

Comparison of Avalon to Prospect Park

	Avalon	Prospect Park
Retail (sq. ft.)	558,900 sq. ft. (mostly ground level with loft apts. above)	880,698 sq. ft. (mostly 2 story)
Hotel	2 (max. 475 rooms)	2 (max. 415 rooms) (1 boutique luxury +1 high end proposed)
Movie Theater	1	1
Office (sq. ft.)	840,200 sq. ft.	1,313,686 sq. ft.
Residential Units: For Sale Condos Attached	0 units	578 units
Residential Units: For Sale Detached	14	0
Residential Units: Townhome	118	0
Residential Units: For Rent Attached	250	0
Total Residential Units	382	578
Building Height	Up to 14 stories (at east entryway)	Up to 16 stories (next to GA 400 only)
Parking Configuration	Primarily surface lots	Primarily decks
Parking Deck	Maximum of 5 levels	Maximum of 6 levels above ground (or 75' whichever is less)
Public Space (10% of total ac. req'd)	Central space; Residential lawn; GA 400 buffer	Corner feature (OM@WP); internal water feature; central space
Corner Detention Pond	Screened / hidden	Water feature
Phasing	Retail and Residential first; Offices in future	Retail and Residential first; Offices in future
Internal Roadways	4 street + plans to extend Northwinds Pkwy.	4 streets
Outparcels	4 along OMP	0