

Atlanta First UMC: The Next Season



February 2021

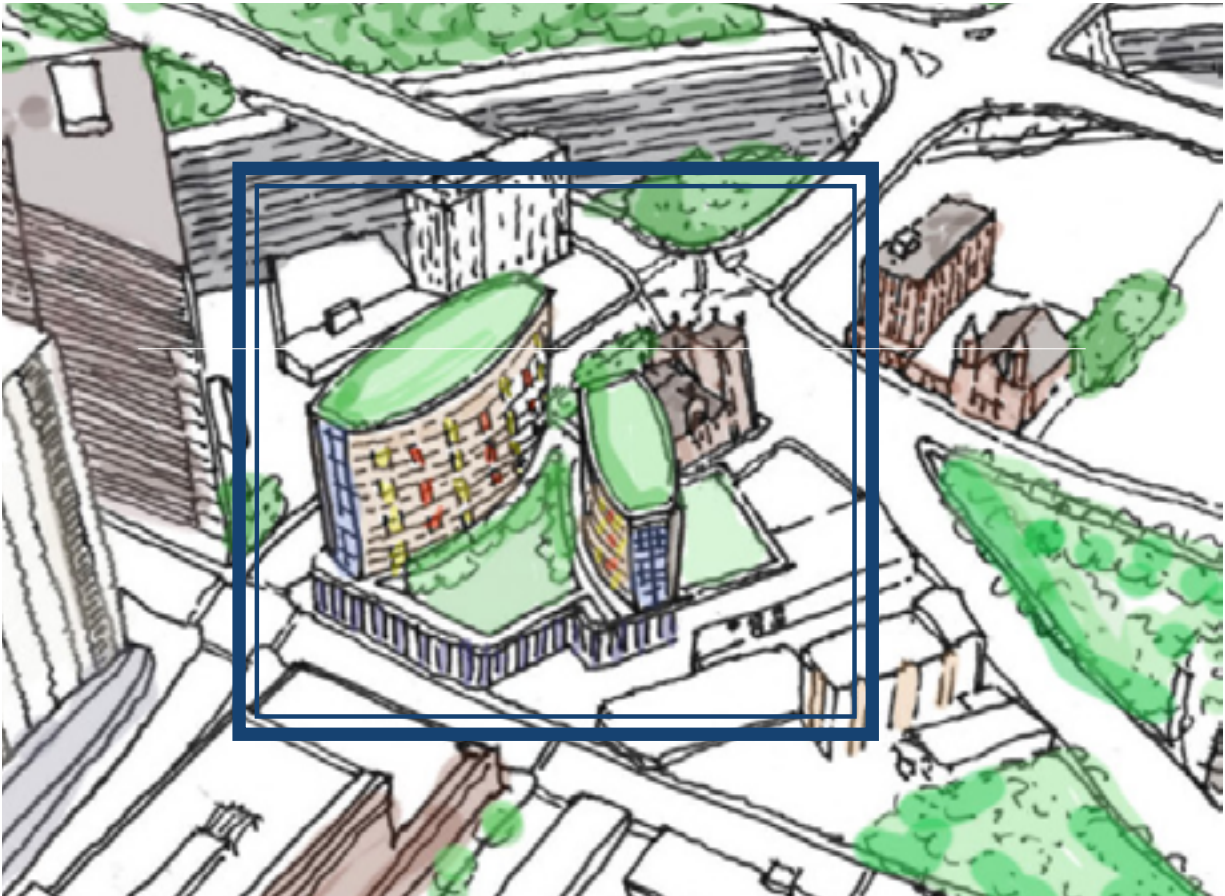
A New Vision for 360 Peachtree Street and Atlanta First United Methodist Church

VISION DRAWINGS



PEACHTREE STREET AND IVAN ALLEN JR BLVD

WEST PEACHTREE STREET AND IVAN ALLEN JR BLVD



WE DREAM...

2018 Vision Video from mLab in Tampa, FL

What "one thing" would transform your church and community?
(click the image below to view the video online)



Rev. Jasmine R. Smothers
Lead Pastor

NOT ABOUT PROPERTY, ALWAYS ABOUT PEOPLE...

- REDUCE HOMELESSNESS
- CREATE HEALTHY & WHOLE FAMILIES
- TRANSFORM CHURCH
- LIVE.WORK.PLAY.



For Atlanta First...

We believe this vision to be the best and highest use of the 360 Peachtree Street property for the future and sustainability of our community and congregation.



REDUCE HOMELESSNESS

Affordable, attainable, mixed housing and green space



CREATE HEALTHY & WHOLE FAMILIES

Family services such as the expansion of the Atlanta First Day School and Midtown Assistance Center



TRANSFORM CHURCH

Flexible space that sparks innovation and collaboration and is easily accessible for community use



LIVE.WORK.PLAY.

Socially-conscious retail and healthy food options where Midtown and Downtown connect

partnership



Evergreen Real Estate Group was selected by a Called Church Conference in 2019.



JEFFEREY RAPPIN
Founder and Chairman



DAVID BLOCK
Director of Development

Evergreen is one of the most creative, fast-growing and prolific affordable housing developers:

- We love breaking new ground in affordable housing and community development
- Our library-housing projects showed what high-quality affordable housing development that places community first can do for neighborhoods
- We were the first to use a new state of Illinois resource in combination with federal programs to redevelop a spectacular Art Deco Catholic hospital into senior housing
- We have won 15 architectural, real estate and historic preservation awards in the last year alone for our ground-breaking work

Any major development project is an investment of trust in the developers charged with making it happen. We take that investment of trust seriously – we believe that our projects succeed if the broader community embraces them as strengthening the neighborhood and city as a whole. We pledge that same civic commitment to you.

development overview

1	<p>Phase I - The Podium</p> <ul style="list-style-type: none"> • Church Offices and Community Flexible Space • Atlanta First Day School • Commercial Retail Space • Parking Garage with Dedicated Church Parking
2	<p>Phases II and III - Housing Towers</p> <ul style="list-style-type: none"> • Mixed Income Towers • Towers I and II will consist of approximately 300 housing units • 80% Affordable Housing
3	<p>MAC: Timeline To Be Decided</p> <ul style="list-style-type: none"> • Renovated Annex Building to house Midtown Assistance Center (MAC) • MAC, while a long-time partner, is an independent agency and its governing board will determine its future location • All current references to the location of MAC are the hopes of the Development Task Force
4	<p>Expectations, Relationships and Responsibilities</p> <ul style="list-style-type: none"> • Best and highest mission-focused use of the offered property plots; discernment process • Affordable, attainable, mixed income housing and green space; new Day School; new and expanded Midtown Assistance Center; flexible community and worship space • Work with a mission-minded, non-profit developer with a proven track record of multi-use, transformational, community-focused, urban-based development projects -- Evergreen Real Estate Group • Church retains jurisdiction on what happens on the property into perpetuity • Existing Education Building and parking lots will be replaced with Podium, Housing and MAC • No church dollars are required to fund the development <ul style="list-style-type: none"> Exception of pre-development funds that we have spent to execute the project; Those dollars will come back to the church through the project • Ground lease of the land plots that will be used; No land is being sold • Multiple streams of income secured for Atlanta First for years to come • Historic Sanctuary Building remains intact, in its current location, with funding for renovations <ul style="list-style-type: none"> Limited access to Sanctuary during the building process

Atlanta First UMC: The Next Season



AtlantaFirstUMC.org

    **/AtlantaFirstUMC**

Worship Sundays @ 11 am
Livestream: AtlantaFirstUMC.org/live

404-524-6614
360 Peachtree Street NE, Atlanta, GA 30308

Rev. Jasmine R. Smothers, Lead Pastor
Wayne Pierce, Lay Leader and Development Task Force Co-Chair
Alisa Smallwood, Trustee Team Lead and Development Task Force, Co-Chair
Kevin Holt, Project Manager