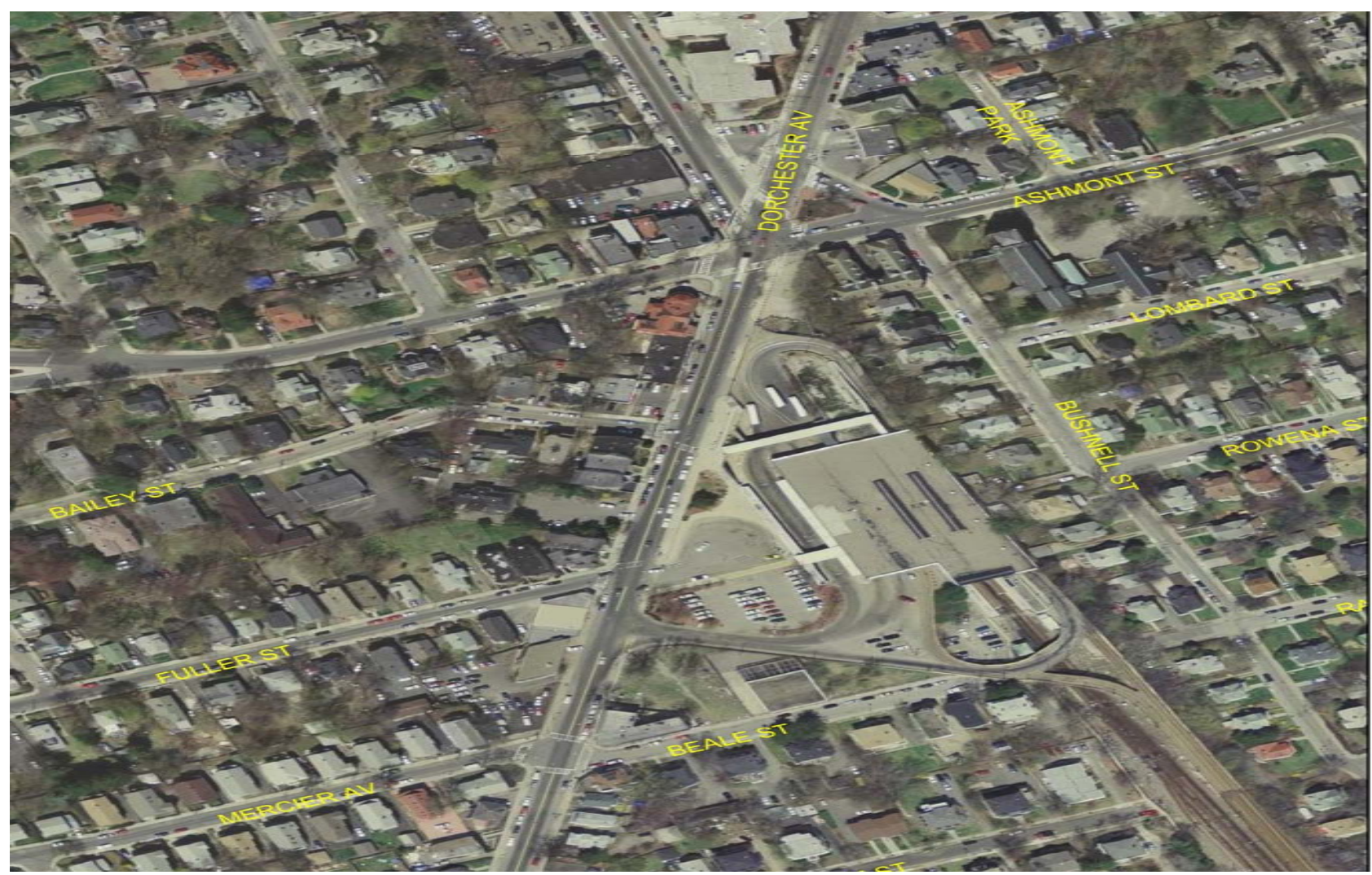




Within Our Reach:
Your World within an Elevator Ride

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Avenir



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A VENIR

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I.C.O.N. ICON architecture, inc.

with:
 McPhail Associates (Geotechnical)
 Judith Nitsch Engineering, Inc. (Civil)
 Weidlinger Associates, Inc. (Structural)
 R.W. Sullivan Engineering (MEP/FP)
 Geller/DeVellis (Landscape)
 Acentech (Acoustics)

Site/ Locus Plan



12



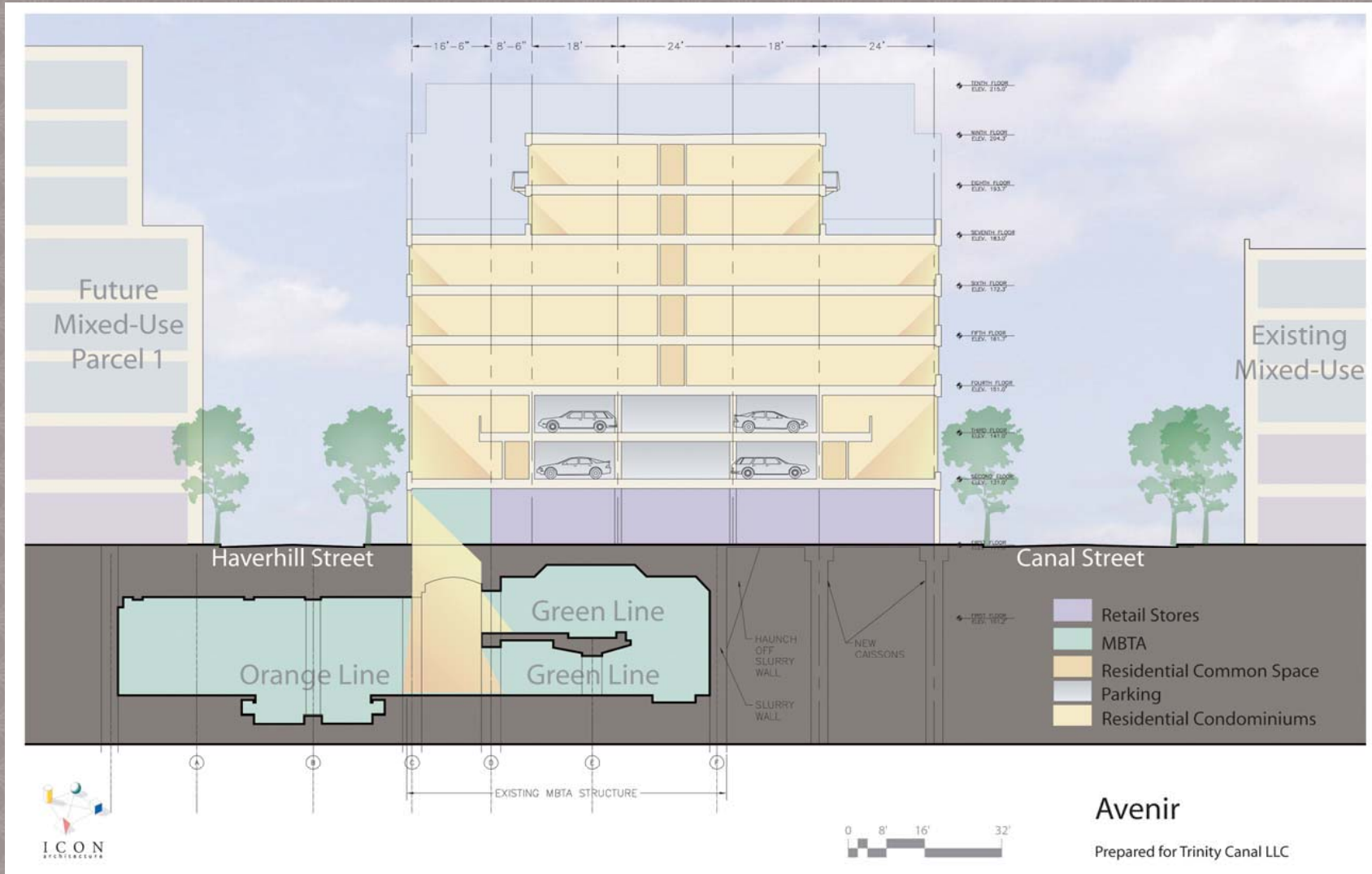
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Issues to Consider

Form of Ownership

Fee simple
Air rights
Ground Lease

Politics

Parking, parking, parking
Height and density, especially in neighborhoods
Community revitalization
Parking



Determining Value of site

Downtown vs. neighborhood
Securing entitlements pre-disposition
Securing entitlements post-disposition

Design

Noise and vibration
Maximizing retail opportunities
Complimentary with new or existing transit station

Intangibles

Developer confidence in transit authority
Realistic and credible bidders and bids
Leadership

