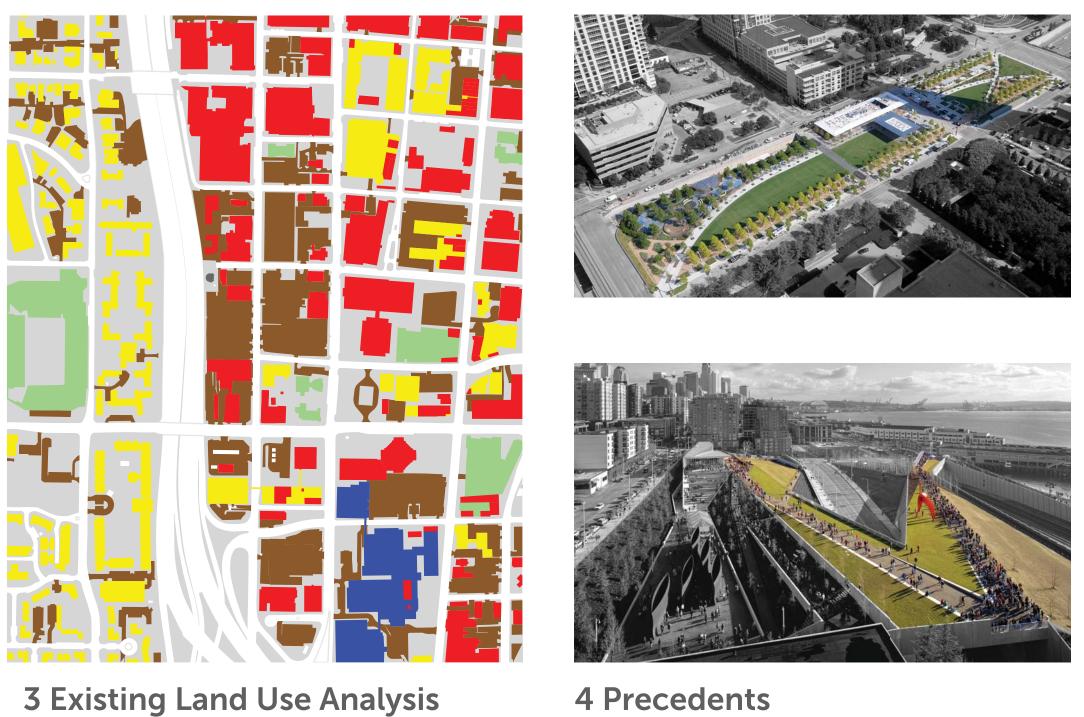


1 Regional Strategy

Midtown is wedged between Georgia Tech on the West, Piedmont Park on The main assets of the site are Georgia Tech and the North Station. The main assets on the site are all labelled in the map above. Highlighted in red the East, and Downtown to the South. It is at the intersection of the existing proposal, we're able to stitch all the existing assets of the site together and conservation technologies. amplify the already existing cultures and opportunities.

2 Transit Analysis

is literally tearing the site apart. By expanding the scope and scale of the concerns by transforming them into green boulevards that employ water of diversity of programs.



3 Existing Land Use Analysis

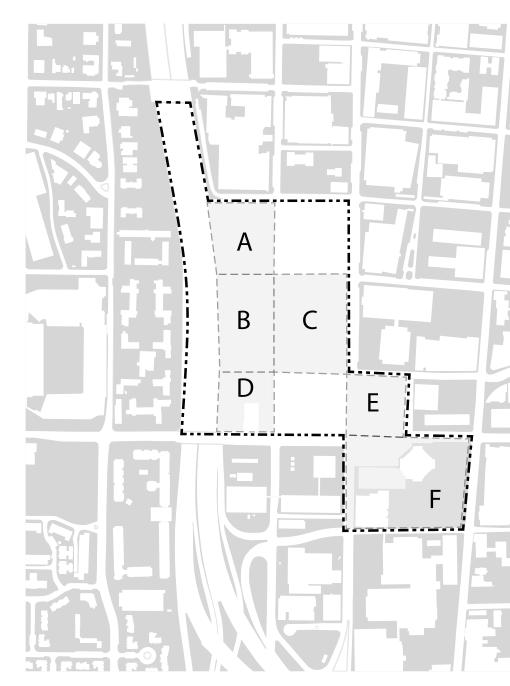
Aerial View of ConvergeATL within MidTown



the Klyde Warren Park locaed in Dallas, Texas. Our proposal builds on prevalent location near the North Station entrance. this legacy of returning infrastructural space to the pedestrian.



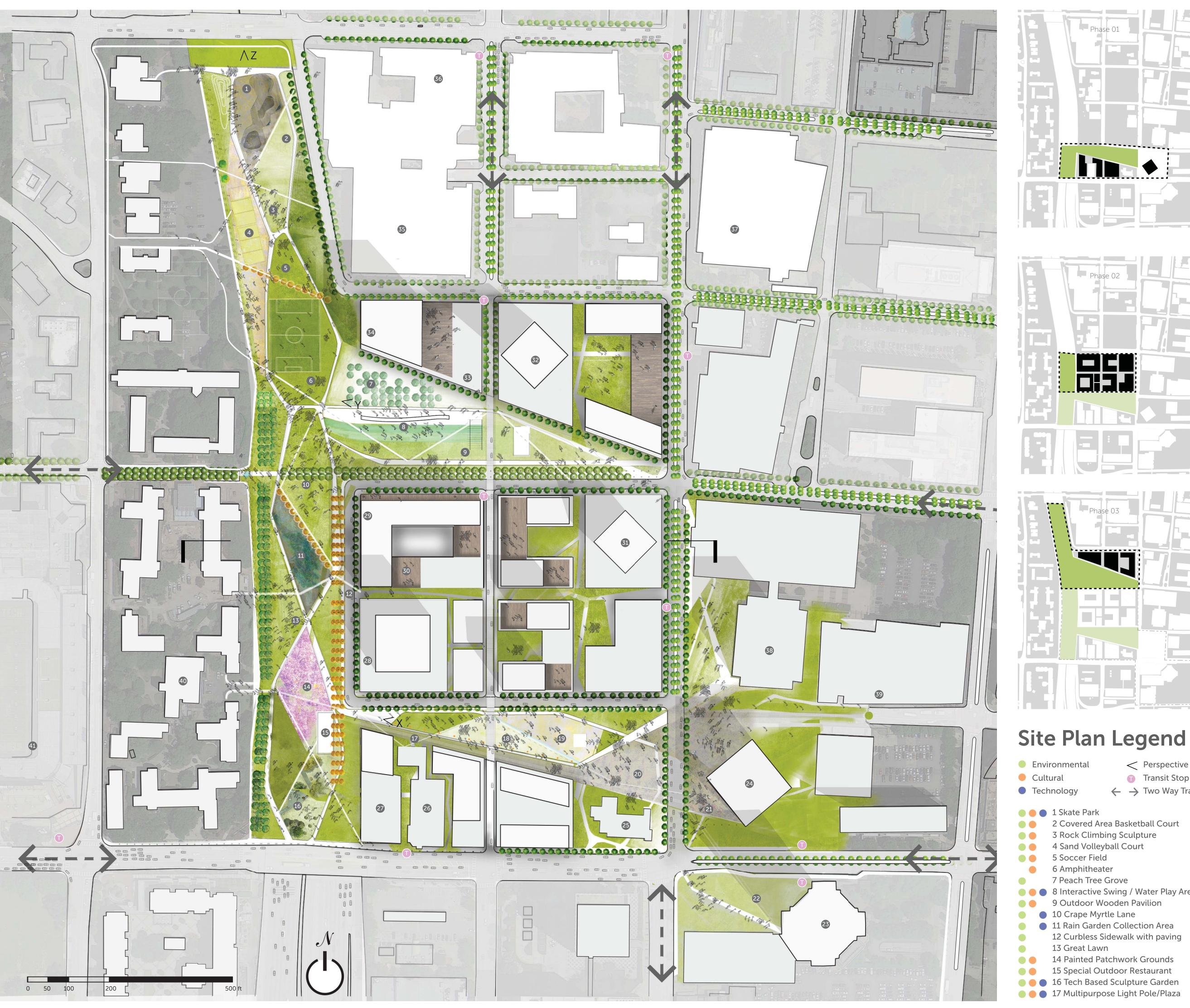
5 Block and Building Demolition



6 Development Scope

the Freeway from North Avenue up to 5th Street Plaza.

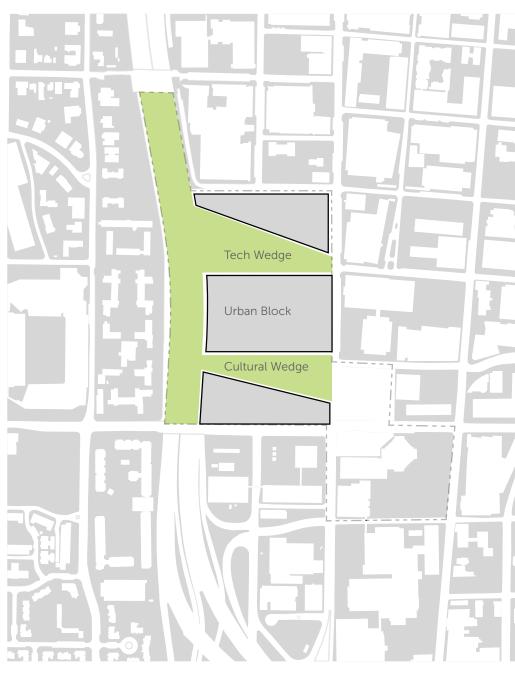
Site Plan





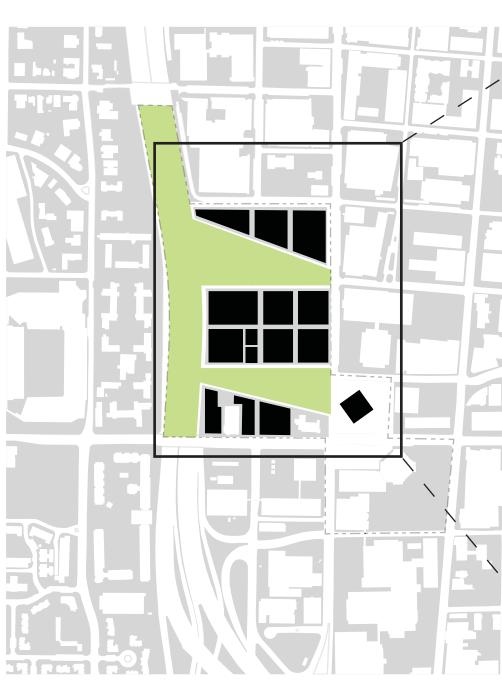
7 The Bridge Plaza

e are existing piece of the structurally not feasible to construct the bridge the structurally not feasible to construct the bridge the structurally not feasible to construct the bridge plaza to the urban blocks. By allowing every tenant to gain is structurally not feasible to construct the bridge plaza to the urban fabric. It is structurally not feasible to construct the bridge plaza to the urban blocks to be demolished. We are retaining the structurally not feasible to construct the bridge plaza to the urban blocks to be demolished. We are retaining the structurally not feasible to construct the bridge plaza to the urban blocks. By allowing every tenant to gain is structurally not feasible to construct the bridge plaza to the urban blocks to be demolished. We are retaining the structurally not feasible to construct the bridge plaza to the urban blocks. By allowing every tenant to gain is the urban blocks to be demolished to ensure and urban blocks to be demolished. We are retaining the structurally not feasible to construct the bridge plaza to the urban blocks to be demolished. We are retaining the structurally not feasible to construct the bridge plaza to the urban blocks. By allowing every tenant to gain is the urban blocks to be demolished to construct the bridge plaza to the urban blocks. By allowing every tenant to gain is the urban blocks to be demolished to construct the bridge plaza to the urban blocks. The bridge plaza to the urban blocks to be demolished to construct the bridge place the urban blocks. By allowing every tenant to gain is the urban blocks to be demolished to construct the bridge place the urban blocks. The bridge place the urban blocks to be demolished to construct the bridge place to the urban blocks. By allowing every tenant to gain the urban blocks to be demolished to construct the bridge place the urban blocks. By allowing every tenant to gain the urban blocks to be demolished to construct the bridge place the urban blocks. By allowing every tenant to gain the urban blocks to be dem mand be a strate and be a strat the a lack of density of buildings, and the are is the lack of density of buildings, and the are is the lack of density of buildings, and the lack of density of buildings, and the are is the standard for transit-oriented by the mational standard for transit of buildings, and the lack of density of buildings, and the are is the standard for transit of buildings, and the are is the lack of density of buildings, and the lack of density of buildings, and the are is the standard for transit of buildings, and the are is the standard for transit of buildings, and the are is the standard for transit of buildings, and the lack of density of buildings, and the are is the standard for transit of buildings, and the are is the standard for transit of buildings, and the lack of density of buildings, and the are is the lack of density of buildings, and the lack of density of buildings, and the are is the standard for transit of a lack of density of buildings, and the lack of density all the local constituents.



8 Tech and Cultural Wedge

such as The Varsity, Fox Theatre, and the Church.

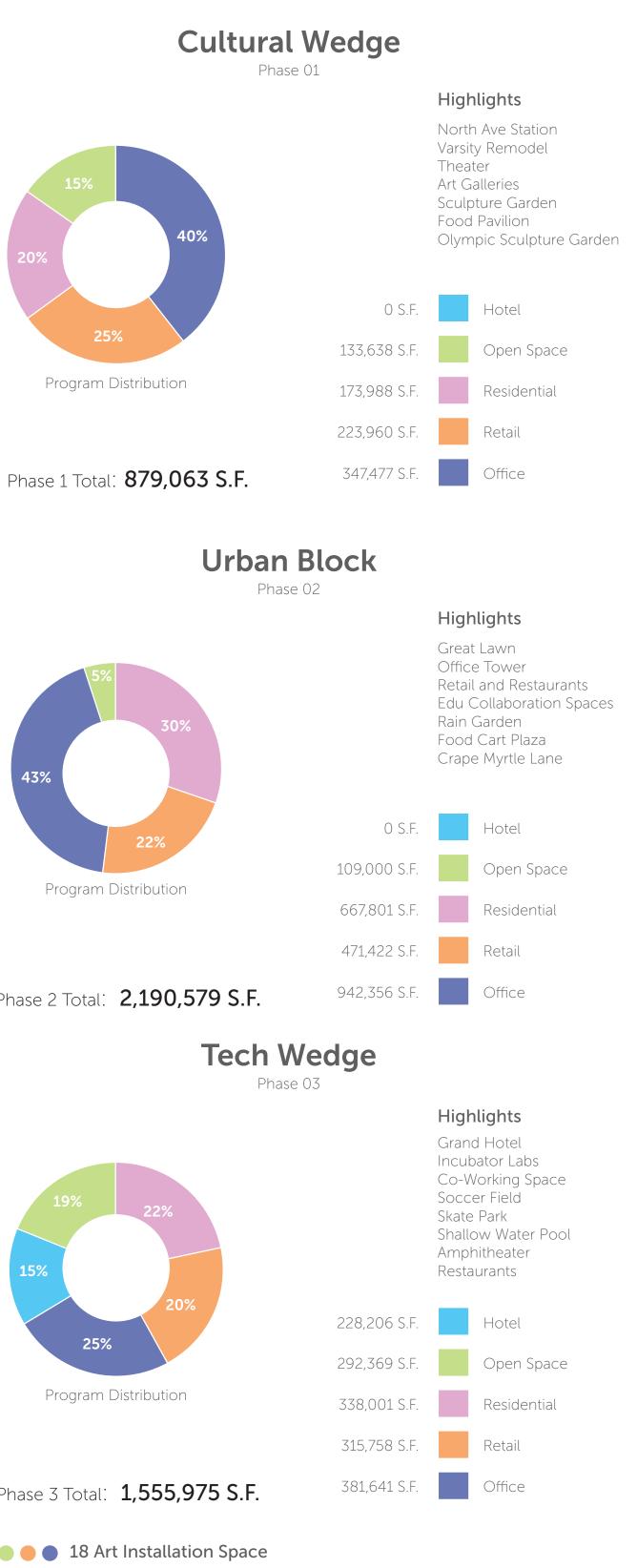


9 Urban lock Permeabilit

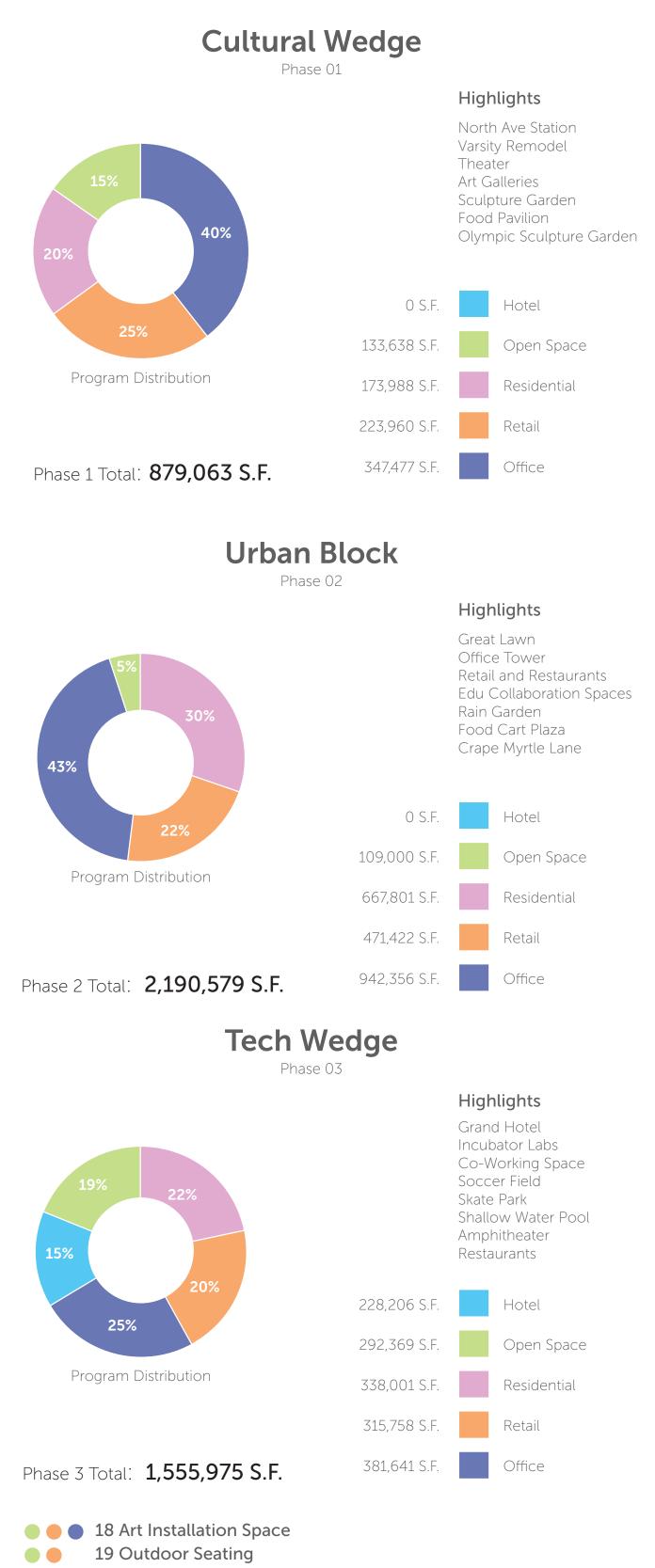
The project must expand its scope and scale in order to achieve an By converting the space above the highway into a park, it forces its use to The project employs a landscape technology centered wedge and a Real Estate value is created through the mixed use through the mixed use through a framework By orchestrating a diversity of mixed use buildings that responds to the University Housing promotes foot traffic when the site behaved as an development and in developing sites that are bifurcated by freeways. urban cul-de-sac

Phasing Description





43%
Progr



20 Olympic Statue Plaza

🛑 🌒 23 Bank of America Tower

24 North Station TOD Tower

28 Gym/Fitness Center
29 Community Center
30 Outdoor Patio Dining Area

31 Coca Cola Office Tower

25 Episcopal Church

26 The Varsity27 AMC Theater

32 Mariott Hotel

33 Innovation Hub

38 AT&T Center

40 GTech Frat Houses

39 Fox Theater

e 41 Stadium

34 Incubator Spaces

35 Garage Structure

36 Georgia Tech Hotel

37 Garage Structure

21 Rain Garden Pit
 22 Curbless Street

EnvirorCulturaTechno		0	Perspective View Transit Stop Two Way Traffic
2 3 4 5	Skate Park Covered Area Ba Rock Climbing S Sand Volleyball Soccer Field Amphitheater	Sculp	ture
	Peach Tree Grov	/e	
	Interactive Swin	0	
	Outdoor Woode) Crape Myrtle L		vilion
-	Rain Garden Co		ion Area
	Curbless Sidew	valk w	vith paving
13	6 Great Lawn		
1 4	Painted Patchv	vork (Grounds
• • 15	Special Outdoo	or Res	staurant
• • • 16	รี Tech Based Scเ	ulptu	re Garden

10 Proposed Land Use Map

#ConvergeATL "Just Wedge it in"

Team 162208

A REAL PROPERTY AND A REAL



 \leq Y - View of Tech Wedge



igwedge Z View of Bridge Plaza

Financial Summary

- 23% Unlevered IRR
- 31% Levered IRR .69 Loan to Value Ratio
- \$79 Million in Public Infrastructure Upgrades
- \$71 Million in Programmed Urban Recreational Space 1
- \$842 Million in Total Development
- \$140 Million Current Site Value
- \$3.7 Billion Projected Site Value (end of year 10) \$842 Million in Total Development

Bridge Plaza Program Usage

Development Summary

135	Affordable Housing Units
721	Apartments
421	Condominiums
571	Hotel Rooms
10,000	New Jobs in Flexible and Diverse Spaces
119,000	S.F. Joint Edu/Industry Collaboration Space
900,000	S.F. of Park-Side Restaurant & Retail
9,000	S.F. Community Center
30,000	S.F. Maker Space

Southern Climate Season 🛛 🔺 Technology Events Nature Events SEASONAL EVENTS IN PARK Cultural Events afelct moon 🛕 🛦 basins reveal pattern

Collage Renderings