

Planned Construction

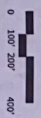
- 1** **238 Auburn Avenue**
Developer: **Atlanta-based Appella Homes** ▶ Investment: \$1.5 million
Type: Restoration of building
Year to be Completed: TBD
Amount of Space: 5,500 SF Office
Planned
- 2** **431 Edgewood Avenue**
Developer: **Atlanta-based Estate Assembly** ▶ Investment: \$20 million
Type: New, mixed-use development to include offices, residential, and retail uses around structured parking
Year to be Completed: TBD
Amount of Space: 35 Housing Units • 10,000 SF Office • 4,000 SF Retail
Planned
- 3** **American Legion Building [345 Auburn Avenue]**
Developer: **Atlanta Chamber of Foundation** ▶ Investment: \$2.6 million
Type: Renovation of building for office and retail use
Year to be Completed: 2024
Amount of Space: 2,500 SF Office • 2,500 SF Retail
Planned
- 4** **APEX Phase II Museum Expansion [135 Auburn Avenue]**
Developer: **ATV Museum** ▶ Investment: \$25 million
Type: Museum expansion on adjacent lot with parking component
Year to be Completed: TBD
Planned
- 5** **BE on Edgewood [399/397 Edgewood Avenue]**
Developer: **Morgan West** ▶ Investment: \$4.3 million
Type: Renovation of building for non-profit and community space
Year to be Completed: 2024
Amount of Space: 9,000 SF Office
Planned
- 6** **Big Bethel Campus Redevelopment - Phases II & III**
Developer: **Big Bethel A.M.E. J.W.M. Church** ▶ Investment: \$110 million
Type: 2.3-acre re-development, with residential, church use, and structured parking
Amount of Space: 33 Residential Units • Family Life Center • 20,000 SF Retail
Planned
- 7** **Batler Street Historic YMCA Redevelopment [22/28 Jesse Hill Jr Drive]**
Developer: **Carver Street CDC** ▶ Investment: \$11 million
Type: Adaptive reuse of historic YMCA to include community event space and retail
Year to be Completed: TBD
Amount of Space: 42,000 SF
Planned
- 8** **First Congregational Church Campus Development [125 Ellis Street]**
Developer: **Partnership with First Congregational Church** ▶ Investment: 180
Type: Evaluating development options to City, Stovall and
Year to be Completed: TBD
Amount of Space: Programming under development
Planned
- 9** **Georgia State University Research Tower [Decatur Street, Jesse Hill Jr. Drive, and Piedmont Avenue]**
Developer: **Georgia State University** ▶ Investment: 399,000,000
Type: New, 9 story research tower
Year to be Completed: 2025
Planned
- 10** **Henderson Place [520 Irwin Street]**
Developer: **ATV with JDOC and Henry Housing** ▶ Investment: \$20 million
Type: New construction and preservation of affordable housing
Year to be Completed: 2025
Amount of Space: 18 Housing Units • 18 new new units • 4,235 SF Retail
Planned
- 11** **Integral Auburn Pointe, Remaining Phases [Hilliard Street]**
Developer: **The Integral Group** ▶ Investment: 60
Type: New construction of remaining phases of residential project
Year to be Completed: TBD
Amount of Space: 470 Housing Units
Planned
- 12** **McAuley Park Phase II [330 Chamberlain Street]**
Developer: **Integrus** ▶ Investment: \$2 million
Type: Affordable senior housing
Year to be Completed: 2025
Amount of Space: 118 Residential Units
Planned
- 13** **Prince Hall Mason Lodge [330 Auburn Avenue]**
Developer: **Integrus** ▶ Investment: \$1.1 million
Type: Renovation of building for office and museum space
Year to be Completed: 2025
Amount of Space: 13,500 SF
Planned
- 14** **Sweet Auburn Grande [229 Auburn Avenue]**
Developer: **Integrus** ▶ Investment: \$22 million
Type: New construction of residential development
Year to be Completed: 2025
Amount of Space: 198 Housing Units • 6,000 SF Retail
Planned
- 15** **The Dillard [26 Hilliard Street]**
Developer: **Sabat Lightman** ▶ Investment: \$1.5 million
Type: New multi-development, to include a clothing and retail component
Year to be Completed: TBD
Amount of Space: 9 Housing Units • 542 SF Retail
Planned
- 16** **Wheat Street Gardens (Land bounded by Old Wheat St. NE, Jackson St, Irwin St, and Fort Street)**
Developer: **Wheat Street Charitable Foundation** ▶ Investment: TBD
Type: Comprehensive redevelopment into mid-rise, mixed-income community
Amount of Space: TBD, multi-phased
Under Construction
- 17** **302 Auburn Avenue**
Developer: **Sabat Lightman** ▶ Investment: 0.5 million
Type: Renovation of existing building for retail and food service improvements
Year to be Completed: 2022
Amount of Space: 2,500 SF • retail • patio space
Under Construction
- 18** **A Ma Manière [479 Edgewood Avenue]**
Developer: **James Whittier** • **The Whittier Group** ▶ Investment: \$8 million
Type: New multi-use development including retail and residential uses above
Year to be Completed: 2022
Amount of Space: 19,000 SF • residential • retail • ecology space
Under Construction
- 19** **Broadstone Metal Works [230 Martin Luther King Jr Drive]**
Developer: **Alliance Residential Company** ▶ Investment: 180
Type: New construction, residential development
Year to be Completed: 2023
Amount of Space: 20 Housing Units
Under Construction
- 20** **Front Porch at Sweet Auburn [348, 364, 368-376 Auburn Avenue]**
Developer: **Historic District Development Corporation** ▶ Investment: \$32.5 million
Type: New construction of multi-phase project to include retail and housing, with a focus on
Year to be Completed: 2024
Amount of Space: 84 Housing Units • 31,000 SF Retail
Under Construction

Under Construction

- 21** **Grady Memorial Hospital's Center for Advanced Surgical Services [99 Jesse Hill Jr. Drive]**
Developer: **Grady Memorial Hospital** ▶ Investment: \$108.6 million
Type: Construction of new hospital building
Year to be Completed: 2022
Amount of Space: 167,800 SF Medical
Under Construction
- 22** **McAuley Park & Mercy Care Clinic [1375 Gantrell Street]**
Developer: **Integrus** • **St. Joseph's Health System** ▶ Investment: \$25 million
Type: Medical office and includes expansion and new housing construction
Year to be Completed: Multi-phase
Amount of Space: 280 Housing Units • 40,000 SF Office
Under Construction
- 23** **Studioplex Mixed Use [659 Auburn Avenue]**
Developer: **Norman Holdings** • **Columbia Ventures** ▶ Investment: \$50 million
Type: Hotel new construction, adjacent to Eastside Tail
Year to be Completed: 2023
Amount of Space: 700 Hotel Rooms • 114 Residential Units • 12,000 SF commercial
Under Construction
- 24** **Thrive Sweet Auburn [302 Decatur Street]**
Developer: **Project Community Connectors, Inc.** • **Henry Housing**
Investment: \$20 million
Type: Affordable housing development with office / coworking space in the ground floor
Year to be Completed: 2023
Amount of Space: 17 Housing Units • 12,000 SF Office
Under Construction
- 25** **Waldo's [40-46 Boulevard]**
Developer: **Luxor** • **Our Lady of Lourdes** ▶ Investment: \$50 million
Type: Redevelopment to include office, hotel, and retail uses
Amount of Space: 120,000 SF Office • 10,000 SF Retail • 166 Hotel Rooms
Under Construction
- 26** **458/460 Edgewood Avenue**
Developer: **Community of Hospitality** ▶ Investment: \$1.6 million
Type: New construction for non-profit and community space
Year to be Completed: 2022
Amount of Space: 6,800 SF Office
Complete
- 27** **Atlanta Belting Co. Building [560 Edgewood Avenue]**
Developer: **Asahi Partners** ▶ Investment: \$10 million
Type: Renovation of former Atlanta Belting Building
Year to be Completed: 2022
Amount of Space: 50,000 SF Office
Complete
- 28** **Bethel Towers [210 Auburn Avenue]**
Developer: **Big Bethel A.M.E. J.W.M. Church** ▶ Investment: \$10 million
Type: 187-unit tower renovation
Year to be Completed: 2020
Amount of Space: 182 Housing Units
Complete
- 29** **Christian Education Building [18 William Holmes Borders Drive]**
Developer: **Wheat Street Charitable Foundation** ▶ Investment: \$4.5 million
Type: Renovation of building into church office and rental space
Year to be Completed: 2022
Amount of Space: 10,000 SF Office • 4,500 SF Event Space • 2,000 SF Retail
Complete
- 30** **David T. Howard School Restoration [J.W. Dobbs Avenue]**
Developer: **Atlanta Public Schools** ▶ Investment: \$46 million
Type: Restoration of historic school building to be reused for day care or early learner high tech and day grades
Year to be Completed: 2020
Amount of Space: 323,000 SF Instructional
Complete
- 31** **Marchon Apartments [240 Grant St. SE]**
Developer: **Place Properties** • **H. J. Russell & Co.** ▶ Investment: \$22.5 million
Type: New construction, multi-family transit-oriented development
Year to be Completed: 2022
Amount of Space: 305 Housing Units • 8,000 SF Office
Complete

Recently Completed (2020-2022)

Sweet Auburn Historic District Development Projects



NOVEMBER 2022 DRAFT