



Glenwood Park Key Project Facts

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- a. **Location:** Two miles east of downtown Atlanta, just south of Interstate-20, between North Ormewood Park and Grant Park, at the intersection of Glenwood Avenue and Bill Kennedy Way
- b. **Property:** Also known as the former Blue Circle Concrete or Vulcan site; 28 acres, including 26.7 acres on the main property, plus 1.4 acres on the west side of Bill Kennedy Way
- c. **Developer:** Green Street Properties
- d. **Planners:** Dover, Kohl & Partners and Tunnell-Spangler-Walsh & Associates
- e. **Architects:** Historical Concepts, Jones Pierce, Lew Oliver, Smith Dalia, Stevens & Wilkinson Stang & Newdow, Surber Barber Choate & Hertlein, Tunnell-Spangler-Walsh & Associates
- f. **Retail:** The Meddin Company
- g. **Office:** Parkside Partners
- h. **Builders:** Brunning & Stang, Capstone Partners, Hedgewood Homes, RedBrick Homes, Whitehall Homes
- i. **Construction Management:** M.J. Lant Developments – Michael Lant and David Radlmann
- j. **Contractors:** Fortune-Johnson, John Wilson Grading, BurrSon Construction
- k. **Engineer:** Long Engineering
- l. **Project Components:**
 - 100% EarthCraft™ construction
 - Approximately 375 total residential units, including detached single-family homes, traditional and stacked townhouses, live/work units and condominiums
 - Approximately 20,000 square feet of office space
 - Approximately 48,000 square feet of retail space
 - One large public park, one off-leash dog park, two smaller public squares
- m. **Population onsite:** Approximately 800 - 1,200 (residents and employees)

- n. **Total Project Value:** Over \$150 million at full build-out
- o. **Projected Tax Impact:** Over \$4.5 million in annual tax revenue for City of Atlanta, Fulton County and Atlanta Public Schools (includes sales tax revenue)
- p. **Total project build-out time:** Approximately 8 years
- q. **Began Construction:** January, 2003

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