

Finalist Comparison

Proposed Development Program

	Midtown		Sugar Hill			
	Mid-FAR (5)	High-FAR (7)	Stadium Large Convention	Stadium Small Convention	No Stadium Large Convention	No Stadium Small Convention
Residential	6,220,068	8,509,534	1,623,500	3,008,500	2,677,000	4,062,000
Office	3,296,992	3,988,990	1,448,100	2,338,100	2,201,400	3,091,400
Retail	314,103	388,497	N/A			
Hotel/Conference	443,034	920,248	1,552,342	425,000	1,715,342	425,000
Tech/Cultural/Other	237,510	383,277	656,500	656,500	871,200	871,200
Park/Green space	25.1 acres	25.1 acres	20.9 acres	22.2 acres	19.7 acres	20.9 acres

Housing - Affordable, Workforce, & Market Rate

	Midtown		Sugar Hill					
	Mid-FAR (5)	High-FAR (7)	Stadium Large Convention	Stadium Small Convention	No Stadium Large Convention	No Stadium Small Convention		
Total Units	6,910	9,456	1,968	3,674	3,200	4,856		
Affordable Units								
	<60% AMI	139	189	30% AMI	132	245	214	315
	60%-90% AMI	967	1,324	60% AMI	557	1,041	906	1,385
				80% AMI	184	362	299	483
Workforce Units								
	90%-120% AMI	276	379	100% AMI	96	164	157	212
				120% AMI	15	25	24	33
Market Rate								
	>120% AMI	5,528	7,564	>120% AMI	984	1,837	1,600	2,428

Parking

	Midtown							Sugar Hill			Onsite Surface Parking	Onsite Structured Parking	Publicly Owned Parking	Rays - Night (80% office & publicly owned)	Rays - Day (25% office & 70% publicly owned)
	Mid-FAR (5) - Total Spaces	Rays - Mid-FAR (5) - Office	Rays Night - Mid-FAR (5) - (80% office)	Rays Day - Mid-FAR (5) - (25% office)	High-FAR (7) - Total Spaces	Rays - High-FAR (7) - Office	Rays Night - High-FAR (7) - (80% office)	Rays Day - High-FAR (7) - (25% office)							
Phase 1	6,170	3,500	2,800	875	7,775	4,500	3,600	1,125	6,299	881	7,004	6,916			
Phase 2	9,705	4,700	3,760	1,175	15,550	6,000	4,800	1,500	2,757	881	4,813	3,796			
Phase 3	14,027	6,900	5,520	1,725	20,110	8,250	6,600	2,063	4,210	881	6,789	5,412			
Phase 4	16,289	7,900	6,320	1,975	23,277	9,750	7,800	2,438	3,213	881	7,212	4,859			
Phase 5	17,798	8,050	6,440	2,013	25,389	10,000	8,000	2,500	1,823	881	6,343	3,632			

Infrastructure Costs

	Midtown	Sugar Hill
Site Demolition	\$ 6,934,536	\$ 2,697,095
Trop Demolition	N/A	\$ 5,094,140
Environmental Remediation	\$ 9,594,698	N/A
Horizontal development (prep/construction)	\$ 61,237,655	\$ 46,860,725
Landscaping	\$ 23,787,712	\$ 19,461,599
Utilities	\$ 24,218,498	\$ 9,396,400
Other	\$ 5,398,548	N/A
Soft costs/contingency	\$ 37,646,265	\$ 44,689,080
Total	\$ 168,817,912	\$ 128,199,039

Community Benefits

	Midtown	Sugar Hill
SBE Participation	20%	20%
Construction jobs filled by SSPCRA Residents	20%	20%
Local hiring	20%	20%
Financial programs/incentives	\$ 22,500,000	\$ 2,000,000

Fiscal Impact

	Midtown	Sugar Hill
Construction jobs	1,900 - 2,600	2,200-3,650

Permanent jobs	18,000 - 22,000	11,300 - 19,540
Annual Property Tax*	\$17,600,000-\$24,000,000	\$4,700,000-\$17,700,000
Annual Sales & Tourism Taxes*	\$1,360,000 - \$2,600,000	\$1,560,000**

*varies depending on development program

**reflects tourism taxes only, retail not provided in development program

Net Value to City

	Midtown	Sugar Hill
Land sale	\$ 60,000,000	\$ 106,000,000
Infrastructure	\$ 168,817,912	\$ 128,199,039
Financial Community Benefit Programs	\$ 22,500,000	\$ 2,000,000
Minus City TIF Contribution	\$ (75,000,000)	\$ (75,000,000)
Total	\$ 176,317,912	\$ 161,199,039