

## Art Place at Fort Totten Project Overview - Block B



### Project:

- The Second Stage of the Art Place Fort Totten Planned Unit Development –“Block B” and modification of the First Stage Planned Unit Development

### Location:

- Bounded by South Dakota Avenue, NE to the east, Kennedy Street, NE to the north and Ingraham Street, NE to the south, and a 20-foot public alley to the west.

### Overall Goal:

- To redevelop Block B with multiple buildings, one containing retail and residential uses, one containing artist housing, and one containing mixed retail, grocery, museum, and family entertainment uses, as well as ground level and underground parking
- To create a mixed-use development combining modern living, family activities, neighborhood amenities, and educational children’s entertainment.
- To be transformative for the neighborhood by introducing a unique and innovative arts and cultural center, as well as a community-serving grocery store, and quality housing.

### Housing:

- The development will include approximately 30 affordable artist housing units and approximately 210-250 additional housing units.

### Retail and Grocery:

- Approximately 57,000 square feet of ground floor retail and approximately 24,000 square foot grocery store to be developed.
- Announcement of the grocery store operator will be made before the end of 2018.

#### Family Entertainment Zone (“FEZ”):

- Innovative arts and cultural center comprising approximately 157,000 square feet with a main entry and plaza located along South Dakota Avenue, NE and Ingraham Street, NE.
- The FEZ will host an innovative arts and entertainment group comprised of artists across a variety of artistic disciplines that is known for its immersive and interactive offerings.
- A food hall, which will host special events featuring the best chefs in Washington, DC, as well as a variety of food and beverage providers will be located in the FEZ.

#### Children’s Museum:

- Block B will feature an Explore! Children’s Museum of approximately 25,000 square feet.
- The children’s museum will offer interactive experiences, such as a rain room, and a “maker space” encouraging children to experiment and create their own projects and will provide exciting and engaging educational exhibits for children and families.

#### Pedestrian Zone:

- The development includes the closure of 4<sup>th</sup> Street, NE to create an active and vibrant pedestrian oriented area between the residential and arts-related elements of Block B.
- The pedestrian zone can host street fairs and other activities for the community to enjoy.
- The grocery store, family entertainment zone, and children’s museum fronting on South Dakota Avenue, NE will create a safe and fun pedestrian-oriented experience for residents of Block B, visitors, shoppers, and people walking to the nearby Fort Totten metro station.

#### Parking and Traffic:

- Block B will include approximately 765 parking spaces.
- An automobile exit and entrance will be located on Ingraham Street, NE, an automobile entrance will be accessed off of South Dakota Avenue, NE, and an automobile exit will let out onto Kennedy Street, NE.
- Truck loading berths will be accessed via the northern portion of the closed 4<sup>th</sup> Street, NE for the family entertainment zone, grocery, retail and museum uses and via the public alley adjacent to the residential component for residential uses.
- Truck access will be limited to just the northern portion of 4<sup>th</sup> Street, NE so as not to interfere with the newly created pedestrian zone.

#### Developer:

- The developer of Art Place Fort Totten is the Morris and Gwendolyn Cafritz Foundation which has awarded nearly \$450 million in grants for projects in the arts and humanities, community services, education, environment, and health.

#### Development Timetable:

- Initial filing for Second Stage and Modification of First Stage was submitted to city’s Zoning Commission in early September 2018 and is to be referred to various agencies, including the Office of Planning and District Department of Transportation for review.
- Construction of Block B is intended to begin during the first quarter of 2020 and Block B will take approximately 30 months to build.
- Block B is expected to be completed during the third quarter of 2022.