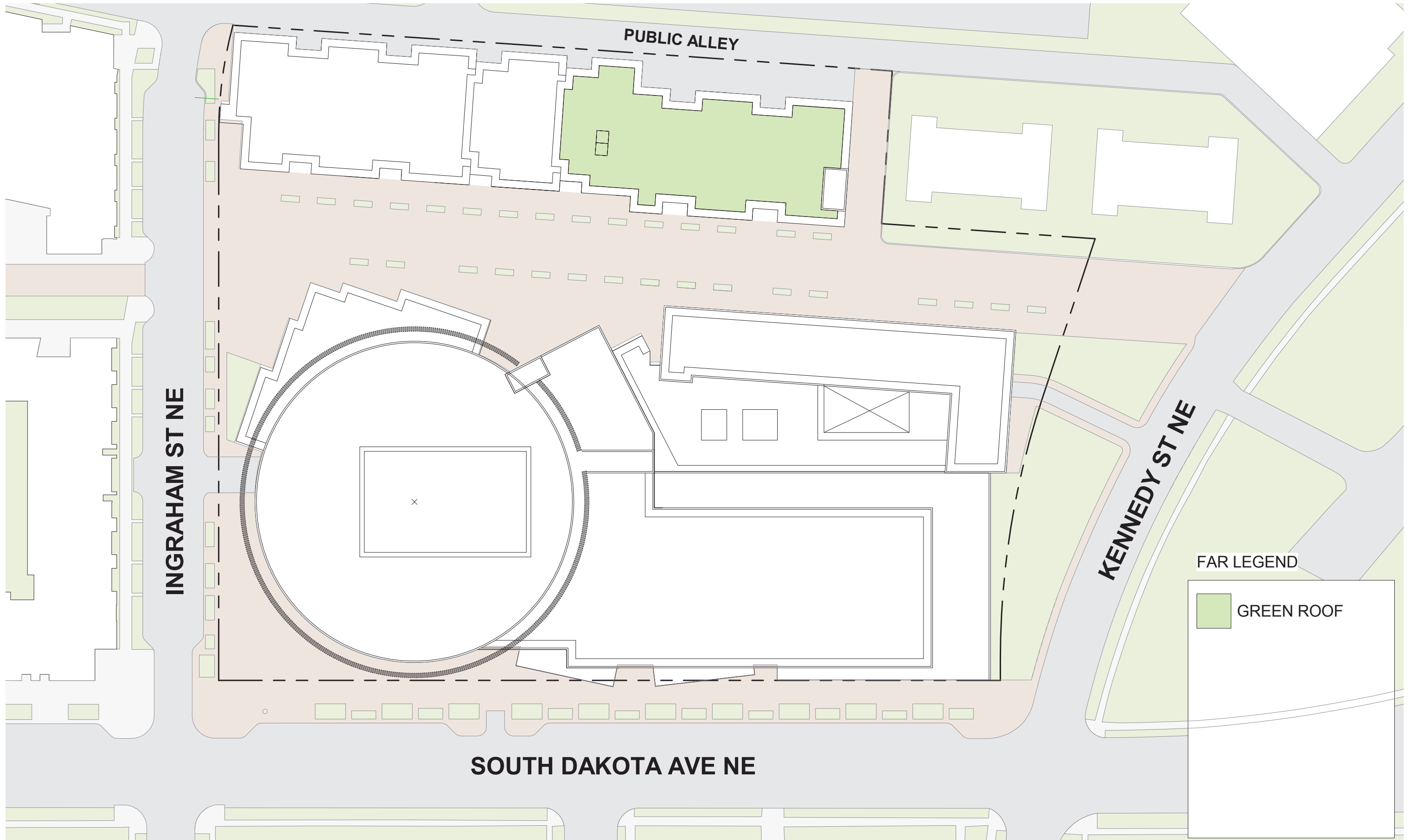
SOUTH DAKOTA AVE NE

FAR LEGEND

- GREEN ROOF
- RESIDENTIAL

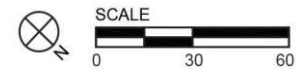


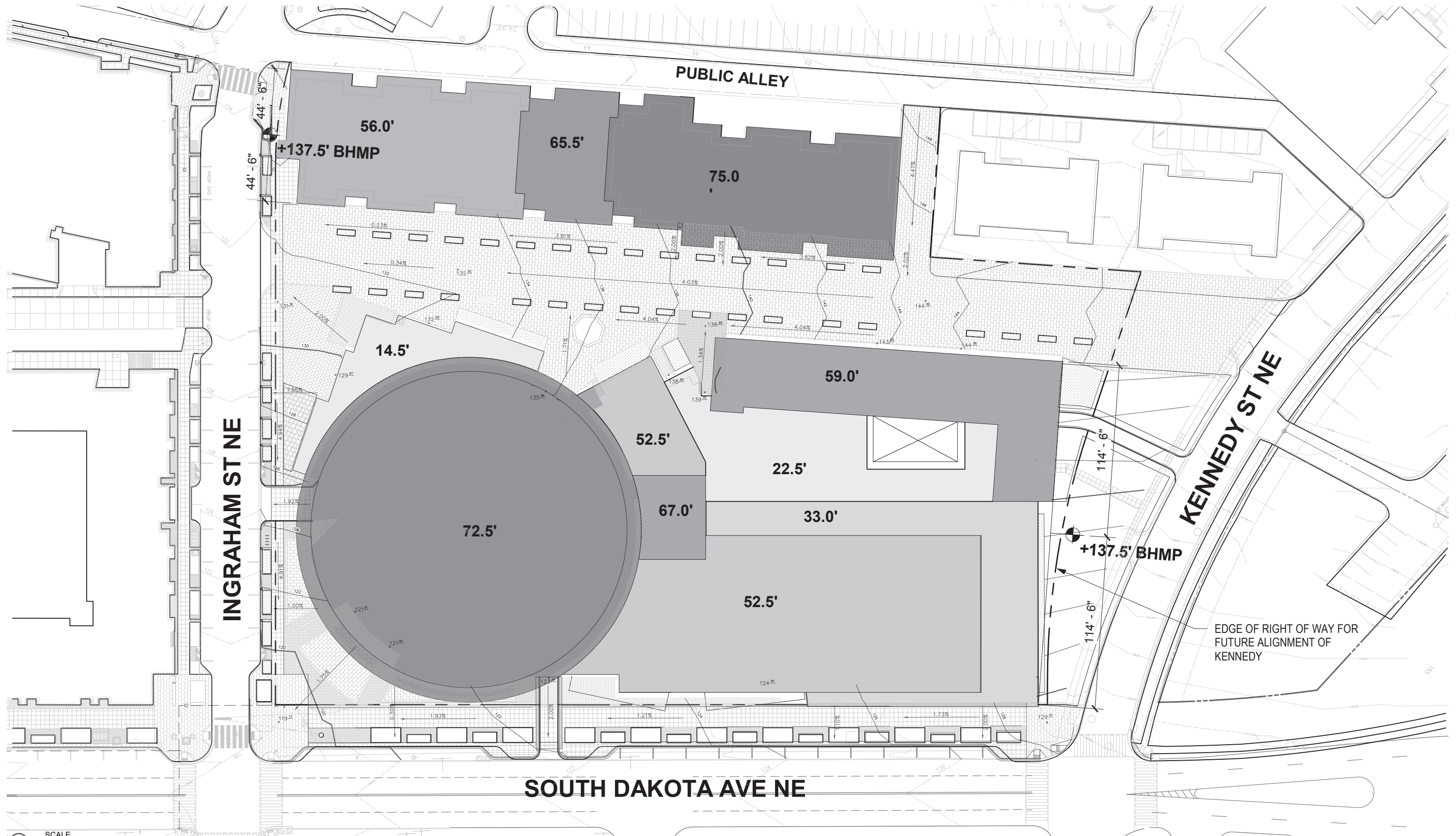


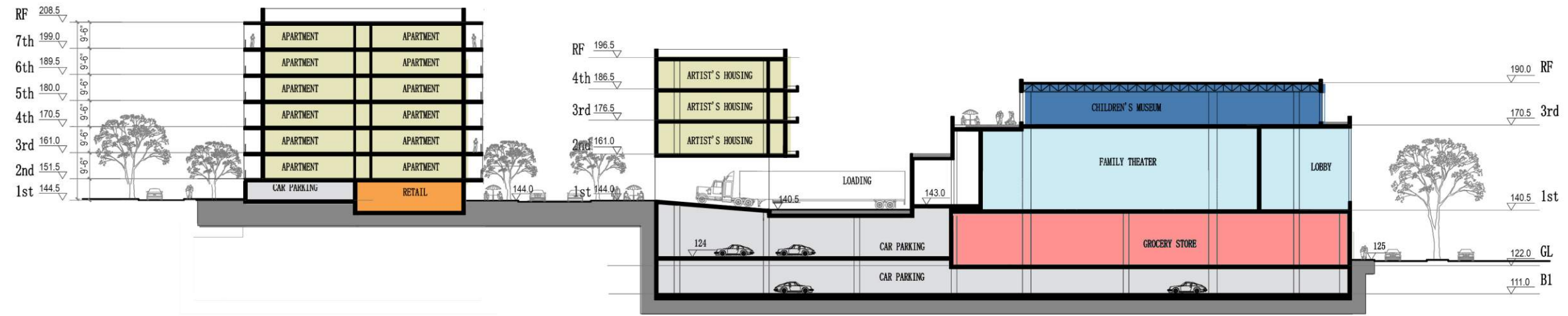


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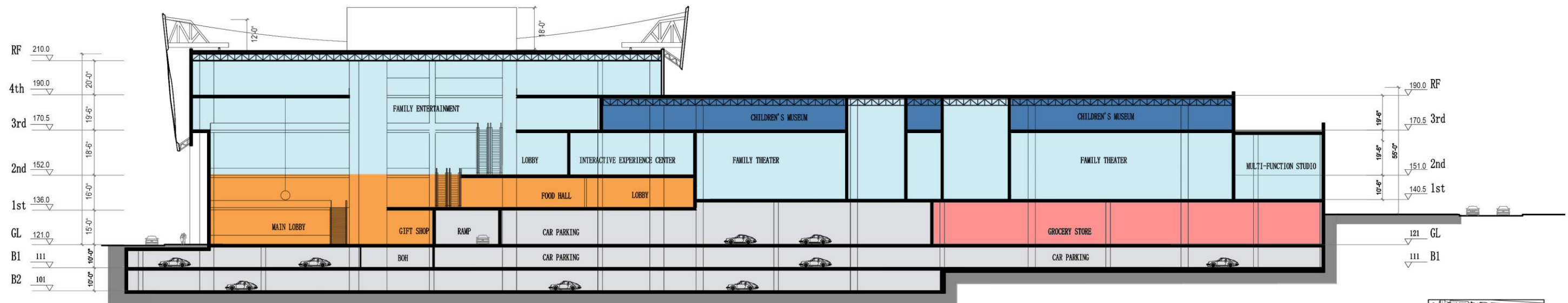
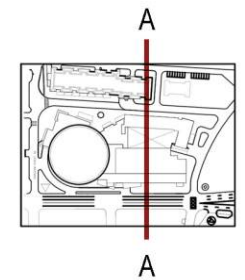
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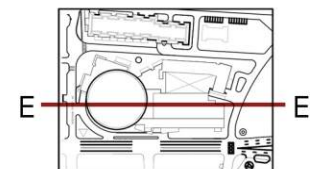


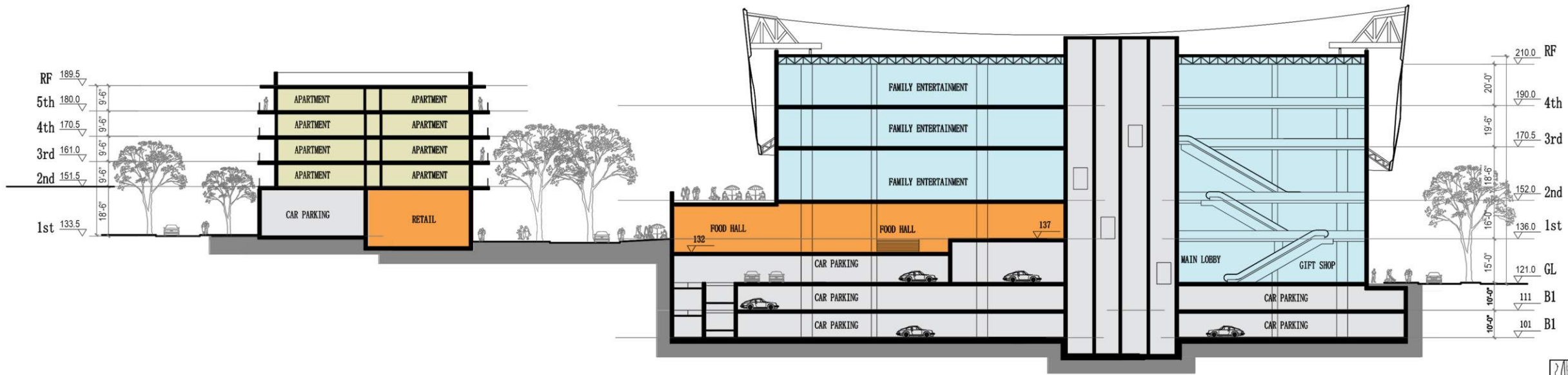


SECTION A

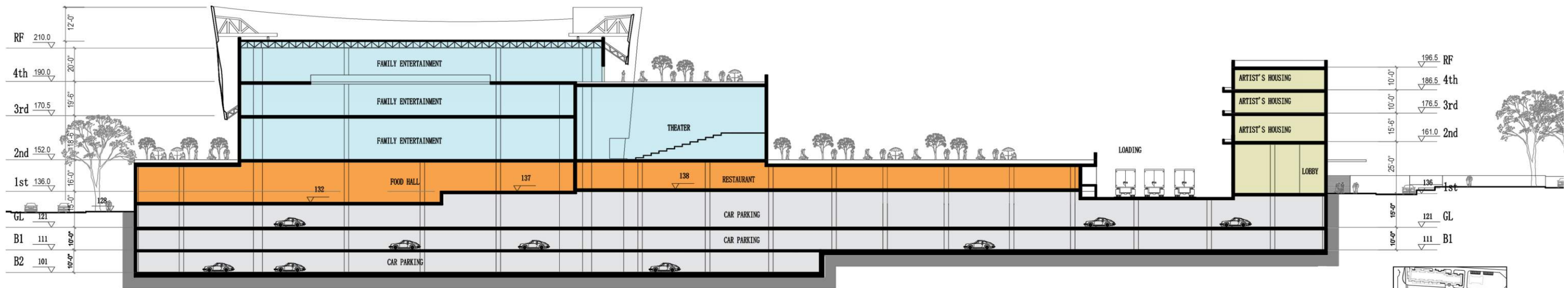


SECTION E





SECTION B



SECTION D



PERSPECTIVE - AERIAL LOOKING NORTH ALONG S. DAKOTA AVE



PERSPECTIVE - VIEW ALONG S. DAKOTA AVE
ART PLACE AT FORT TOTTEN







PERSPECTIVE - AERIAL LOOKING NORTH ALONG S. DAKOTA AVE



PERSPECTIVE - AERIAL LOOKING SOUTH FROM KENNEDY ST & S. DAKOTA AVE



Family Entertainment Zone
WELCOME

PERSPECTIVE - VIEW FROM INGRAHAM ST NE & S. DAKOTA AVE







PERSPECTIVE - VIEW FROM LEVEL 2 ROOFTOP AT INGRAHAM ST NE & 4TH ST NE



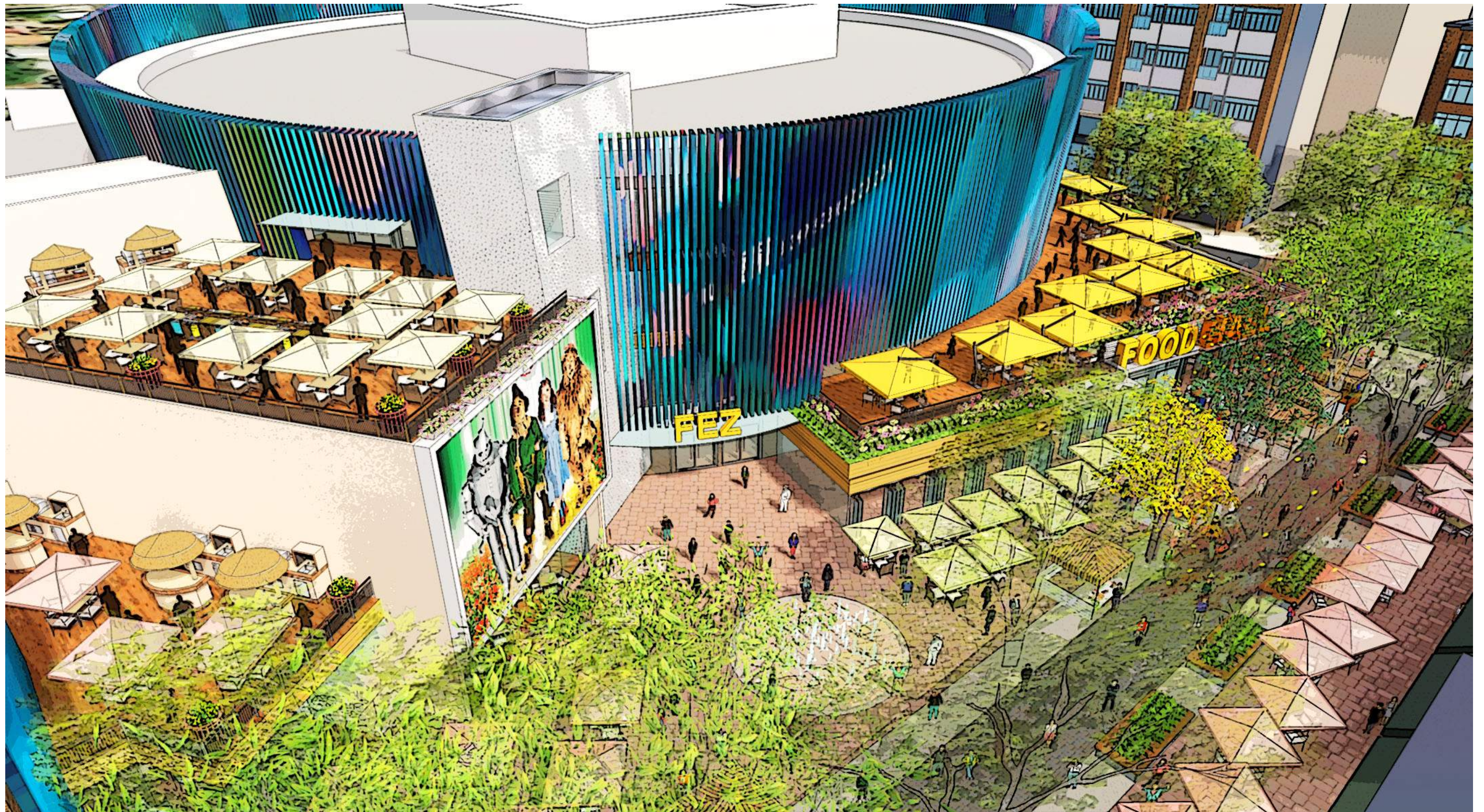






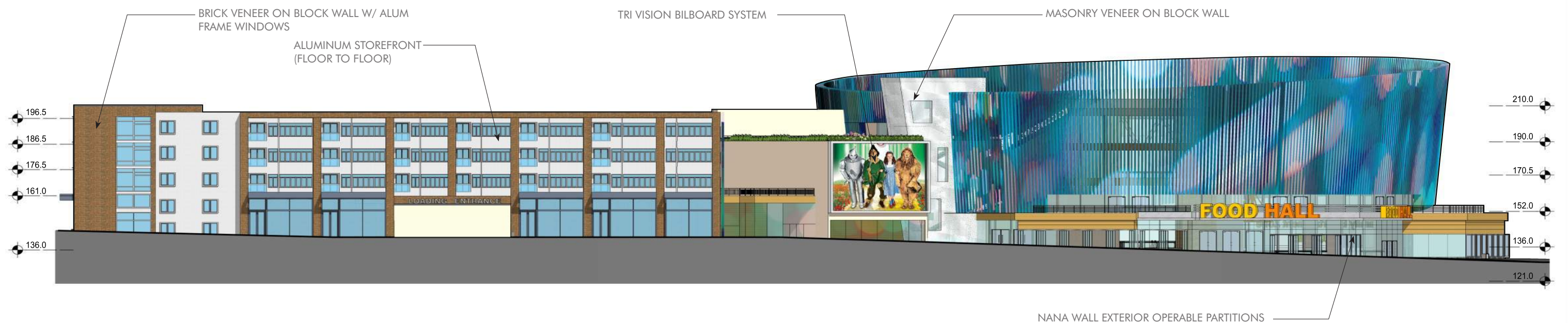
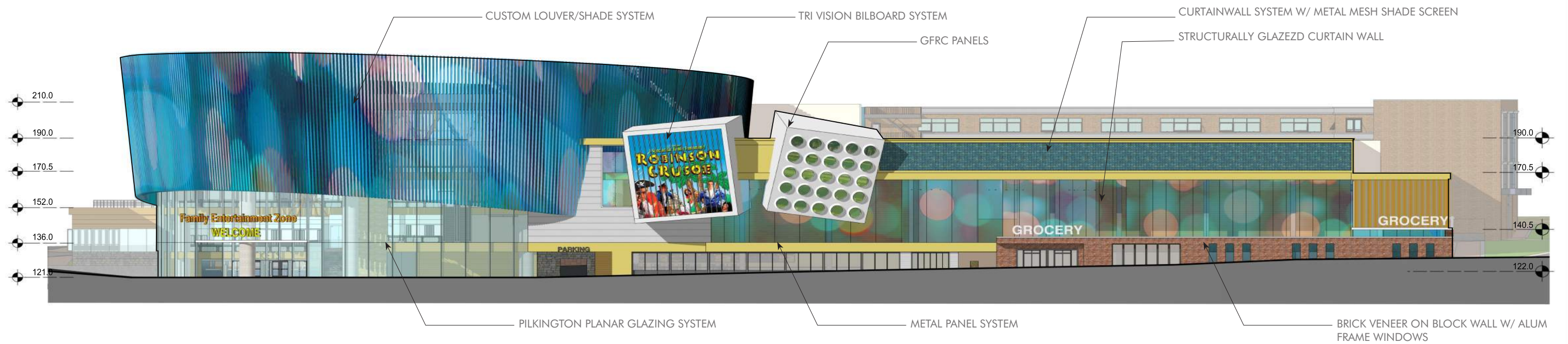








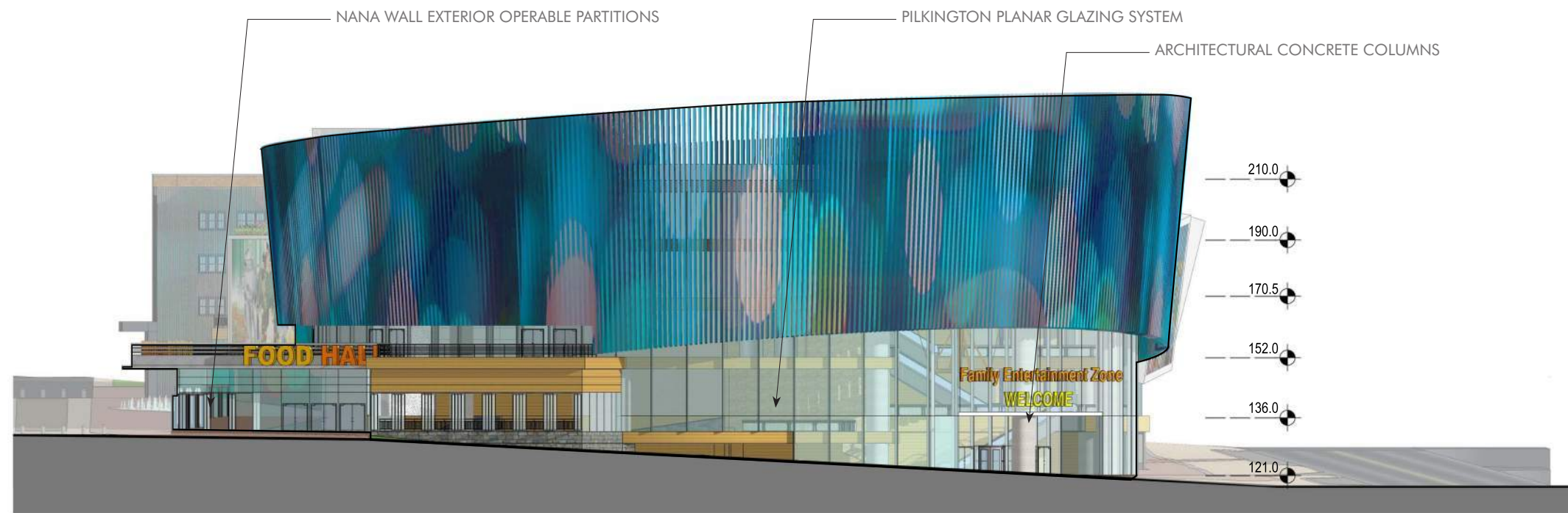




BUILDING ELEVATIONS & MATERIALS: ALONG SOUTH DAKOTA AVE & 4TH STREET NE

SEPTEMBER 4, 2018

ART PLACE AT FORT TOTTEN



BUILDING ELEVATIONS & MATERIALS: ALONG KENNEDY ST NE & INGRAHAM ST NE



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LANDSCAPE EXHIBITS



BUILDING B

PERKINS — EASTMAN

STUDIO SHANGHAI

VFA CAPITOL

SEPTEMBER 4, 2018



SCALE
0 100 200

OVERALL SITE CONTEXT PLAN

ART PLACE AT FORT TOTTEN



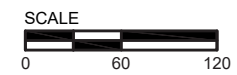
BUILDING B

PERKINS — EASTMAN

STUDIO SHANGHAI

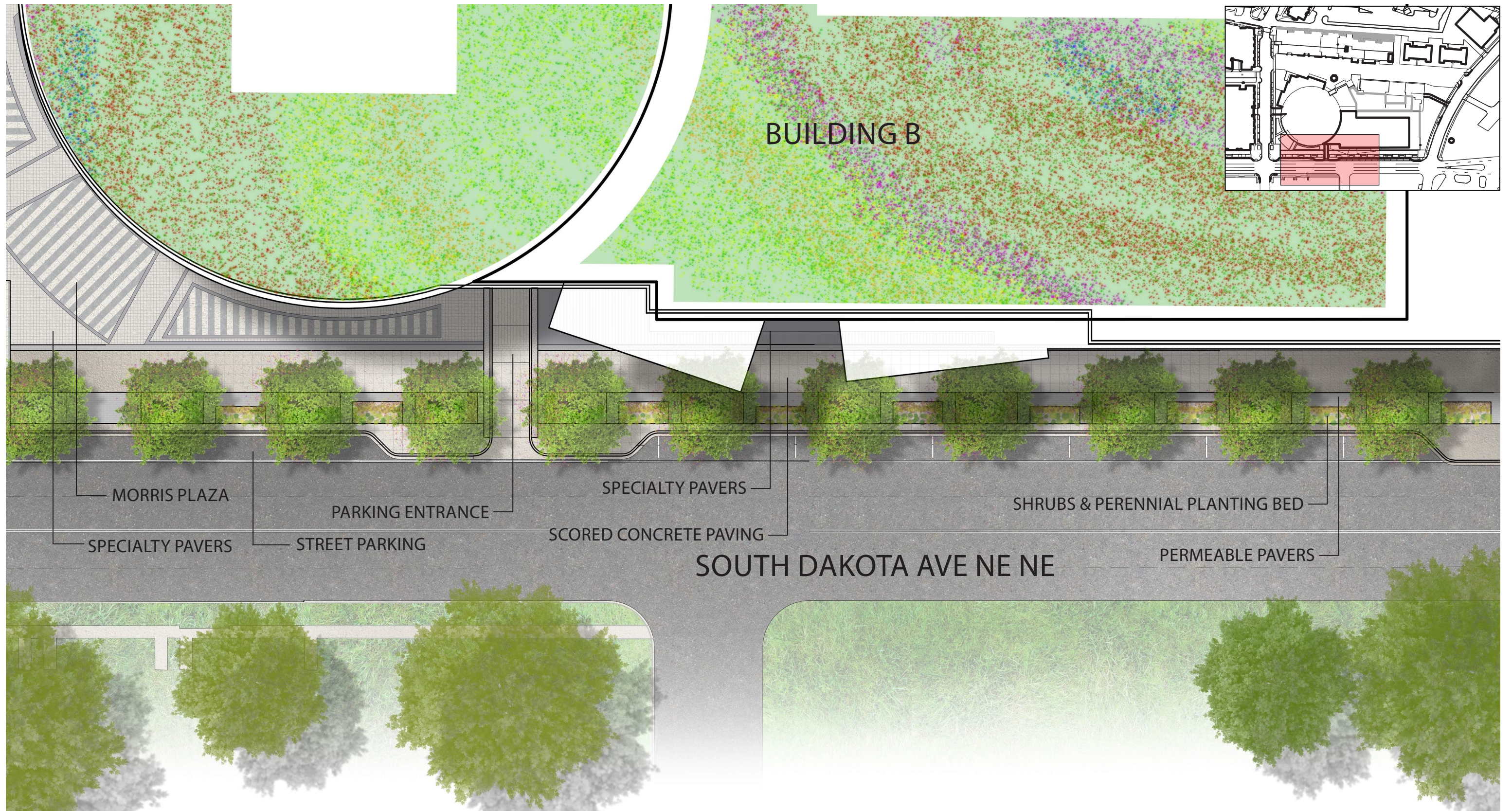
VFA CAPITOL

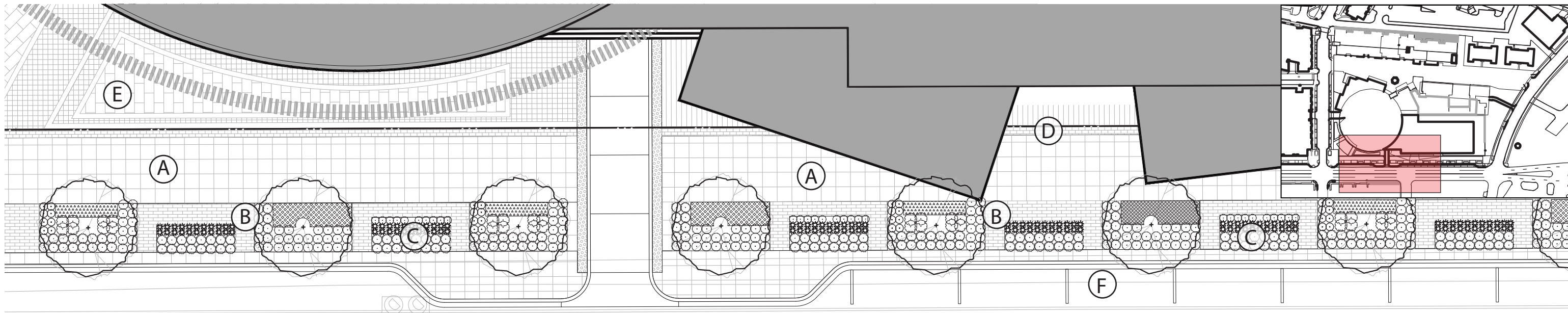
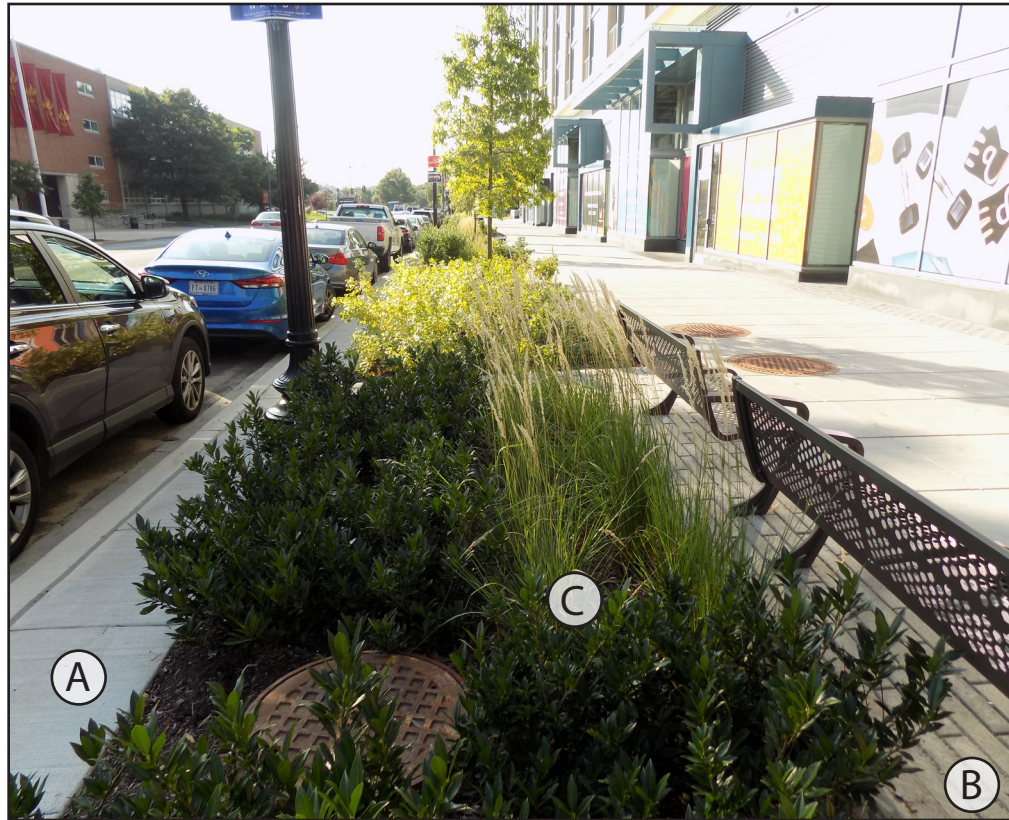
SEPTEMBER 4, 2018



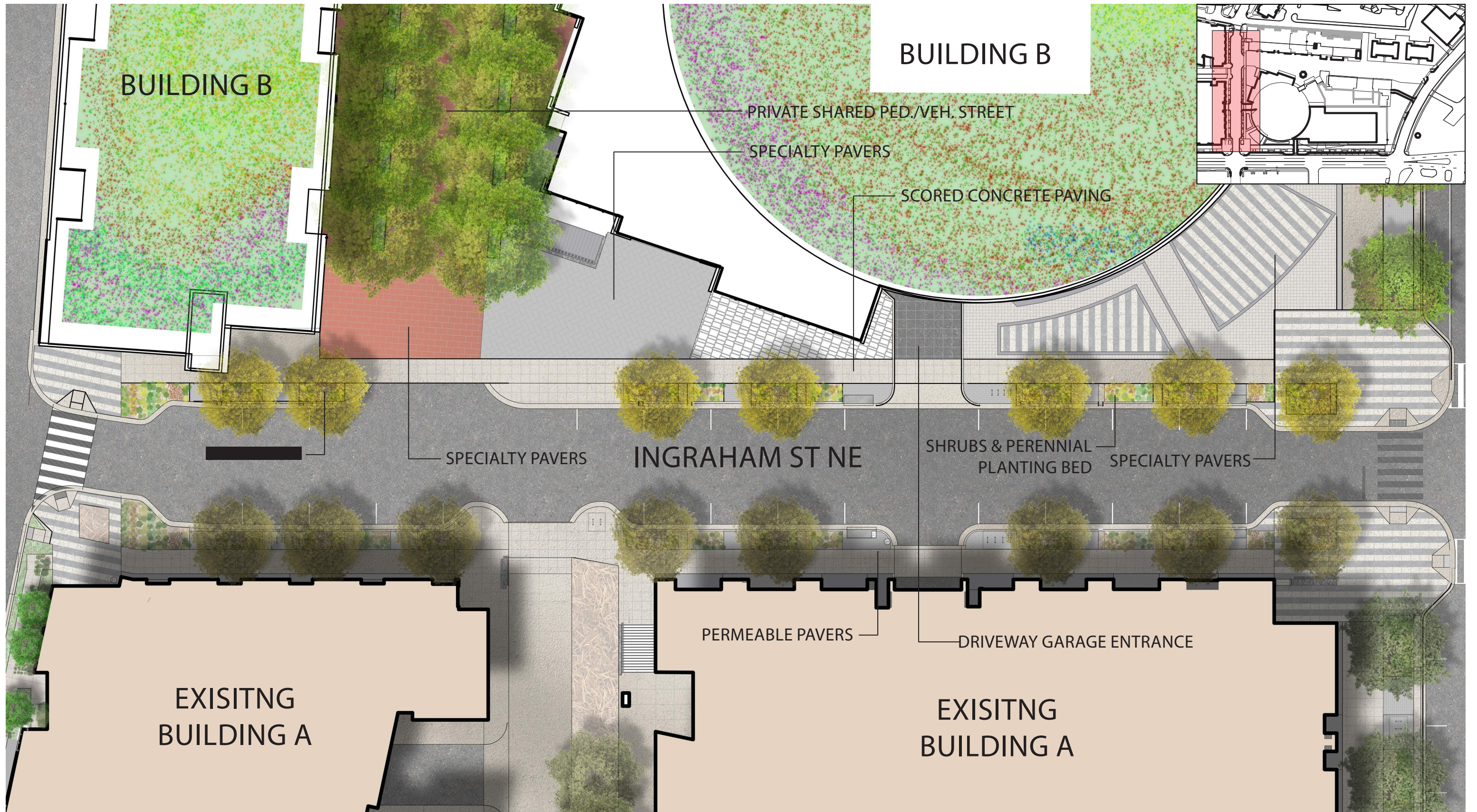
LANDSCAPE SITE CONTEXT PLAN

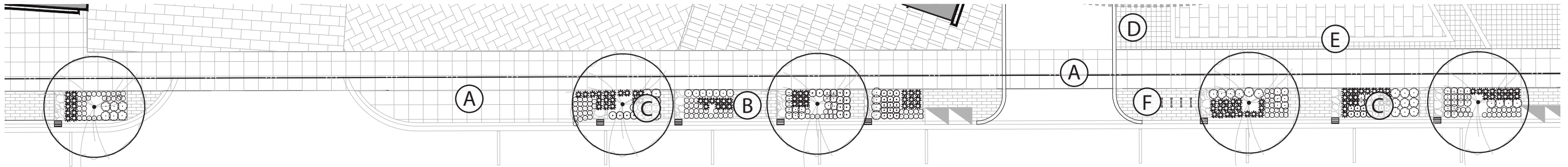
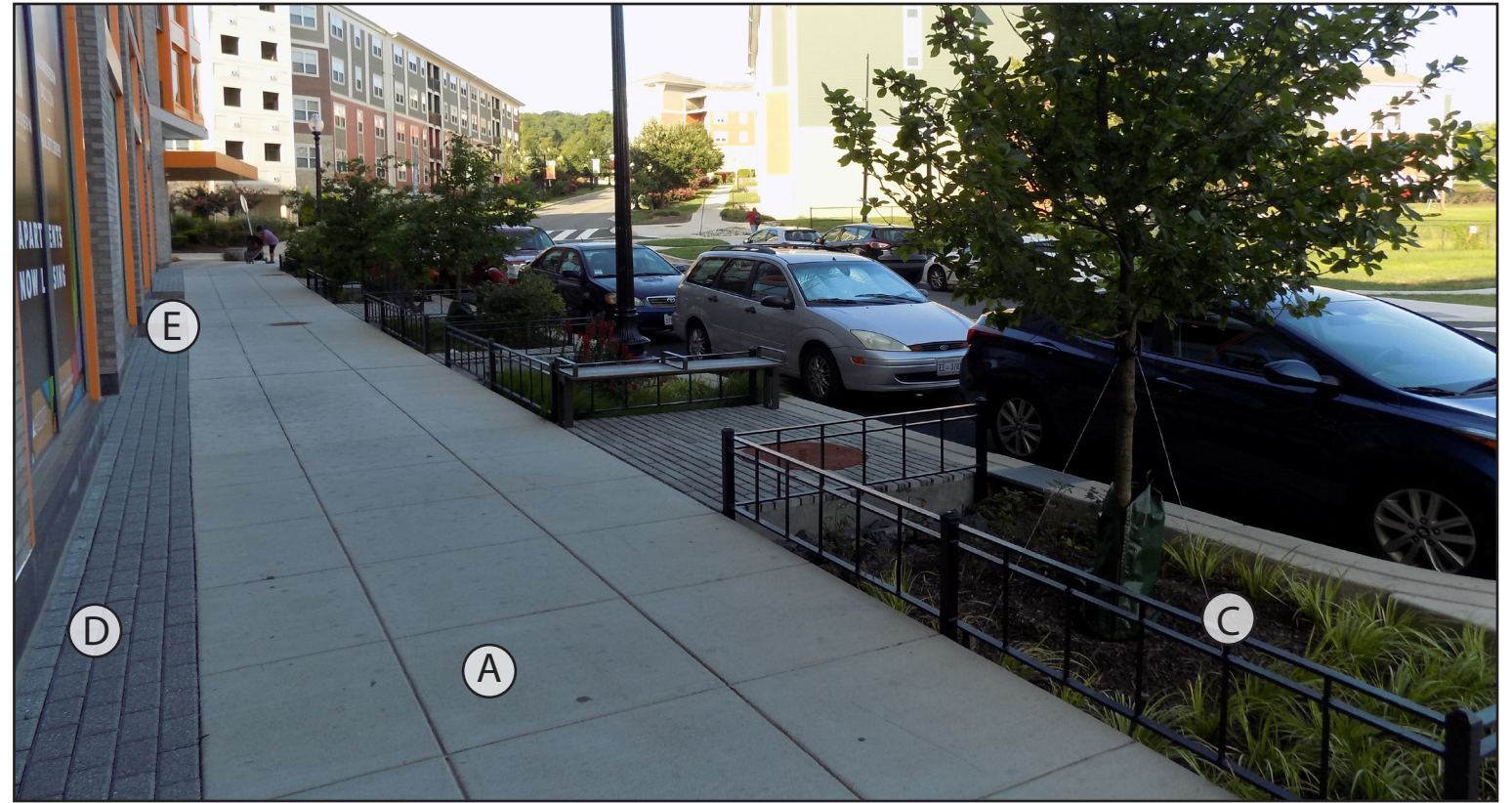
ART PLACE AT FORT TOTTEN



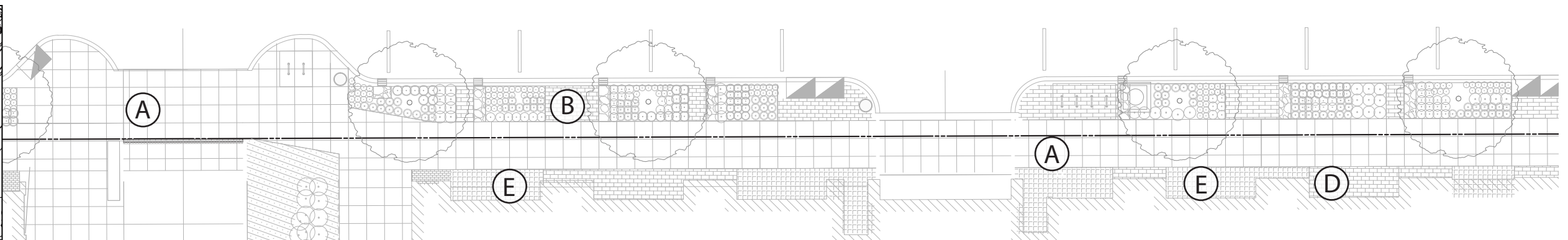
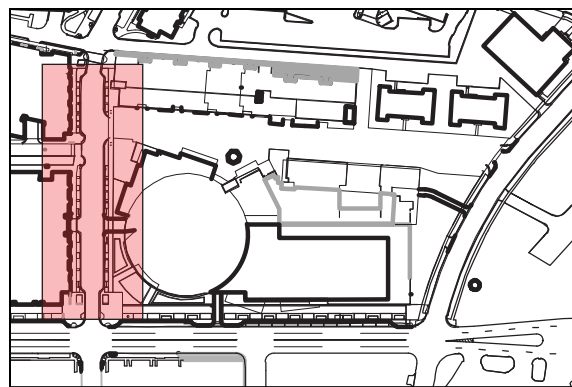


SOUTH DAKOTA AVE NE





INGRAHAM ST NE



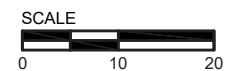
BUILDING B

PERKINS — EASTMAN

STUDIO SHANGHA

VFA CAPITOL

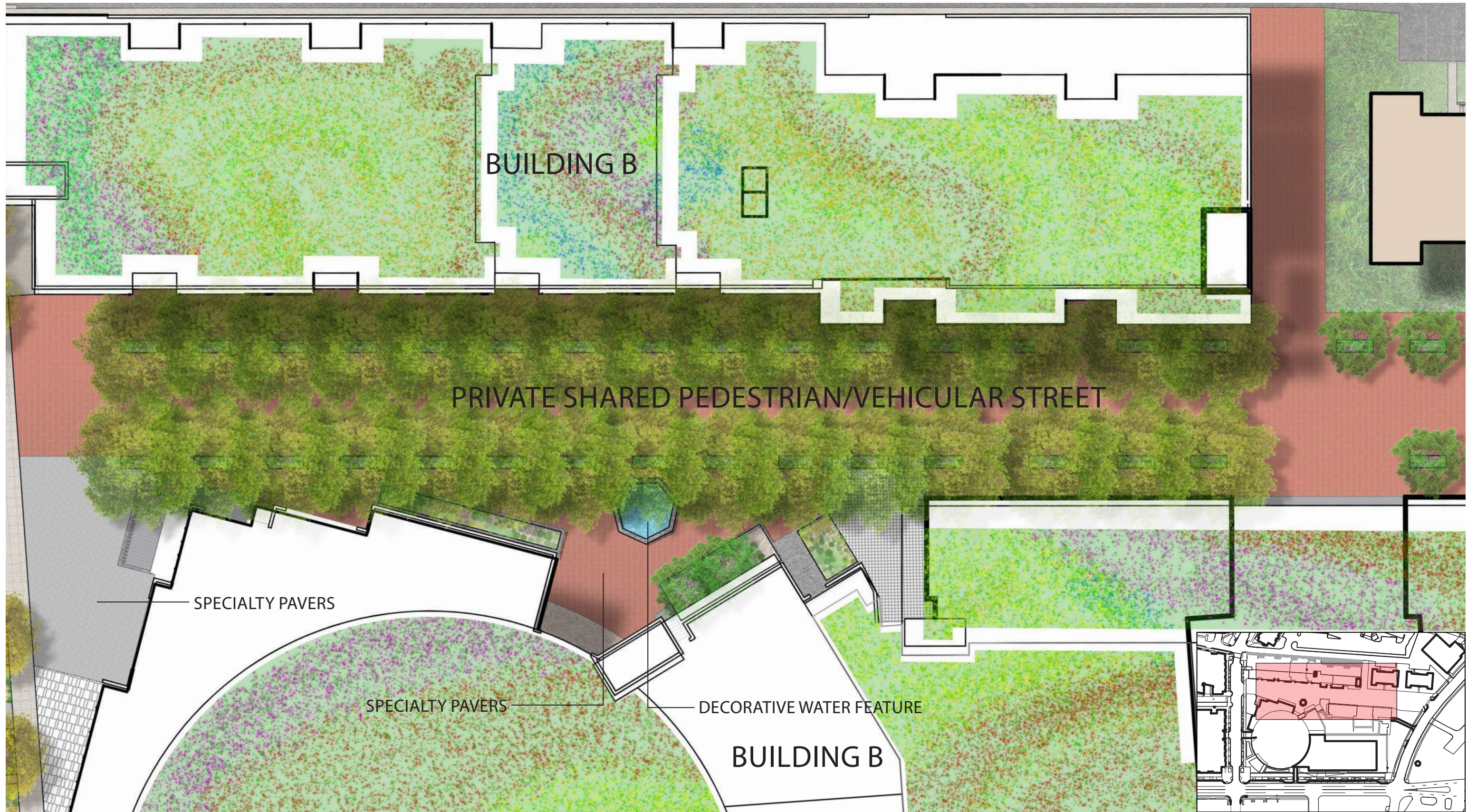
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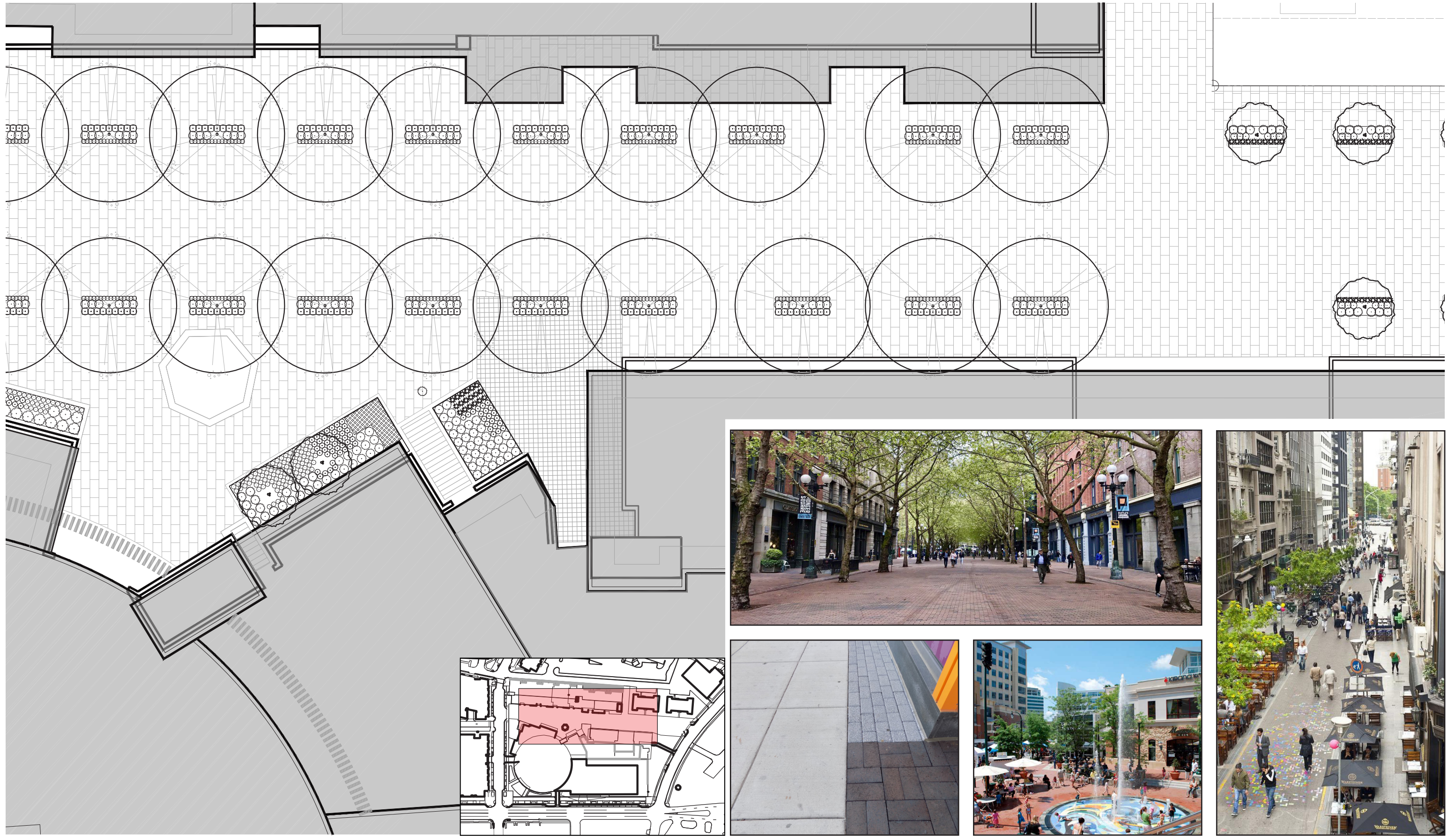


TYPICAL INGRAHAM STREETSCAPE

ART PLACE AT FORT TOTTEN

L6





BUILDING B

PERKINS — EASTMAN

STUDIO SHANGHA

VFA CAPITOL

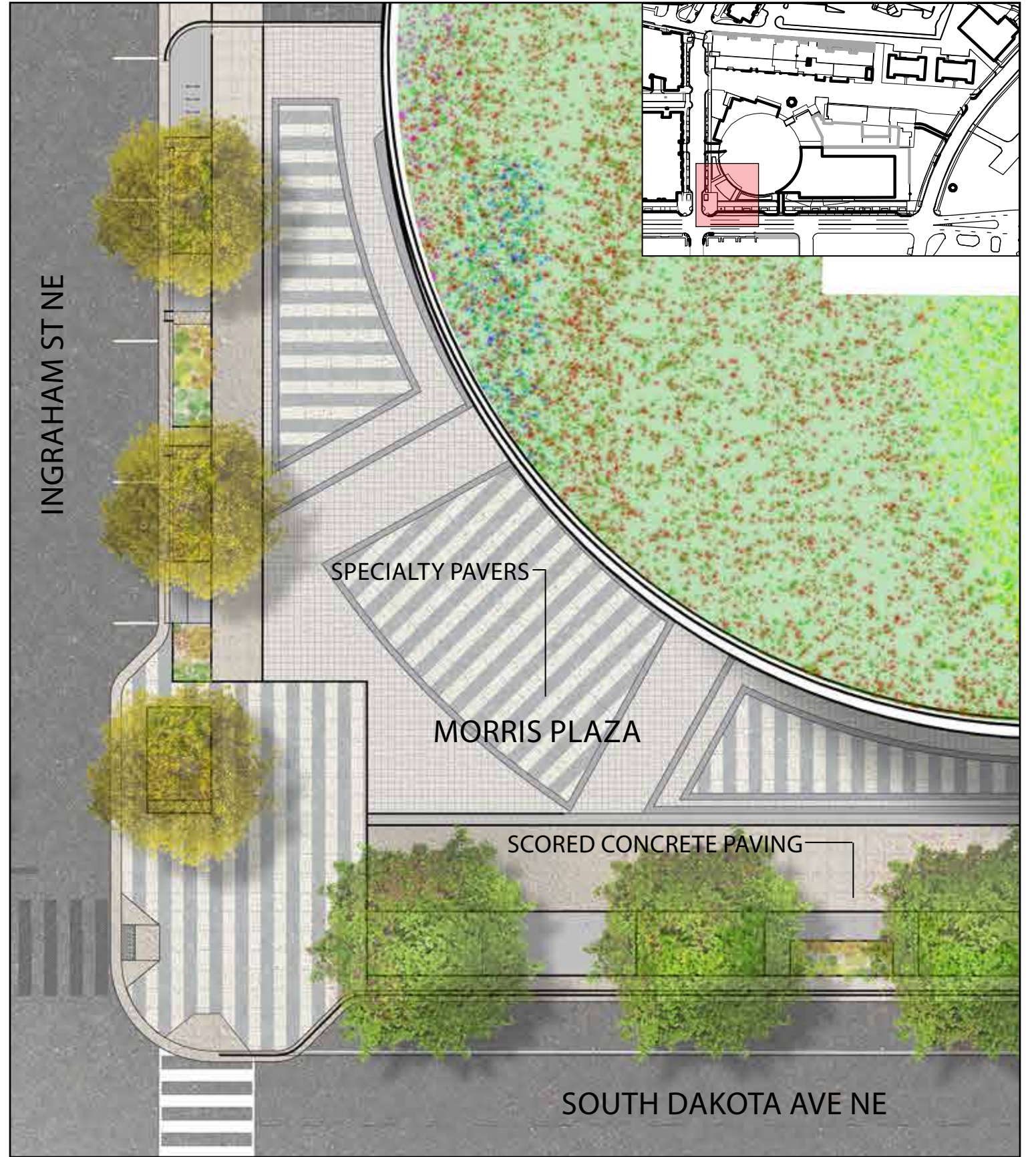
SEPTEMBER 4, 2018

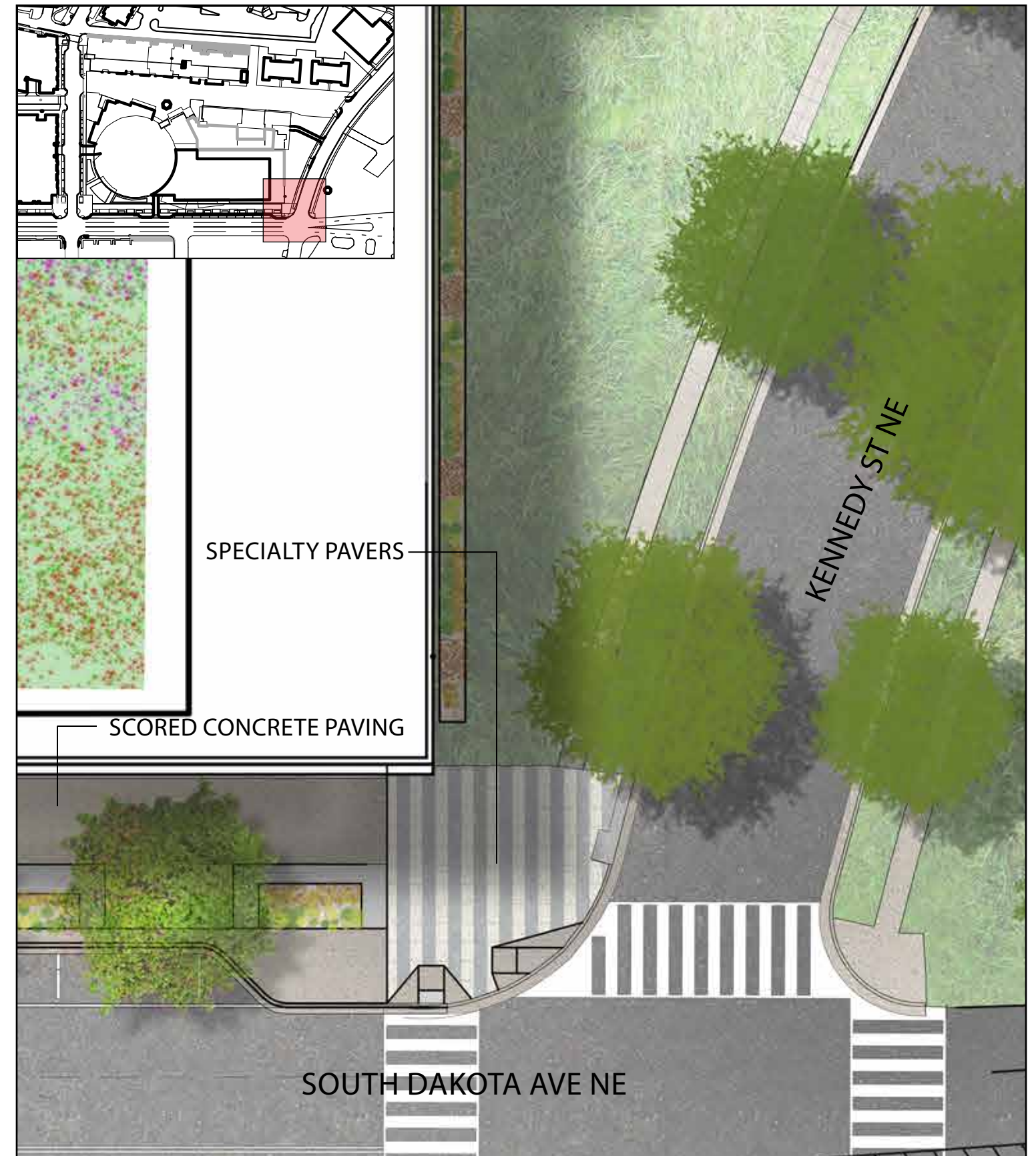
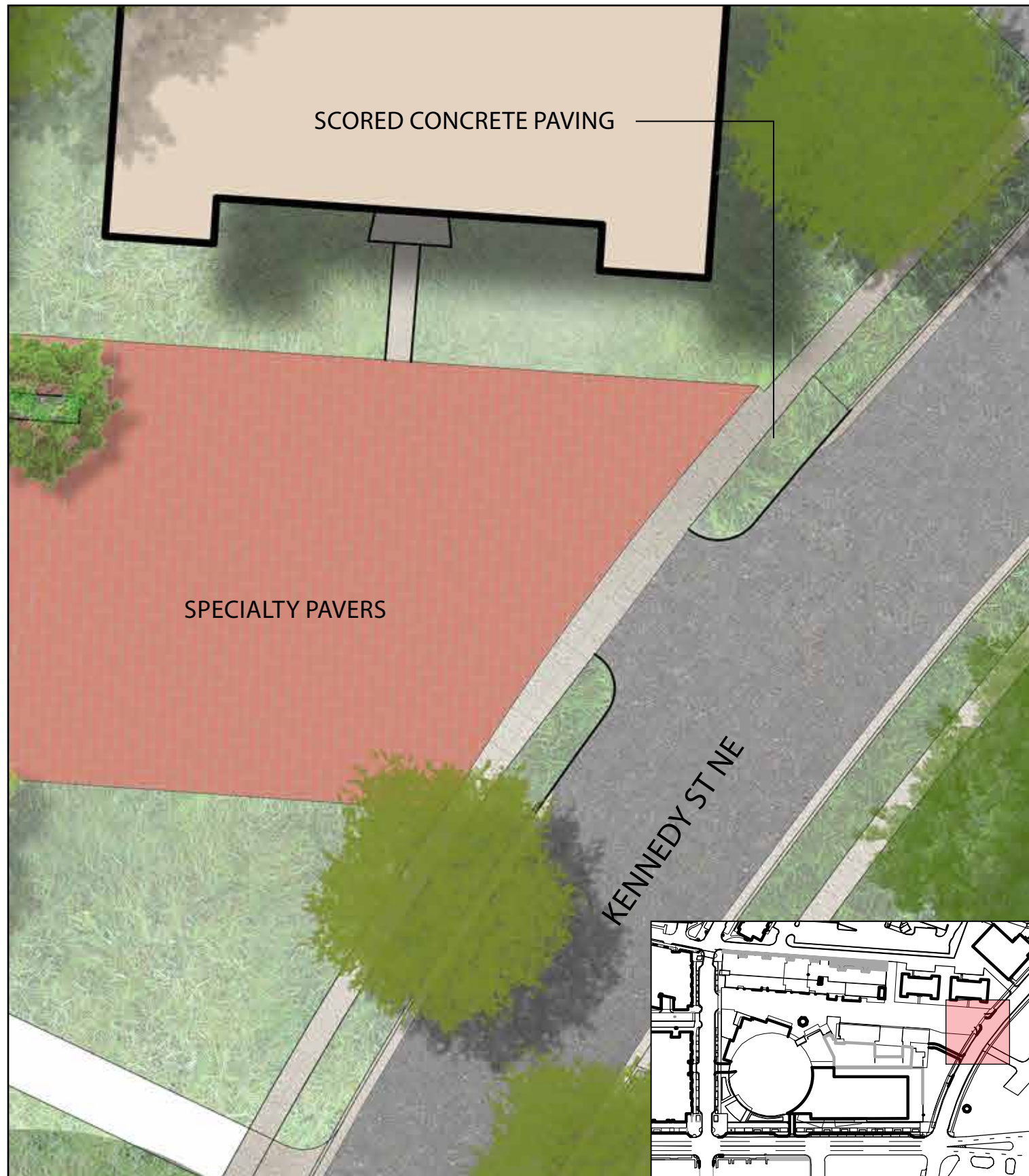
SCALE
0 10 20

TYPICAL PEDESTRIAN & 4TH STREETSCAPE

ART PLACE AT FORT TOTTEN

L8



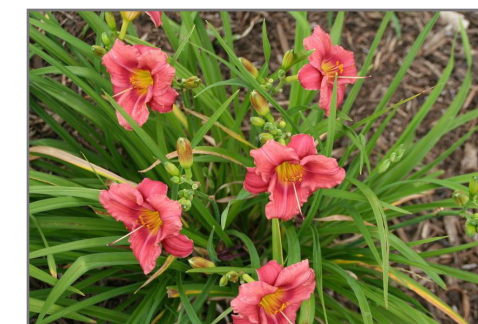
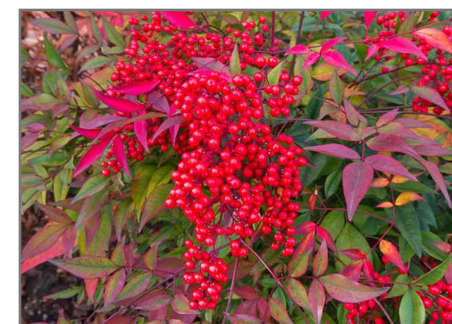
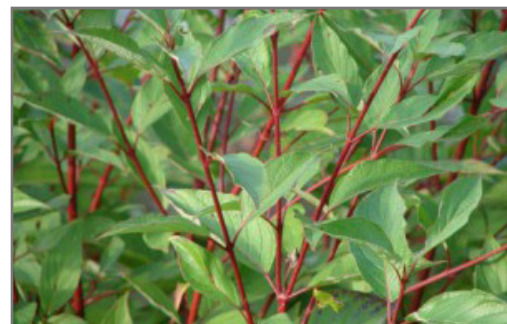
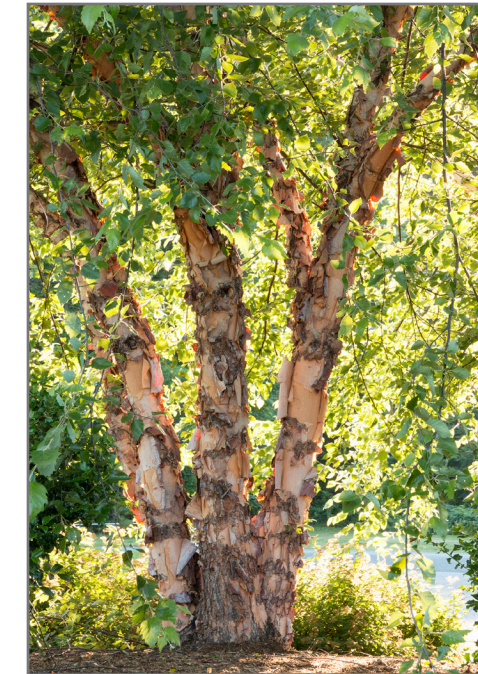




HARDSCAPE MATERIALS ARE FOR REFERENCE ONLY. FINAL MATERIAL SELECTIONS WILL BE SUBJECT TO CHANGE.

Bioretention Plants			
Code	Botanical Name	Common Name	Native
Trees			
BN	Betula nigra	River birch	X
QP	Quercus phellos	Willow oak	X
NS	Nyssa sylvatica	Black gum	X
AC	Amelanchier canadensis	Serviceberry	X
Shrubs			
IV	Ilex verticillata	Winterberry	X
IG	Ilex glabra	Ilex glabra	X
IVS	Itea virginica	Virginia sweetspire	X
AM	Aronia melanocarpa	Chokeberry	X
CS	Cornus sericea	Redtwig Dogwood	X
Perennial			
AT	Amsonia tabernaemontana	Blue star	X
HC	Hypericum calycinum	St. John's wort	X
SN	Symphotrichum novae-angliae	New England aster	X
EP	Echinacea purpurea	Coneflower	X
AI	Asclepias incarnata	Swamp milkweed	X
GM	Gernanium maculatum	Cranesbill	X
IS	Iris Siberian Iri	Caesar's Brother Iris	
HD	Hemerocallis Daylilly	Happy Returns Daylilly	
MD	Monarda bradburiana	Eastern Beebalm	X
PD	Penstemon digitalis	Beardtongue	X
RF	Rudbeckia fulgida	Black Eyed Susan	X
Ornamental Grasses			
PV	Panicum virgatum	Switchgrass	X
CA	Calamagrostis x acutiflora	Feather Reed Grass	

Streetscape Plants			
Code	Botanical Name	Common Name	Native
Trees			
GT	Gleditsia triacanthos	Honey locust	X
LI	Lagerstroemia indica	Crapemyrtle	
PO	Platanus occidentali	American Sycamore	X
UP	Ulmus parvifolia	Chinese Elm	
Shrubs			
	Nandina domestica	Nnandina	
	Prunus laurocerasus	Cherry laurel	
	Viburnum carlesii	Koreanspice viburnum	X
	Hydrangea quercifolia	Oakleaf hydrangea	
	Calycanthus floridus	Common Sweetshrub	X
Perennial			
	Achillea millefolium	Appleblossom Yarrow	
	Nepeta racemosa	Catmint	
	Liriope muscari	Lily turf	
	Anemone x hybrida	Windflower	X
	Salvia x sylvestris	Wood sage	
	Astilbe chinensis	Chinese astilbe	
	Helleborus orientalis	hellebore	
	Hosta 'Patriot'	hosta	
	Coreopsis verticillata	Threadleaf Coreopsis	
	Perovskia atriplicifolia	Russian sage	
	Tiarella cordifolia	Foamflower	
Ornamental Grasses			
	Pennisetum alopecuroides	Dwarf Fountain Grass	X
	Helictotrichon sempervirens	Blue oat grass	



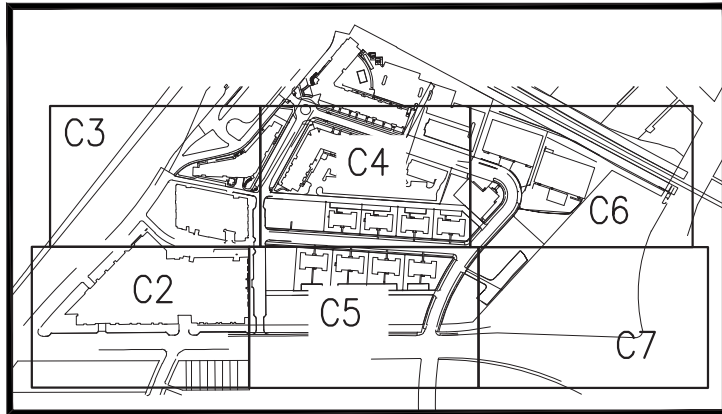
PLANT MATERIAL LIST IS FOR REFERENCE ONLY. FINAL PLANT SELECTION WILL BE SUBJECT TO CHANGE.



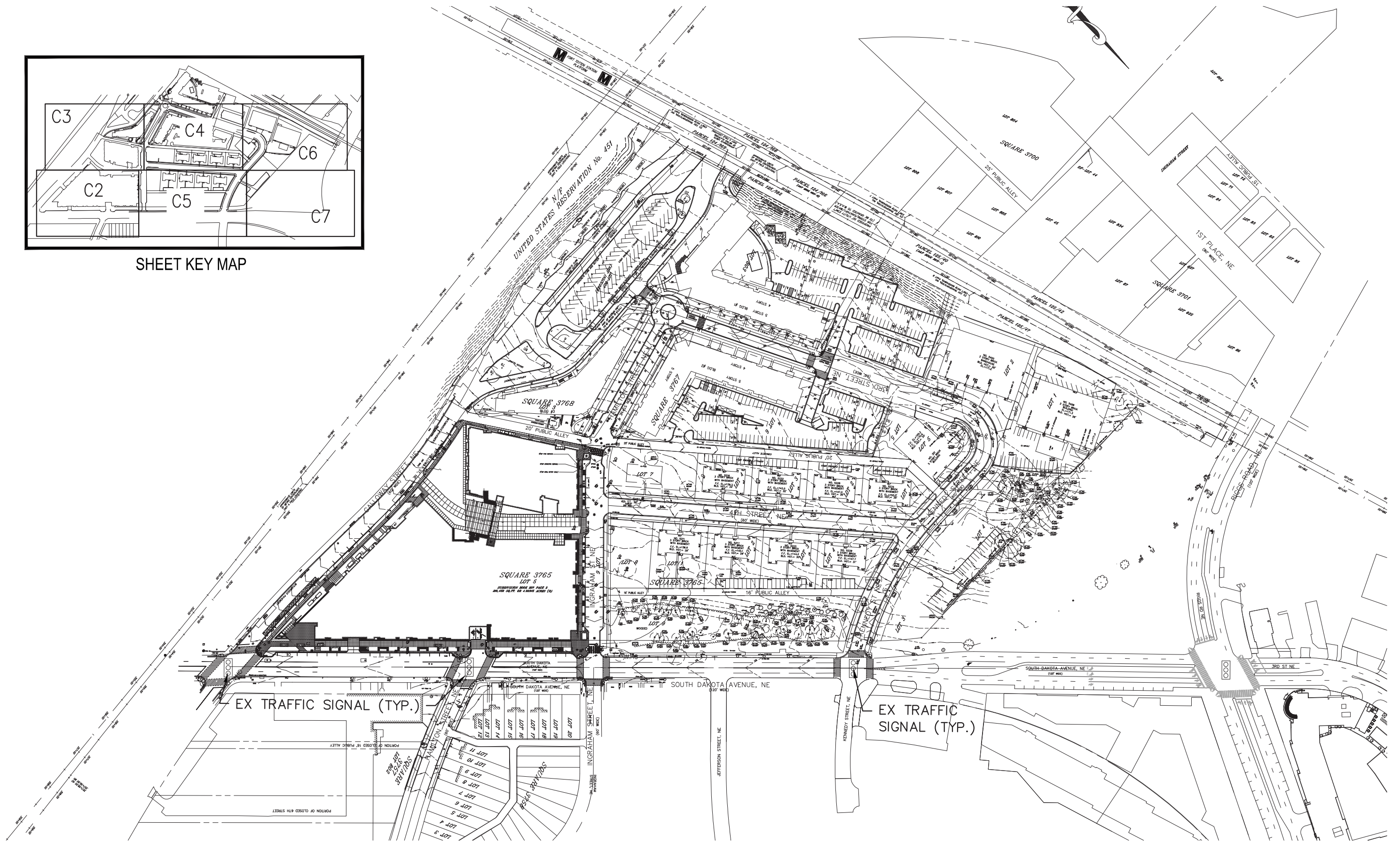


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CIVIL EXHIBITS



SHEET KEY MAP



BUILDING B

PERKINS
EASTMAN

STUDIO SHANGHA

VFA CAPITOL

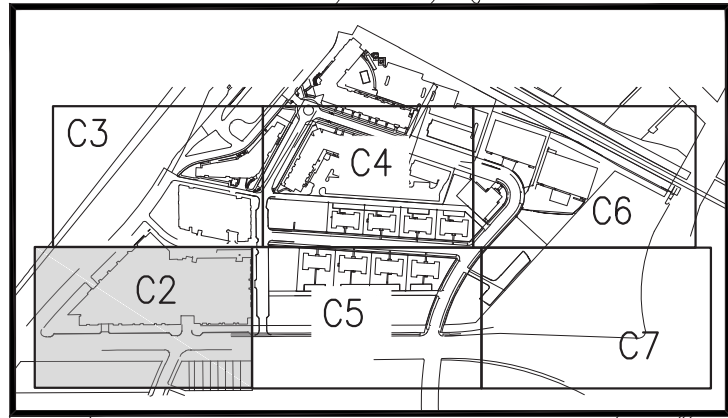
SEPTEMBER 4, 2018

SCALE
0 100 200

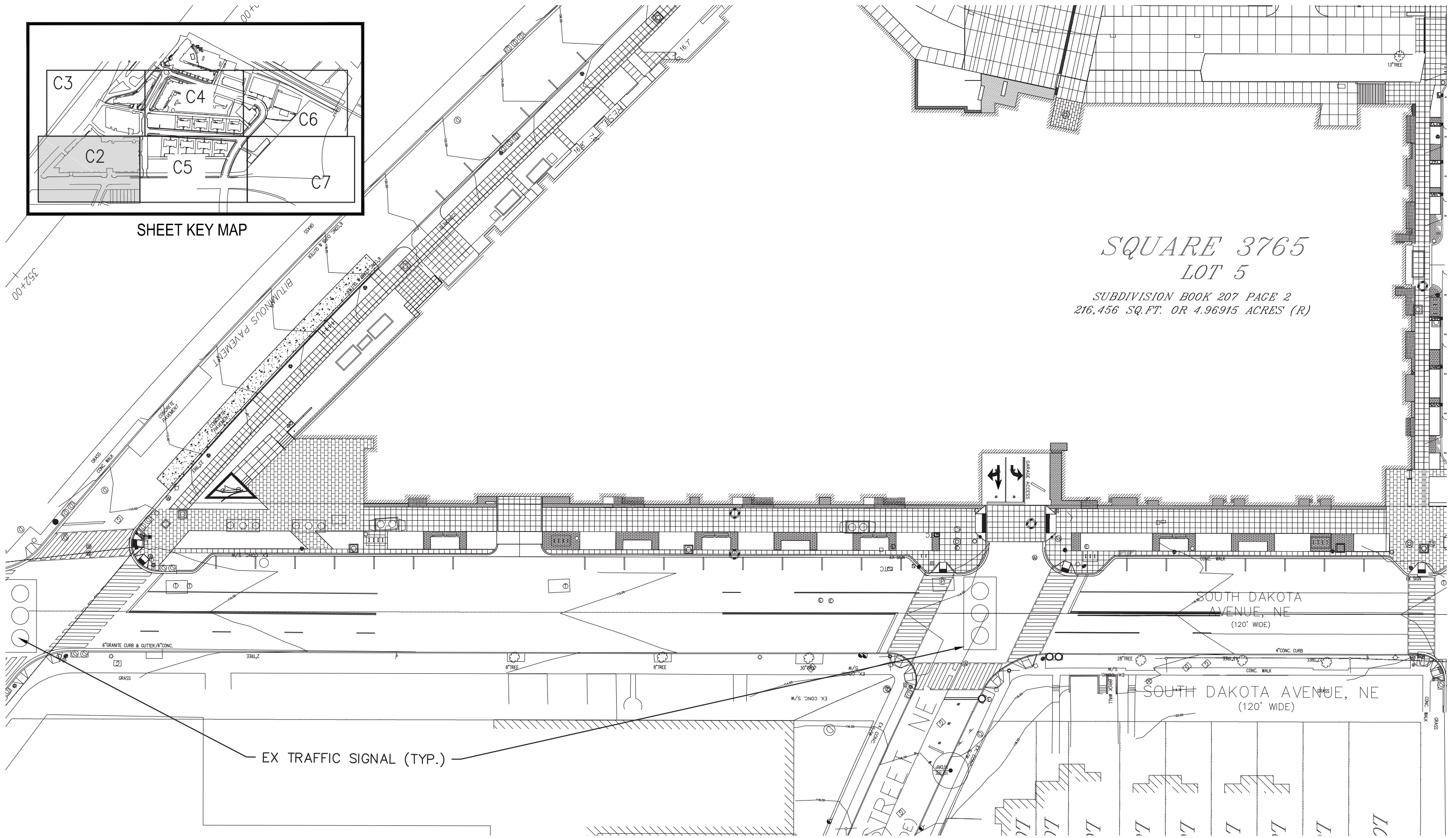
OVERALL EXISTING CONDITIONS

ART PLACE AT FORT TOTTEN

C1



SHEET KEY MAP



*SQUARE 3765
LOT 5*

*SUBDIVISION BOOK 207 PAGE 2
216,456 SQ. FT. OR 4.96915 ACRES (R)*

EX TRAFFIC SIGNAL (TYP.)

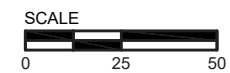
BUILDING B

PERKINS — EASTMAN

STUDIO SHANGHA

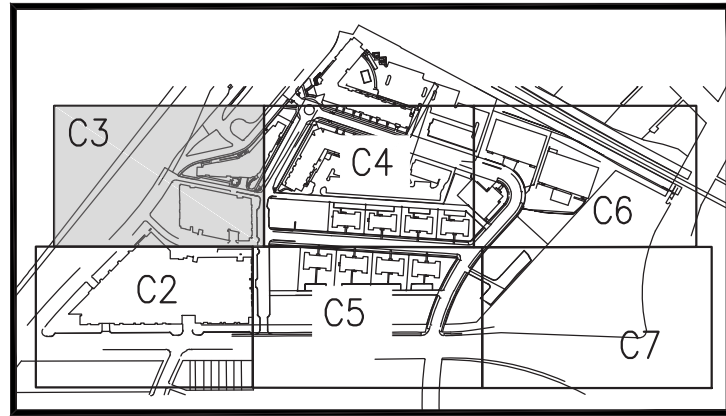
VFA CAPITOL

SEPTEMBER 4, 2018

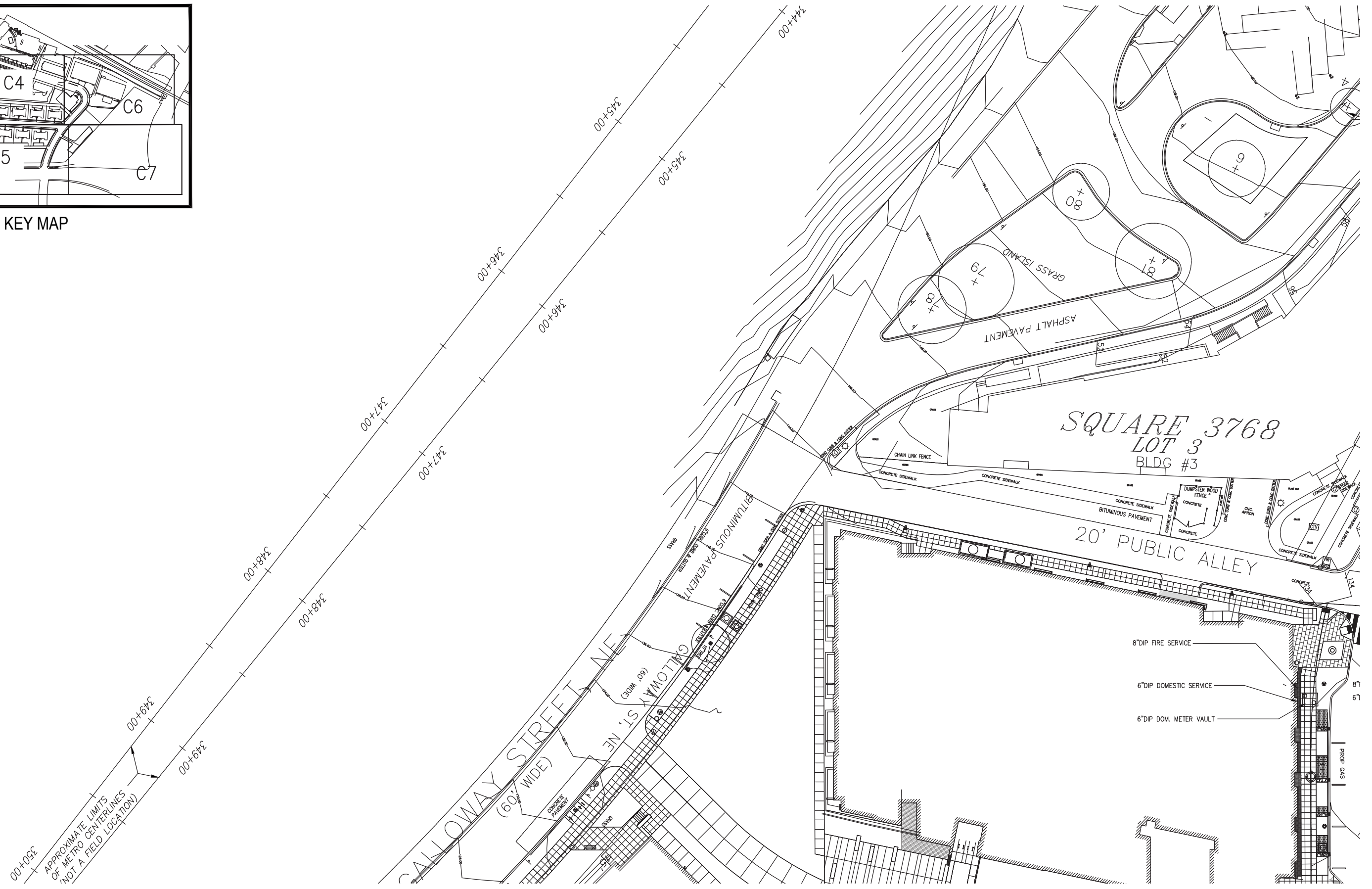


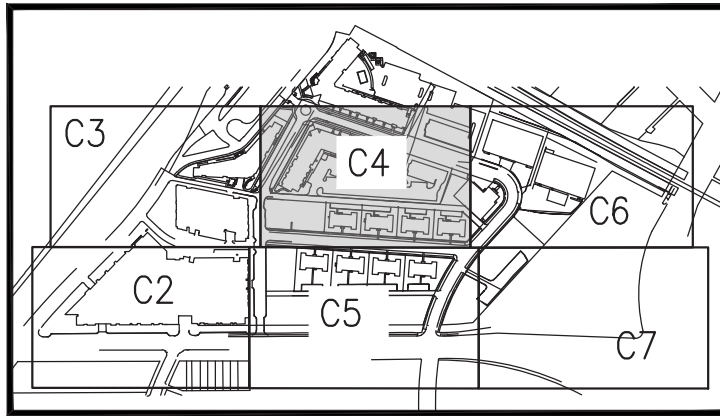
EXISTING CONDITIONS
ART PLACE AT FORT TOTTEN

C2

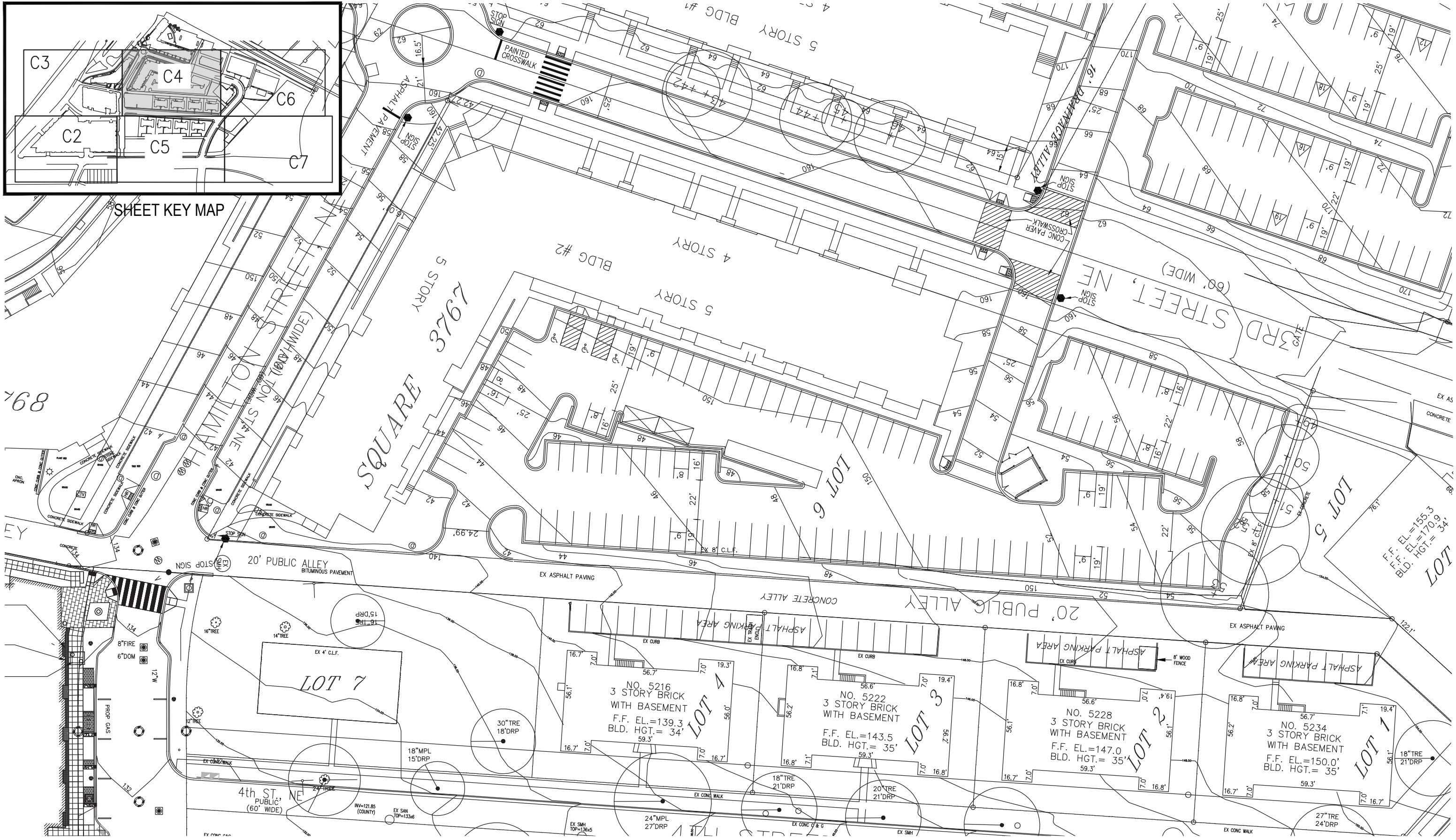


SHEET KEY MAP





SHEET KEY MAP



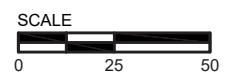
BUILDING B

PERKINS EASTMAN

STUDIO SHANGHA

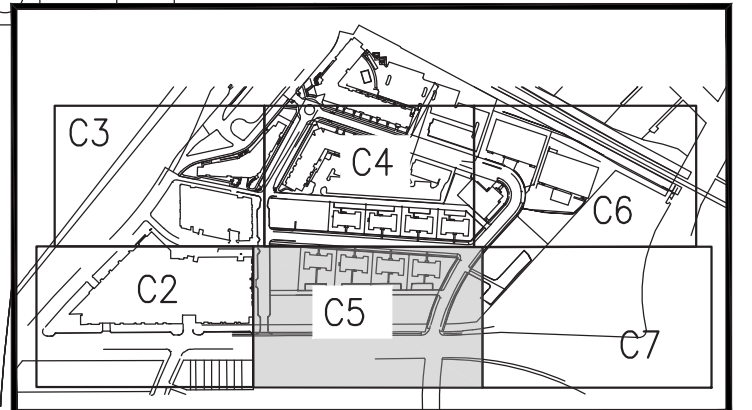
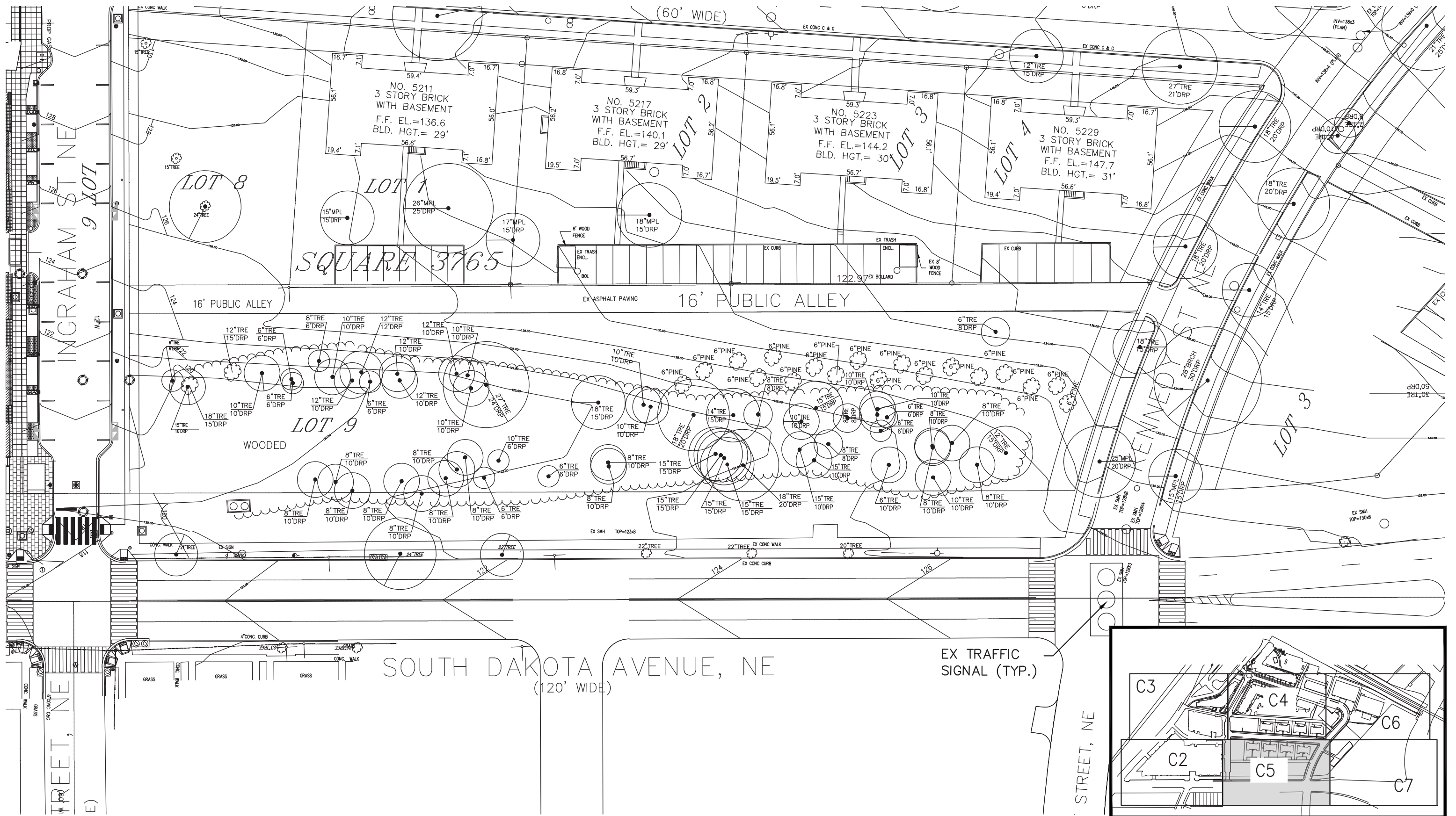
VFA CAPITOL

SEPTEMBER 4, 2018



EXISTING CONDITIONS
ART PLACE AT FORT TOTTEN

C4



SHEET KEY MAP

BUILDING B

PERKINS EASTMAN

STUDIO SHANGHA

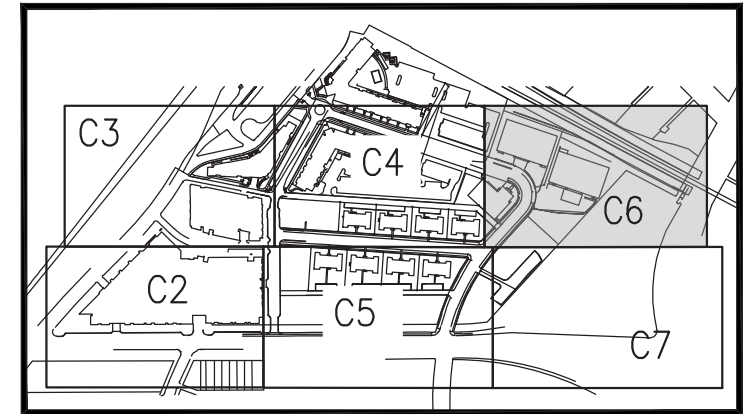
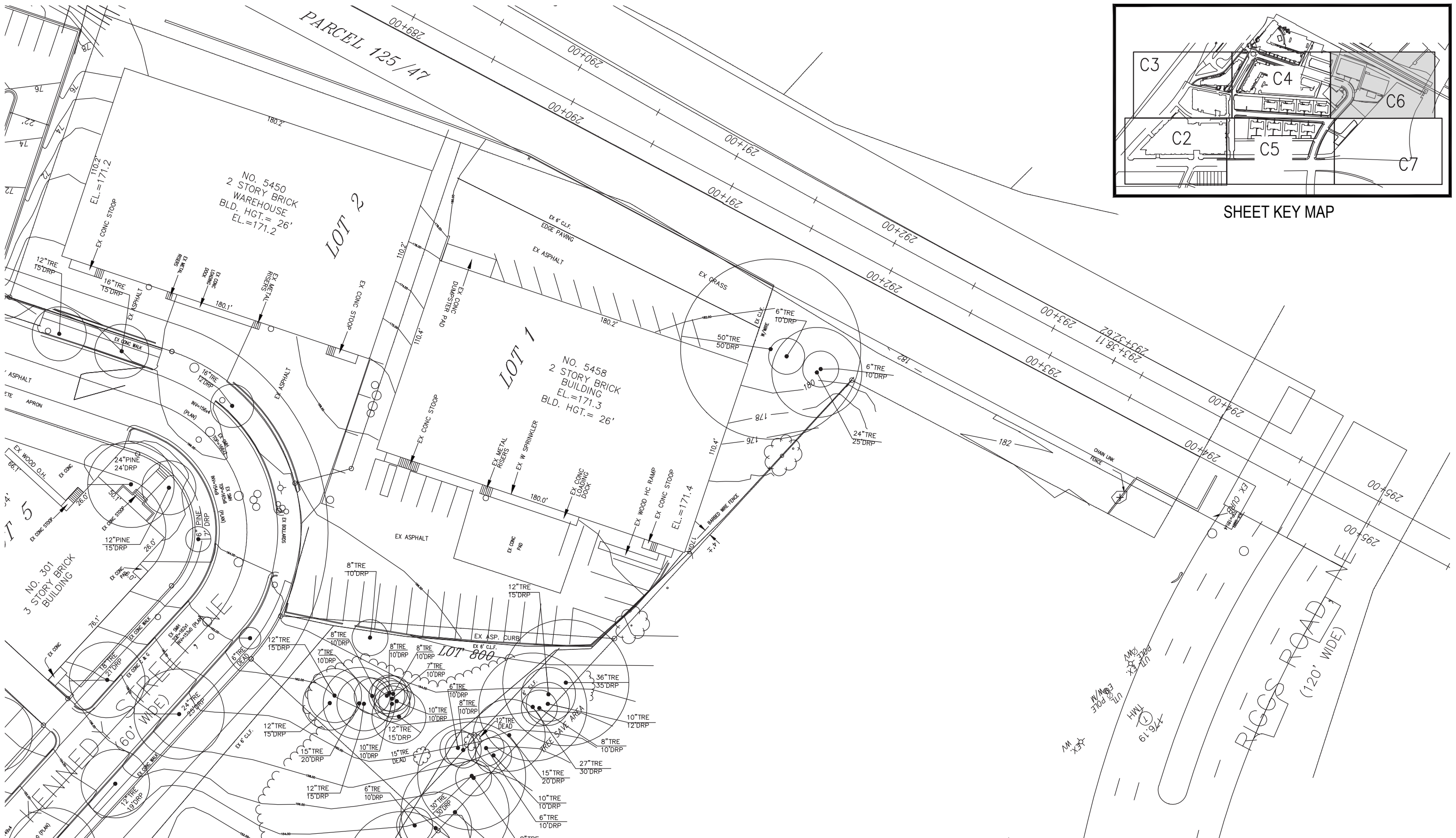
VFA CAPITOL

SEPTEMBER 4, 2018



EXISTING CONDITIONS
ART PLACE AT FORT TOTTEN

C5



SHEET KEY MAP

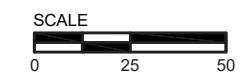
BUILDING B

PERKINS EASTMAN

STUDIO SHANGHA

VFA CAPITOL

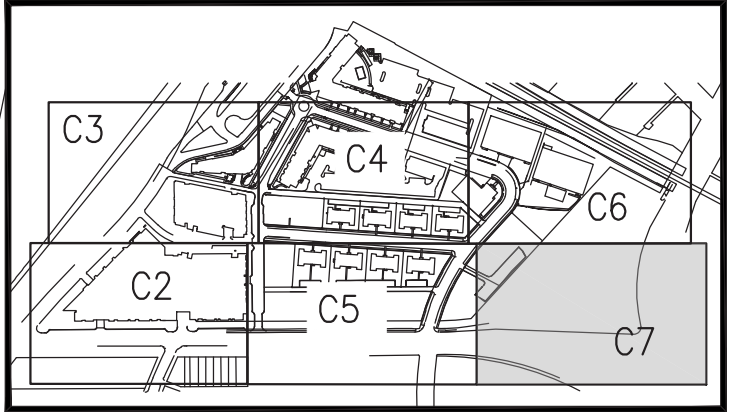
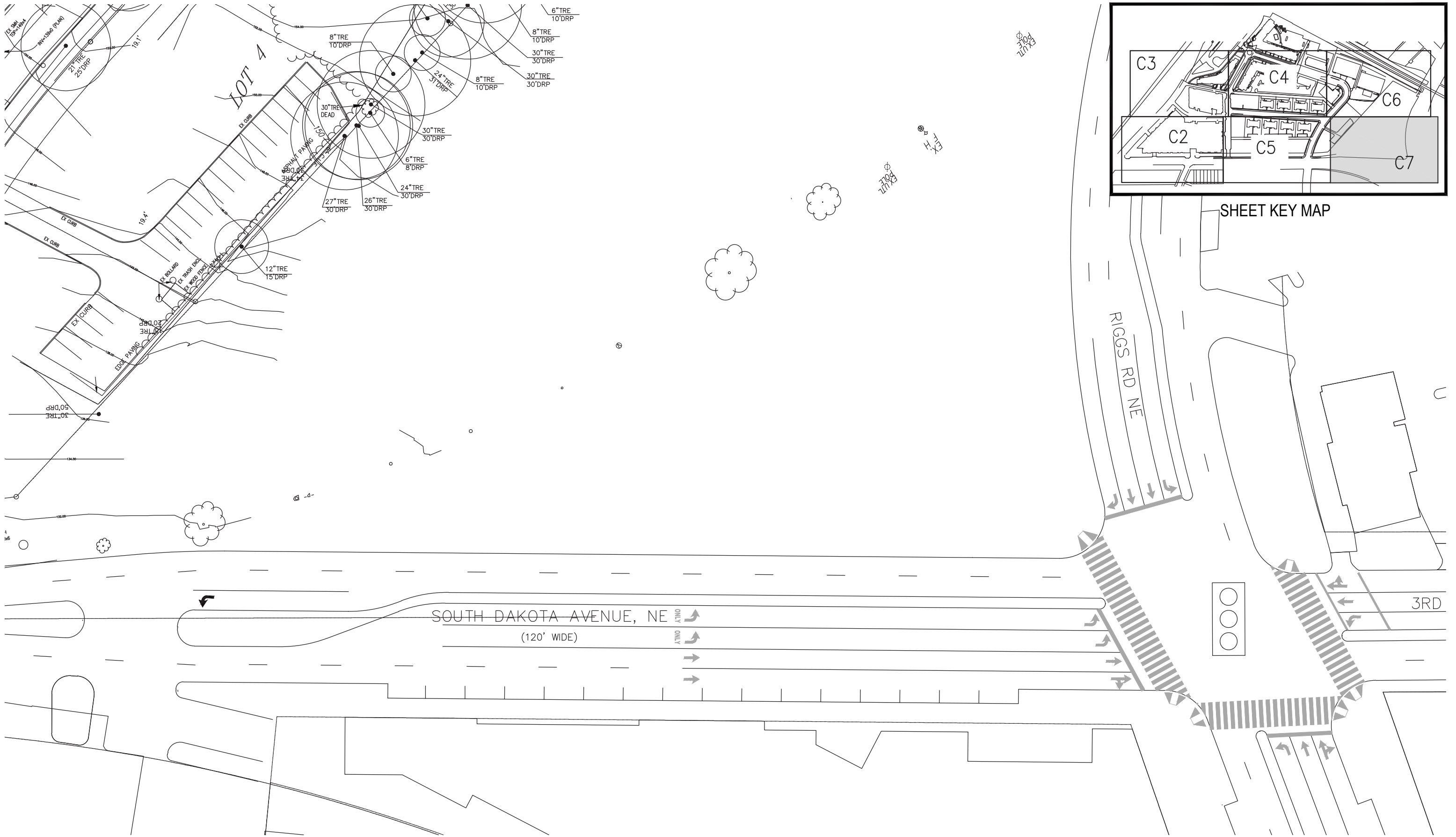
SEPTEMBER 4, 2018



EXISTING CONDITIONS

ART PLACE AT FORT TOTTEN

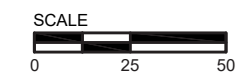
C6

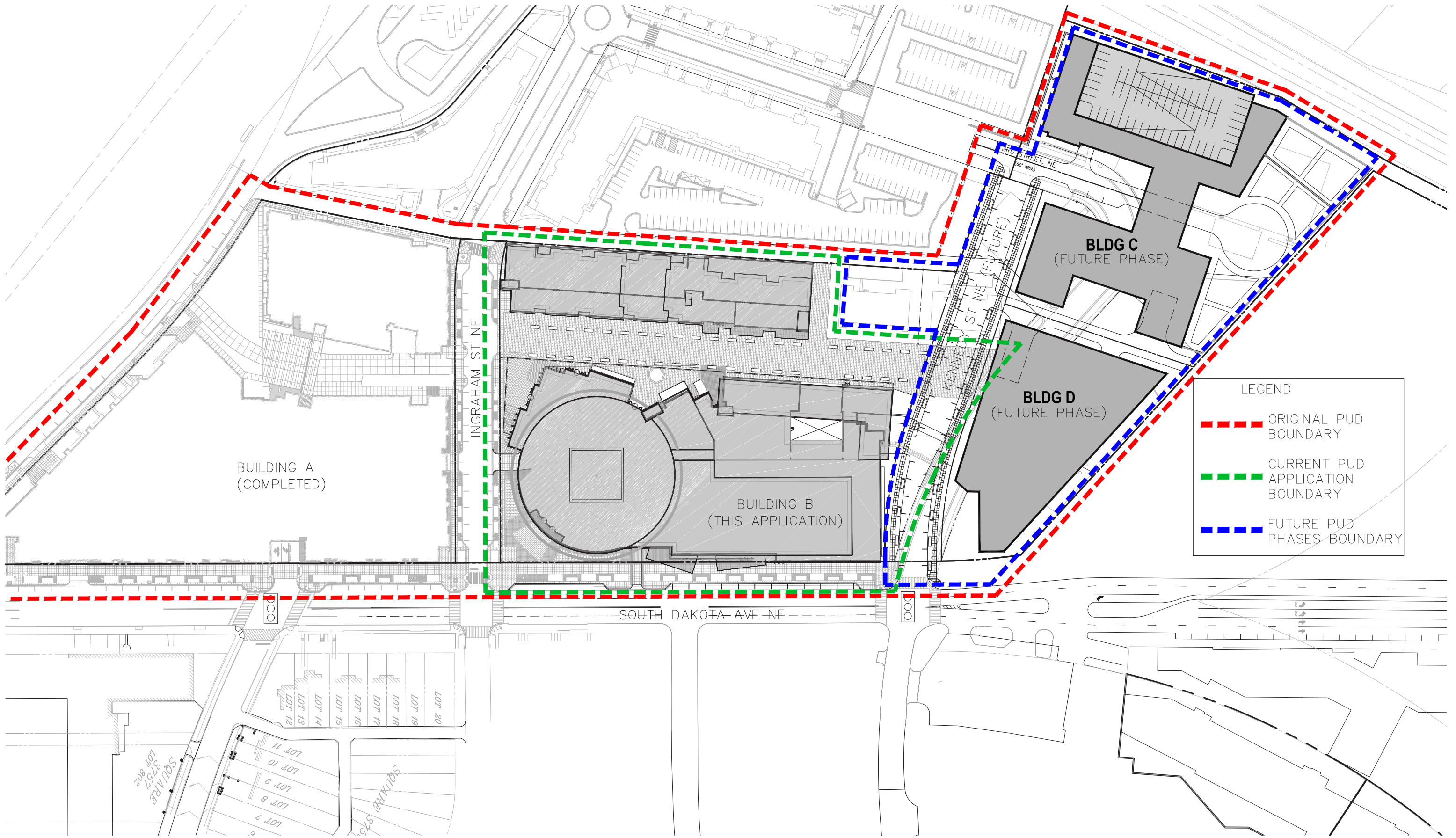


SHEET KEY MAP

BUILDING B

SEPTEMBER 4, 2018





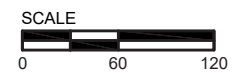
BUILDING B

PERKINS — EASTMAN

STUDIO SHANGHA

VFA CAPITOL

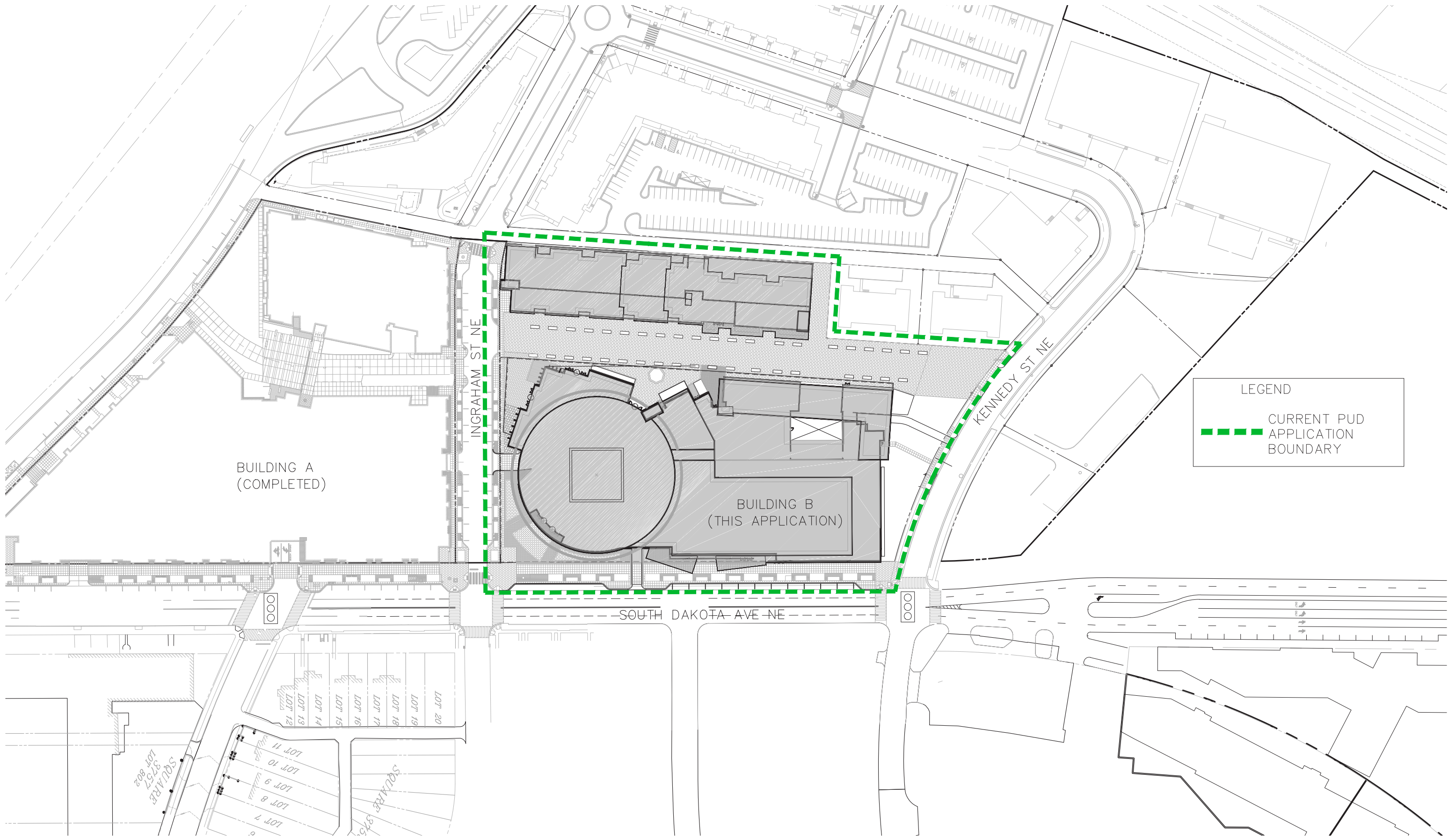
SEPTEMBER 4, 2018



SITE PLAN - OVERALL FUTURE PHASE C & D

ART PLACE AT FORT TOTTEN

C8



LEGEND

--- CURRENT PUD APPLICATION BOUNDARY

BUILDING A
(COMPLETED)

BUILDING B
(THIS APPLICATION)

INGRAHAM ST NE

KENNEDY ST NE

SOUTH DAKOTA AVE NE

LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20

SQUARE
LOT 802
375

SQUARE
LOT 375

BUILDING B

PERKINS — EASTMAN

STUDIO SHANGHA

VFA CAPITOL

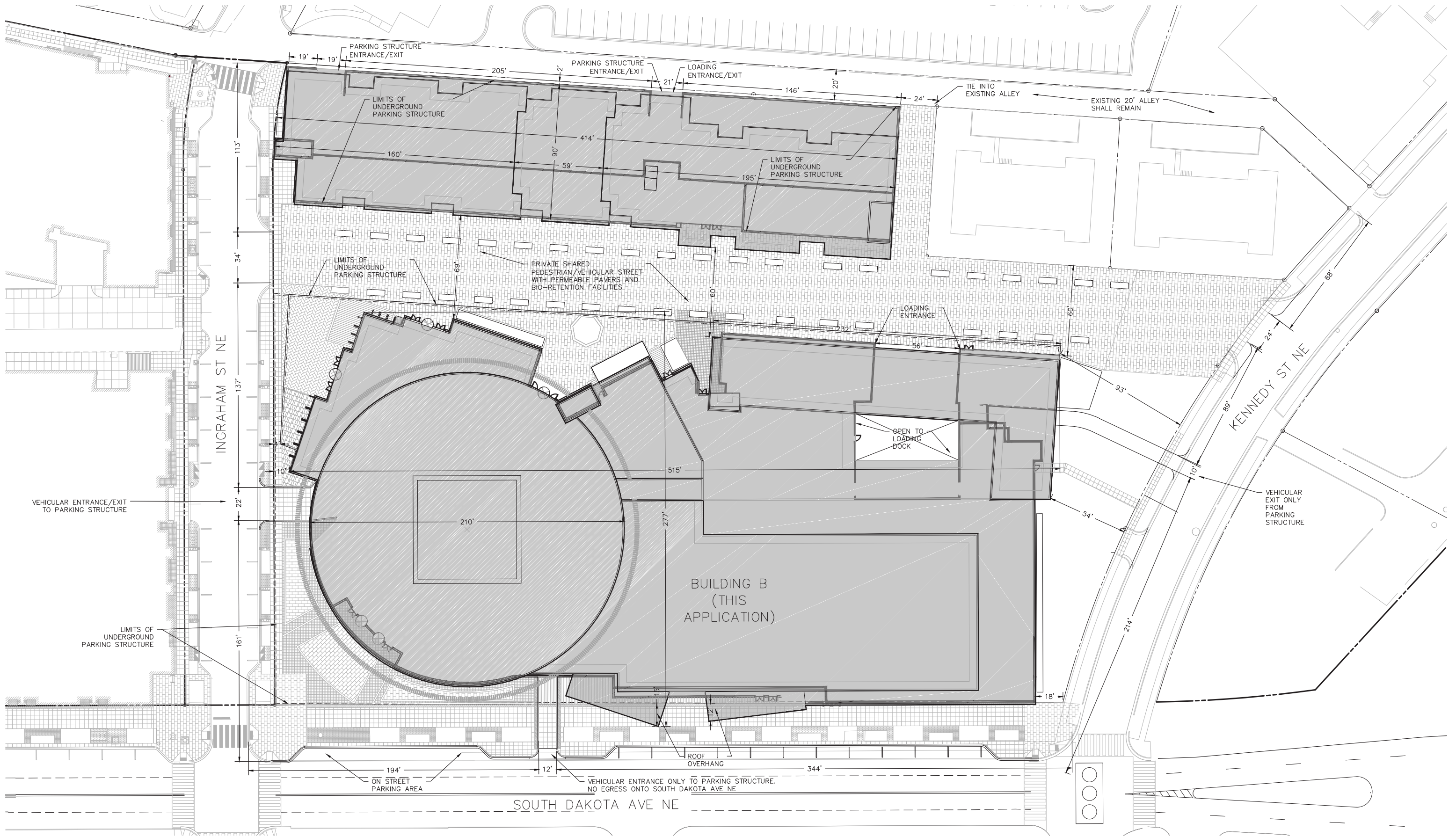
SEPTEMBER 4, 2018

SCALE
0 60 120

SITE PLAN - OVERALL CURRENT APPLICATION

ART PLACE AT FORT TOTTEN

C9



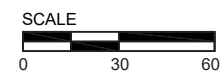
BUILDING B

PERKINS EASTMAN

STUDIO SHANGHA

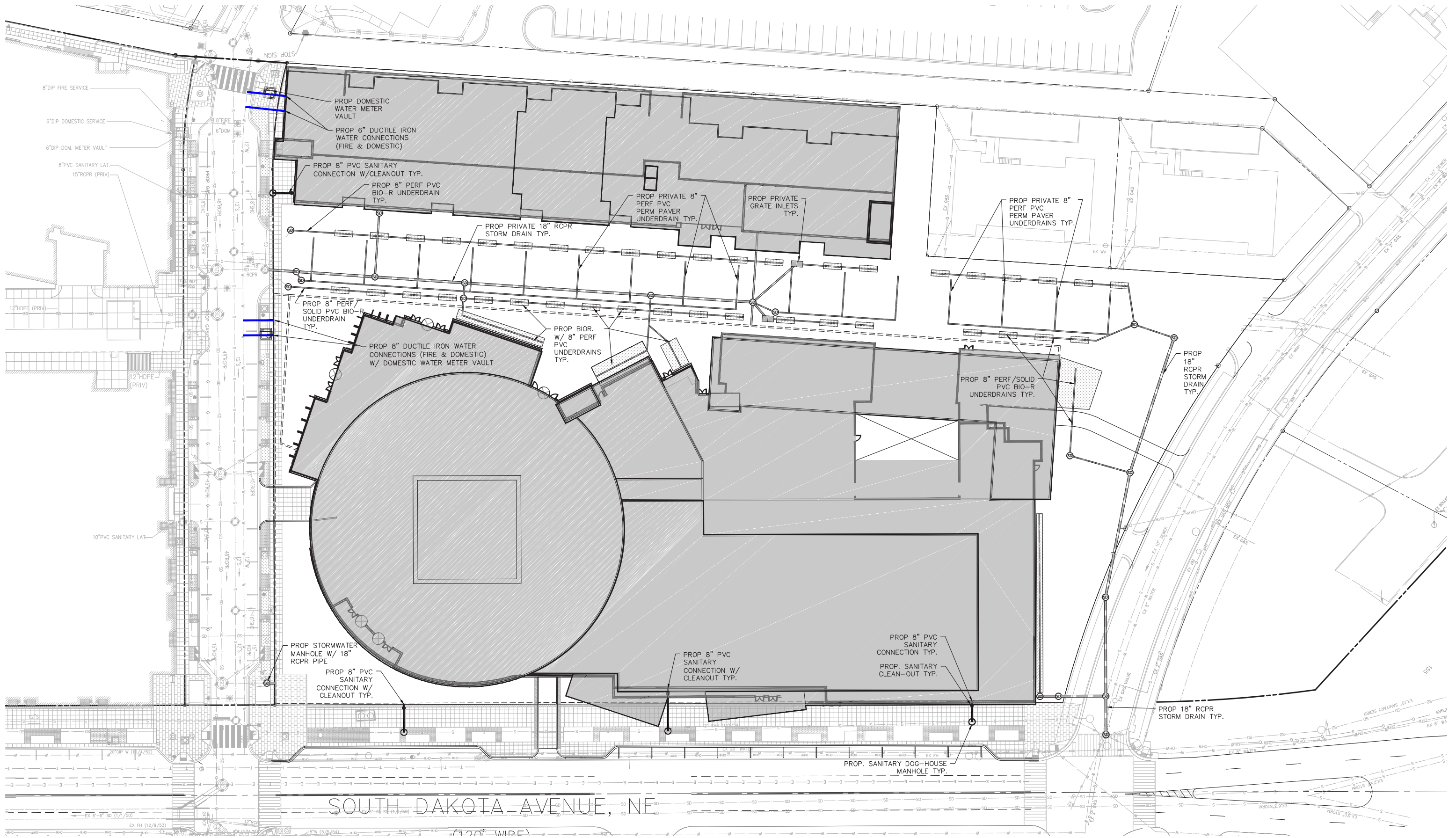
VFA CAPITOL

SEPTEMBER 4, 2018



SITE PLAN
ART PLACE AT FORT TOTTEN

C10



BUILDING B

PERKINS EASTMAN

STUDIO SHANGHA

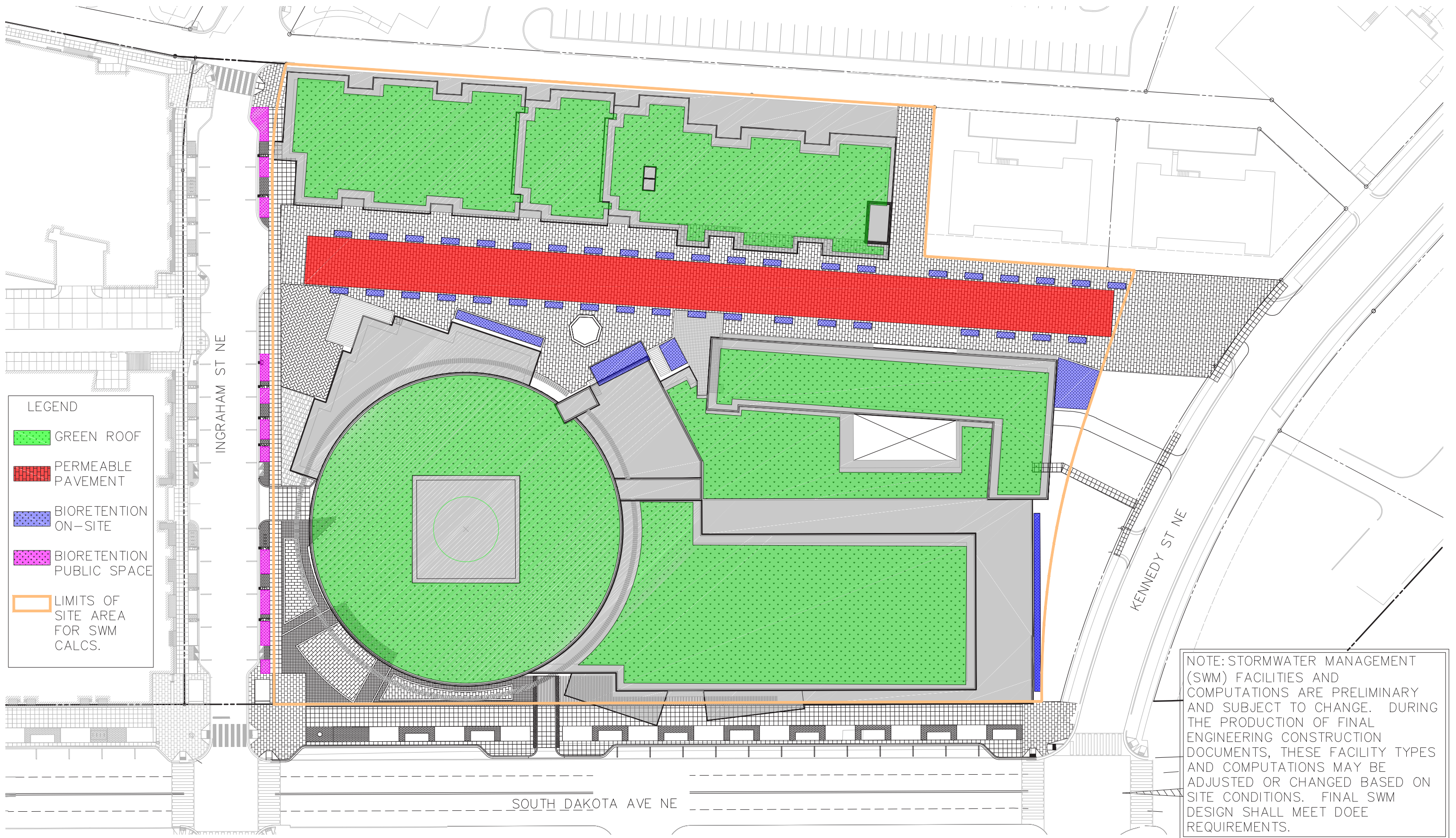
VFA CAPITOL

SEPTEMBER 4, 2018

SCALE
0 30 60

UTILITY PLAN
ART PLACE AT FORT TOTTEN

C11



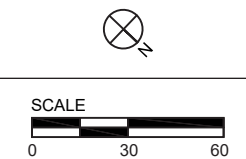
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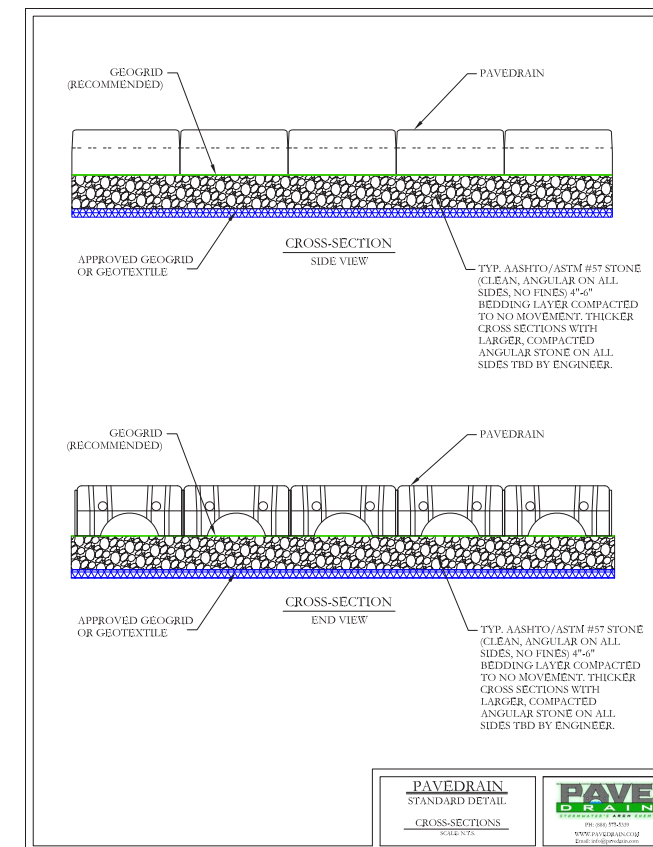
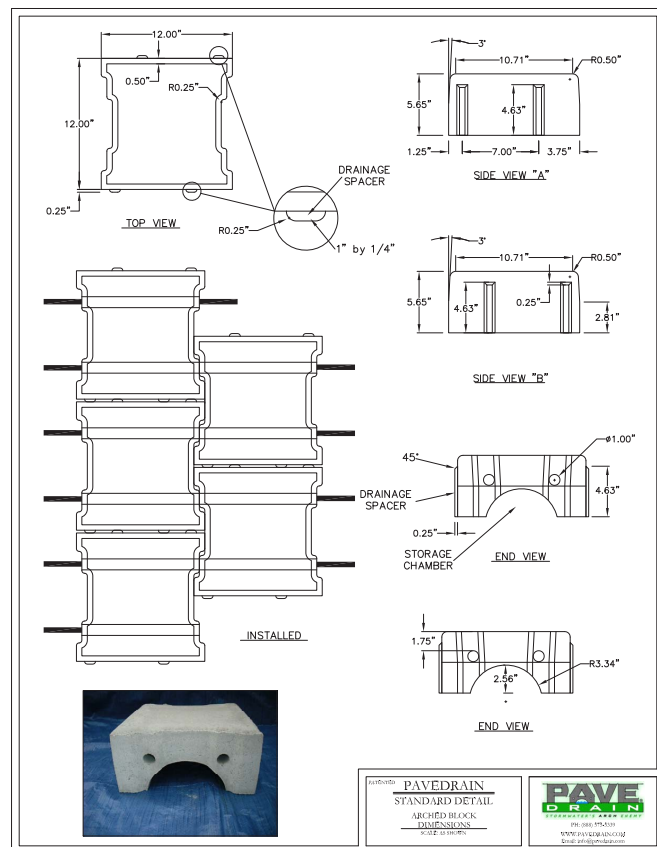
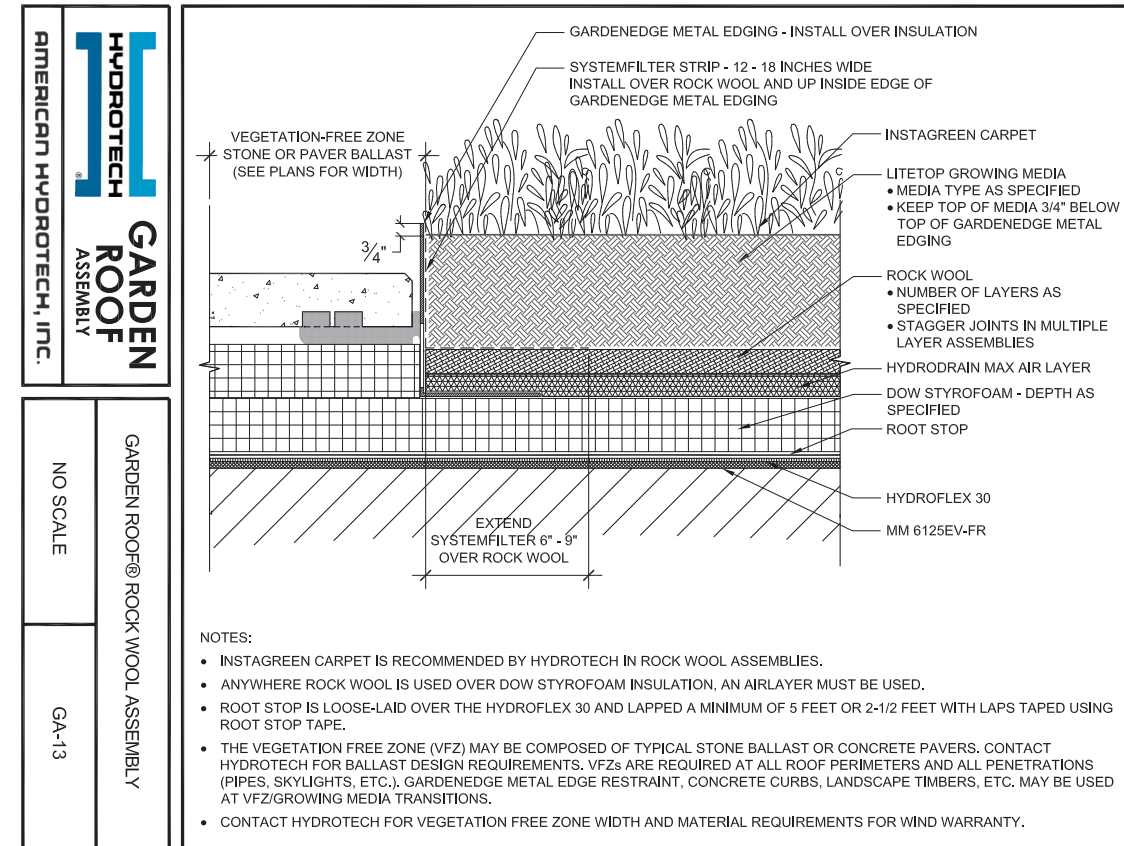
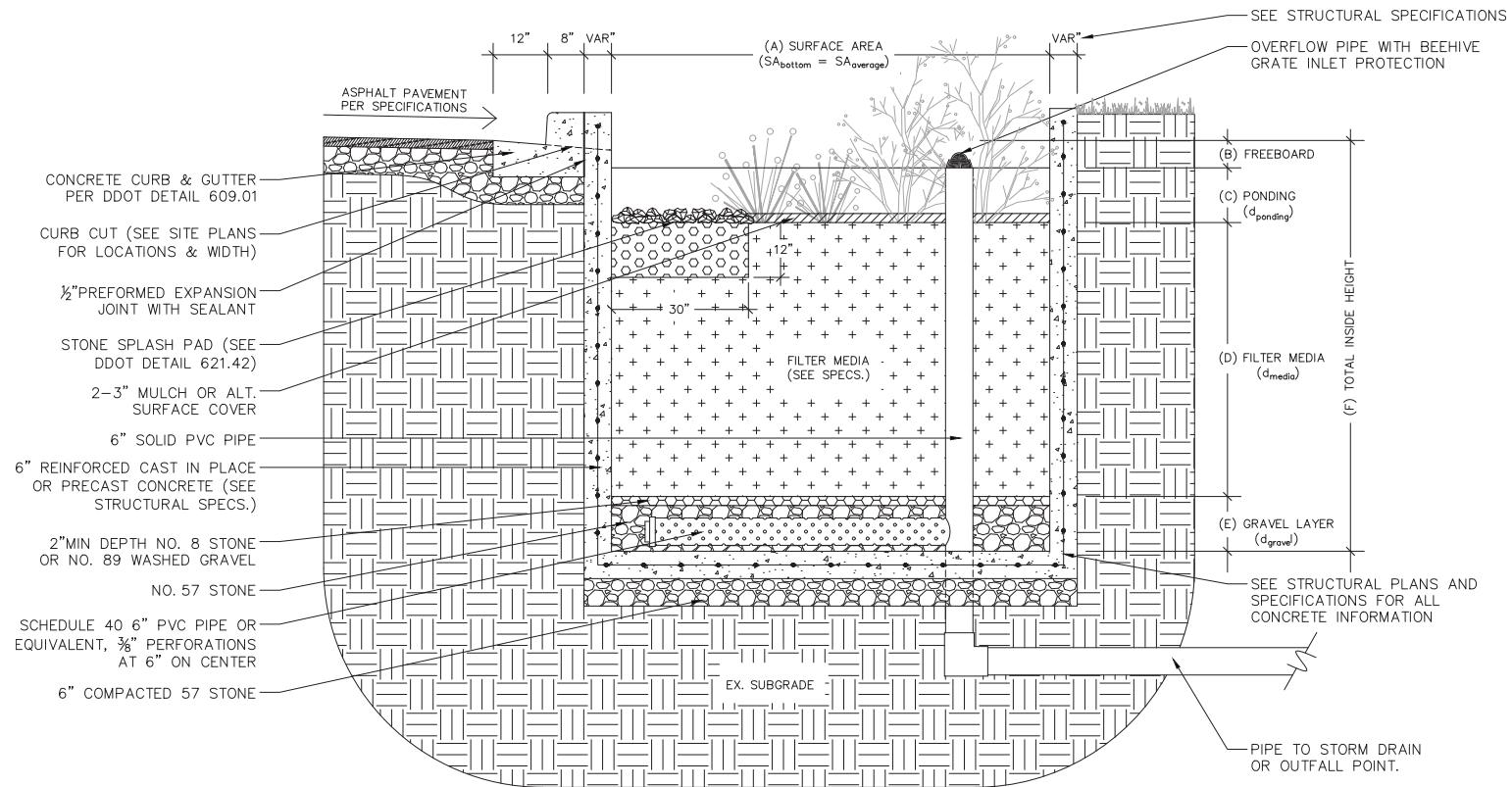
- GREEN ROOF
- PERMEABLE PAVEMENT
- BIORETENTION ON-SITE
- BIORETENTION PUBLIC SPACE
- LIMITS OF SITE AREA FOR SWM CALCS.

NOTE: STORMWATER MANAGEMENT (SWM) FACILITIES AND COMPUTATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE. DURING THE PRODUCTION OF FINAL ENGINEERING CONSTRUCTION DOCUMENTS, THESE FACILITY TYPES AND COMPUTATIONS MAY BE ADJUSTED OR CHANGED BASED ON SITE CONDITIONS. FINAL SWM DESIGN SHALL MEET DOE REQUIREMENTS.

BUILDING B

SEPTEMBER 4, 2018





Stormwater Management Plan Compliance Data

Site Address 5211 4th Street NE Plan number 6136
 Stormwater Management Plan? Yes Green Area Ratio? Yes
 Soil Erosion and Sediment Control? Yes Floodplain Review? No
 Type of Activity Major Land Disturbing AWDZ? Non-AWDZ
 Is the entire site in the CSS? No

	Total Area (sf)	Site Area	PROW	Curve Numbers
Natural	0	0		<input type="checkbox"/> Additional Detention Provided
Compacted	0	0		Pre-development 70 2-year storm adjusted CN
Impervious	127,775	127,775		Pre-project 98 15-year storm adjusted CN 81
BMP	97,629	97,629		100-year storm adjusted CN 83
Total	225,404	225,404		

Requirements Summary (total is the sum of PROW and Parcel)	PROW (ft³)	Parcel (ft³)	Total (ft³)	Total (Gallons)
SWRv		21,413	21,413	160,172
WQTV		0	0	0
On-site retention achieved		21,936	21,936	164,081
On-site treatment achieved		2,698	2,698	20,180
% of SWRv met on-site		102%	102.44%	102.44%
SRC eligibility				3,908
Offv				0

Compliance data last updated: 08-24-2018 04:35 PM
 Plan 6136 Page 1 of 5

Site Drainage Area Compliance Data

Site Drainage Area ID	Public Right of Way	Total area (square feet)	Natural (square feet)	Compacted (square feet)	Impervious (square feet)	BMP (square feet)	Vehicular access area	SWRv (cubic feet)	WQTV (cubic feet)	Volume retained (cubic feet)	Volume treated (cubic feet)	2-year storm adjusted Curve Number	15-year storm adjusted Curve Number	100-year storm adjusted Curve Number	SDA Minimum Compliance
6136-1	<input type="checkbox"/>	225,404			127,775	97,629		21,413		21,936	2,698	77	81	83	Yes

Site BMP Compliance Data

Compliance data last updated: 08-24-2018 04:35 PM
 Plan 6136 Page 2 of 5

BMP ID number	Type	Total CDA (square feet)	Natural (square feet)	Compacted (square feet)	Impervious (square feet)	BMP (square feet)	Total Post project vehicular access area	Volume received from upstream BMPs (cubic feet)	Max volume received by BMP (cubic feet)	Storage volume (cubic feet)	Retention calculation	Volume retained (cubic feet)	Volume treated (cubic feet)	Downstream BMP ID Numbers
6136-1-1	Extensive green roof	35,500			4,500	31,000			4,778	5,658	100% of storage volume	4,778		
6136-1-10	Stormwater planters - Standard	7,265			6,500	765			978	1,645	60% of storage volume	978		
6136-1-11	Stormwater planters - Standard	10,030			8,960	1,070			1,350	2,300	60% of storage volume	1,350		
6136-1-12	Permeable pavers - Standard	13,100				13,100			1,763	4,585	4.5 cubic feet per 100 square feet	590	1,174	
6136-1-13	Tree planting										10 cubic feet per tree	750		
6136-1-2	Extensive green roof	29,250			2,250	27,000			3,937	4,928	100% of storage volume	3,937		
6136-1-3	Extensive green roof	26,000			2,000	24,000			3,499	4,380	100% of storage volume	3,499		

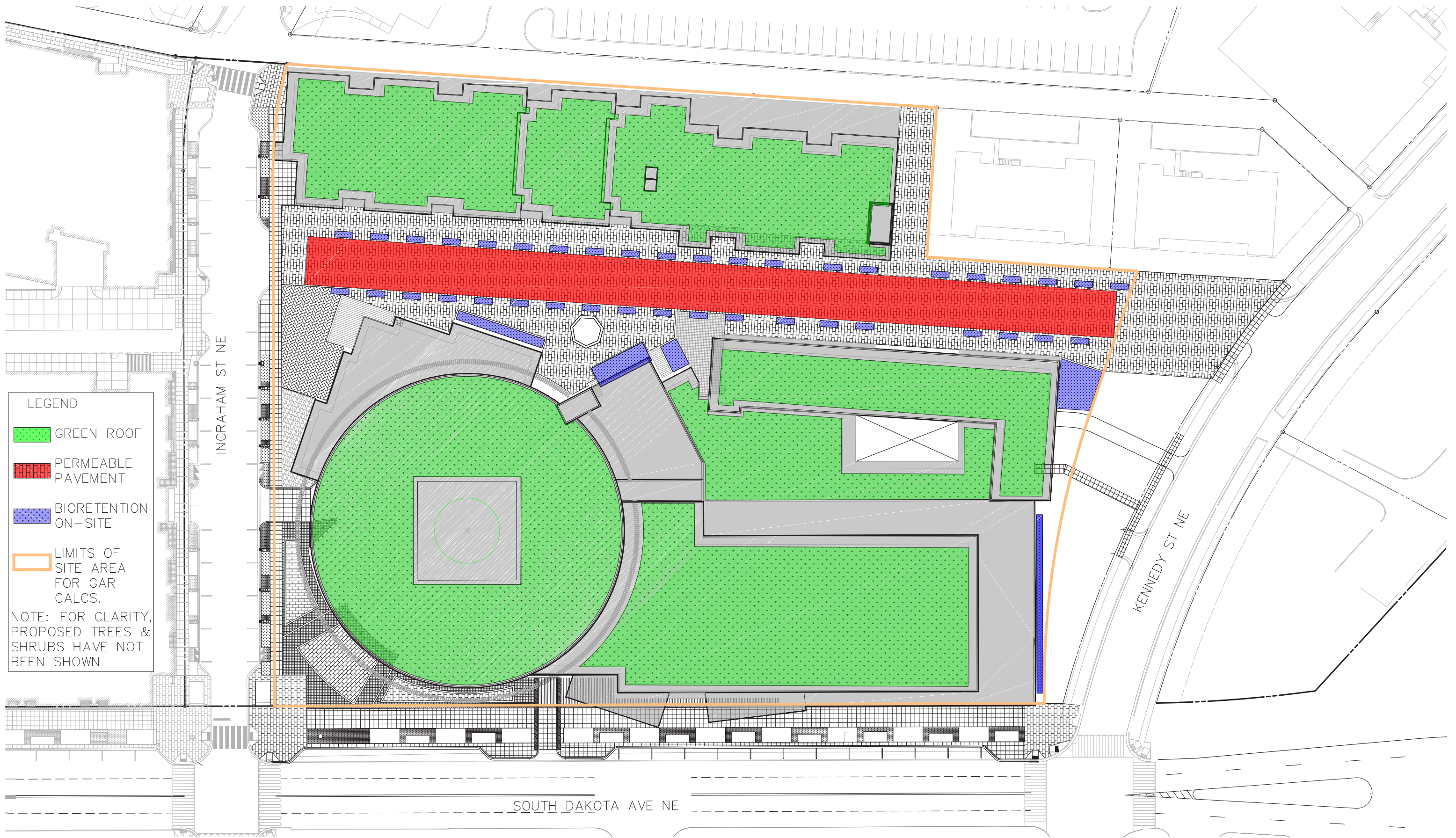
Compliance data last updated: 08-24-2018 04:35 PM
 Plan 6136 Page 3 of 5

BMP ID number	Type	Total CDA (square feet)	Natural (square feet)	Compacted (square feet)	Impervious (square feet)	BMP (square feet)	Total Post project vehicular access area	Volume received from upstream BMPs (cubic feet)	Max volume received by BMP (cubic feet)	Storage volume (cubic feet)	Retention calculation	Volume retained (cubic feet)	Volume treated (cubic feet)	Downstream BMP ID Numbers
6136-1-4	Extensive green roof	12,000				1,000	11,000			1,615	1,615	100% of storage volume	1,615	
6136-1-5	Extensive green roof	469					469			63	86	100% of storage volume	63	
6136-1-6	Extensive green roof	496					496			67	90	100% of storage volume	67	
6136-1-7	Extensive green roof	8,400					8,400			1,131	1,533	100% of storage volume	1,131	
6136-1-8	Streetscape bioretention - Standard	28,810				26,746	2,064			3,877	3,922	60% of storage volume	2,353	1,524
6136-1-9	Stormwater planters - Standard	6,145				5,480	665			827	1,430	60% of storage volume	827	

PROW Drainage Area Compliance Data

No records were retrieved.

Compliance data last updated: 08-24-2018 04:35 PM
 Plan 6136 Page 4 of 5



LEGEND

- GREEN ROOF
- PERMEABLE PAVEMENT
- BIORETENTION ON-SITE
- LIMITS OF SITE AREA FOR GAR CALCS.

NOTE: FOR CLARITY, PROPOSED TREES & SHRUBS HAVE NOT BEEN SHOWN

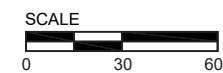
BUILDING B

PERKINS EASTMAN

STUDIO SHANGHA

VFA CAPITOL

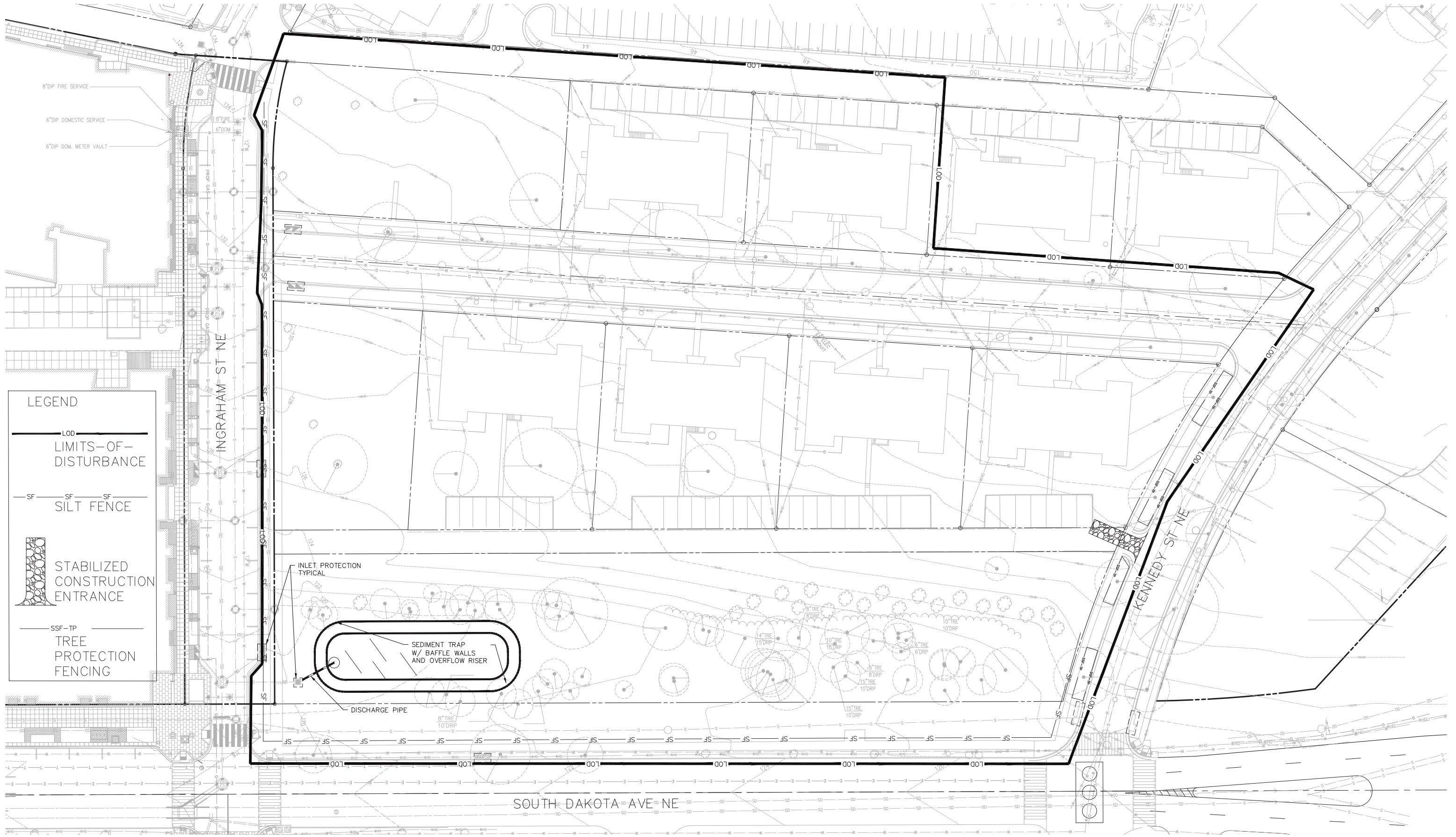
SEPTEMBER 4, 2018



GREEN AREA RATIO PLAN
ART PLACE AT FORT TOTTEN

C16

Green Area Ratio Scoresheet					
***	Address	South Dakota Ave NE	Square	Lot	Zone District
			3765 & 3767	1-4, 8 & 9 3,4,7	
	Other		Lot area (sf)	Minimum Score	Multiplier
			225,345	.4	SCORE: 0.401
			Lot size (enter this value first) *		
Landscape Elements					
			Square Feet	Factor	Total
A Landscaped areas (select one of the following for each area)					
1	Landscaped areas with a soil depth < 24"	square feet		0.30	-
2	Landscaped areas with a soil depth ≥ 24"	square feet		0.60	-
3	Bioretention facilities	square feet	4,564	0.40	1,825.6
B Plantings (credit for plants in landscaped areas from Section A)					
1	Groundcovers, or other plants < 2' height	square feet		0.20	-
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants	450	0.30	1,215.0
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees	0	0.50	-
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees	110	0.60	16,500.0
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees	0	0.70	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees	0	0.70	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees	0	0.70	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees	0	0.80	-
9	Vegetated wall, plantings on a vertical surface	square feet		0.60	-
C Vegetated or "green" roofs					
1	Over at least 2" and less than 8" of growth medium	square feet	102,365	0.60	61,419.0
2	Over at least 8" of growth medium	square feet		0.80	-
D Permeable Paving***					
1	Permeable paving over 6" to 24" of soil or gravel	square feet		0.40	-
2	Permeable paving over at least 24" of soil or gravel	square feet	13,100	0.50	6,550.0
E Other					
1	Enhanced tree growth systems***	square feet		0.40	-
2	Renewable energy generation	square feet		0.50	-
3	Approved water features	square feet		0.20	-
			sub-total of sq ft =	151,579	
F Bonuses					
1	Native plant species	square feet	27,500	0.10	2,750.0
2	Landscaping in food cultivation	square feet		0.10	-
3	Harvested stormwater irrigation	square feet		0.10	-
					Green Area Ratio numerator = 90,260
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.					
Total square footage of all permeable paving and enhanced tree growth.					6,550



BUILDING B

PERKINS
EASTMAN

STUDIO SHANGHA

VFA CAPITOL

SEPTEMBER 4, 2018



SCALE
0 30 60

SEDIMENT AND EROSION CONTROL PLAN

ART PLACE AT FORT TOTTEN

C18



LEGEND

X TREE TO BE REMOVED

NOTE: NO HERITAGE TREES WILL BE REMOVED WITH THIS DEVELOPMENT.

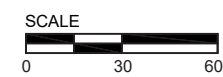
BUILDING B

PERKINS EASTMAN

STUDIO SHANGHA

VFA CAPITOL

SEPTEMBER 4, 2018



TREE PLAN | C19

ART PLACE AT FORT TOTTEN

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., August 20, 2018

Plat for Building Permit of: SQUARE 3765 Lots 1 - 4, 6 - 9 & SQ. 3767 Lots 3 - 4

Scale: 1 inch = 50 feet

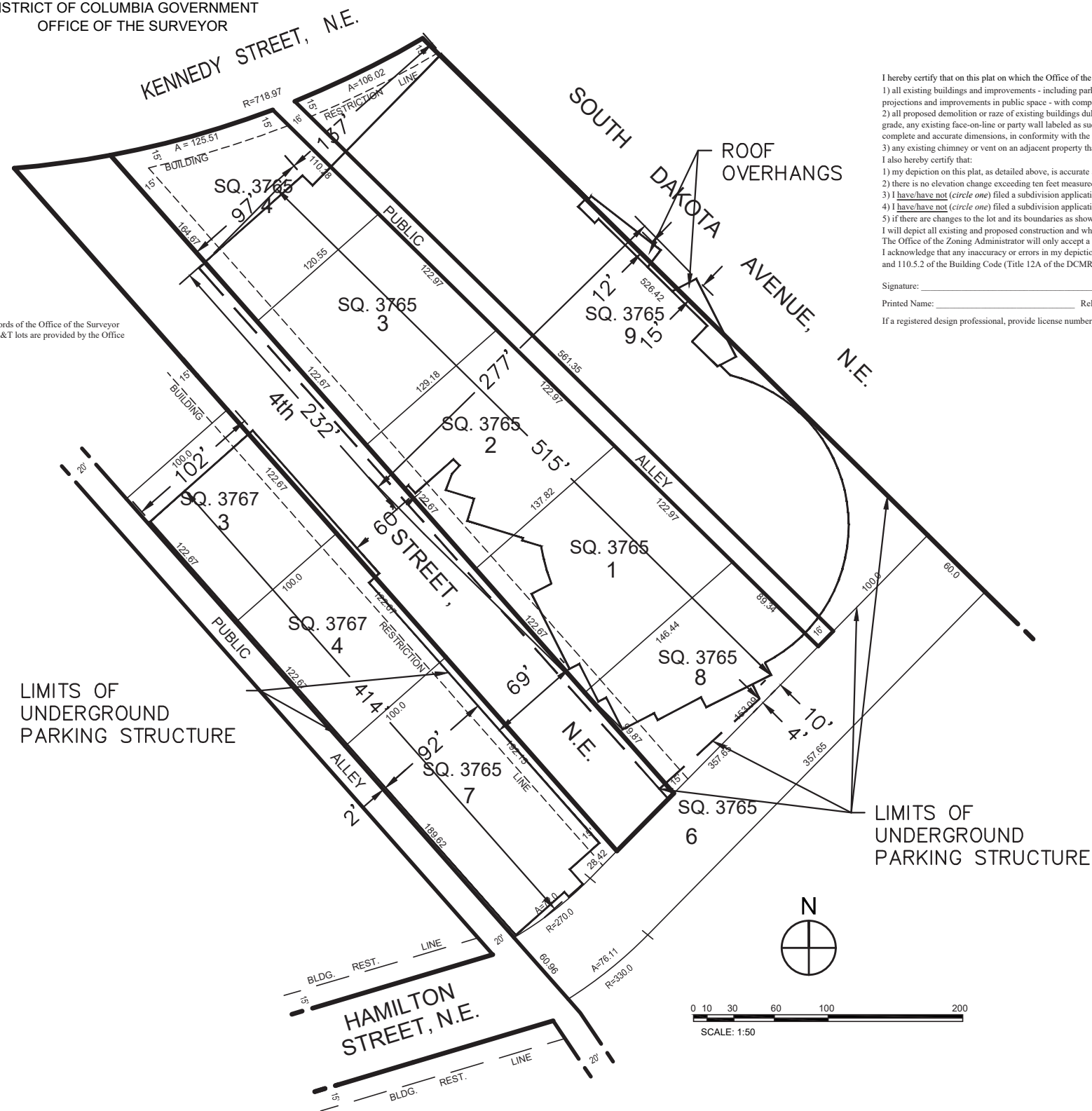
Recorded in Book 136 Page 160 (SQ. 3765 Lots 1 - 4)
Book 207 Page 2 (SQ. 3765 Lots 6 - 9)
Book 136 Page 160 (SQ. 3767 Lots 3 - 4)

Receipt No. 18-07877 Drawn by: A.S.

Furnished to: BRIAN J. RUHL

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

Surveyor, D.C.



I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application _____; and
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
 - 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
 - 3) I have/have not (circle one) filed a subdivision application with the Office of the Surveyor;
 - 4) I have/have not (circle one) filed a subdivision application with the Office of Tax & Revenue; and
 - 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.
- The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the 6 months prior to the date DCRA accepts a Building Permit Application as complete. I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: _____ Date: _____

Printed Name: _____ Relationship to Lot Owner: _____

If a registered design professional, provide license number _____ and include stamp below.