

## site plan

### existing

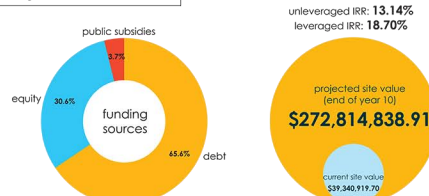
- tech square
- tunnel
- torch tower
- the connector-75 & I-85
- overpass on north avenue to georgia tech
- the varsity
- all saints' episcopal church
- the children center of all saints'
- arts downtown center
- marina station north avenue
- bank of america plaza

### proposed nodes

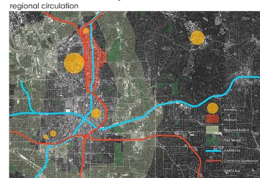
- sculpture park
- tunnel plaza
- repose park
- varsity fountain
- core park
- lod plaza

### proposed features

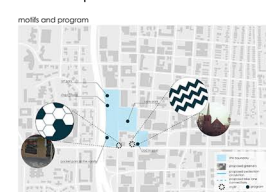
- flex office
- marina lod
- varsity hotel
- arts district
- pop-up library



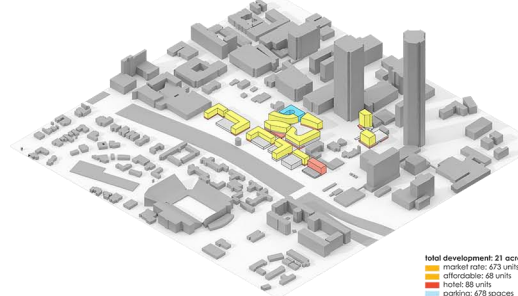
## connectivity



## tunnel plaza

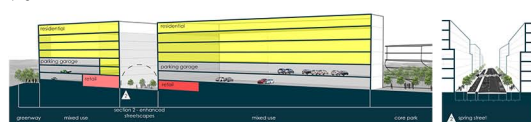


## land use



**total development: 21 acres**  
**market rate: 673 units**  
**affordable: 48 units**  
**hotel: 88 units**  
**parking: 678 spaces**

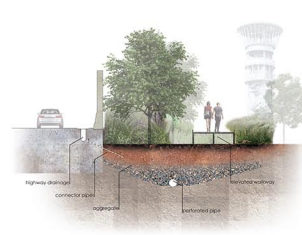
## street-scape



## phasing



## green infrastructure



## core park





## Columbus Local Competition

### Project Financial Summary

Project Number: 162781  
Project Name: Synapse

Land Cost (Year 0): \$1,536,623  
Total Cost to Construct: \$ 208,950,960.01  
Projected Value (Year 10): \$272,814,838.91  
Unleveraged Return: 13.14%  
Leveraged Return: 18.70%

Total Public Investment: \$7,896,382.20  
Sources of Public Investment: Low Income Housing Tax Credit, CID Public Green Space Credit, Atlanta Park Impact Credit  
Total Equity Investment: \$62,636,453.81  
Total Financed: \$138,418,124.00

### Project Breakdown

Use	Cost Assumptions/SF	Gross Area (SF)	% of Development	Leasable Area		Rental Rate	Vacancy Rates
				(SF)	Area (Units)		
Affordable Apartments	\$124	68,000	7%	54,400	68	1.07sf/month	8.00%
Market Apartments	\$138	614,667	64%	491,733	673	1.83sf/month	6.00%
Retail	\$128	134,025	14%	120,622		26sf/year	7.00%
Grocery	\$86	21,600	2%	19,440		10sf/year	0.00%
Office	\$123	66,171	7%	59,554		26sf/year	0.00%
Hotel	\$150	52,020	5%	41,616	88	\$155.00	25.00%
Parking Structure			0%	-	-	-	-
Total		956483	1	787364.9	-	-	-

Comments: