

Project Detail

Project Area: 27 Acres
 Client: City of Riverdale
 Year Opened: Nov. 2010
 Cost: First Phase-\$25 million
 Web site: www.riverdaletowncenter.com



Beginning construction on Riverdale Town Center - 5% completion.



Riverdale Town Center project - 95% completion.

Project Scope

The vision for the Riverdale Town Center evolved from a transportation/ business district improvement plan funded by the Atlanta Regional Commission's Livable Center Initiative (LCI) program. The plan, approved by the Mayor and City Council in January 2010, recommended the development of a distinct destination that featured a hub for business, cultural, retail and living uses. The plan also recommended that the mix of uses be anchored by amenities that encouraged people to stroll, browse, indulge or just relax.

Michael Syphoe Consultants were retained to develop the market feasibility study, redevelopment plan and implementation strategy to support the mixed use concept. Eight months later, in September 2008, the Riverdale City Council voted unanimously to adopt the overall development strategy and to issue Certificates of Participation (COPS) to facilitate the construction of the mixed use concept on a 27 acre existing park site located adjacent to Georgia Highway 85.



The Riverdale Town Center project - 100% completion.

Results

Opened in November 2010, The Riverdale Town Center is a distinctive pedestrian-oriented district that is urban in character and reflects a strong "main street" ambiance. The first phase of the project includes the following:

- 28,000 s.f. City Hall Complex
- 42,000 s.f. Conference Center
- 1,500 seats Outdoor Amphitheatre
- Town Center Drive Extension

The City of Riverdale anticipates LEED Gold Certification to be awarded by the Green Building Council. Phases 2 and 3 are currently underway, with completion expected in mid-2012.

Property Repositioning and Value Enhancement

Atlanta, Georgia



Project Scope

The City of Atlanta is currently implementing the \$ \$62.9 million Atlanta Streetcar project, a 2.6 mile rail line that will run through the heart of Atlanta business, tourism and convention corridor. The transit system will provide missing circulation and direct connectivity to the existing transit services coming into Midtown and Downtown, as well as future commuter rail, regional light rail, including the Atlanta BeltLine and intercity and high-speed passenger rail services. Operated by MARTA under contract to the City of Atlanta, the streetcar line will include 12 stops with access to major attractions like the World of Coca-Cola, CNN Center, the Georgia Aquarium, the Dr. Martin Luther King Jr. National Historic Site and the historic Auburn Avenue corridor and the Edgewood Business District.

Project Detail

Project Area: 2.6 Miles
Client: City of Atlanta
Cost: \$6.2 Million

Working closely with the local property owners, Invest Atlanta, private lenders and area stakeholders, Michael Syphoe Consultants created a repositioning and value enhancement strategy designed to make properties along historic Sweet Auburn Avenue and the Edgewood Business District become identifiable “destinations”.

The overall goal is to leverage the potential for redevelopment and reinvestment in these business corridors, as well as, take advantages of the expansion of Georgia State University, The Martin Luther King Jr., National Park and the explosive growth and development of the surrounding neighborhoods.

In addition, the property repositioning and value enhancement plan proposes a series of character zones, each with its own mix of uses, intensity, and development character. The implementation strategy incorporates the proposals for new signature buildings, encourages investment in the preservation and restoration of historically significant buildings and promotes the expansion and retention of existing businesses. In addition, the plan includes financing options based on the loan programs of Invest Atlanta and several local lenders.

Project Type: Mixed Use-Multi-Modal Transportation/Office/Retail

Terminal Station: Macon Georgia
Total Project Cost - \$8 Million



In 2006, Mayor Jack Ellis laid out a fascinating vision of how the city's evolving plan for concentrated transit-oriented development (TOD) could capitalize on trends that were transforming the nation's social and economic landscape. Macon Terminal Station anchored the Georgia Music Hall of Fame, The Sports Hall of Fame and the Tubman African American Museum but sat vacant for several years. As a result, the downtown property owners initiated an economic development strategy to grow the local market for downtown housing, higher quality retail, upscale restaurants and new office development to attract young professionals.

Michael Syphoe Consultants were retained by the City of Macon, The Macon Transit Authority and the Downtown Macon Property Owners to form a coalition to pursue funding under the Congressional funding program, TIGER I, to initiate the renovation of Macon Terminal Station in Downtown Macon. The effort resulted in a successful grant award and became the catalyst for new mixed development around the historic train station. The redevelopment master plan included conceptual designs of TOD around the likely future of high speed transit Downtown Macon.

Michael Syphoe Consultants incorporated place making as the core development theme of the implementation strategy. Today, Macon is the home of the Macon Transit Authority, City of Macon Planning & Economic Development, The State of Georgia Drivers License Division, a Coffee Shop and The Macon Visitors Bureau. The property owners have responded to the plan by investing more \$300 million in new loft housing, restaurants and mixed use retail.

Project Type: Mixed-Use Retail/Office/Residential Lofts

Studioplex Lofts-Atlanta Georgia

Total Project Cost: \$25 million



Studioplex Lofts uniquely blends history and urban contemporary living and work spaces together into one location. The loft building is an old cotton warehouse located in Old Fourth Ward neighborhood of Atlanta. Built in 1906, this warehouse housed cotton before it was bagged and was the first fireproof brick building constructed by a local insurance company. An Old Fourth Ward landmark, the “gravity feed” water tower, which is located across the street, was the main water source to the cotton warehouse. The building is a condominium project which includes retail space, artist studios and galleries and a restaurant.

The Old Fourth Ward area has history and is known as the birth place of Dr. Martin Luther King, as well as the location of Ebenezer Baptist Church and the Sweet Auburn District. Michael Syphoe Consultants, in conjunction with the Historic District Development Corporation, developed the land acquisition strategy, the financing plan, via the City of Atlanta Bond Fund and the historic tax credit strategy. The owner of the property made the property available to the project team using an elaborate lease- purchase scheme.

Studioplex Lofts is catalytic project which establishes critical pedestrian linkages throughout the historic neighborhood to the Atlanta Beltline, the new \$67 million Atlanta Street Car project and several new planned mixed-use residential / retail concepts. Private investment in the area is phenomenal. By incorporating the principles of place making and new urbanism, the project constantly provides opportunities for social interaction and commerce.