

# Development Report

December 3, 2019

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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 30, 2019. 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 enrollment count for state reporting. The parcel numbers have been added as a way for readers to identify the location when looking at City maps and GIS such as [OneMap Decatur](#)

## Changes since last month's report

- 417 East College Avenue Condo Project has been added to the list of housing developments in planning or proposed. This project is in the permitting process.

### Preliminary analysis of developments with student numbers and unit counts

- Across 44 developments of all types with 2230 units of all sizes, there are 864 students and only one development with no students. This development does not allow children over 5. The total ratio of units to students is **2.5 to 1.**
- Across 7 apartments with 343 two bedroom or larger units, there are 222 students. The ratio of two plus bedroom units to students is **1.5 to 1.**
- Across 12 townhome developments with 279 units there are 177 students. The ratio of units to students is **1.6 to 1.**
- Across 7 developments of single family homes with 95 units, there are 100 students. The ratio of unit to students is **1 to 1.**
- Across 6 condominium developments with 465 units there are 28 students. The ratio of unit to students is **16.6 to 1.**

Type	Units : Students
ALL	2.5 : 1
Apartments with 2 or more bedrooms	1.5 : 1
Townhomes	1.6 : 1
Single Family Houses	1 : 1
Condominiums	16.6 : 1

### Housing Developments Currently in Planning or Proposed<sup>1</sup>

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
Gateway Decatur		155 N. Arcadia 2700 Grove St.	15 247 05 241 15 248 01 001	Apartments	289 (Estimated) TBD	0
Unnamed	Thrive AT&T Condo Project	108 Park Place	15 212 01 013	Condos	34 (Estimated)	0
Unnamed	Thrive Development	240 S.Columbia Drive	15 234 04 271	Townhomes and Condos	40 Townhomes 84 Condos	0
Unnamed		417 East College Ave.	15 247 07 068	Condos	6 Units	0

<sup>1</sup> 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.

## Housing Developments Currently Under Construction

Name of Development	Also Known As	Address	Parcel ID Number	Type	Number of Units	Number of Students
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
The Hargrove partially complete		814-844 S. Columbia,Har-grove/Wilburn	15 216 10 151	Townhomes	59 Units 27 At. (3bd) 33 det.(3bd)	0
Aml Decatur partially complete	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)	2
Moda Decatur partially complete	Forkner Townhomes	108 Forkner Dr. (Birch/Cedar)	18 007 07 157	Townhomes	21 Units 21 (4bd)	4

Name of Development	Also Known As	Address	Parcel ID Number	Type	Number of Units	Number of Students
Courtland Decatur East partially complete	Avondale TOD Site	2641 E. College Ave  510 E. Freeman	15 247 03 019 15 247 03 020 15 247 03 183	Apartments	370 Units 5 (studio) 257 (1bd) 99 (2bd) 17 (3bd)	34

### Housing Developments Completed between 2004 and 2019

Name of Development	Also Known As	Address	Parcel ID	Type	Number of Units	Number of Students
Oakview Walk		1111 Oakview Rd	15 213 032 08	Apartments (Children < 5 yrs. old)	34 Units 27 (1bd) 7 (2bd)	0
Clarke Hill	Clarke Hill	140 Midway Road	15 215 12 105	Single Family Homes	25 Units	33
Park at Decatur Square	Stakeman Townhomes	1222 Church St	18 006 01 101	Townhomes	6 Units 6 (3bd)	7
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)	0

Name of Development	Also Known As	Address	Parcel ID	Type	Number of Units	Number of Students
East Howard Place	East Howard at Hillyer Pl	432 E. Howard Ave	15 246 02 100	Townhomes	25 Units 20 (3bd) 5 (4 bd)	8
Trinity Walk	Trinity Walk	421 W. Trinity Place	15 245 02 053	Apartments	32 Senior/ 89 family Units 24 (1bd) 30 (2bd) 15 (3bd)	71
Arlo (built 2016)	Trinity Triangle	245 East Trinity	15 246 02 024	Apartments	210 Units 39 (studio) 123 (1bd) 48 (2 bd)	28
Alexan (built 2016)		1333 Commerce Drive	15 246 04 128	Apartments	163 Units 33 (studio) 110 (1bd) 30 (2bd)	31
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)	46

Name of Development	Also Known As	Address	Parcel ID	Type	Number of Units	Number of Students
Decatur Walk	Hillyer Place Townhomes	111 Hilyer Place	15 247 07 005	Townhomes	11 Units 11(3bd)	8
712 Oakview	1968	698 Oakview Rd	15 213 01 160- 15 213 01 174	Townhomes	15 Units 6 (3bd) 9 (4bd)	7
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	15
Overlook Bluff		Overlook Bluff at S. Candler St	15 214 02 171- 15 214 02 182	Single Family Homes	11 Units	11
The Brownstones	The Brownstones	1021 Scott Blvd	18 005 10 001 18 005 10 046 18 005 10 087	Townhomes	81 Units	52
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)	12
Candler Grove		969 Church St.	18 006 02 007	Townhomes	19 Units	6



Name of Development	Also Known As	Address	Parcel ID	Type	Number of Units	Number of Students
Knob Hill		100 Knob Hill Circle at Forkner	18 006 10 038	Townhomes	37 Units	26
Oakhurst Commons		Oakhurst Common Drive at S. McDonough	15 214 03 081	Townhomes	18 Units	24
Hillside at Oakhurst		Oakhurst Terrace at E. Hill	15 214 01 078	Townhomes	18 Units	12
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)	2
Candler Pointe	Candler Pointe	Candler Pointe Way at Candler	15 202 13 063- 15 202 13 071	Single Family Homes	13 Units	17

### Other Multi-Family Housing Developments

Name of Development	Year Built	Address	Parcel ID number	Type	Number of Units	Number of Students
Columns		135 East Hill Street	15 214 02 079	Apartments	28 Units 28 (2bed)	10
Decatur Renaissance		230 East Ponce De Leon Ave	15 246 08 012	Condos	170 Units 60 (1bd) 110 (2bd)	4
Ice House Lofts	2000	105 Sycamore Place	15 247 07 098	Apartments Lofts	98 Units TBD	8
Talley St. Lofts		2630 Talley Street	15 234 08 091	Apartments Lofts	90 Units 20 (Studio) 35 (1 bd) 35 (2 bd)	10
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)	3
449 Clairemont Condos		449 Clairemont	18 006 09 009- 18 006 09 057	Condos	68 Units 48 (2bd) 20 (3bd)	10

Name of Development	Year Built	Address	Parcel ID number	Type	Number of Units	Number of Students
Pines on Scott	1960	927 Scott Blvd.	18 005 01 051	Apartments	58 Units 58 (2bd)	28
Winnona Park Place		110 South Columbia	15 247 13 018	Condos	17	7
The Oaks	1969	212 Adair Street 222 Adair St	15 236 04 197 15 236 04 196	Apartments	35 Units TBD	24
The Park at WE		759 Scott Blvd.	18 005 03 096	Apartments	24 Units	4
Candler Court Estates		N. Candler	15 246 06 001 - 15 246 06 011	Single Family	10 Units	5
Oakview Garden	1962	711 Oakview	15 213 01 067	Apartments	20 Units TBD	5
Columbus Court	1977	305 E. Ponce De Leon Avenue	15 246 01 092	Apartments	20 Units TBD	4
750 East Lake Dr.	1964	750 East Lake Drive	15 213 02 030	Apartments	16 Units TBD	4
258 Forkner Dr	1967	258 Forkner Dr	18 007 07 012	Apartments	10 Units TBD	1
Montgomery Place Condo	1954	116 - 129 Northern Ave	15 245 01 033 15 245 07 001- 15 245 07 015	Condos	10 Units	2

Name of Development	Year Built	Address	Parcel ID number	Type	Number of Units	Number of Students
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	109
Swanton Heights		1510 Commerce	15 235 04 003	Apartments	98 Units TBD	129
615 Third Avenue		615 Third Avenue	15 213 03 032	Apartments	TBD	14
Spring Pointe		1301 Oakview Rd	15 213 03 238	Apartments	65 Units	39
Columbia Seminary Housing		604/726 Kirk Road 308 Inman	15 215 11 016	Apartments	TBD	22
Agnes Scott Housing		311 south Candler	15 235 02008	Apartments	TBD	5
Greenwood Place		118 Greenwood Place	12 236 02 116	TBD	TBD	5
351 Hilcrest		351 Hillcrest	18 007 05 021	Apartments	TBD	10

Name of Development	Year Built	Address	Parcel ID number	Type	Number of Units	Number of Students
356 Hillcrest		338 Hillcrest	18 007 05 063- 18 007 05 069	Townhome	7 Units	7
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