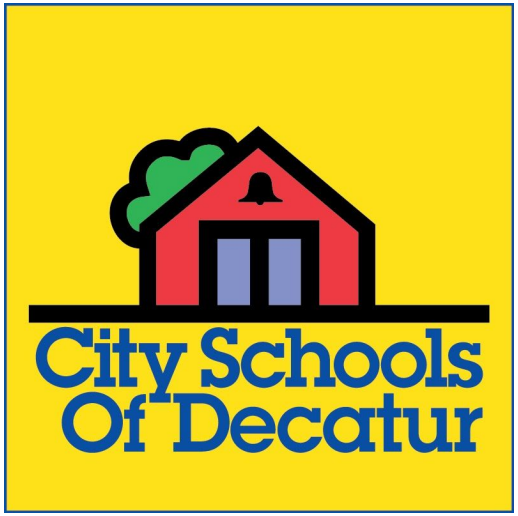
Development Report

October 6, 2020



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Introduction

This report includes a list of the housing developments that have been built, are under construction and are in the planning process in the City of Decatur. It should be noted that many changes occur in properties from the time they are planned to completion. This is our best information as of October 6, 2020. We expect changes until projects are complete. Information is being gathered from a variety of sources, efforts are ongoing to improve the accuracy of information and determine bedroom counts for apartments, TBD is noted when data is not available at the time of the report. Student data is based on the October 6, 2020 enrollment count for state reporting. The parcel numbers are included as a way for readers to identify the location when looking at City maps and GIS such as OneMap Decatur

Changes since the March 10th report

- Student numbers updated for October 2020
- Amli Decatur is completed
- Courtland Decatur East is completed
- Gateway is now under construction
- Modera is now under construction
- Thrive on Talley is now under construction

Yield Analysis by Housing Type (Cooperative Strategies Student Yield Analysis Report 2.13.20)

K-12 Yields by Housing Type	Housing Units	Student Counts				Student Yields				4-Year Average
		2016-17	2017-18	2018-19	2019-20	2016-17	2017-18	2018-19	2019-20	
APARTMENT SUBTOTAL	1,771	589	715	642	633	0.33	0.40	0.36	0.36	0.36
CONDOMINIUM SUBTOTAL	789	95	114	91	110	0.12	0.14	0.12	0.14	0.13
CONDO/APARTMENT COMBINATION SUBTOTAL	263	29	27	22	14	0.11	0.10	0.08	0.05	0.09
TOWNHOME SUBTOTAL	779	313	366	397	371	0.40	0.47	0.51	0.48	0.46
SINGLE-FAMILY SUBTOTAL	7,116	3,609	3,849	4,091	4,164	0.51	0.54	0.57	0.59	0.55
TOTAL	10,718	4,635	5,071	5,243	5,292	0.43	0.47	0.49	0.49	0.47

Potential students to expect from multi- family developments (Cooperative Strategies Student Yield Analysis Report 2.13.20)

The potential number of students shows the K-12 student potential for each development, based on the overall 4-year average for each housing type. The Table in blue on the next page shows the actual number of students October 2020.

Map #	Planned or Under Construction Developments	Type	Status	# of Units	Potential # of Students (K-12)
2	240 N Arcadia	Apartments	Construction	101	37
17	Amli Decatur	Apartments	Construction	329	120
30	Decatur Cottage Court	Cottages	Construction	6	1
52	Moda Decatur	Townhomes	Construction	21	10
84	The Elle at Oakhurst	Townhomes	Construction	13	6
87	The Hargrove	Townhomes	Construction	59	27
97	Courtland Decatur East	Apartments	Construction	370	135
40	Gateway Decatur	Apartments	Planned	289	105
53	Modera Decatur	Apartments	Planned	232	84
93	Unnamed (Thrive AT&T Condo Project)	Condos	Planned	34	4
98	Unnamed (Thrive Development on Talley St.)	Townhomes	Planned	40	19
	Unnamed (Thrive Development on Talley St.)	Condos	Planned	84	11

Actual Students October 2020	
240 N. Arcadia	0
Amli Decatur	14
Decatur Cottage Ct.	0
Moda Decatur	8
Elle at Oakhurst	0
The Hargrove	12
Courtland East Decatur	39
Gateway Decatur	0
Modera Decatur	0
Thrive (AT&T Condos)	0
Thrive on Talley	0
Thrive on Talley Condos	0

Housing Developments Currently in Planning or Proposed[1]

Name of Development	Also Known As	Address	Parcel ID number	Type	Number of Units	Number of Students
Unnamed	Thrive AT&T Condo Project	108 Park Place	15 212 01 013	Condos	34 (Estimated)	**0**
Unnamed		417 East College Ave.	15 247 07 068	Condos	6 Units	**0**

Housing Developments Currently Under Construction

Name of Development	Also Known As	Address	Parcel ID Number	Type	Number of Units	Number of Students
Modera Decatur	Bank of America Site	155 Clairemont Ave	15 246 04 092	Apartments Mixed Use	232 Units TBD	**0**

[1] At this point in time the proposed sites listed are simply possibilities. It is expected that there will be ongoing changes to this section of the development report. Information is presented to give an idea of what may be developed in the future.

Name of Development	Also Known As	Address	Parcel ID Number	Type	Number of Units	Number of Students
Gateway Decatur		155 N. Arcadia , 2700 Grove St.	15 247 05 241 15 248 01 001	Apartments	289 (Estimated) TBD	**0**
Thrive on Talley	Thrive Development	240 S.Columbia Drive 151 New Street	15 234 04 271	Townhomes and Condos	40 Townhomes 84 Condos	**0**
Decatur Cottage Court		230 Commerce Drive	15 247 07 081	Cottages	6 Units 3 (1bd) 2 (2bd) 1 (3bd)	**0**
The Elle at Oakhurst	Thankful Baptist Site	804 -812 W. College Ave 105-131 Mead Rd.	15 236 03 141	Townhomes and Houses	13 Units 4 live/work (2bd) 6 townhomes 3 Houses (5bd)	**0**
240 N. Arcadia	Apartments near the VA	240 N. Arcadia Ave	18 008 06 021	Apartments	101Units 71 (1bd) 30 (2bd)	**0**

Name of Development	Also Known As	Address	Parcel ID Number	Type	Number of Units	Number of Students
The Hargrove	Partially Complete	814-844 S.Columbia, Hargrove/Wilburn	15 216 10 151	Townhomes	59 Units 27 At. (3bd) 33 det.(3bd)	**12** partially complete
Moda Decatur	Forkner Townhomes	108 Forkner Dr. (Birch/Cedar)	18 007 07 157	Townhomes	21 Units 21 (4bd)	**8** partially complete

Housing Developments Completed between 2004 and 2020

Name of Development	Also Known As	Address	Parcel ID	Type	Number of Units	Number of Students
Amli Decatur	Callaway Site	110 - 123 W. Trinity Pl. 430 - 450 N. McDonough	15 246 03 044 15 246 03 067	Mixed Use Apartments	329 Units 20 (studio) 194 (1bd) 105 (2bd) 10 (3 bd)	**14**
Courtland Decatur East	Avondale TOD Site	2641 E. College Ave 510 E. Freeman	15 247 03 019 15 247 03 020	Apartments	370 Units 5 (studio) 257 (1bd) 99 (2bd) 17 (3bd)	**39**
Oakview Walk		1111 Oakview Rd	15 213 032 08	Apartments (Children < 5 yrs. old)	34 Units 27 (1bd) 7 (2bd)	**10**
Clarke Hill	Clarke Hill	Midway Road Clark Hill McEvoy Lane	15 215 12 105	Single Family Homes	25 Units	**38**

Name of Development	Also Known As	Address	Parcel ID	Type	Number of Units	Number of Students
Park at Decatur Square	Stakeman Townhomes	1222 Church St	18 006 01 101	Townhomes	6 Units 6 (3bd)	**4**
The Reserve	Northern Ave. Townhomes	116 Northern Ave	15 245 01 033 15 245 01 173- 15 245 01 882	Townhomes	10 Units 10 (4bd)	**4**
East Howard Place	East Howard at Hillyer Pl	432 E. Howard Ave	15 246 02 100	Townhomes	25 Units 20 (3bd), 5 (4 bd)	**1**
Trinity Walk	Trinity Walk	421 W. Trinity Place	15 245 02 053	Apartments	32 Senior/ 89 family 24 (1bd) 30 (2bd) 15 (3bd)	**87**
Arlo (built 2016)	Trinity Triangle	245 East Trinity	15 246 02 024	Apartments	210 Units 39 (studio) 123 (1bd) 48 (2 bd)	**22**
Alexan (built 2016)		1333 Commerce Drive	15 246 04 128	Apartments	163 Units 33 (studio) 110 (1bd) 30 (2bd)	**19**

Name of Development	Also Known As	Address	Parcel ID	Type	Number of Units	Number of Students
Walden Square	Walden Square	107 Walden Square Way	18 005 04 095	Single Family Homes	7 Units	**6**
Place on Ponce (built 2014)		220 West Ponce De Leon Avenue	15 245 01 108	Apartments	233 Units 117 (1bd) 106 (2bd) 10 (3bd)	**42**
Decatur Walk	Hillyer Place Townhomes	111 Hilyer Place	15 247 07 005	Townhomes	11 Units 11(3bd)	**6**
712 Oakview	1968	698 Oakview Rd	15 213 01 160- 15 213 01 174	Townhomes	15 Units 6 (3bd) 9 (4bd)	**10**
Lenore Place	Lenore Place	119 Lenore Place	15 203 01 123	Single Family Homes	9 Units	**13**
Hibernia Bend		109 Hibernia Ave	15 236 01 135	Single Family Homes	20 Units	**17**
Overlook Bluff		Overlook Bluff at S. Candler St	15 214 02 171- 15 214 02 182	Single Family Homes	11 Units	**8**

Name of Development	Also Known As	Address	Parcel ID	Type	Number of Units	Number of Students
The Brownstones	The Brownstones	1021 Scott Blvd (Arbor way, Rockland, High Gate)	18 005 10 001 18 005 10 046 18 005 10 087	Townhomes	81 Units	**62**
Oakview Townhomes	Townhomes across from FAVE	1315 Oakview Rd	15 213 03 248 15 213 03 260- 15 231 03 272	Townhomes	15 Units 4 (3bd) 11 (4bd	**11**
Candler Grove		969 Church St.	18 006 02 007	Townhomes	19 Units	**6**
Knob Hill		100 Knob Hill Circle at Forkner	18 006 10 038	Townhomes	37 Units	**22**
Oakhurst Commons		Oakhurst Common Drive at S. McDonough	15 214 03 081	Townhomes	18 Units	**25**
Hillside at Oakhurst		Oakhurst Terrace at E. Hill	15 214 01 078	Townhomes	18 Units	**10**
The Artisan		201 W. Ponce De Leon Avenue	15 246 01 067 15 246 09 009	Condos	140 Units 15 (1bd) 90 (2bd) 35 (3bd)	**3**

Name of Development	Also Known As	Address	Parcel ID	Type	Number of Units	Number of Students
Candler Pointe	Candler Pointe	Candler Pointe Way at Candler	15 202 13 063-15 202 13 071	Single Family Homes	13 Units	**10**

Other Multi-Family Housing Developments

Name of Development	Year Built	Address	Parcel ID number	Type	Number of Units	Number of Students
Columns		139 East Hill Street	15 214 02 079	Apartments	28 Units 28 (2bed)	**13**
Decatur Renaissance		230 East Ponce De Leon Ave	15 246 08 012	Condos	170 Units 60 (1bd) 110 (2bd)	**7**
Ice House Lofts	2000	105 Sycamore Place	15 247 07 098	Apartments Lofts	98 Units TBD	**9**
Talley St. Lofts		2630 Talley Street	15 234 08 091	Apartments Lofts	90 Units 20 (Studio), 35 (1 bd) 35 (2 bd)	**10**

Name of Development	Year Built	Address	Parcel ID number	Type	Number of Units	Number of Students
335 West Ponce Condos		335 West Ponce De Leon Avenue	15 245 10 008 15 246 04 010	Condos	70 Units 30 (1bd) 40 (2bd)	**2**
449 Clairemont Condos		449 Clairemont	18 006 09 009- 18 006 09 057	Condos	68 Units 48 (2bd) 20 (3bd)	**10**
Pines on Scott	1960	927 Scott Blvd.	18 005 01 051	Apartments	58 Units 58 (2bd)	**29**
Winnona Park Place		110 South Columbia	15 247 13 018	Condos	17	**6**
The Oaks	1969	212 , 222, 266 Adair St	15 236 04 197 15 236 04 196	Apartments	35 Units TBD	**22**
The Park at WE		759 Scott Blvd.	18 005 03 096	Apartments	24 Units	**3**
Oakview Garden	1962	711 Oakview	15 213 01 067	Apartments	20 Units TBD	**6**

Name of Development	Year Built	Address	Parcel ID number	Type	Number of Units	Number of Students
Columbus Court	1977	305 E. Ponce De Leon Avenue	15 246 01 092	Apartments	20 Units TBD	**1**
750 East Lake Dr.	1964	750 East Lake Drive	15 213 02 030	Apartments	16 Units TBD	**3**
258 Forkner Dr	1967	258 Forkner Dr	18 007 07 012	Apartments	10 Units TBD	**0**
Montgomery Place Condo	1954	116 - 129 Northern Ave	15 245 01 033 15 245 07 001- 15 245 07 015	Condos	10 Units	**1**
236 E Lake Dr	1920	236 E Lake Dr	15 212 01 067	Apartments	4 Units	**3**
Olympic Place	1961	229 Olympic Pl 231 Olympic Pl	15 213 01 033 15 213 01 032	Apartments	8 Units TBD	**2**
Allen Wilson Terrace		1520 Commerce	15 246 03 043 15 246 03 066	Apartments	191 Units TBD	**105**
Swanton Heights		1510 Commerce	15 235 04 003	Apartments	98 Units TBD	**108**

Name of Development	Year Built	Address	Parcel ID number	Type	Number of Units	Number of Students
Spring Pointe		1301 Oakview Rd	15 213 03 238	Apartments	65 Units	**37**
Columbia Seminary		604/726 Kirk Road 308 Inman	15 215 11 016	Apartments	TBD	**12**
Agnes Scott Housing		311 south Candler	15 235 02008	Apartments	TBD	**1**
Greenwood Place		118 Greenwood Place	12 236 02 116	TBD	TBD	**2**
351 Hilcrest		351 Hillcrest	18 007 05 021	Apartments	TBD	**13**
356 Hillcrest		338 Hillcrest	18 007 05 063- 18 007 05 069	Townhome	7 Units	**6**
Townsend at Decatur		260 N. Arcadia Fulmer Lane, Alden Drive Boynton Lane	18 008 06 019 18 008 06 022 18 008 06 025 18 008 06 026 18 008 06 027 18 008 06037	Townhome	30 Units	**16**