

Zoning Commission Case No. 06-10D - Art Place at Fort Totten Project **Overview – UPDATED FEBRUARY/MARCH 2019**



This summary contains details about the project that have been updated since the initial project plans and summary circulated in the fall of 2018 ("2018 Plans").

Project and Location:

- The Second Stage ("Block B") of the Art Place at Fort Totten Planned Unit Development and modification of the First Stage Planned Unit Development.
- 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.

Developer:

- The developer of Art Place at Fort Totten is the Morris and Gwendolyn Cafritz Foundation which has since 1970 awarded nearly \$450 million in grants for projects in the arts and humanities, community services, education, environment, and health.

Overall Goal:

- To bring unique and innovative arts, cultural, family entertainment, educational and retail uses to the neighborhood in order to enhance the quality of the lives of residents of the community. Block B will also include multi-family residential and artist housing, artist/maker studio spaces and a grocery store.
- Since the 2018 Plans, the area and makeup of various components of Block B have been adjusted as described below (see page 2). Additionally, two anchor tenants, Meow Wolf and Aldi, have been announced.

Housing:

- The development will include approximately 270 residential units including approximately 30 affordable artist housing units.

- The massing of the residential structures along 4th Street has been modified from the 2018 Plans. These structures now comprise (a) three towers connected by a bridge and outdoor amenity space, and (b) ground floor artist studio space along the northern end of 4th Street, similar to the Brookland Arts Walk.
- These modifications of the residential structures will allow more sunlight to reach the pedestrian areas of Block B and will offer even more opportunities for artistic activities at Block B.

Grocery Store

- At approximately 24,500 square foot, largest Aldi store in the District will be constructed at the southwest corner of South Dakota Avenue, NE and Kennedy Street, NE.

In-line Retail

- Block B will include approximately 35,000 square feet of in-line retail uses along the newly pedestrianized 4th Street, NE and South Dakota Avenue, NE.

Family Entertainment Zone (“FEZ”):

- The FEZ is an innovative arts and cultural center with a main entry and plaza located along South Dakota Avenue, NE and Ingraham Street, NE and containing the following components:
- *Meow Wolf* (<https://meowwolf.com/>)
 - Meow Wolf is an innovative arts and entertainment group comprising artists across a wide variety of artistic disciplines and is known for its immersive and interactive offerings.
 - Meow Wolf is the anchor tenant within The FEZ and will occupy approximately 80,000 square feet.
- *Explore! Children’s Museum*
 - Explore! Children’s Museum will occupy approximately 20,000 square feet.
 - The children’s museum will offer interactive educational exhibits for children and families, including “maker spaces” to encourage experimentation and creation of their own art and science projects.
- *Live performance, Studio/Rehearsal, Virtual Reality (VR), and Entertainment and Gala Space*
 - Approximately 50,000 square feet of space in the FEZ will be occupied by additional cultural, educational and gala spaces, which may be rented for specific events, openings, or shows.
- *Food Hall*
 - The FEZ building will include approximately 40,000 square feet of Food Hall retail, to be located along the upper portion of Ingraham Street, and 4th Street.
 - The Food Hall is expected to include sit down restaurants and an assortment of complementary food, beverage and other retail establishments focusing on food preparation & service.
 - The Food Hall, by virtue of its shared infrastructure and facilities, is intended accommodate - among other tenants - smaller, locally based restaurants and other food & beverage enterprises.

Pedestrian Zone:

- The development includes the closure of 4th 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 and entrances into the Family Entertainment Zone, and children's museum fronting on South Dakota Avenue, NE will create a lively pedestrian-oriented experience for residents of the nearby neighborhoods, visitors, shoppers, and commuters heading to the nearby Fort Totten metro station.
- The development of Block B anticipates the construction of a fully signalized intersection at South Dakota Avenue and Ingraham Street.

Parking and Traffic:

- The number of parking spaces for Block B has been increased from the 2018 Plans to approximately 930 spaces.
- The automobile exit and entrance on South Dakota Avenue proposed as part of the 2018 Plans has been removed from the updated plans for Block B. Automobile exits and entrances will be located on Ingraham Street, NE, Kennedy Street, NE and the public alley located along the western edge of Block B.
- Since the 2018 Plans, the developer has worked with the District Department of Transportation and is proposing that bus and motor coach parking, and pickup/drop-off will occur on South Dakota Avenue, north of Ingraham Street, as well as on Ingraham Street, in close proximity to the building's entrance at South Dakota Avenue and Ingraham Street.
- Truck loading berths will be accessed via the northern portion of the closed 4th 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 4th Street, NE so as not to interfere with the newly created pedestrian zone.

Development Timetable:

- Block B is expected to be completed during the fourth quarter of 2022.
- Construction of Block B is intended to begin during the first quarter of 2020 and Block B will take approximately 30 months to build.
- Update on Block A of The Modern at Art Place at Fort Totten: a lease with 24 Hour Fitness for the 40,000 square foot space in Block A along South Dakota Avenue has been signed. The 24 Hour Fitness is anticipated to be open for business by the end of 2019 or early 2020.

List of Public Presentations:

Upcoming:

- The Zoning Commission has scheduled a public hearing on Zoning Commission Case No. 06-10D on April 4, 2019.
 - (<https://app.dcoz.dc.gov/Calendar/Calendar.aspx>: enter 06-10D in the box next to the Calendar Search button)
- The development team will be making the following presentations:

- to the Lamond-Riggs Citizens Association (LRCA) monthly meeting on March 4, 2019
- to the Queens Chapel Civic Association on March 11, 2019
- to ANC 5A on March 27, 2019
- to ANC 4B on March 25, 2019

Completed:

- The development team has made the following recent presentations:
 - to ANC 5A08 SMD on February 26, 2019
 - to the Lamond-Riggs Citizens Association (LRCA) Development Task Force on February 28, 2019

Site Plan

