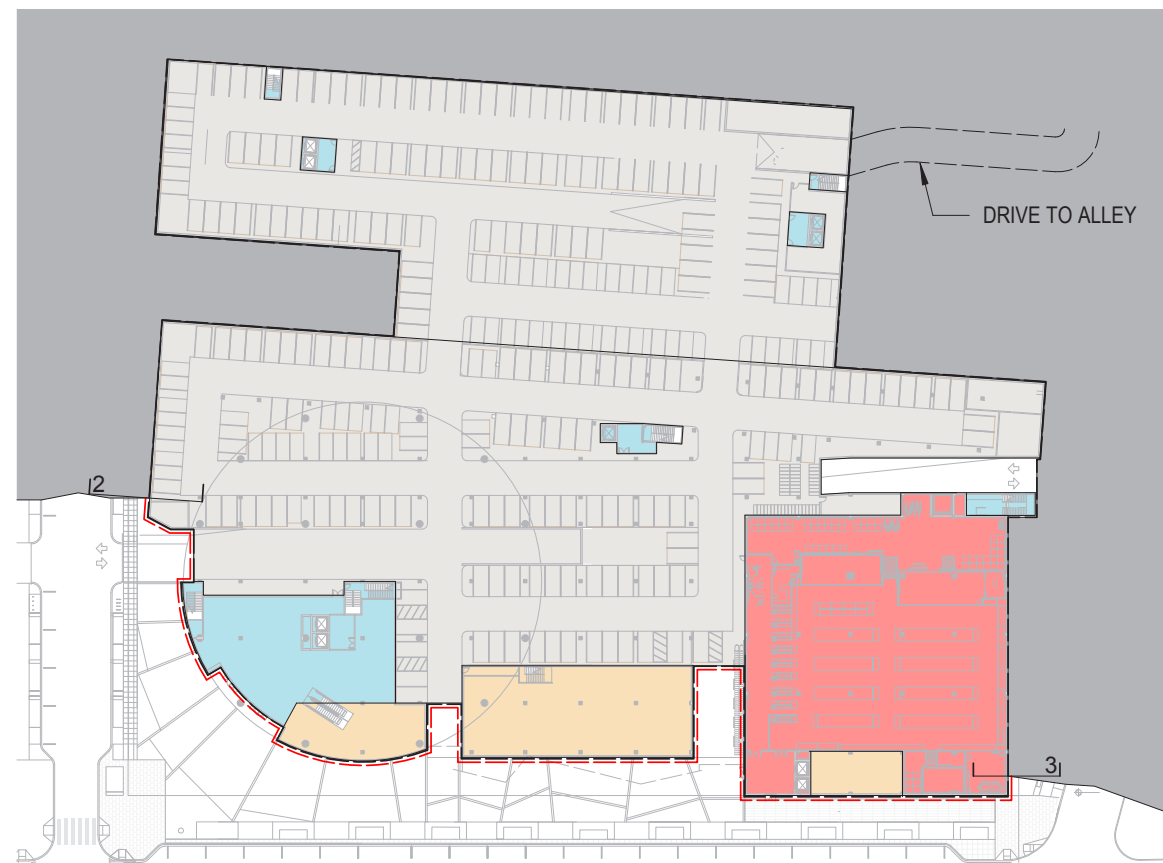
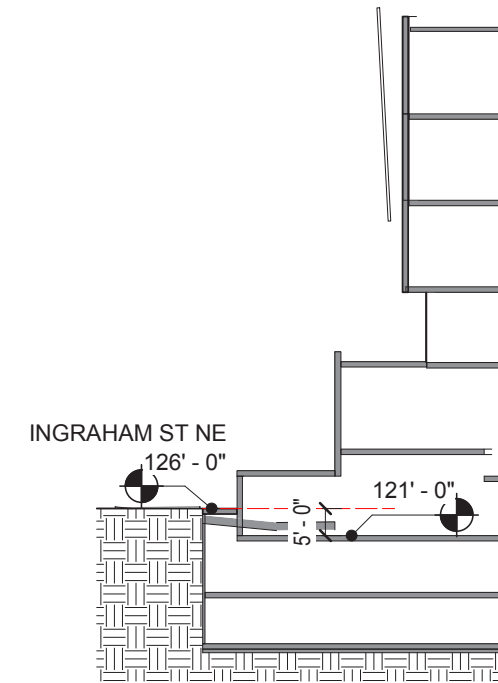


- 1 Existing Riggs Plaza apartment to remain
- 2 West Building with Two Towers and amenity terrace
- 3 Sunlight Central Plaza
- 4 Additional units on East tower from double loading corridor
- 5 Bridge across 4th Street

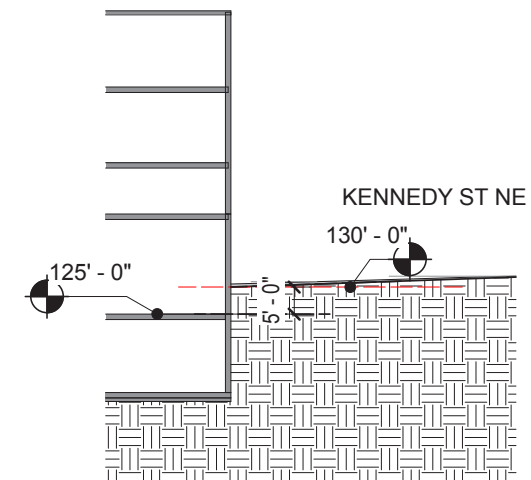
LEVEL	EXPOSED PERIMETER	TOTAL PERIMETER	FAR ADJUSTMENT RATIO
GROUND FLOOR	826' - 6"	2272' - 6"	0.3637
B1	0"	1855' - 2"	0.0000
B2	0"	1255' - 6"	0.0000



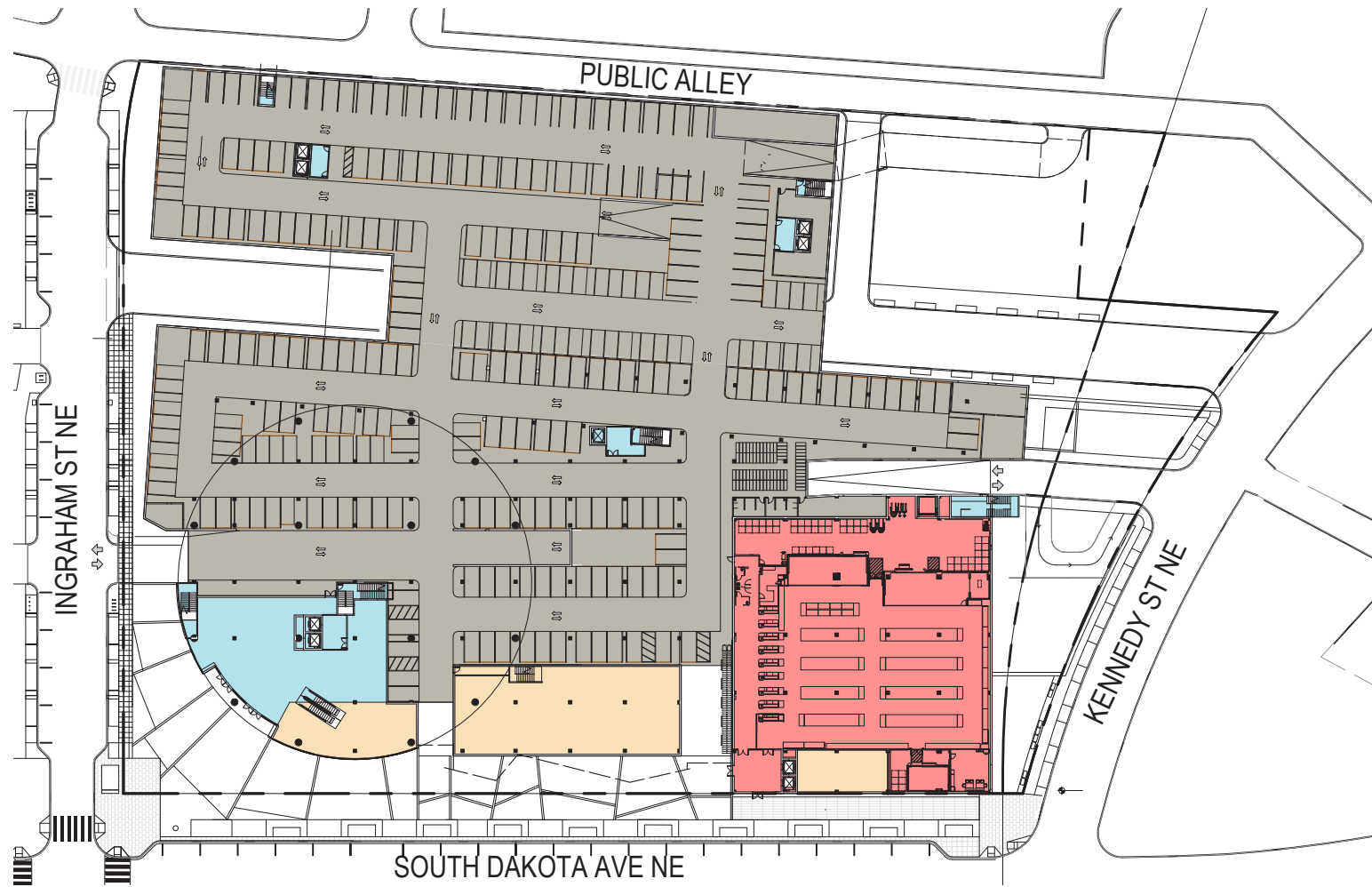
1 GROUND FLOOR FAR CALCULATION
1" = 100'-0"



2 SECTION INGRAHAM
1/32" = 1'-0"



3 SECTION KENNEDY
1/32" = 1'-0"



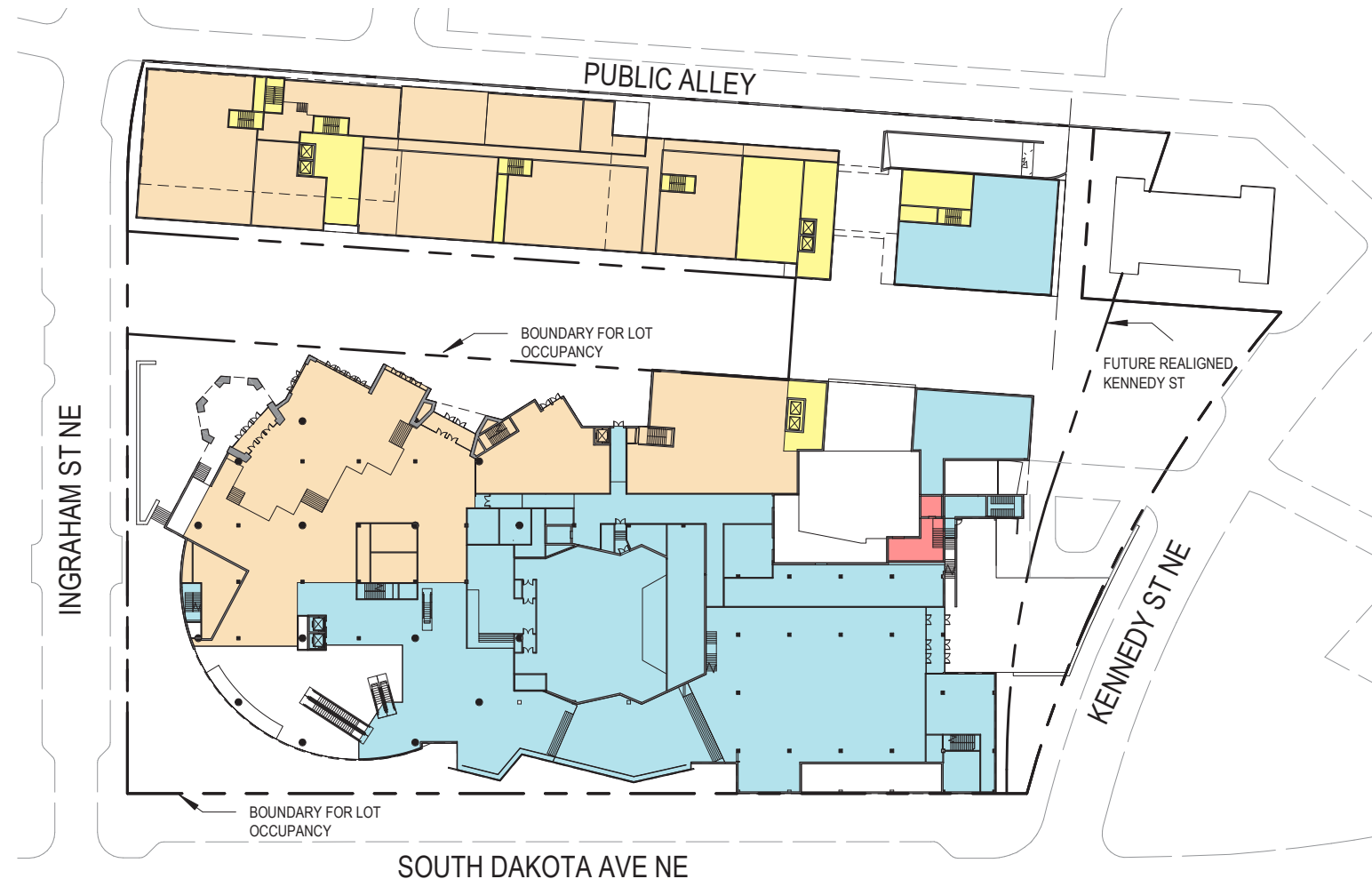
FULL SITE GROUND FLOOR PLAN

FAR LEGEND

- CULTURAL
- GROCERY
- PARKING
- RETAIL

EAST BUILDING - ADJUSTED GROUND FLOOR FAR	
Use Zoning	GFA
CULTURAL	3,121 SF
GROCERY	8,638 SF
PARKING	24,718 SF
RETAIL	3,967 SF
	40,445 SF

WEST BUILDING - ADJUSTED GROUND FLOOR FAR	
Use Zoning	GFA
CULTURAL	426 SF
PARKING	18,696 SF
	19,121 SF



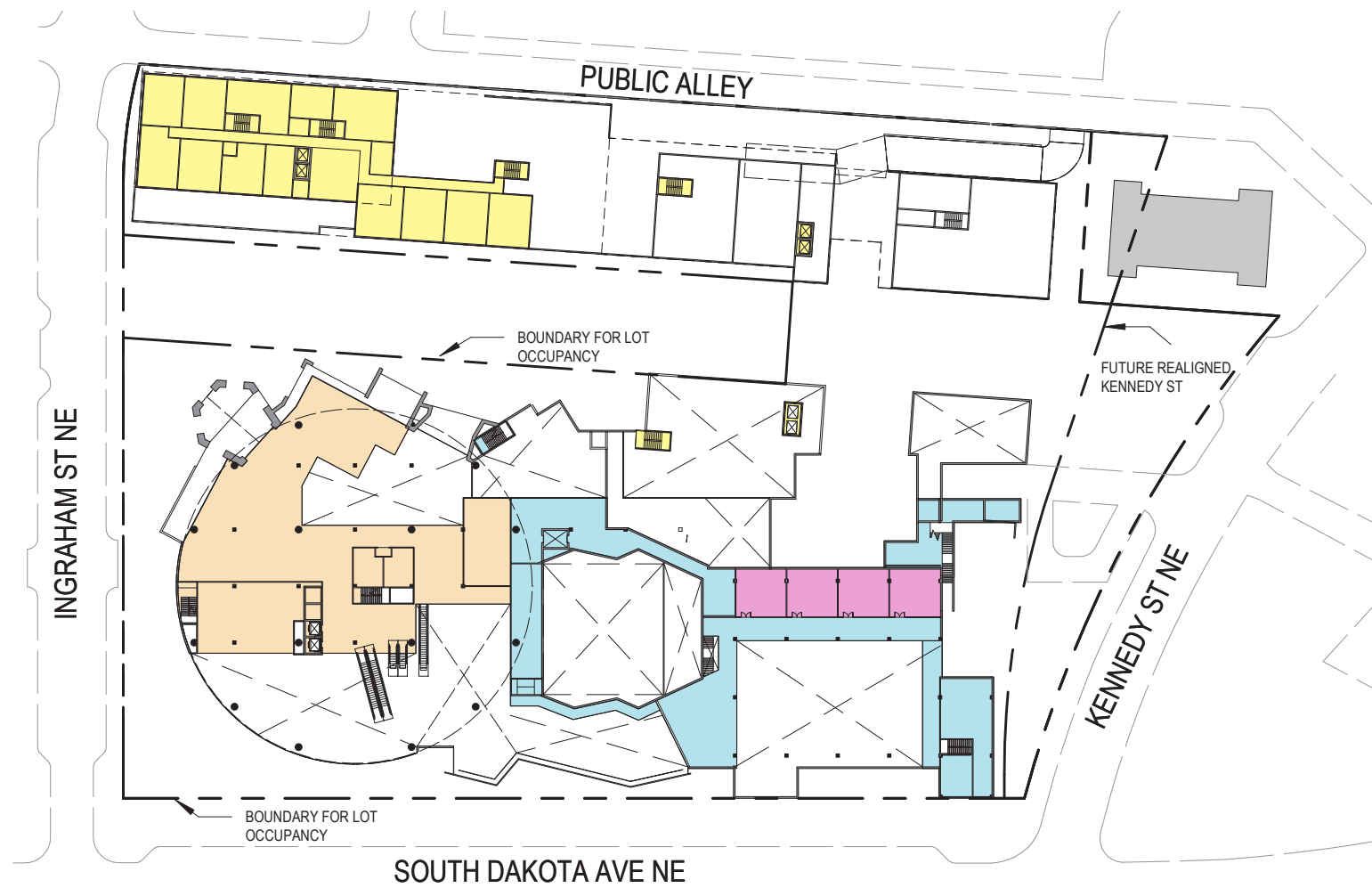
FULL SITE FIRST FLOOR PLAN

FAR LEGEND

- CULTURAL
- GROCERY
- RESIDENTIAL
- RETAIL

EAST BUILDING - ADJUSTED 1ST FLOOR FAR	
Use Zoning	GFA
CULTURAL	54,441 SF
GROCERY	874 SF
RESIDENTIAL	974 SF
RETAIL	29,307 SF
	85,595 SF

WEST BUILDING - ADJUSTED 1ST FLOOR FAR	
Use Zoning	GFA
CULTURAL	4,978 SF
RESIDENTIAL	7,807 SF
RETAIL	26,702 SF
	39,487 SF



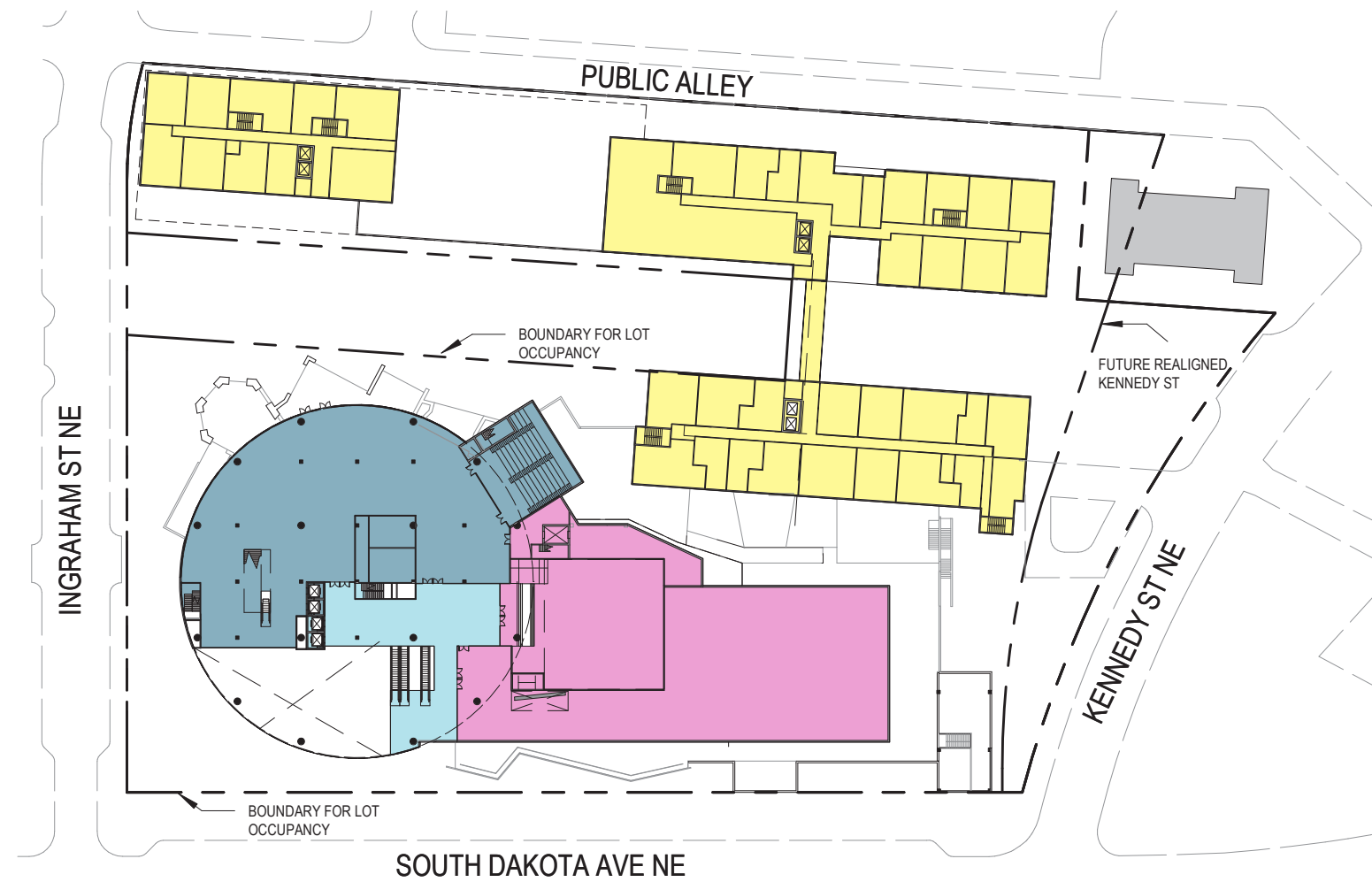
FULL SITE MEZZANINE FLOOR PLAN

FAR LEGEND

- CHILDREN MUSEUM
- CULTURAL
- RESIDENTIAL
- RETAIL

EAST BUILDING - ADJUSTED MEZZ. FLOOR FAR	
Use Zoning	GFA
CHILDREN MUSEUM	3,522 SF
CULTURAL	14,133 SF
RESIDENTIAL	405 SF
RETAIL	17,771 SF
	35,832 SF

WEST BUILDING - ADJUSTED MEZZ. FLOOR FAR	
Use Zoning	GFA
RESIDENTIAL	14,006 SF
	14,006 SF



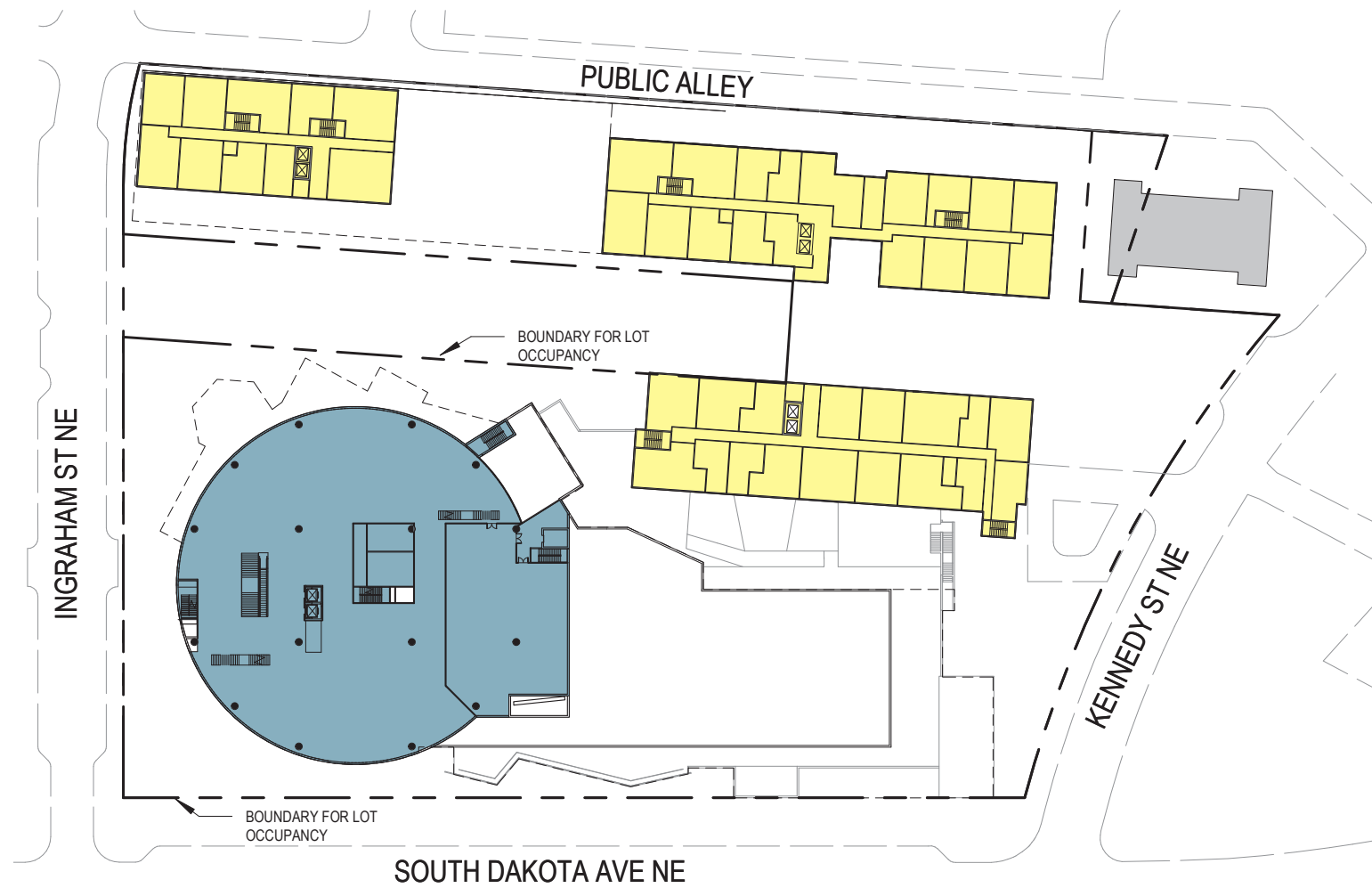
FULL SITE SECOND FLOOR PLAN

FAR LEGEND

- CHILDREN MUSEUM
- CULTURAL
- MEOW WOLF
- RESIDENTIAL

EAST BUILDING - ADJUSTED 2ND FLOOR FAR	
Use Zoning	GFA
CHILDREN MUSEUM	26,474 SF
CULTURAL	5,559 SF
MEOW WOLF	21,793 SF
RESIDENTIAL	15,746 SF
	69,572 SF

WEST BUILDING - ADJUSTED 2ND FLOOR FAR	
Use Zoning	GFA
RESIDENTIAL	27,805 SF
	27,805 SF



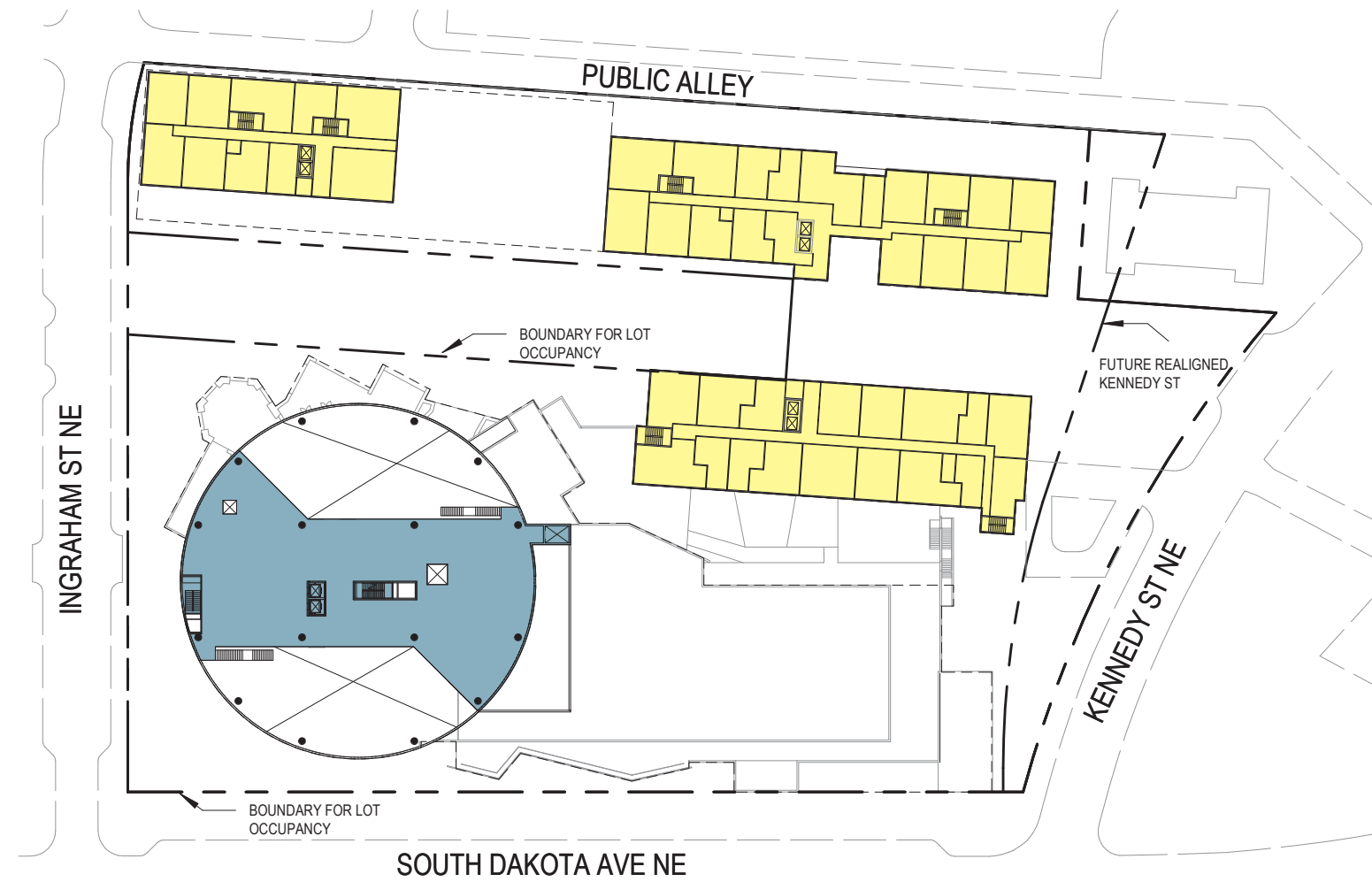
FULL SITE THIRD FLOOR PLAN

FAR LEGEND

- MEOW WOLF
- RESIDENTIAL

EAST BUILDING - ADJUSTED 3RD FLOOR FAR	
Use Zoning	GFA
MEOW WOLF	37,253 SF
RESIDENTIAL	15,746 SF
	52,998 SF

WEST BUILDING - ADJUSTED 3RD FLOOR FAR	
Use Zoning	GFA
RESIDENTIAL	27,074 SF
	27,074 SF



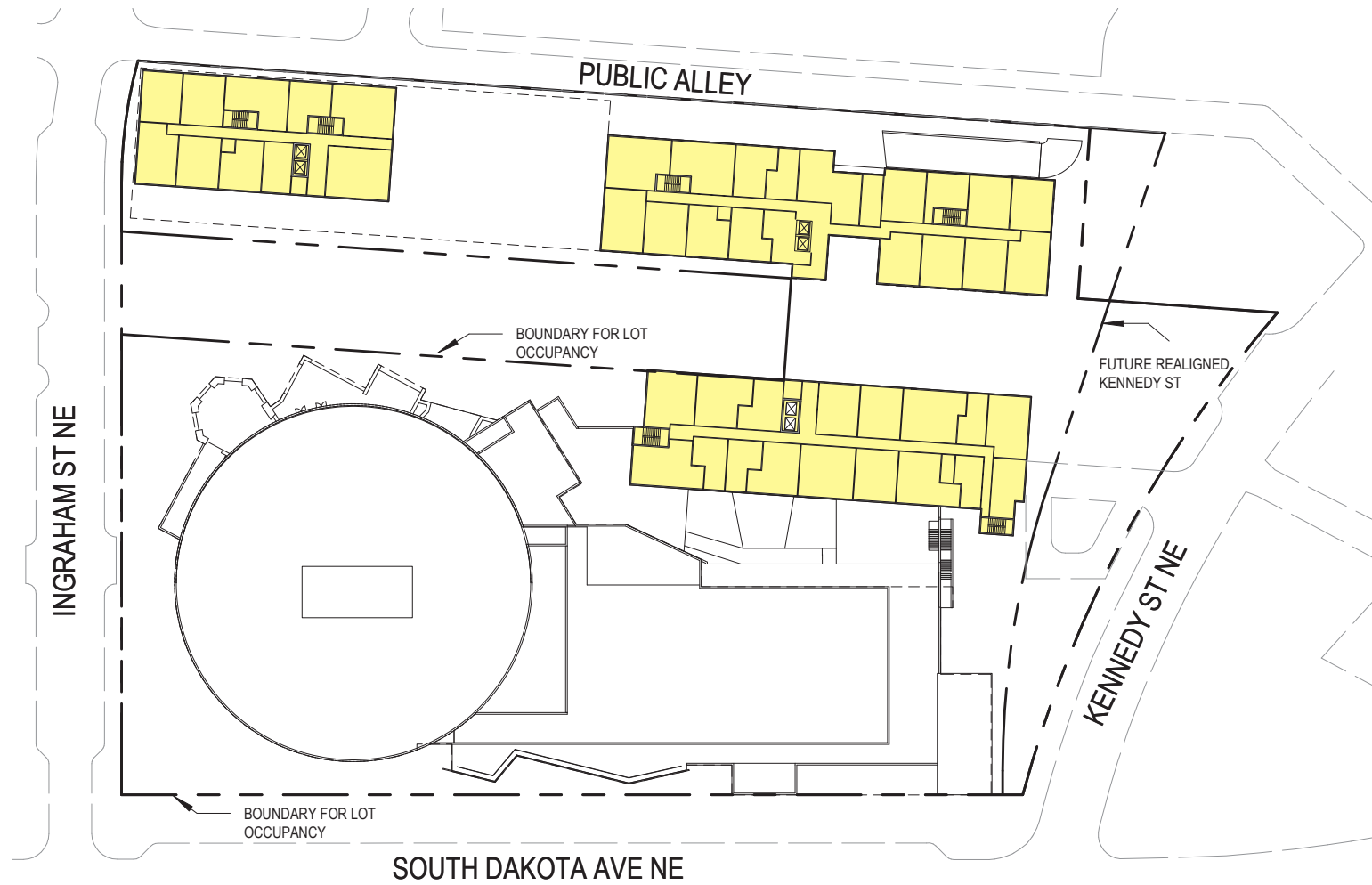
FULL SITE FOURTH FLOOR PLAN

FAR LEGEND

- MEOW WOLF
- RESIDENTIAL

EAST BUILDING - ADJUSTED 4TH FLOOR FAR	
Use Zoning	GFA
MEOW WOLF	18,159 SF
RESIDENTIAL	15,746 SF
	33,905 SF

WEST BUILDING - ADJUSTED 4TH FLOOR FAR	
Use Zoning	GFA
RESIDENTIAL	27,071 SF
	27,071 SF



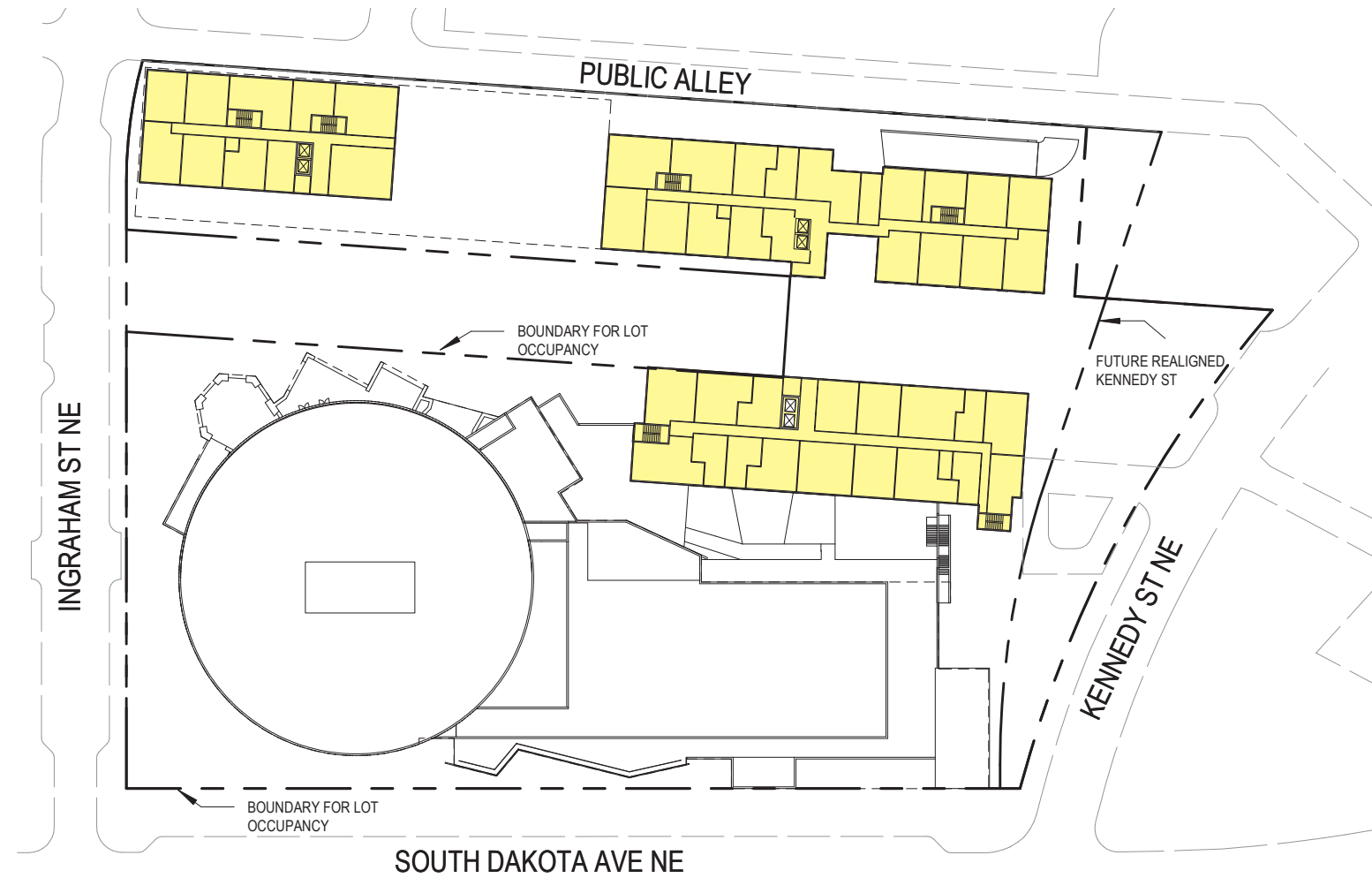
FULL SITE FIFTH FLOOR PLAN

FAR LEGEND

 RESIDENTIAL

EAST BUILDING - ADJUSTED 5TH FLOOR FAR	
Use Zoning	GFA
RESIDENTIAL	15,746 SF
	15,746 SF

WEST BUILDING - ADJUSTED 5TH FLOOR FAR	
Use Zoning	GFA
RESIDENTIAL	27,076 SF
	27,076 SF



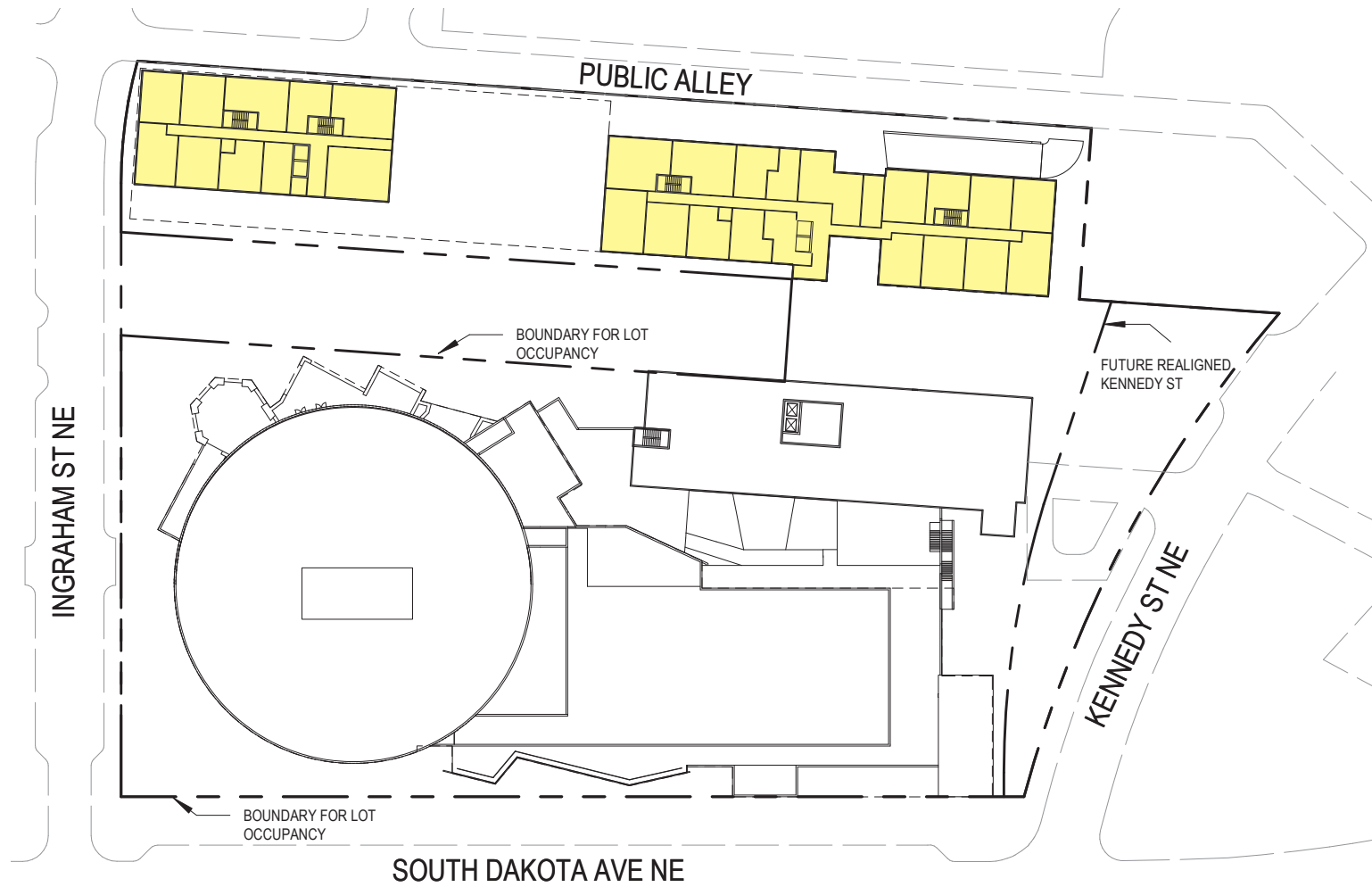
FULL SITE SIXTH FLOOR PLAN

FAR LEGEND

 RESIDENTIAL

EAST BUILDING - ADJUSTED 6TH FLOOR FAR	
Use Zoning	GFA
RESIDENTIAL	15,746 SF
	15,746 SF

WEST BUILDING - ADJUSTED 6TH FLOOR FAR	
Use Zoning	GFA
RESIDENTIAL	27,101 SF
	27,101 SF



FULL SITE SEVENTH FLOOR PLAN

FAR LEGEND

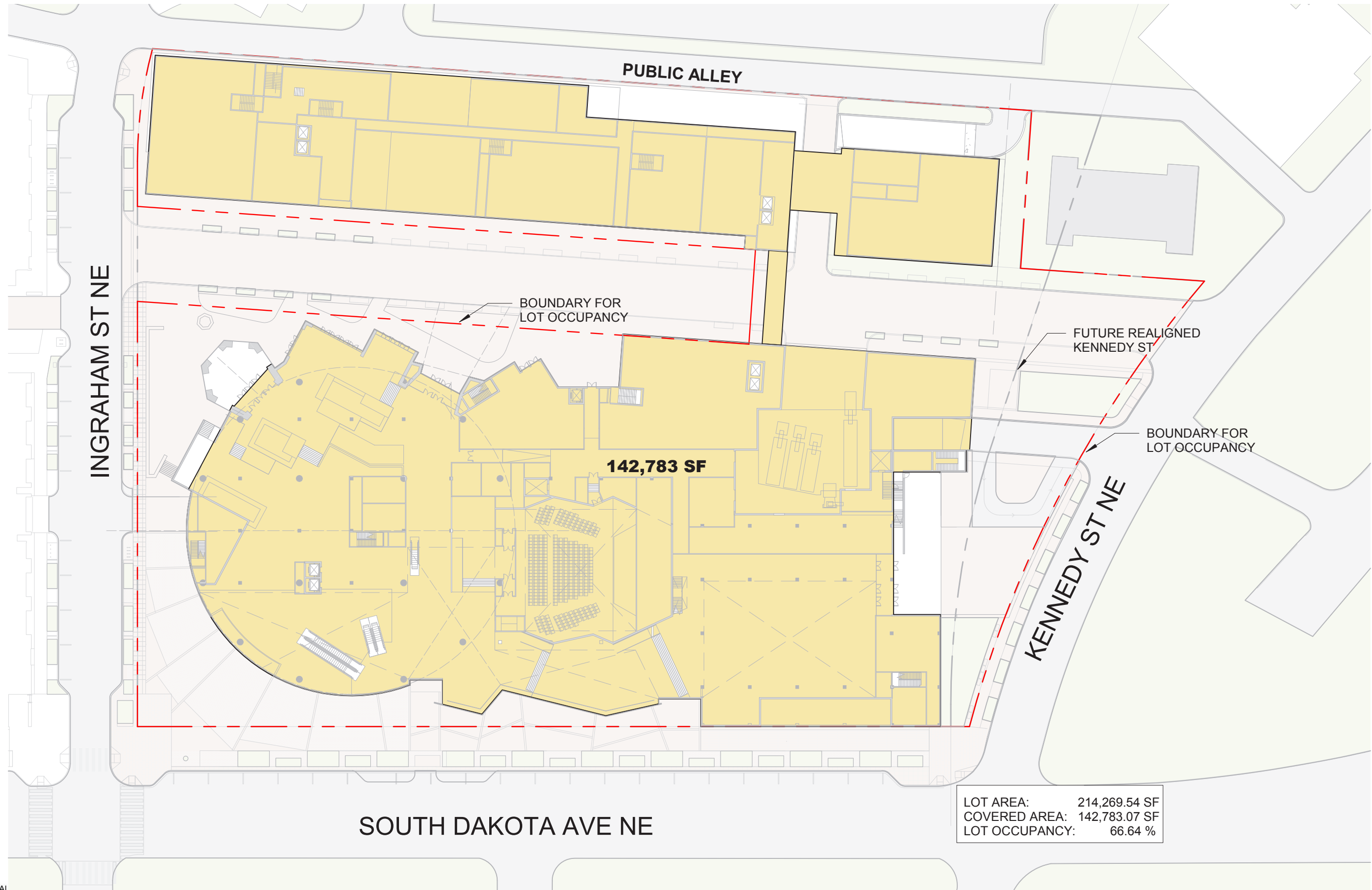
RESIDENTIAL

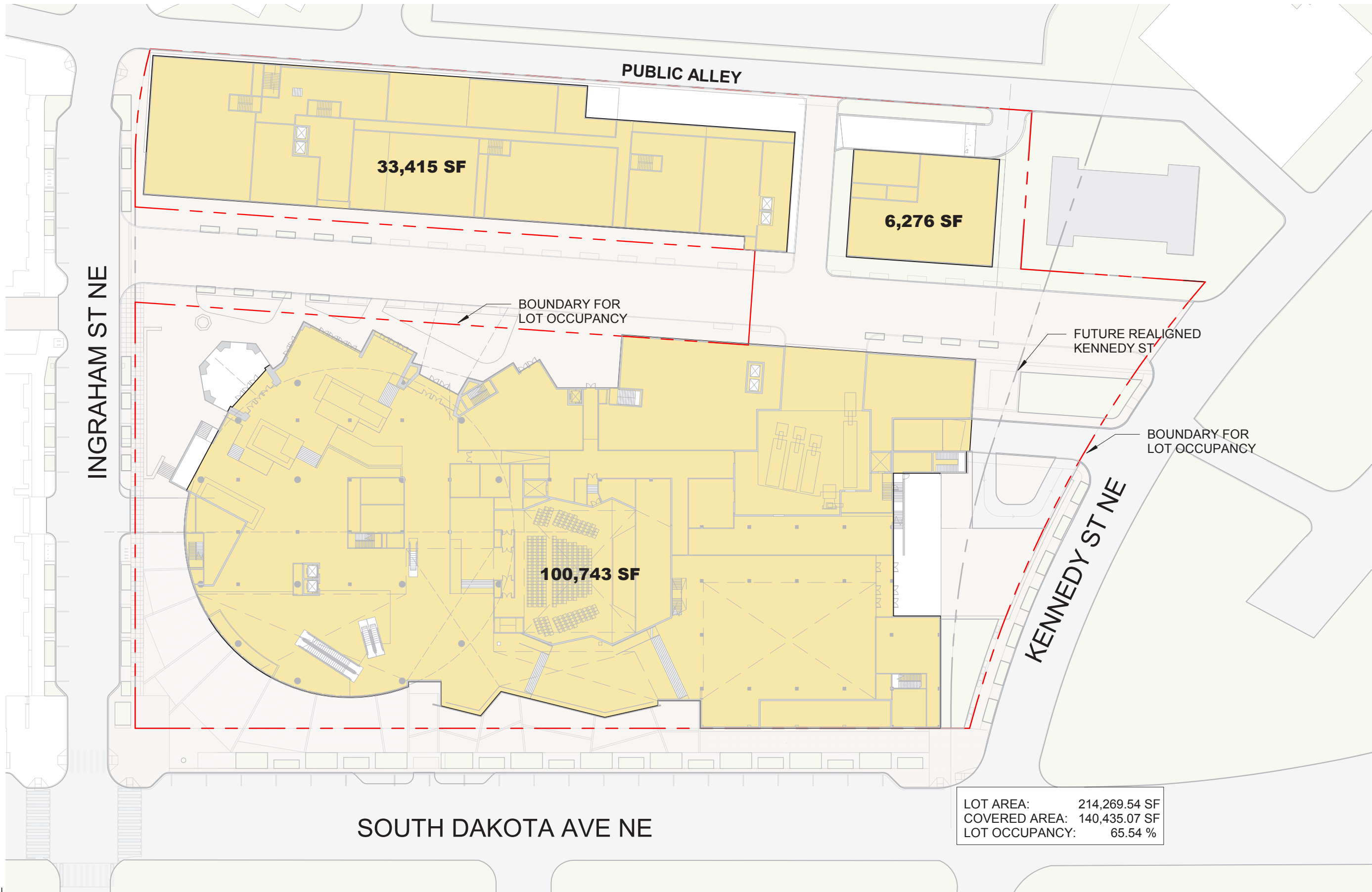
WEST BUILDING - ADJUSTED 7TH FLOOR FAR	
Use Zoning	GFA
RESIDENTIAL	27,101 SF
	27,101 SF

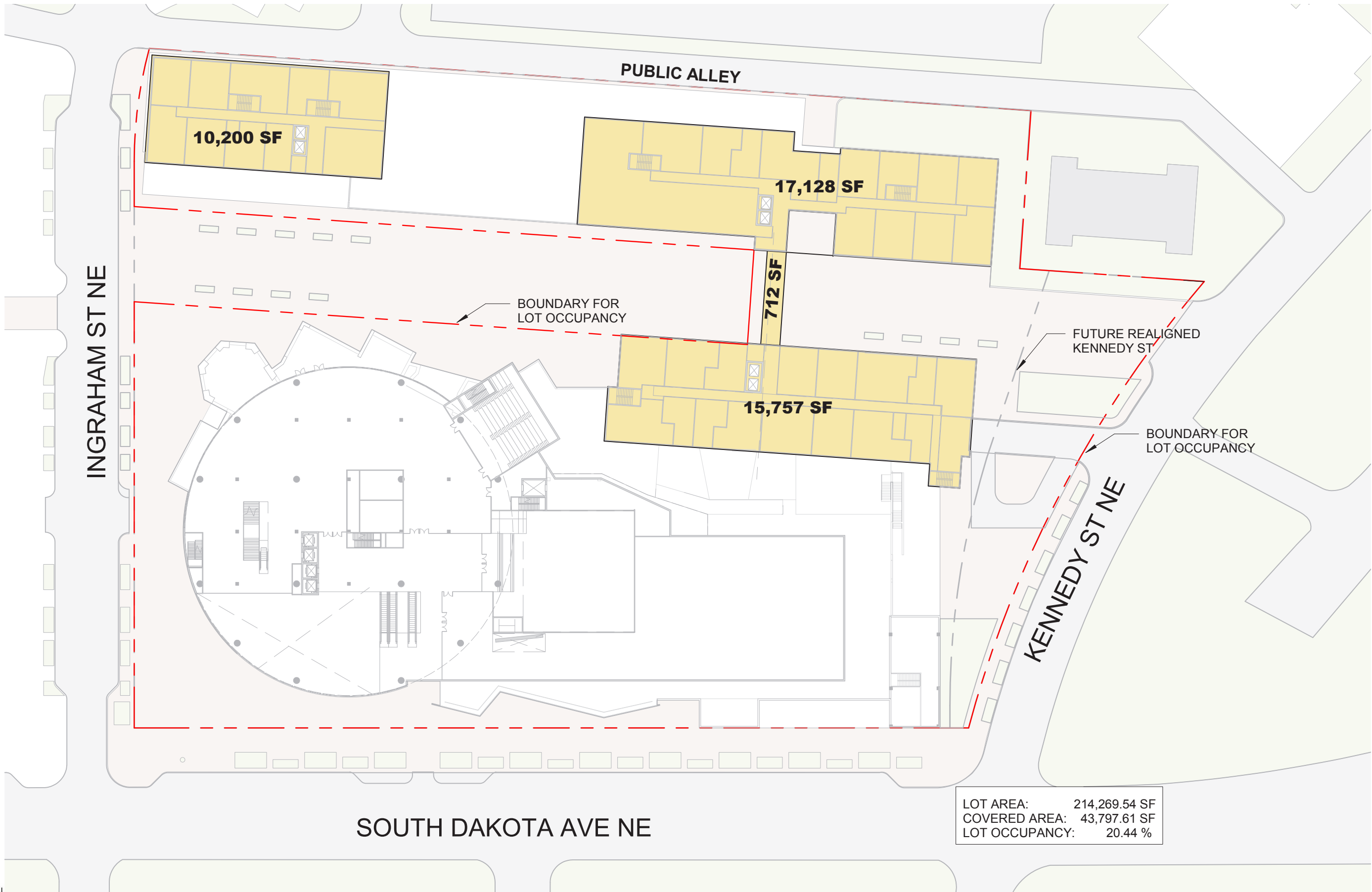
FAR SUMMARY

LOT AREA: 214,269.54 SF

Use Zoning	GSF	GFA (Adjusted FAR)	FAR
CHILDREN MUSEUM	29,996 SF	29,996 SF	0.139992
CULTURAL	95,215 SF	82,659 SF	0.38577
GROCERY	24,625 SF	9,512 SF	0.044393
MEOW WOLF	77,204 SF	77,204 SF	0.360314
PARKING	398,524 SF	43,414 SF	0.202613
RESIDENTIAL	265,150 SF	265,150 SF	1.237461
RETAIL	84,688 SF	77,747 SF	0.362848
Grand total: 107	975,403 SF	585,682 SF	2.733391



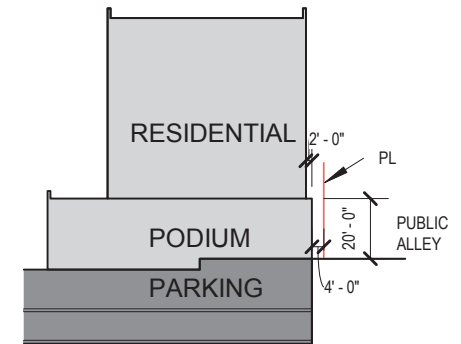
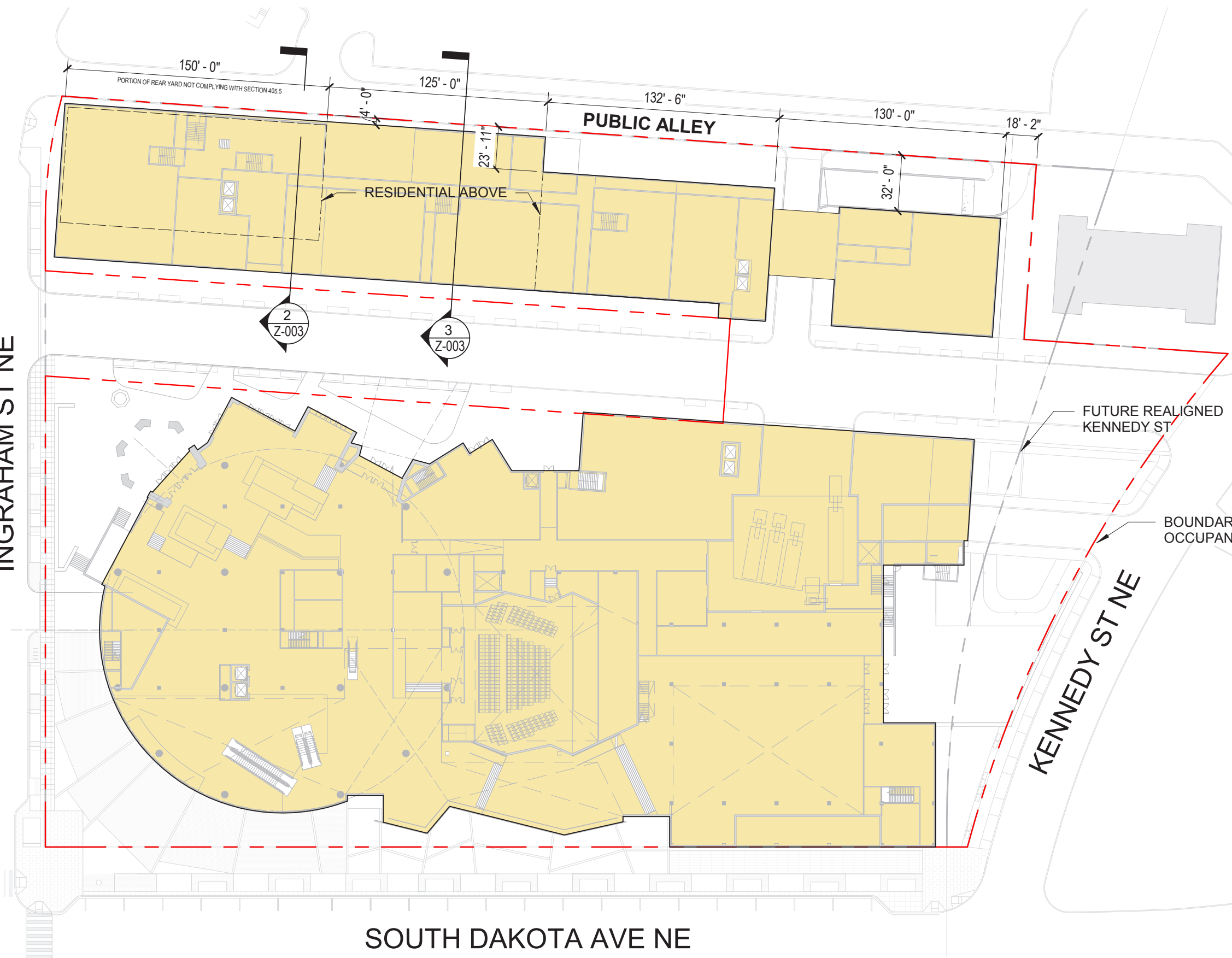




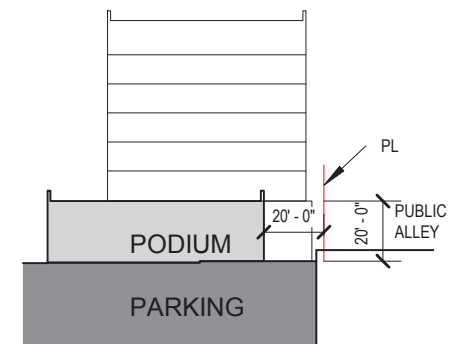
LOT AREA: 214,269.54 SF
 COVERED AREA: 43,797.61 SF
 LOT OCCUPANCY: 20.44 %



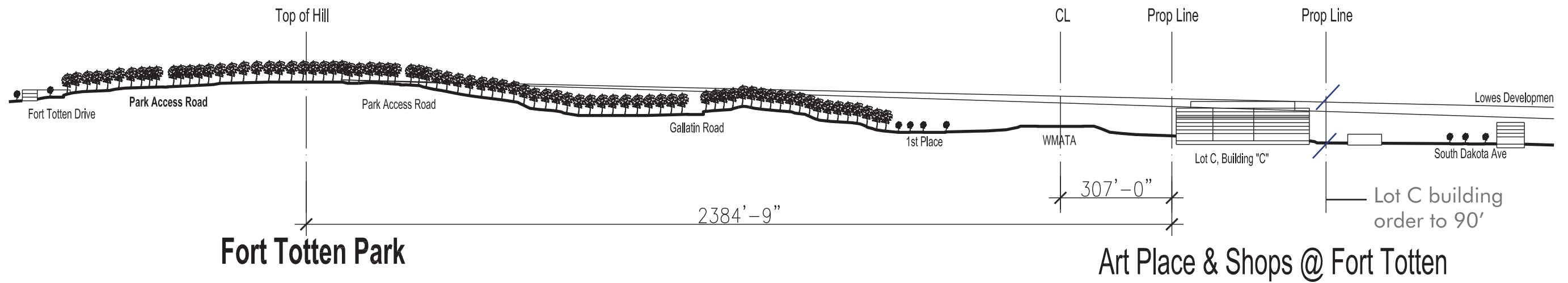
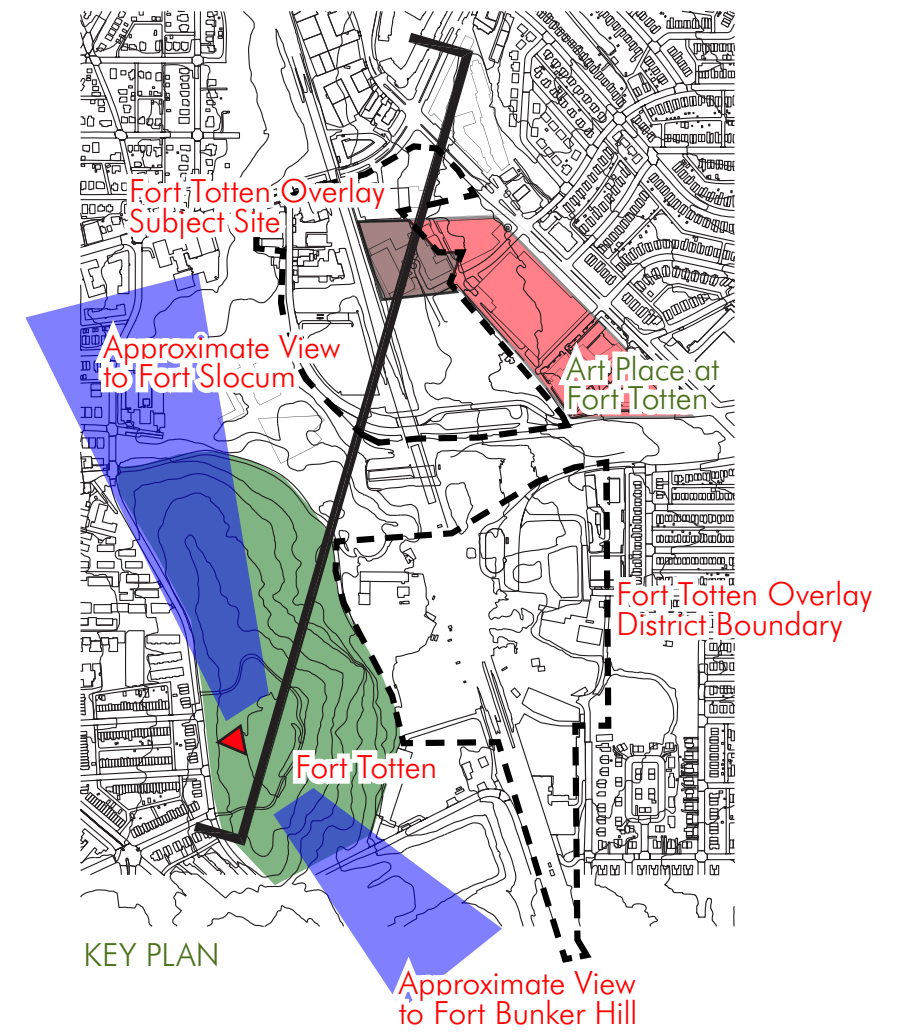
INGRAHAM ST NE



2 REAR YARD SECTION 1
1/64" = 1'-0"



3 REAR YARD SECTION 2
1/64" = 1'-0"



SITE SECTION THROUGH FORT TOTTEN

ARCHITECTURE EXHIBITS
PROJECT CHARACTER