

## Fact Sheet: Manor Druid Hills

**Project Owner:** Related Development, LLC

**Project Type:** Mixed-use Development

**Location:** Intersection of N Druid Hills & Briarcliff

**District(s):** 2, 6

**New jobs:** 270

**New investment:** \$155,000,000

**Incentive Type:** Taxable Lease Purchase Incentive Bond Transaction

### Project Description:

Manor Druid Hills is a proposed project that will include 382 units of Class A multi-family, a 55,000 SF office building and 140-key hotel. The Project includes an affordable housing component that will adhere to Decide DeKalb's bond guidelines and the City of Brookhaven's ordinance. The Project is seeking a property tax incentive to offset the cost of supplying the affordable housing units and public infrastructure improvements. The multi-family piece will begin in 2023; the office building in 2024; the hotel in 2026.

### Economic & Community Benefits:

The project will serve as a redevelopment targeted to the 10,000+ new jobs that will be created through the developments of Children's Healthcare of Atlanta and Emory Healthcare. This is a unique development which includes high-end medical office space, a hotel designed for hospital patients and their families, and multi-family housing which will be marketed towards healthcare and public service employees. The average salary for all three components will be \$133,558.



Public infrastructure improvements include, but are not limited to, sitework and erosion control on public space, right-of-way extensions and dedications, addition of left turn lane at Briarcliff Rd and signal modification at the Briarcliff intersection, concrete sidewalks, pavers, and curbs/ gutters on the rights-of-way.

According to LOCI, this project has a positive fiscal impact to City of Brookhaven, DeKalb County, and DeKalb County Schools over the 10-year incentive period.

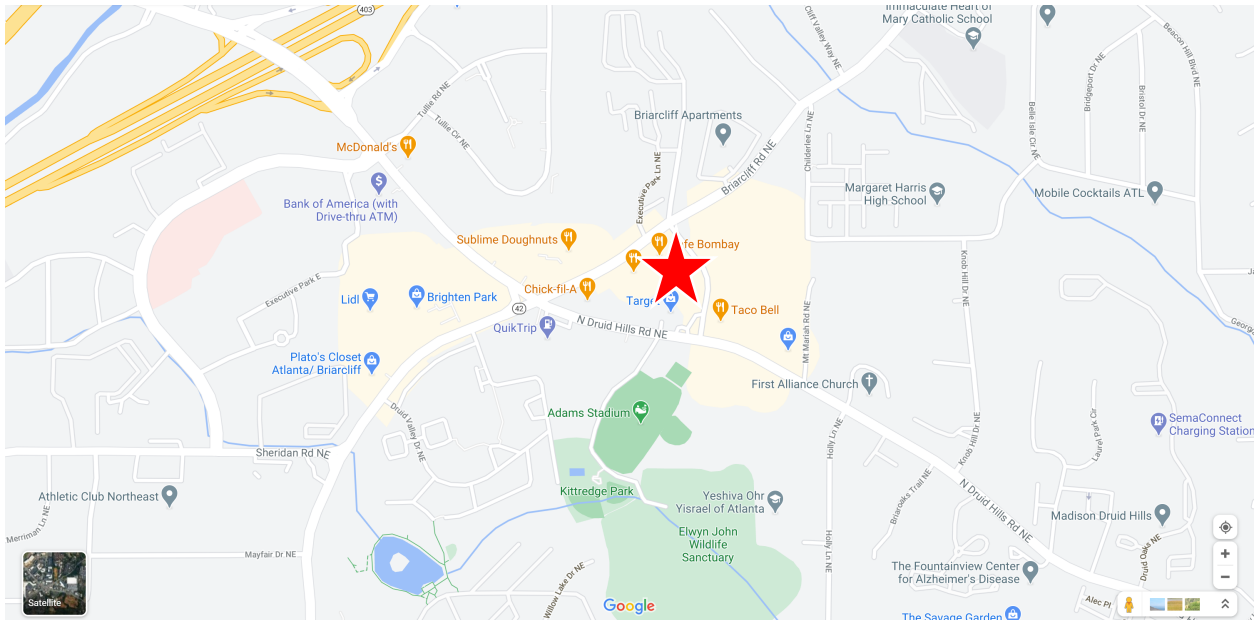


Current annual property taxes: **\$87,319**

Estimated net new taxes paid over 10-year incentive period: **\$13,781,000**

Estimated tax savings over 10-year incentive period: **\$15,080,000**

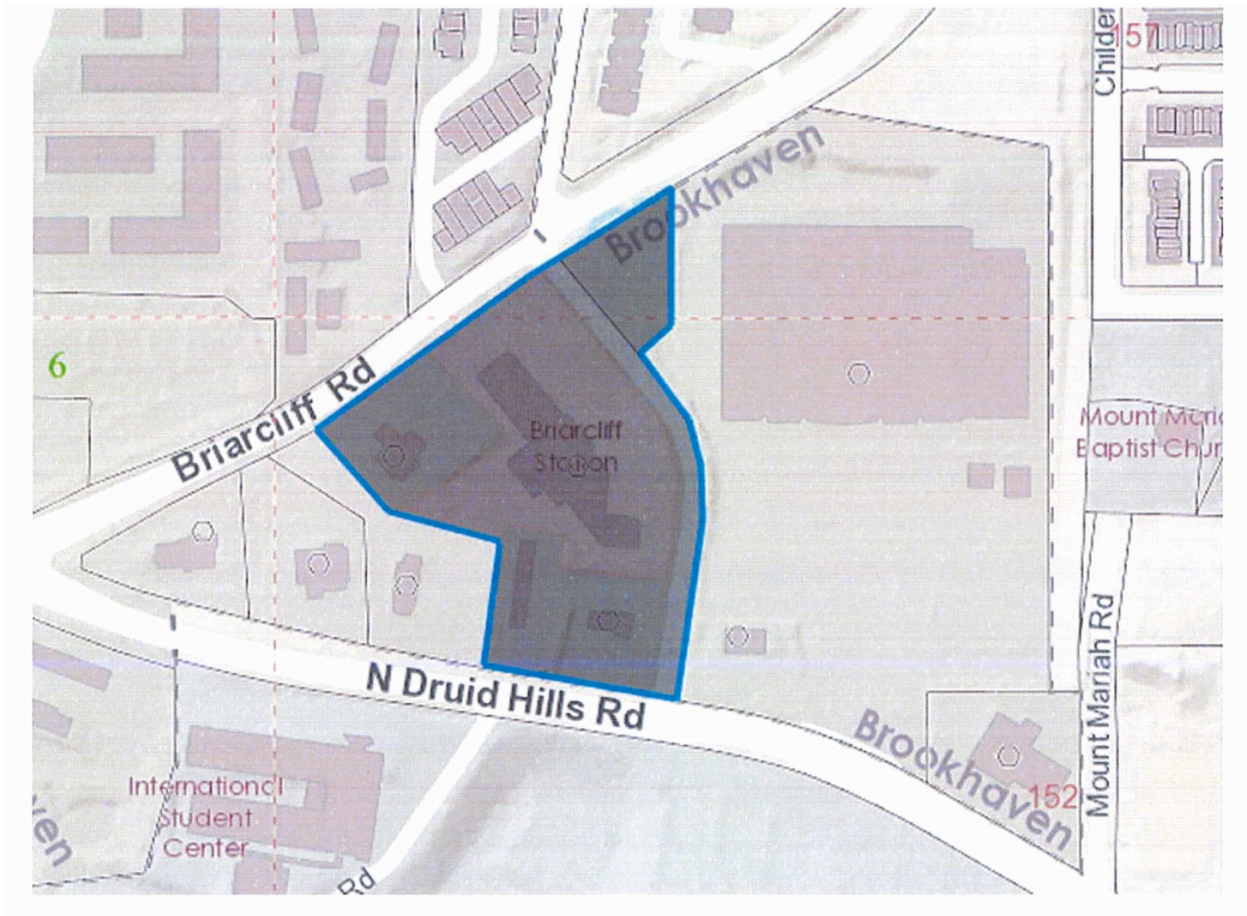
Estimated closing date: **Q2 2021**





# Decide DeKalb

Development Authority



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