

DOMINION DOWNTOWN PHASE 2



Photo by Varitay Studios

PHASE 2 OVERVIEW

401 Wisconsin Avenue

- demolition of existing building
- construction of improvements to create a secure parking lot
- installation of electric vehicle chargers in 20 parking spots
- upgraded and increased lighting

222 Fifth Street

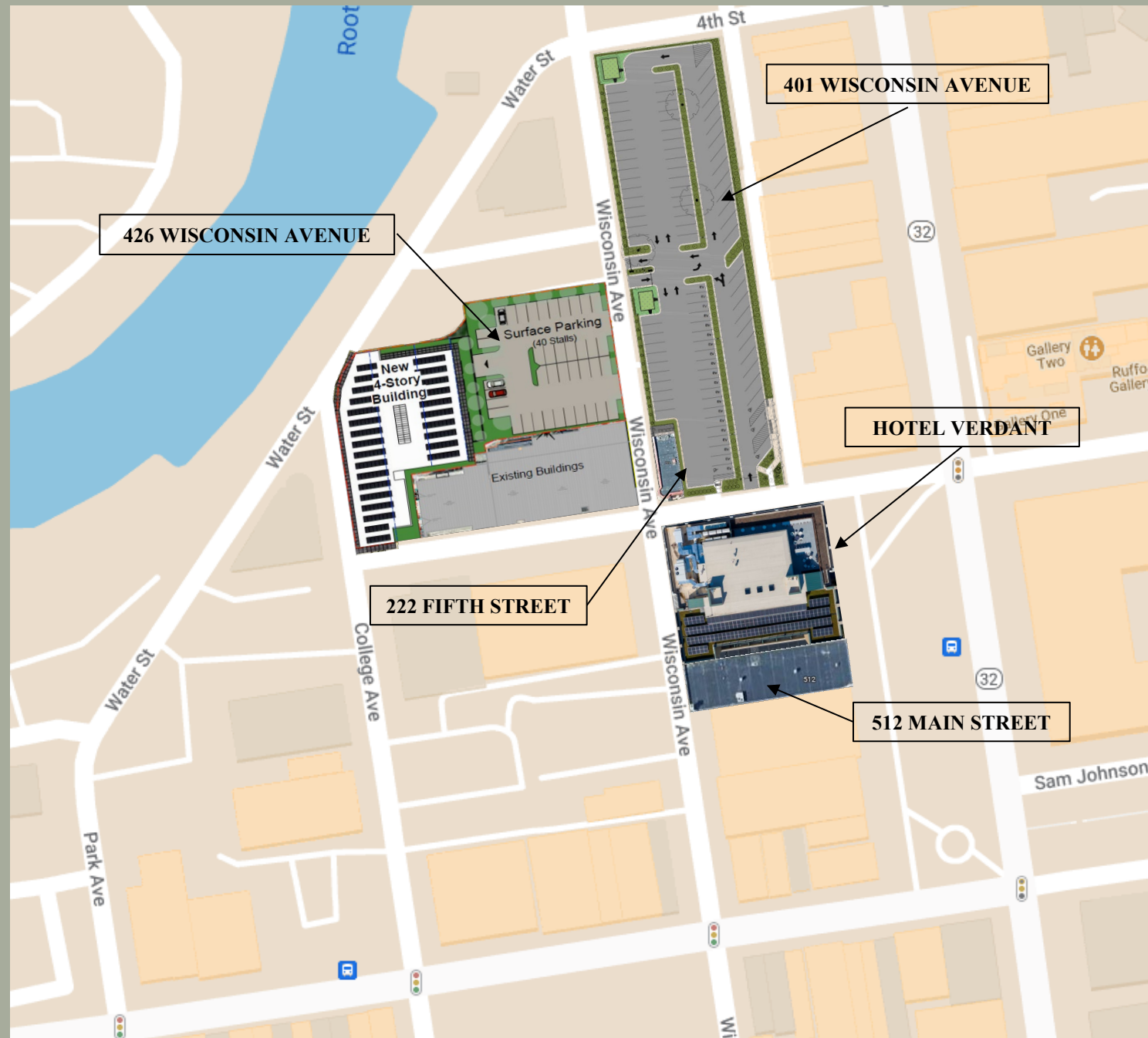
- design and renovation of an existing 3,600 square foot building
- mixed-use property (one retail unit; four residential units)

512 Main Street

- design, build-out, furnishing, and start-up of a 5,500± square foot full-service hotel spa
- fit-out of the Monument Room on Hotel Verdant's second floor for use by spa
- construction of direct connection between Hotel Verdant and spa

426 Wisconsin Avenue

- at least a four-story, forty-unit apartment building
- meet or exceed LEED® Gold Certification
- positioned to take advantage of the site's river views



**Not to scale – for illustrative purposes only*



DOMINION DOWNTOWN PHASE 2 – BUDGET OVERVIEW

	401 Wisconsin Ave.	222 Fifth St.	512 Main St.	Monument Room	TOTAL
Acquisition Costs	\$560,000	\$0.00*	\$473,900	\$2,000,000	\$3,034,000
Construction Costs	\$1,954,700	\$297,500	\$2,502,600	\$91,400	\$4,846,000
Soft Costs	\$299,400	\$61,500	\$1,140,800	\$14,100	\$1,516,000
Financing Costs	\$133,100	\$20,300	\$170,400	\$6,200	\$330,000
TOTAL:	\$2,947,000	\$379,000	\$4,288,000	\$2,112,000	\$9,726,000

**Cost to unencumber 222 Fifth Street are included in the 401 Wisconsin Ave. budget*

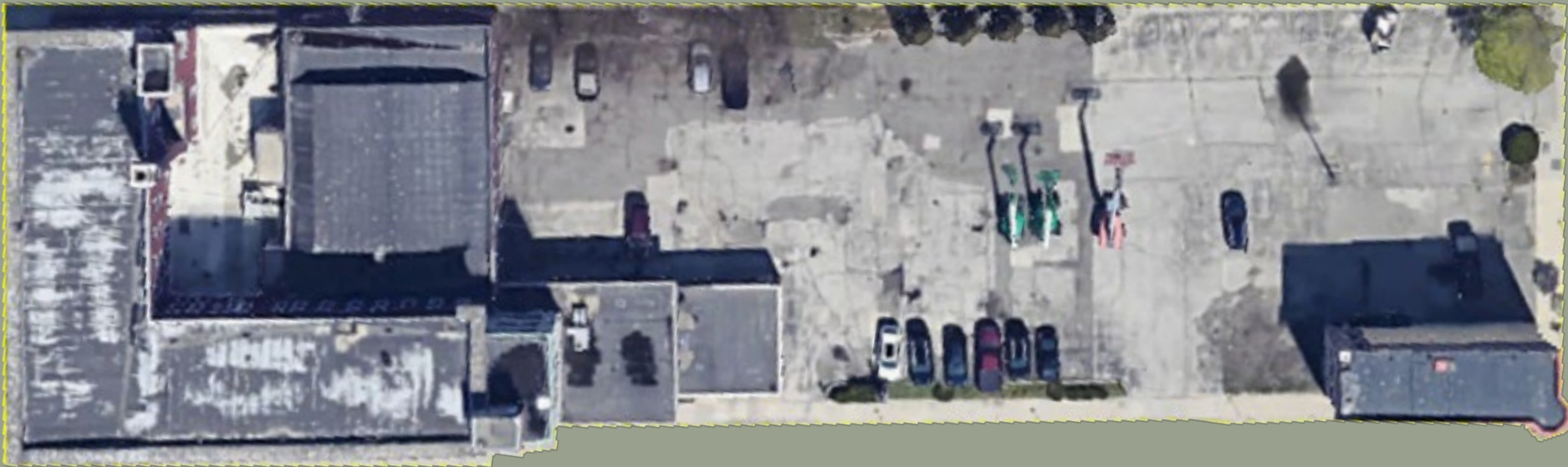


401 WISCONSIN AVENUE – PROJECT DETAILS

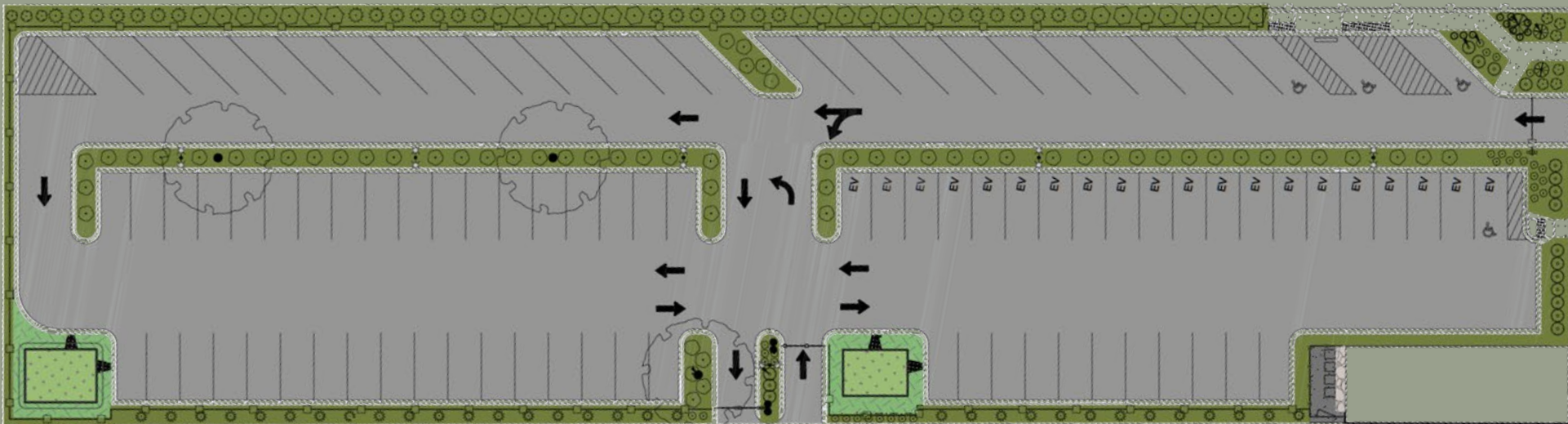
- Remediation, demolition, and backfill of the existing, vacant and dilapidated YMCA building
- Regrading and paving of the site to create a parking lot with 93 spaces
- Securing of the parking lot through site fencing and gated access points (provide secure parking lot)
- Installation of two biofiltration basins to maintain the site's stormwater runoff
- Upgraded site landscaping including the planting of 32 trees, 152 shrubs, and numerous grasses and flowers
- Installation of electric vehicle charging stations in 20 parking spaces
- Projected delivery date: 3Q 2025



401 WISCONSIN AVENUE – CURRENT AND PROPOSED CONDITIONS



CURRENT CONDITIONS

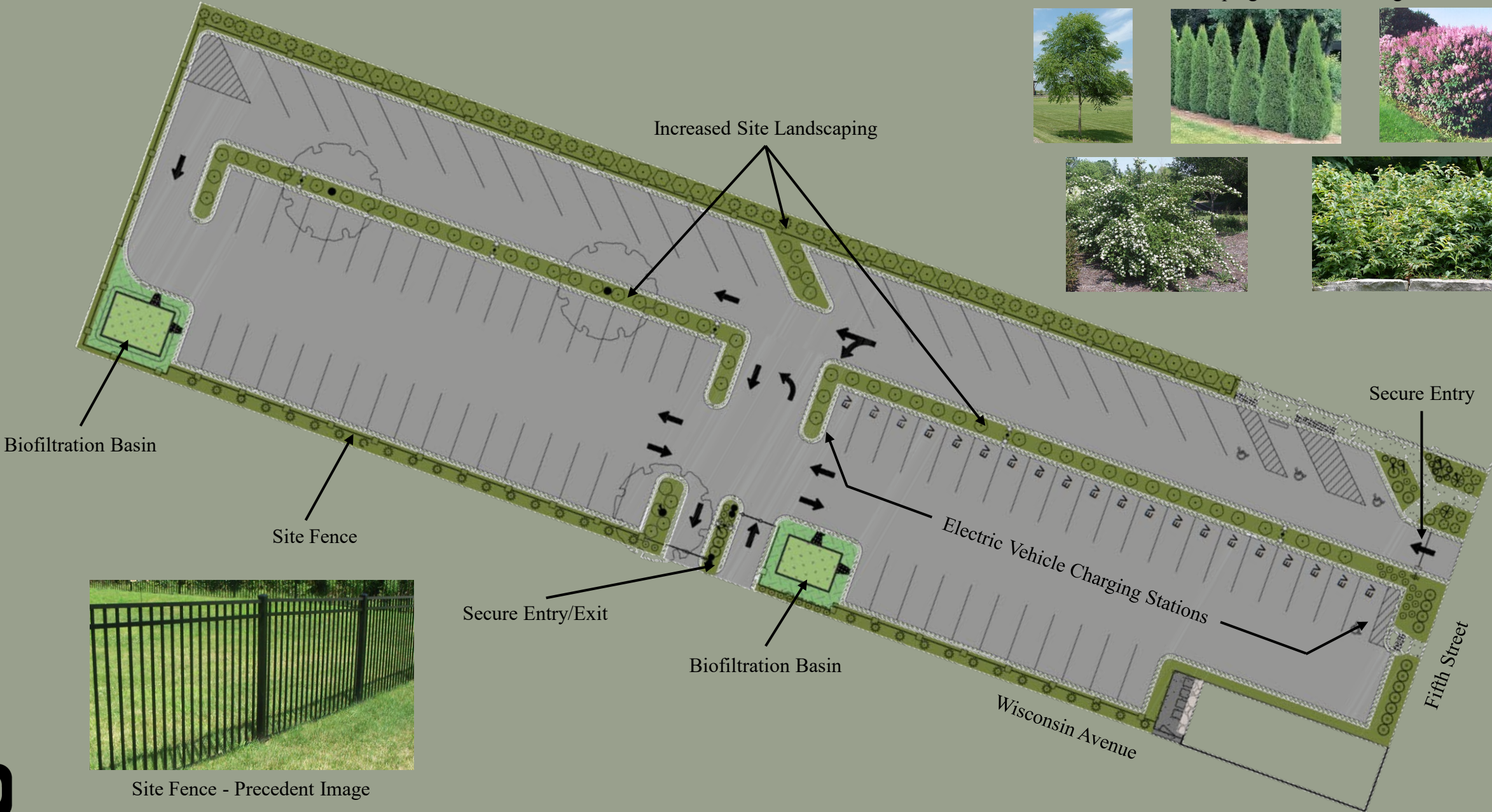


PROPOSED CONDITIONS



401 WISCONSIN AVENUE – DETAILED SITE PLAN

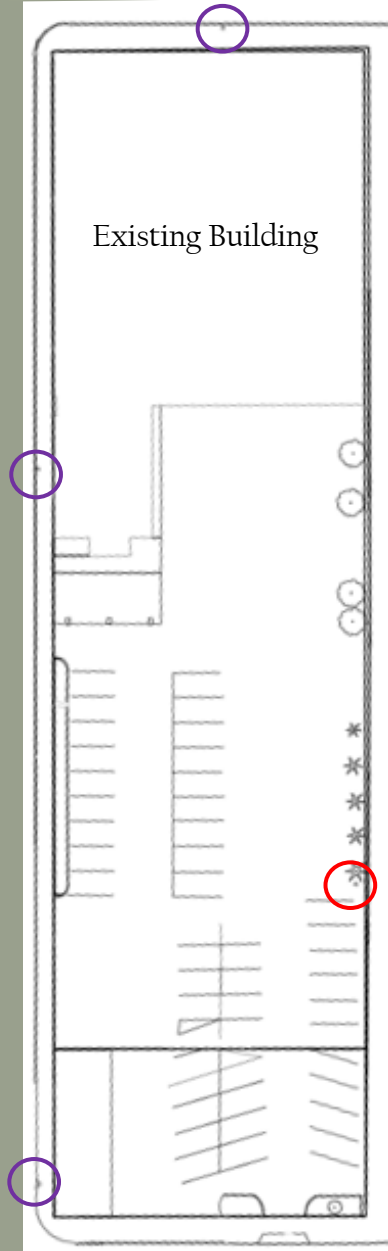
Site Landscaping - Precedent Images



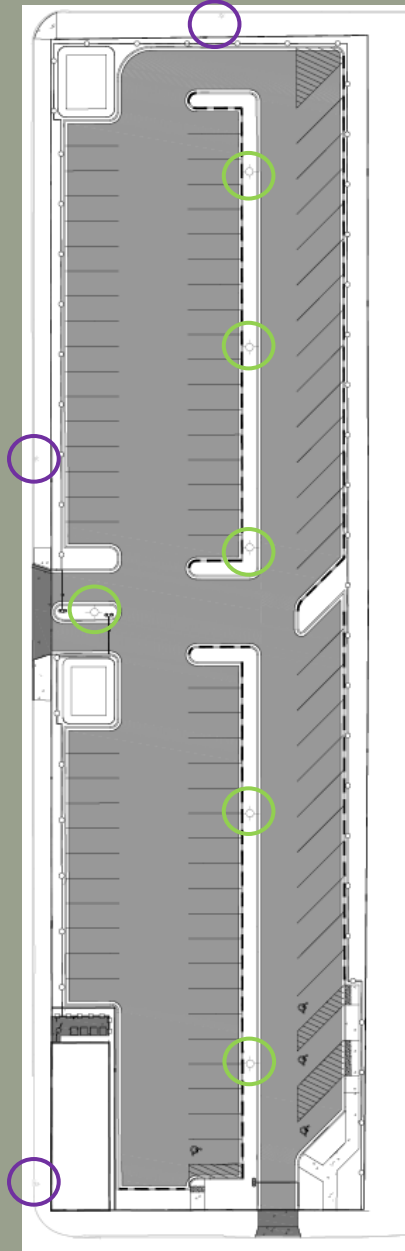
Site Fence - Precedent Image






401 WISCONSIN AVENUE – LIGHTING UPGRADES



CURRENT LIGHTING



PROPOSED LIGHTING

LEGEND	
	City Street Lights
	Existing Inoperable Light
	New LED Pole Lights



222 FIFTH STREET –PROJECT DETAILS

- Construction/renovation activities already underway
- Signed lease with a behavioral health therapist for the retail space
- Replacement of ground floor windows and storefront to better match building's original, historic design
- Tuckpointing and painting to refresh building's exterior
- Conversion of two, three-bedroom apartments into two studio apartments and two, one-bedroom apartments
- Building-wide upgraded plumbing and electrical
- Projected delivery date: 3Q 2025



222 FIFTH STREET – PRIOR FAÇADE



WEST FAÇADE



SOUTH FAÇADE

222 FIFTH STREET – FAÇADE IMPROVEMENTS



WEST FAÇADE



SOUTH FAÇADE



222 FIFTH STREET – PROGRESS PHOTOS



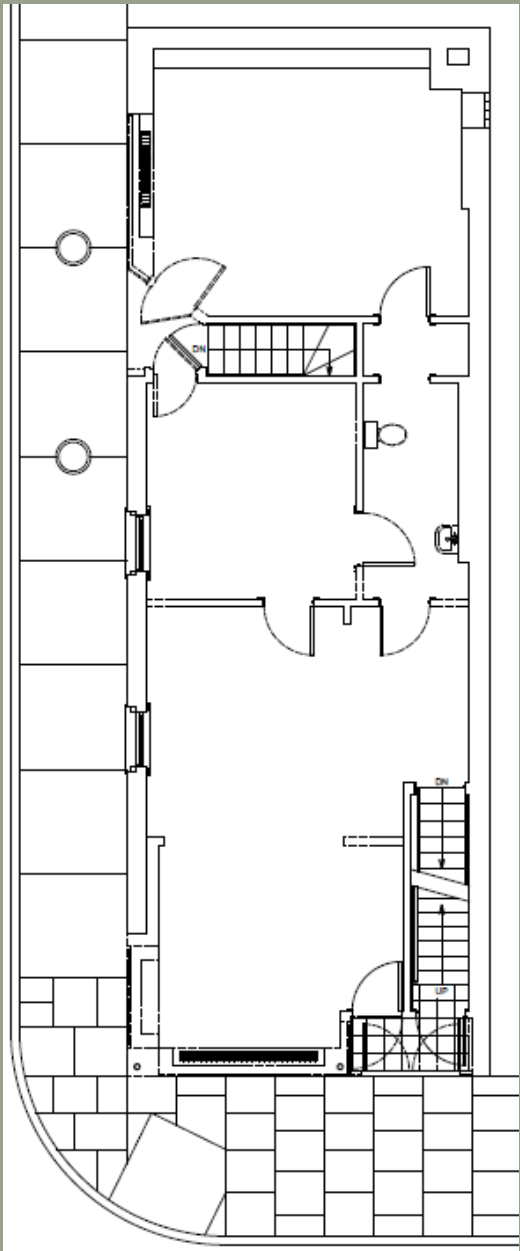
WEST FAÇADE



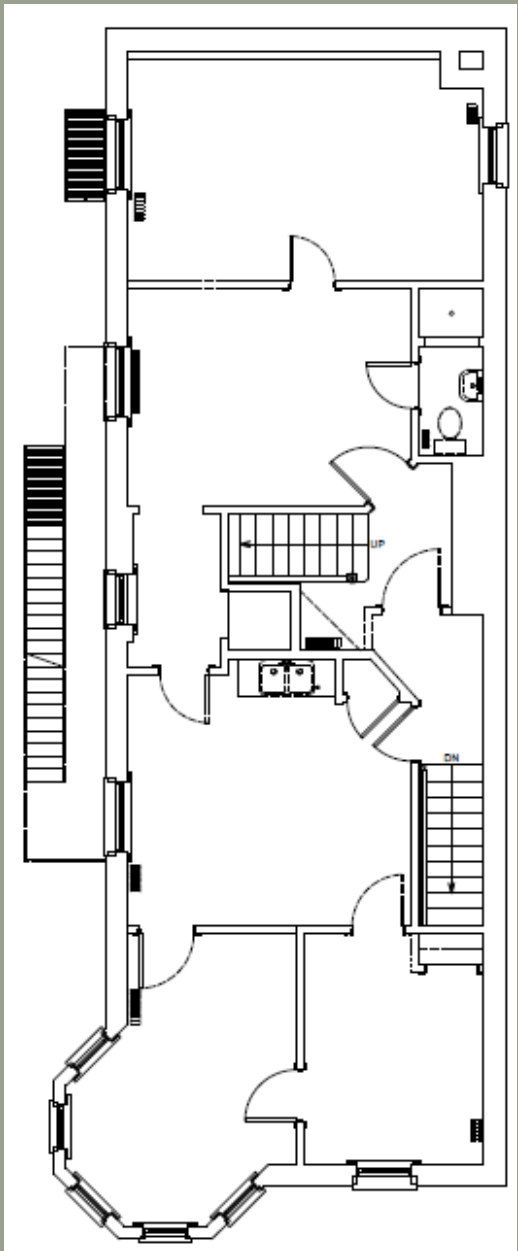
SOUTH FAÇADE



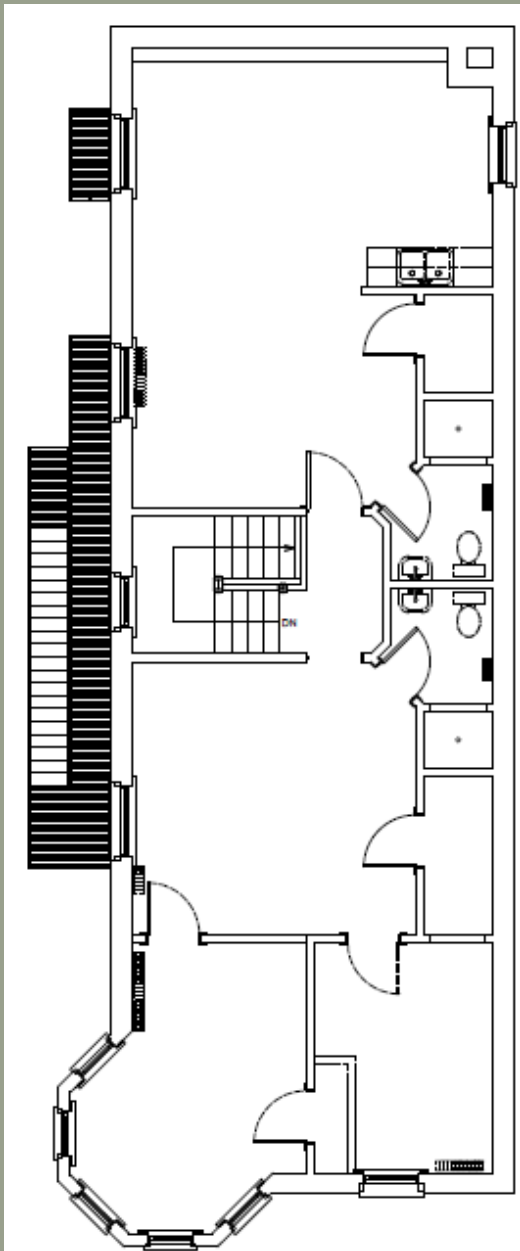
222 FIFTH STREET – EXISTING INTERIOR LAYOUTS



GROUND FLOOR



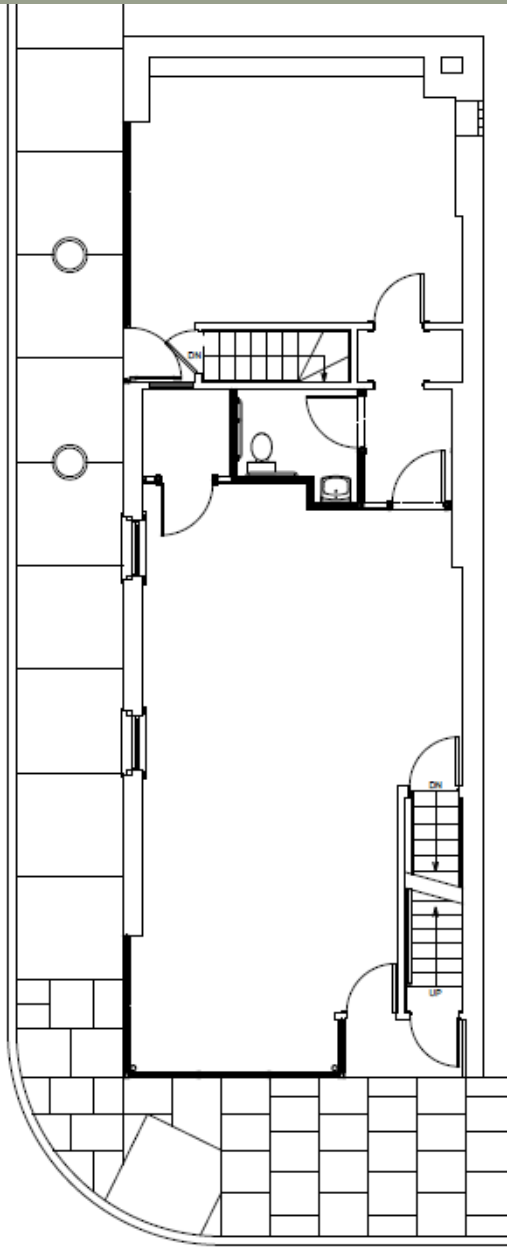
SECOND FLOOR



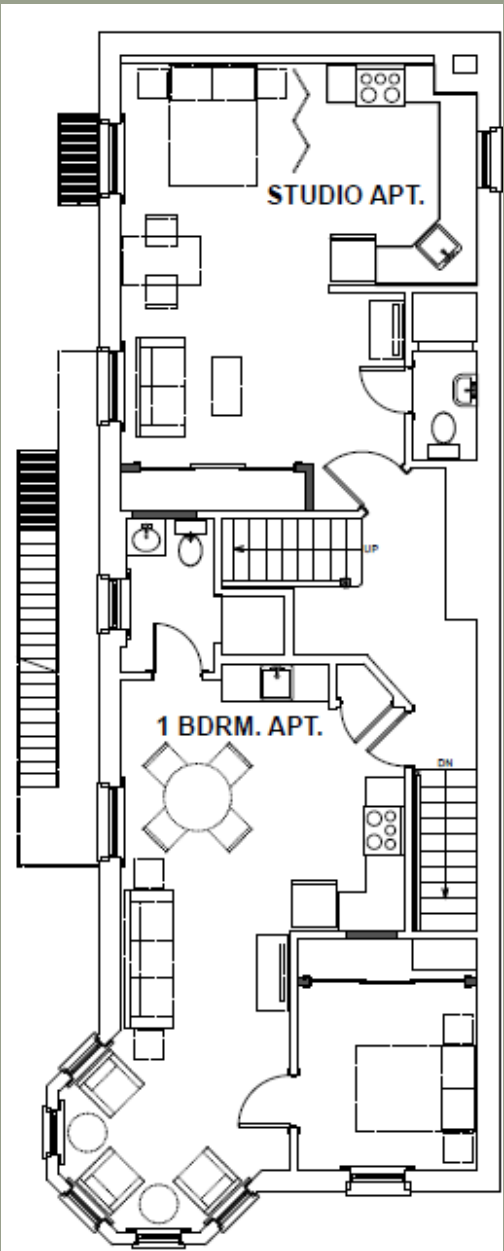
THIRD FLOOR



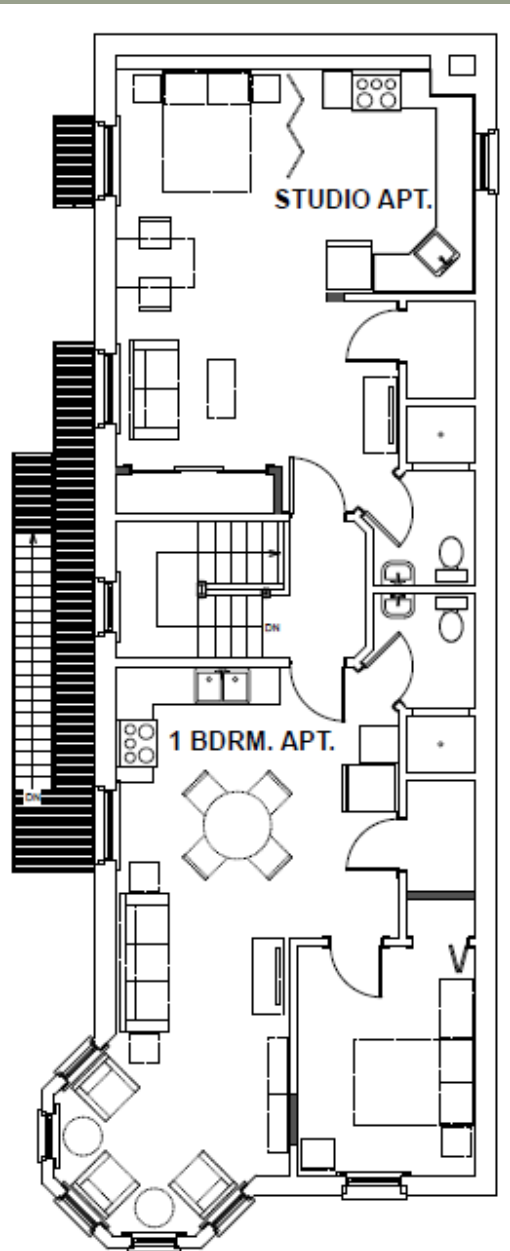
222 FIFTH STREET – RENOVATED INTERIOR LAYOUTS



GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



512 MAIN STREET – PROJECT DETAILS

- Best-in-class project team including:

[Arch Amenities Group](#): Operator (includes feasibility study and concept planning)

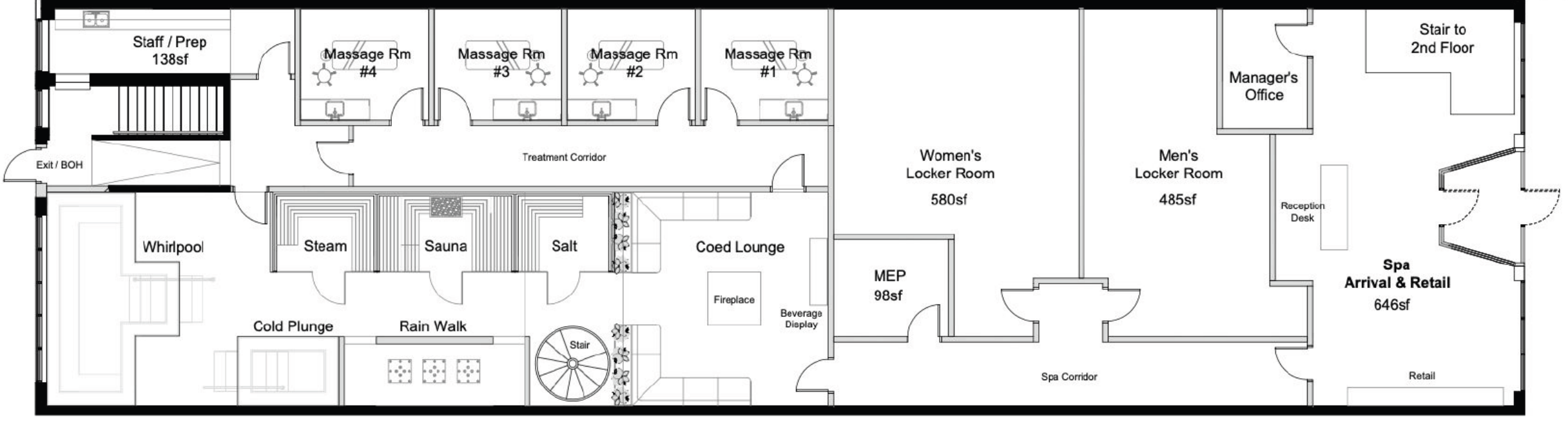
[The Kubala Washatko Architects](#): Architect of record

[The Gettys Group](#): Interior Design

- Direct, indoor connection to Hotel Verdant
- Design, marketing, and branding aesthetic that will complement the hotel
- Activation of the currently under-utilized Monument Room located on the second floor of Hotel Verdant
- Proposed spa services and amenities include massages, pedicures, manicures, facials, beauty services, whirlpool, cold plunge, rain walk, steam room, sauna, salt room, red light therapy, and relaxation lounges
- Projected delivery date: 1Q 2026



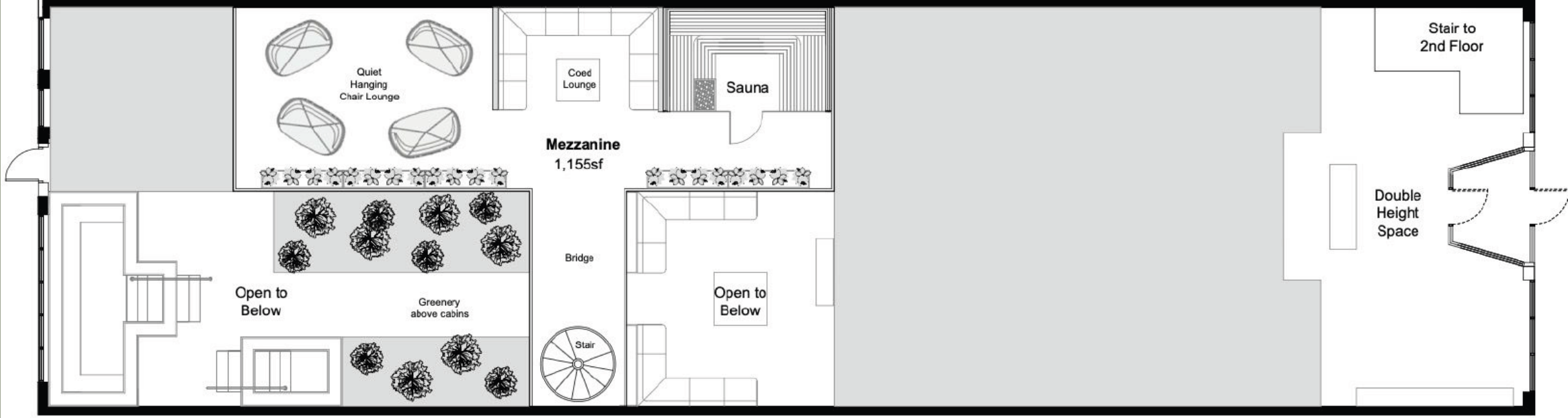
512 MAIN STREET – PROPOSED FIRST FLOOR LAYOUT



Please note, first floor layout it not finalized and is subject to change



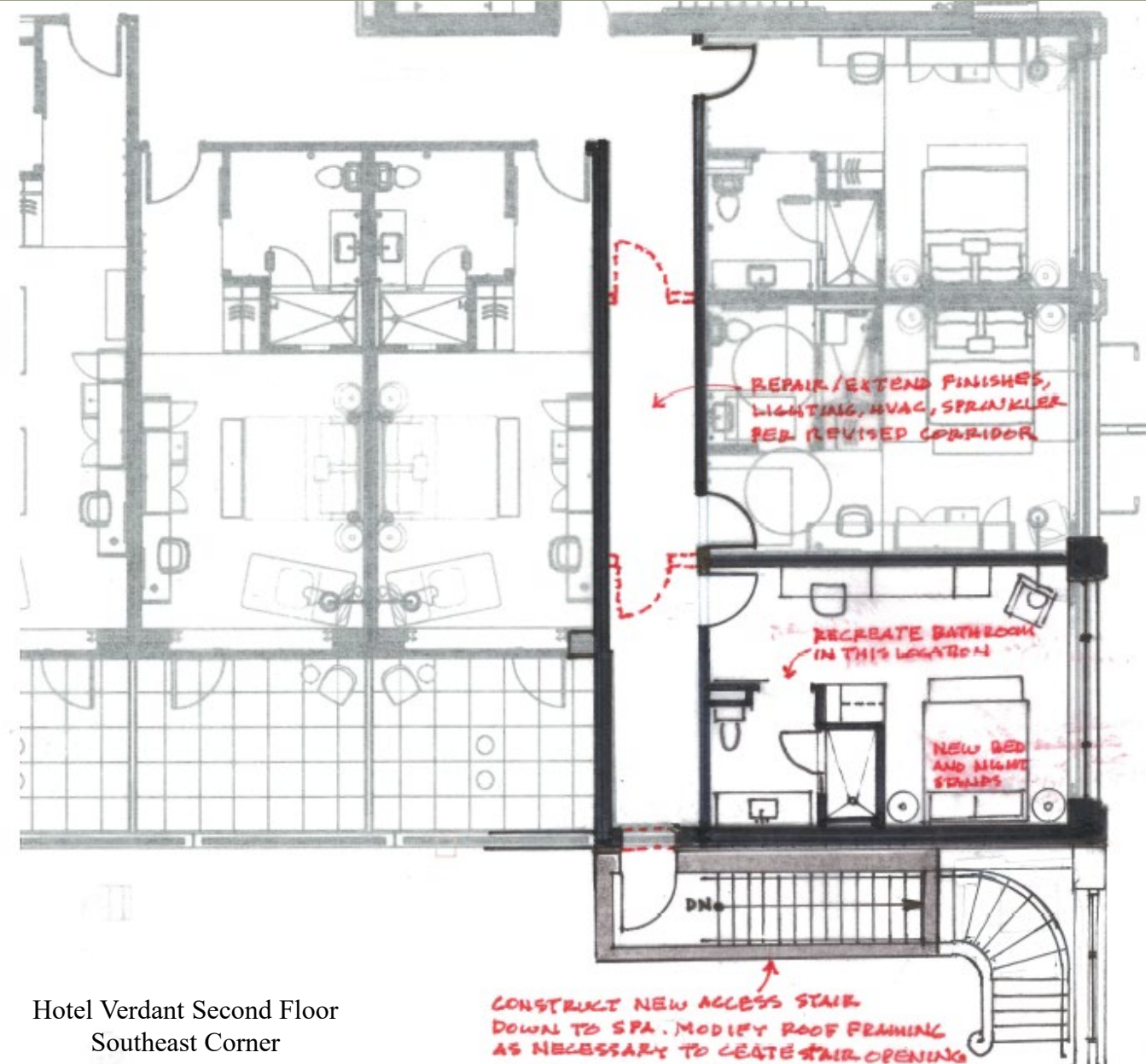
512 MAIN STREET – PROPOSED MEZZANINE LAYOUT



Please note, mezzanine layout is not finalized and is subject to change



512 MAIN STREET – PROPOSED CONNECTION TO HOTEL VERDANT



Hotel Verdant Second Floor
Southeast Corner



512 MAIN STREET – SPA MOOD

Hygge – Social – Stylish – Fun - Connected



512 MAIN STREET – RECEPTION & RETAIL

A light filled interactive retail area designed to invite guests inside to explore the spa



512 MAIN STREET – CHANGING ROOMS

A compact yet elegant changing space with real attention to detail



512 MAIN STREET – AQUA THERMAL BATHING

A Nordic inspired aqua thermal bathing zone; light and plant filled vitality pool area; a recovery enhancing cold plunge



512 MAIN STREET – AQUA THERMAL BATHING

Light filled glass front thermal cabins with a variety of finishes, lighting, and aromas to give each room its own personality



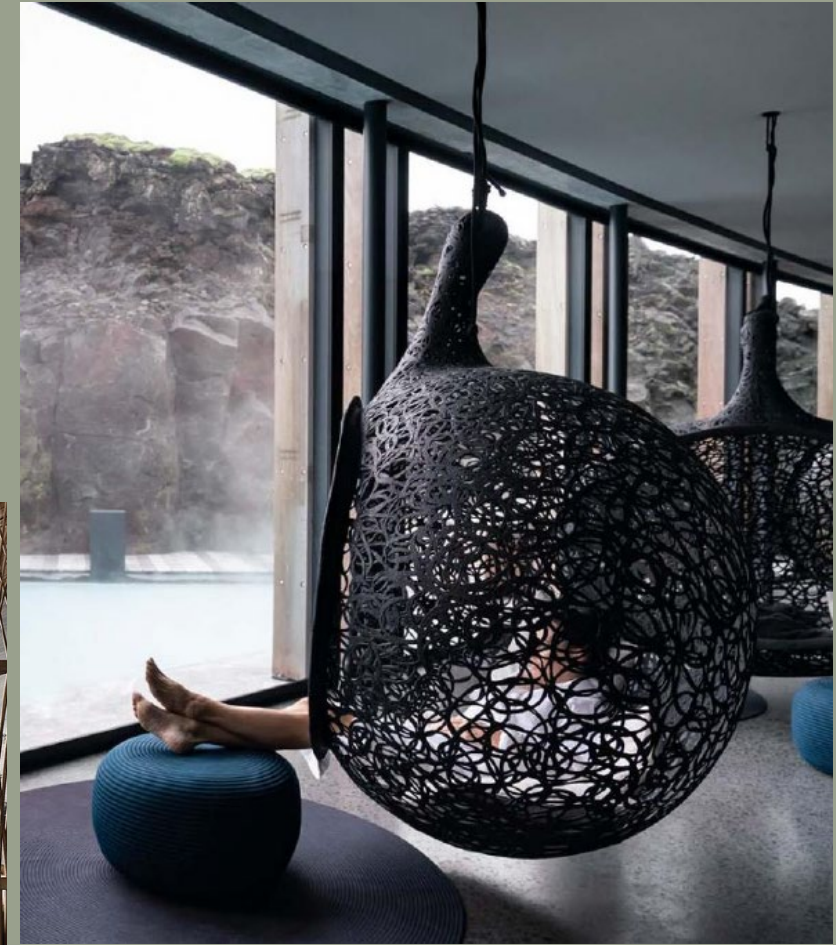
512 MAIN STREET – AQUA THERMAL BATHING

Rain walk with experience showers



512 MAIN STREET – RELAXATION LOUNGE

Relaxation lounges that really reflect the Hygge concept of the spa



512 MAIN STREET – TREATMENT ROOMS

Simple yet elegant multifunctional rooms capable of delivering a wide range of spa and recovery treatments



426 WISCONSIN AVENUE – PROJECT DETAILS

- Improvement of a property currently used as parking for Hotel Verdant
- Includes the construction of at least a four story, forty-unit apartment building
- Meet or exceed LEED® Gold certification
- Metal panel and brick façade to complement those existing in the neighborhood
- Continue to provide additional parking for Hotel Verdant in a surface lot
- Provide covered and heated parking for residents
- Be positioned to take advantage of the site's river views
- Anticipated start date in 2028



426 WISCONSIN AVENUE – RENDERINGS



VIEW LOOKING NORTHEAST



AERIAL LOOKING SOUTHEAST



VIEW LOOKING EAST



FUTURE/PHASE 3 AND BEYOND



TK
WA
The
Kubala
Washatko
Architects

