



## CAPITOL GATEWAY, ATLANTA, GA

**Capitol Gateway** follows the community-based vision established in the Memorial Drive/Martin Luther King, Jr. Drive Revitalization Study completed in 2001. Based on the principals of new urbanism, one of the many goals of the revitalization plan was to create a beautiful, walk able, and vibrant urban neighborhood; where the streets lined with trees and landscaping would provide connectivity to its community and to the larger downtown area. This mixed-use development offers a number of housing options, is pedestrian friendly, and transit supportive with links to parklands and open space.

The master plan for the community includes 721 multi-family rental units, 15,000 square feet of retail along Memorial Drive. Phase I of this mixed income development consists of 269 multi-family rental units and Phase II consists of 152 units. The project is the redevelopment of a former public housing project through a public private partnership with the local Public Housing Authority and with strong support from the City for funding the Public Improvements.

The Community is rich with amenities which include a Community Building for community activities with Equipped Fitness Center, Custom Kitchen, Business Center, Meeting Space and a Swimming Pool. There are other amenities, including an amphitheater, green spaces, a water feature, an adjacent City park and walking trails.

**Capitol Gateway** is located in close proximity to the Georgia State Capitol, other state and county offices, Georgia State University, Atlanta Public School Offices, and Atlanta City Hall. The site is bordered on one side by Memorial Drive, a prominent and historical thoroughfare, linking residents to many of Atlanta’s neighborhoods. The community is also in close proximity to many of Atlanta’s major highways, enabling residents convenient access. Streetscapes feature distinctive and varied facades providing pedestrians with beautiful streets to travel, and motorists an abundance of on street parking, and parking for residents. The units offer the “look, comfort and feel” of home living to renters while creating an urban environment for downtown living affordable for a diverse spectrum of residents.

### AT-A-GLANCE

**TOTAL DEVELOPMENT COST**  
\$160 Million

**SIZE**  
27 acres

**ROLE**  
Co-Master Developer

### COMMUNITY INCLUDES

**Community Park**  
a K-8 Conversion Charter School

**Amphitheatre**

**Capitol Gateway I & II**  
Mixed Income Multi-Family Units

*For more information, please call us at:  
404-224-1860*