

An architectural rendering of a modern urban development. The scene features a multi-story building with a mix of brick and glass facades. A prominent feature is a wide, covered pedestrian bridge with a glass railing that spans across the courtyard. The ground level is a paved plaza where numerous diverse people are walking, including a woman pushing a stroller and an elderly person with a cane. The sky is clear and blue, suggesting a bright day.

Art Place at Fort Totten The Morris and Gwendolyn Cafritz Foundation

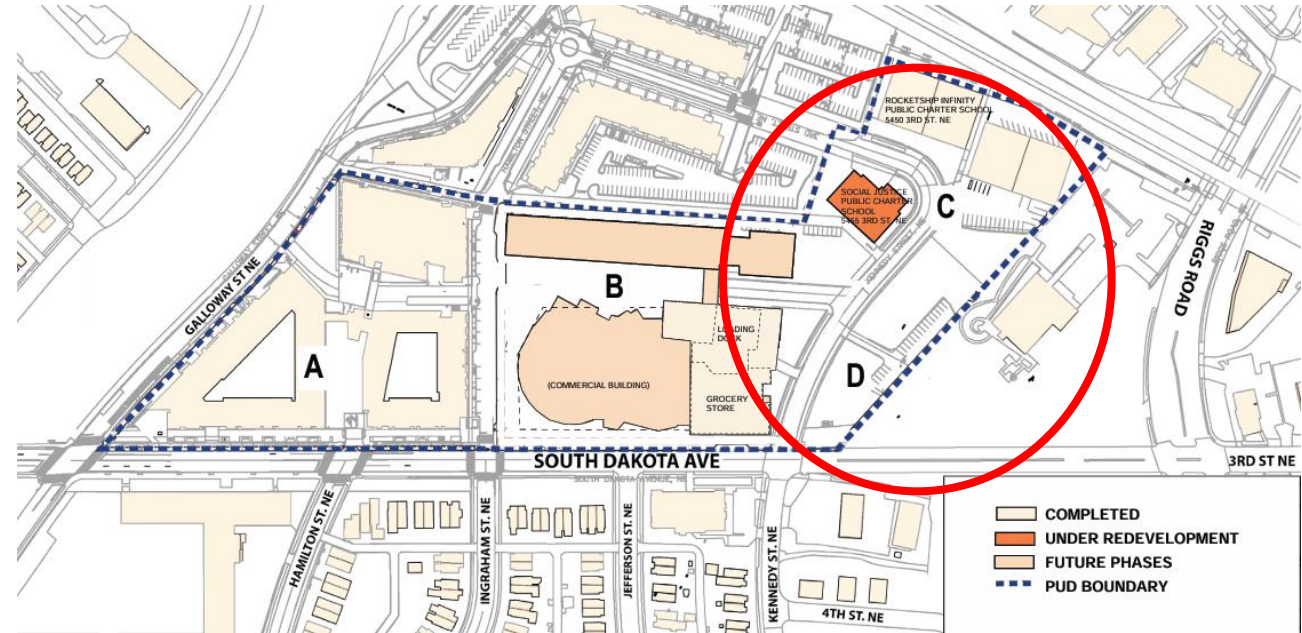
Time Extension for Second-Stage PUD Applications for Blocks C and D

ANC 5A Public Meeting

Wednesday, June 24, 2026

Overview of APFT PUD

- Z.C. Order No. 06-10, effective 1/15/2010
- Modified or extended via Z.C. Order Nos. 06-10A thru 06-10I
- Four blocks:
 - Block A = “The Modern at Art Place” -> 520 apartments above neighborhood retail; completed and occupied since 2018
 - Block B = arts and entertainment hub- > sequenced construction pursuant to Z.C. Order No. 06-10H, first sequence delivered with Aldi Grocery Store in Dec. 2024
 - **Block C** = approved for residential and/or educational uses – final program to be approved w/ 2nd Stage PUD appl.
 - **Block D** = approved for residential and/or educational uses – final program to be approved w/ 2nd Stage PUD appl.



Public Benefits and Amenities

DELIVERED

- ✓ Block A and 1st Phase of Block B
- ✓ 520 new housing units, ground-floor retail, and 339 parking spaces (Block A)
- ✓ 171 income-restricted units (Block A):
 - 151 units (60% MFI)
 - 20 units (80% MFI)
- ✓ Explore! Children's museum pop-up (Block A)
- ✓ Community and summer camp programming (Block A)
- ✓ ALDI grocery store delivered Dec. 2024 (Block B)
- ✓ Transit-oriented development & connectivity with Fort Totten Metro station
- ✓ New roadway features:
 - Extension of Ingraham Street, NE to the west (retail boulevard)
 - Extension of 3rd Street, NE ROW
 - Reconstruction of curb and new southbound lane for South Dakota Ave, NE
- ✓ Infrastructure improvements, including utility undergrounding
- ✓ \$45,000 contribution for Capital BikeShare Station (16 spaces)
- ✓ New construction-related jobs
- ✓ Permanent jobs in retail, residential, and cultural sectors
- ✓ First Source Agreement w/ DOES
- ✓ LEED Neighborhood Development (ND) certification

PENDING

- ~409 new housing units (total):
 - Block B: ~294 new housing units, of which:
 - 261 market-rate;
 - 30 artist affordable units (60% MFI); and
 - 3 inclusionary zoning units
 - Blocks C/D: ~138 new housing units
- Remaining residential, non-residential, and cultural uses to be delivered with remaining sequences of Block B and Blocks C and D
- Relocation and configuration of Kennedy St. with ROW width of 70 feet
- LEED Neighborhood Development (ND) certification for remaining blocks
- Dog park to be delivered with Block B's second sequence
- 16 remaining spaces for Capital BikeShare station



Discover a vibrant hub where creativity, family, and modern living intersect.

Welcome to Art Place – a one-of-a-kind destination in Northeast Washington, DC where imagination comes to life. Home to apartments, charter schools, a children's museum, a grocery store and shops, Art Place is more than a neighborhood – it's a shared journey of discovery.

INSPIRE - INTERACT - CREATE - CONNECT

[THE NEIGHBORHOOD](#)

Learn & Play



Spark creativity at the Explore! Museum festivals, discover innovative learning at Rocketship School, or dive into the Social Justice Charter's inclusive programs. Fun for all ages. [DISCOVER MORE](#)

Live & Thrive



Find your new home at The Modern, where style meets comfort. Enjoy modern amenities, vibrant surroundings, and a community designed for your lifestyle. [FIND YOUR HOME](#)

Dine & Shop



Savor delicious bites and browse unique shops at Art Place. From local brews to fresh pizza, discover your new favorite spot in a lively community setting. [EXPLORE MORE](#)



DC DENTAL STUDIO



ALDI



ONELIFE FITNESS



MENOMALE



ROCKETSHIP CHARTER SCHOOL

Updates

- Recent leasing efforts (Block A/B)
- Educational uses on Block C:
 - Rocketship Infinity Community Prep Charter School
 - Social Justice Public Charter School
- New fencing and signage
- New banner signage on light poles
- New trash receptacles

Forthcoming Request for Time Extension: Blocks C & D

- Eligible to file request starting July 1, 2026
- Current deadlines to file second-stage PUD application:
 - December 31, 2026 (for *either* Block C or D)
 - December 31, 2030 (for remaining block)
- **Proposed** deadlines to file second-stage PUD application:
 - December 31, 2028 (for *either* Block C or D)
 - December 31, 2032 (for remaining block)

An architectural rendering of a modern urban development. The scene features a multi-story building with a mix of brick and glass facades. A prominent feature is a wide, elevated pedestrian bridge with a glass railing that spans across the courtyard. The ground level is a paved plaza where numerous diverse people are walking, including a woman pushing a stroller and an elderly person with a cane. The sky is clear and blue, suggesting a bright, sunny day.

Art Place at Fort Totten The Morris and Gwendolyn Cafritz Foundation

Time Extension for Second-Stage PUD Applications for Blocks C and D

ANC 5A Public Meeting

Wednesday, June 24, 2026