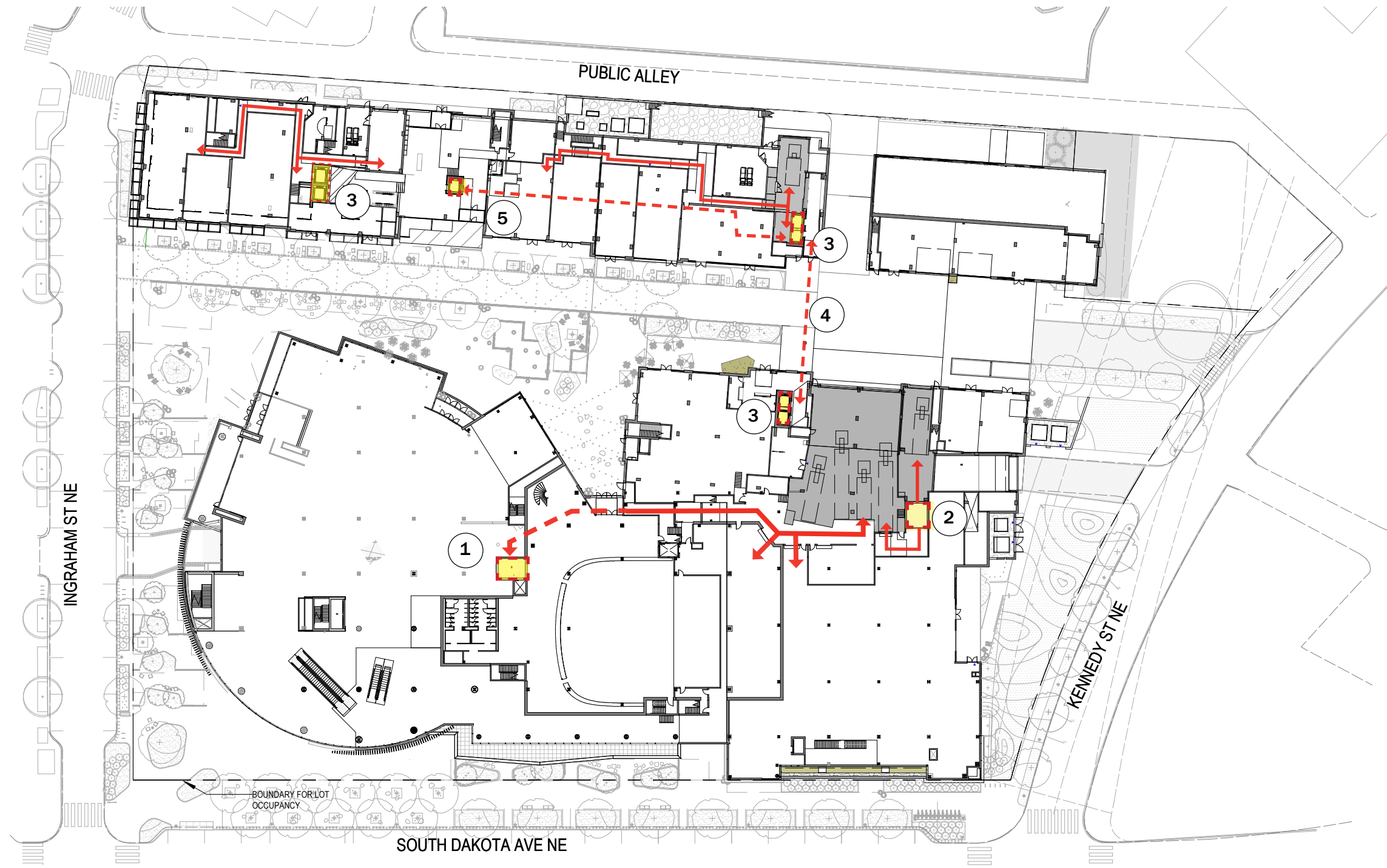


1. Food Hall corner without “Fort”
2. Added Loading Berth
3. Added units and additional Maker Space
4. Relocated Dog Run
5. Approved switch-gear location for residential and commercial uses.
6. New switch-gear location with architectural screening for east residential and commercial

7. Approved Commercial Loading Dock.
  8. Approved Residential Loading Dock
- use (west residential to remain in approved location)



1. Service elevator for Food Hall, Food Hall Mezzanine, and Interactive Art Experience venue.
2. Freight elevator serving Grocery store
3. Elevator serving residential units.
4. Conditioned pedestrian bridge above connecting residential elevators.
5. Corridor above connecting North and East residential elevators to Concierge Residential Lobby.

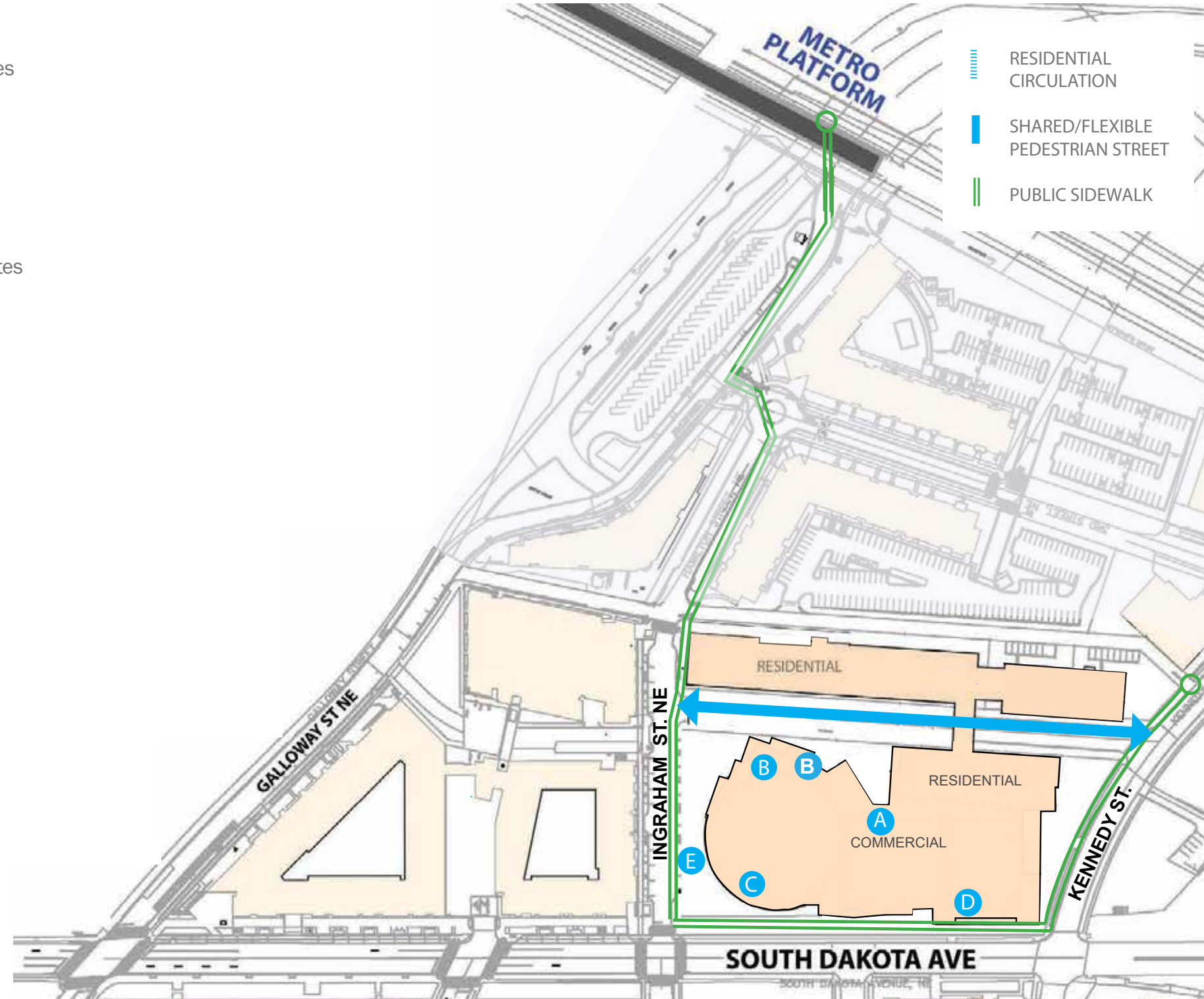
## COMMERCIAL BUILDING ENTRANCES

- A. 4th street plaza entrance to performance venue
- B. 4th street entrance for food hall and cultural uses
- C. South dakota entrance for food hall and cultural uses
- D. South dakota entrance for grocery
- E. Parking garage entrance.

## APPROXIMATE WALKING DISTANCES

- Fort Totten Metro Platform to The Modern - 3 minutes
- Fort Totten Metro Platform to Art Place - 3 minutes

**FLEXIBLE PEDESTRIAN 4th STREET - 670 feet**

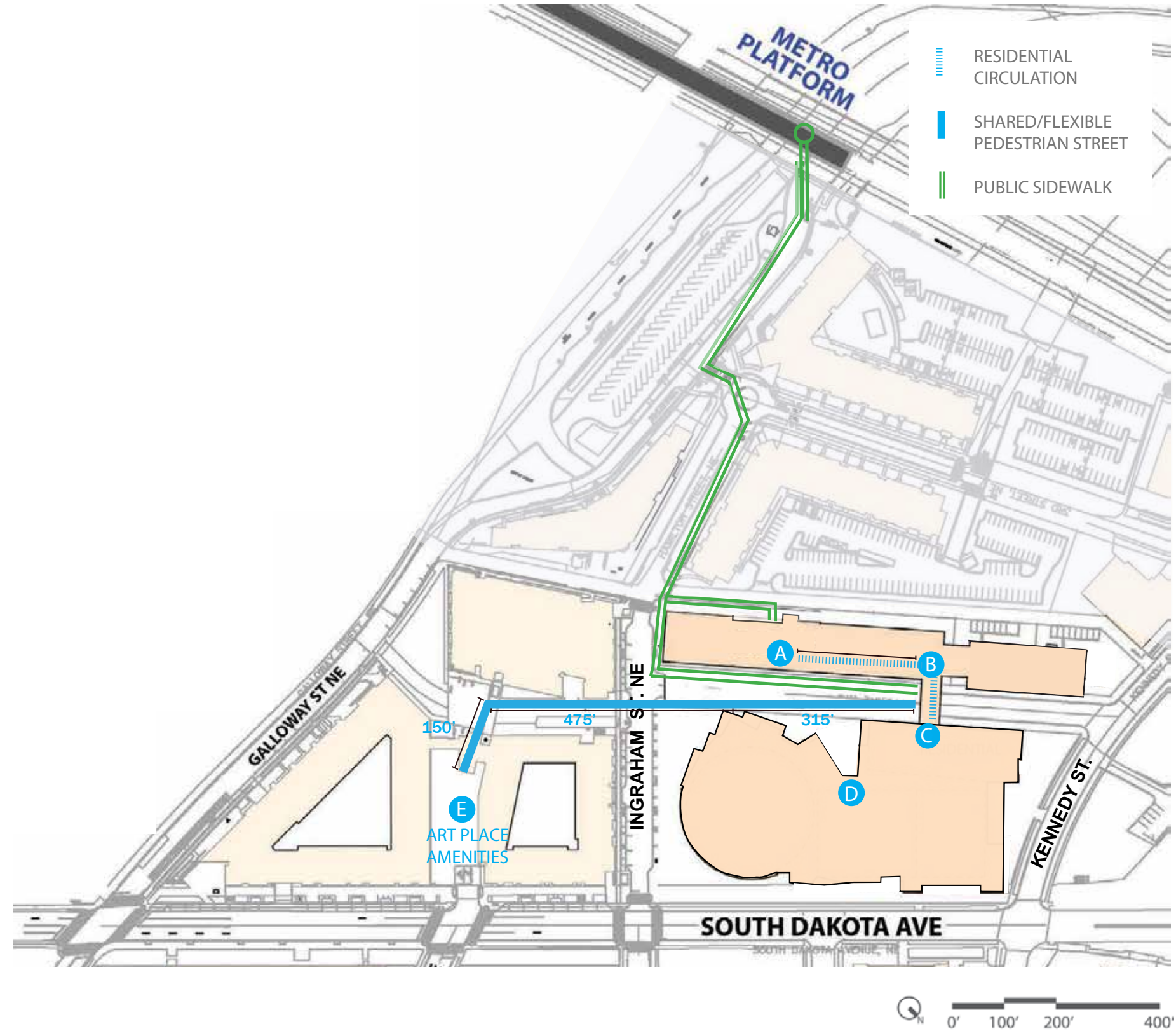


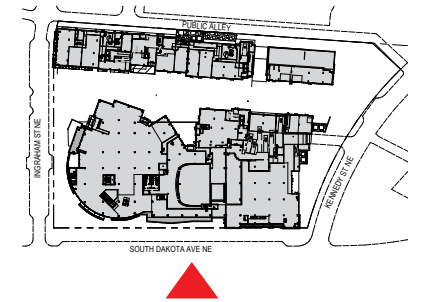
## LOBBIES

- A. Concierge lobby south tower
- B. North tower elevator lobby
- C. East tower elevator lobby with access to garage
- D. 4th street plaza elevator with access to garage
- E. Shared amenity spaces

## AMENITIES

- Lounge with Kitchen
- Business Center
- Clubroom with gaming area
- Fitness Center with cardio + weights
- Yoga + personal training studio
- Bocce Court
- Exclusive Resident Events Program
- Concierge Service
  - Dry cleaning services
  - Cleaning service referral
  - Dog walking + pet care referrals



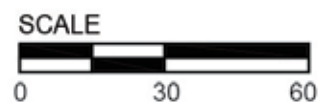


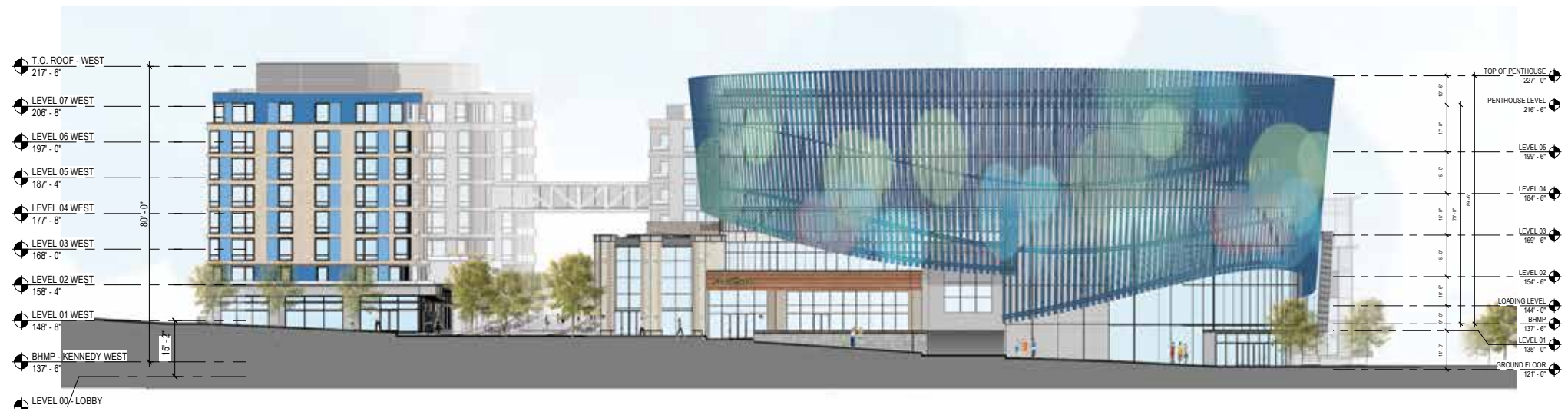
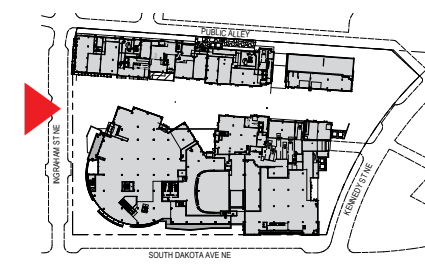
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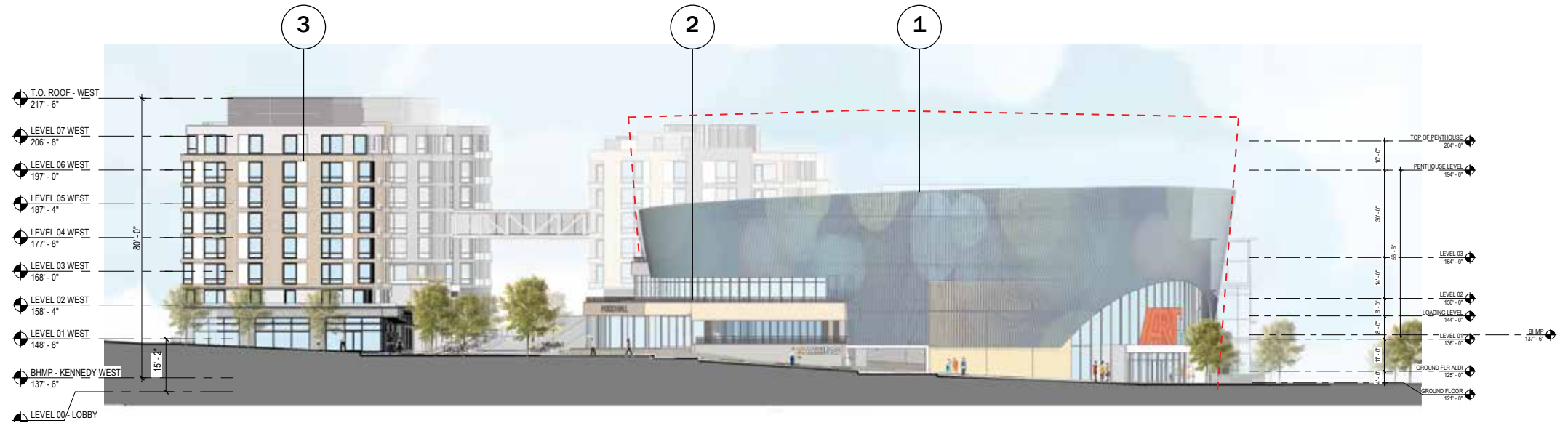
PROPOSED

1. Reduce height of “FEZ” by two stories and introduce terraces on 4th Street plaza
2. Revise massing on South Dakota to add terrace.
3. Main building sign location above South Dakota Ave entrance canopy.



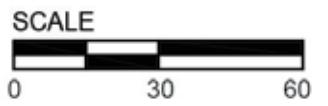


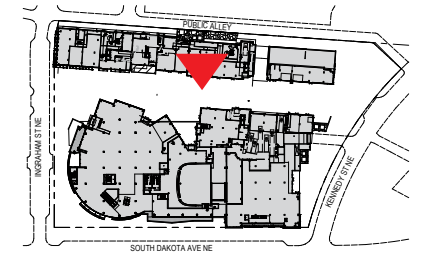
APPROVED



PROPOSED

1. Reduce height of "FEZ" by two stories and introduce terraces on 4th Street plaza
2. Eliminate stone "fort" on corner of Ingraham and 4th Street
3. Revise palette based on more neutral colors





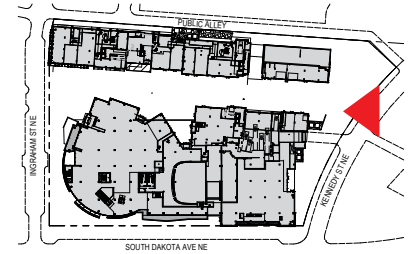
APPROVED



PROPOSED

1. Reduce height of "FEZ" by two stories and introduce terraces on 4th Street plaza
2. Eliminate stone "fort" on corner of Ingham and 4th Street
3. Revise massing on South Dakota to add terrace.
4. Provide additional 40ft loading berth on 4th Street
5. Revise palette based on more neutral colors



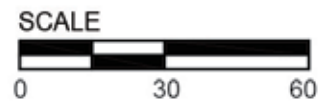


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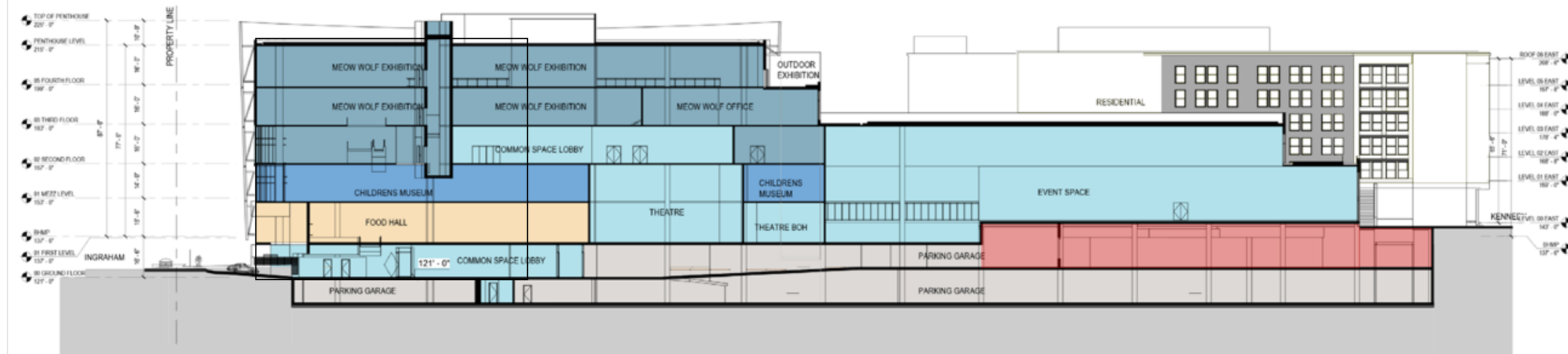


PROPOSED

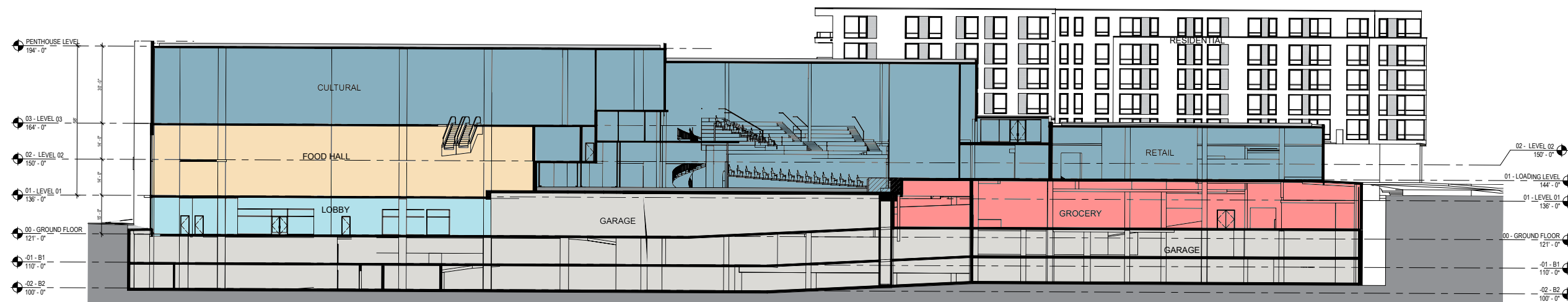
1. Reduce height of “FEZ” by two stories and introduce terraces on 4th Street plaza
2. Extend North residential tower 35’ for additional 19 residential units
3. Revise palette based on more neutral colors
4. Relocate electrical service for commercial building to Kennedy Street.







APPROVED



PROPOSED

