

# ART PLACE AT FORT TOTTEN

NORTHEAST, WASHINGTON, DC  
PHASE B PUD  
FIRST-STAGE AMENDMENT  
& SECOND-STAGE APPLICATION

APRIL 4TH 2019 ZONING COMMISSION HEARING  
POST-HEARING SUBMISSION



MAY 2, 2019

OWNER + DEVELOPER



EXECUTIVE ARCHITECT



DESIGN ARCHITECT



CIVIL ENGINEER



LANDSCAPE



TRAFFIC CONSULTANT



LAND USE COUNSEL



ZONING COMMISSION  
District of Columbia  
CASE NO.06-10D  
EXHIBIT NO.44A1



No. Title:

No. Title:

No. Title:

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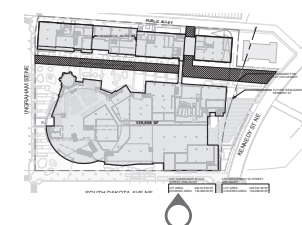
### CIVIL EXHIBITS

C1	OVERALL EXISTING CONDITIONS
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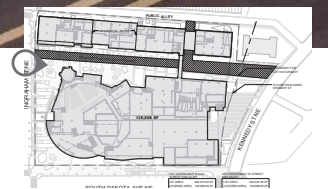
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# MODIFICATIONS SINCE PUBLIC HEARING

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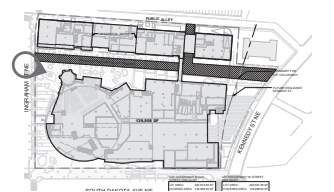
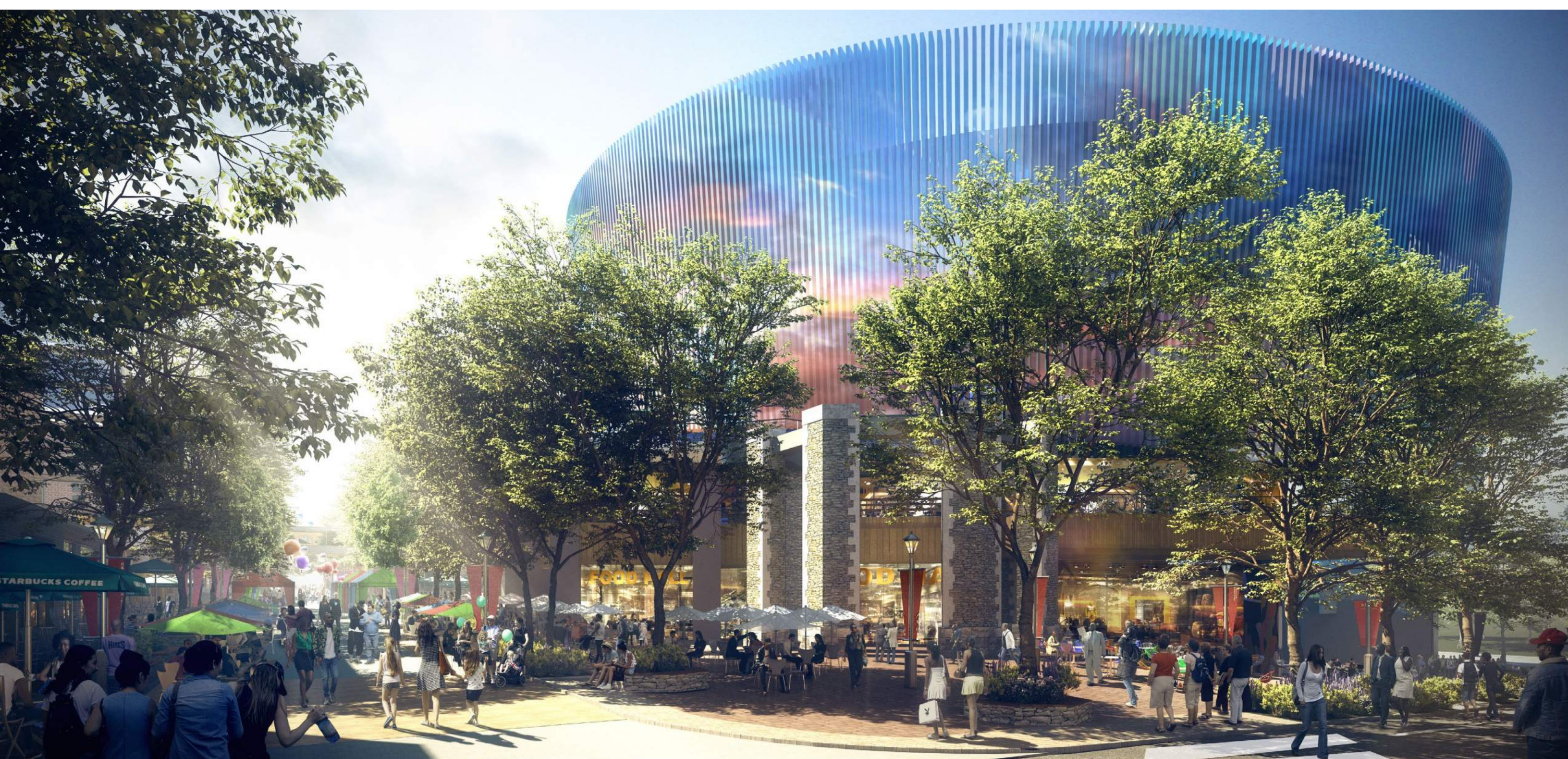


VIEW FROM SOUTH DAKOTA AVE NE  
ART PLACE AT FORT TOTTEN



VIEW LOOKING FROM INGRAHAM ST NE TOWARD CENTRAL PLAZA  
ART PLACE AT FORT TOTTEN





VIEW OF FOOD HALL ENTRANCE TO THE HUB FROM 4TH STREET NE

## GENERAL RESPONSES TO HEARING COMMENTS

- Articulate the facades, including balconies
- Material palette is darker
- Communicate architectural language across residential towers

### SOUTH TOWER

- 4th Street elevation divided into three parts to reduce length of uninterrupted building façade and enhance vertical expression of building
- Center bays of 4th Street façade recessed from end bays and expressed with a change in color and building material
- Semi-recessed balconies added on Ingraham Street, 4th Street, and overlooking the terrace, creating depth/shadow and enhancing the residential feel of the facades.
- Geometric spandrel panels between floors levels revised to brick
- Cornice transitions simplified

### CENTRAL TOWER

- Projecting glass bays integrated into 4th Street façade to reduce the length of uninterrupted building façade
- Terraces for upper units added to top of projecting glass bays
- Larger window type introduced at upper level to relate to glass balconies below and reinforce rhythm of façade
- Belt courses updated to darker, contrasting color to reinforce horizontal datum of retail base

### NORTH TOWER

- Balconies added to 4th Street façade to create depth and shadow
- Revised overall material palette to be darker
- Upper level fenestration revised to relate the fenestration of link between North Tower and Central Tower





\* Landscape design has been hidden to highlight the architecture.



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