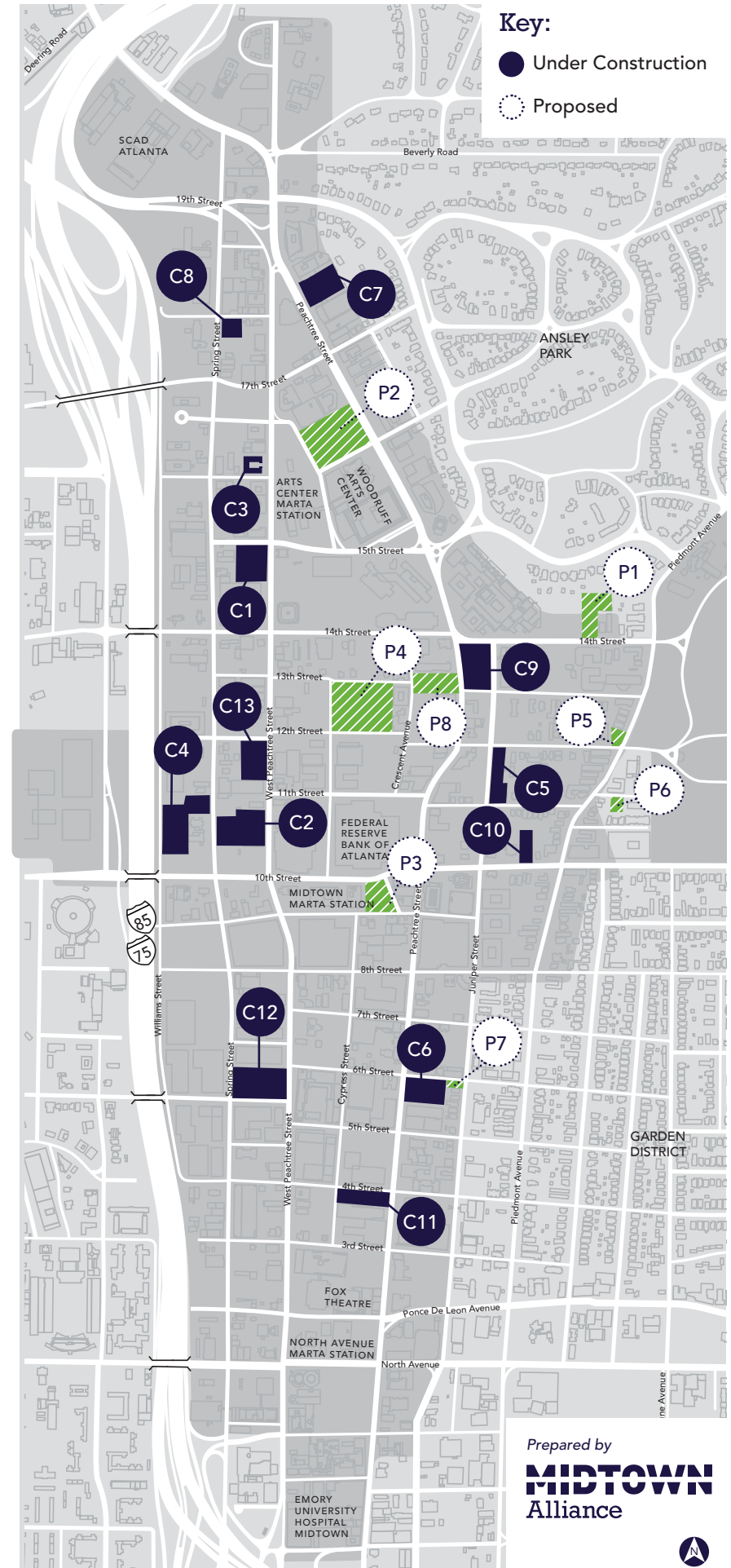


Midtown Development Activity

December 2023



Key:
 ● Under Construction
 ○ Proposed

■ Under Construction

<p>C1</p> <p>Hanover Midtown</p>	<p>C2</p> <p>Momentum</p>	<p>C3</p> <p>Hotel Grenada</p>	<p>C4</p> <p>Spring Quarter</p>	<p>C5</p> <p>1081 Juniper</p>	<p>C6</p> <p>Society Atlanta</p>
<p>C7</p> <p>Hue Ansley</p>	<p>C8</p> <p>Emmi Midtown</p>	<p>C9</p> <p>The Midtowne - Expansion</p>	<p>C10</p> <p>Modera Parkside</p>	<p>C11</p> <p>Rambler Atlanta</p>	<p>C12</p> <p>Tech Square 3</p>
<p>C13</p> <p>1072 West Peachtree</p>					

For more information, contact: Karl Smith-Davids, Senior Project Manager, Project & Urban Design
Karl@MidtownATL.com

Upcoming Midtown Development Review Committee Meetings:
 January 9 • February 13 • March 12

▨ Proposed

<p>P1</p> <p>250 14th St.</p>	<p>P2</p> <p>First Presbyterian Church - Expansion</p>	<p>P3</p> <p>Stratus Midtown</p>	<p>P4</p> <p>Midtown Exchange</p>	<p>P5</p> <p>12th & Everything</p>	<p>P6</p> <p>261 12th Street</p>
<p>P7</p> <p>826 Juniper Restaurant - Expansion</p>	<p>P8</p> <p>1138 Peachtree</p>				

Prepared by
MIDTOWN Alliance



Midtown Development Activity 2023

Updated: Dec-23

(Note: All projects located within the Midtown Improvement District or Zoning Districts)

Delivered Since Jan. 1, 2023 *in order of completion*

	Address	Project Name/Type	Developer	Office/ Institutional	Residential Units	Beds (Student Housing)	Hotel Rooms	Retail (SF)	Parking Spaces	Height (# of floors)	Completion
A 1	770 Juniper Street	The Hadley	Street Lights Residential		299			2,500	568	26	2023
A 2	580 Peachtree Street	Winship at Midtown - Health Care	Emory University Hospital	455,000				0	Off-site	17	2023
A 3	859 Spring Street	Whistler - student housing	LV Collective		168	565		3,600	25	24	2023
A 4	960 Spring Street	Hub Atlanta - student housing	Core Spaces		278	784		5,600	125	20	2023
A 5	1029 Peachtree Street	Prime on Peachtree - Expansion	Prime on Peachtree					2,100	248*	1	2023
A 6	1000 Spring Street	Sora at Spring Quarter	Portman Residential		370			12,000	Off-site	30	2023
A 7	1382 Peachtree Street	Nomia	Greystar		283			7,200	308	33	2023
TOTAL DELIVERED				455,000	1,398	1,349	0	33,000	1,026		

Currently in Construction *in order of expected opening*

	Address	Project Name/Type	Developer	Office/ Institutional	Residential Units	Beds (Student Housing)	Hotel Rooms	Retail (SF)	Parking Spaces	Height (# of floors)	Projected Completion
C 1	1230 West Peachtree Street	Hanover Midtown	Hanover Company		421			14,000	426	30	Spring 2024
C 2	1018 West Peachtree Street	Momentum - incl. student housing ¹	Toll Brothers		640	600		4,900	615	2 Bldgs: 36, 34	Spring 2024
C 3	1302 West Peachtree Street	Hotel Grenada (frm. Artmore)- Renovations	Monomoy Property Ventures				120	0	0	3	Spring 2024
C 4	1020 Spring Street	Spring Quarter	Portman Holdings	528,000				28,000	1,682	31	Fall 2024
C 5	1081 Juniper Street	1081 Juniper	Middle Street Partners		487			8,600	690	2 Bldgs: 36, 33	Fall 2024
C 6	811 Peachtree Street	Society Atlanta	Property Markets Gr./Greybrook Realty Partn.	77,000	460			15,500	455	33	Fall 2024
C 7	1441 Peachtree Street	Hue Ansley	Capital City / FIDES / Atlantic Realty		350			3,000	463	26	Fall 2024
C 8	1405 Spring Street	Emmi Midown	JPX Works / Zeller		326			0	326	31	Fall 2024
C 9	1155 Peachtree Street	The Midtowne (fmr. Campanile) - Expansion	Dewberry Capital	265,000				39,000	178*	27	Spring 2025
C 10	180 10th Street	Modera Parkside	Mill Creek Residential		361			3,400	451	33	Spring 2025
C 11	736 Peachtree Street	Rambler Atlanta	LV Collective		214	798		3,000	134	19	Fall 2025
C 12	830 West Peachtree Street	Tech Square 3	Georgia Tech	404,000				12,250	45	2 Bldgs: 18, 14	Spring 2026
C 13	1072 West Peachtree Street	1072 West Peachtree	Rockefeller Group	225,000	357			6,300	729	63	Spring 2026
TOTAL IN CONSTRUCTION				1,954,000	5,297	2,747	120	178,150	7,350		

Currently in Planning Phase *in order of DRC review*

	Address	Project Name/Type	Developer	Office/ Institutional	Residential Units	Beds (Student Housing)	Hotel Rooms	Retail (SF)	Parking Spaces	Height (# of floors)	Latest DRC Review Date
P 1	250 14th Street	250 14th Street	Toll Brothers		244			0	324	23	Oct-19
P 2	1328 Peachtree Street	First Presbyterian Church - Expansion	First Presbyterian Church	5,500				0	58*	3	Oct-21
P 3	80 Peachtree Place	Stratus Midtown	Trammell Crow	465,500				11,100	828	30	Dec-21
P 4	70 12th Street	Midtown Exchange	Selig Enterprises	637,000	465			24,500	1,578	2 Bldgs: 37, 26	May-22
P 5	1084-1094 Piedmont Avenue	12th & Everything - Expansion	12th & Everything					1,050	0	2	Sep-22
P 6	261 12th Street	261 12th Street	Personal Residence		3			0	8	5	Jan-23
P 7	826 Juniper Street	826 Juniper Restaurant - Expansion	Juniper & Sixth LLC					400	0	2	Jun-23
P 8	1138 Peachtree Street	1138 Peachtree	Trillist Development LLC	121,000	301			7,300	572	42	Jul-23
TOTAL PLANNED				1,229,000	1,013	0	0	44,350	3,310		

¹ 1018 West Peachtree St. (by Toll Brothers) includes 376 standard residential units and 264 student housing units.

TOTAL PLANNED + IN CONSTRUCTION	3,183,000	6,310	2,747	120	222,500	10,660
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*Renovations not included in totals

GRAND TOTAL	3,638,000	7,708	4,096	120	255,500	11,686
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