1 9 PATHWAYS TO EQUITY
Center for Equity: Village Pathways & Intersections

A New Kind of One-Stop Shop

COMMUNITY HUB
FINANCIAL FREEDOM
HOME & HOSPITALITY
FOOD SOVEREIGNTY
EMBEDDED ARTS & CULTURE
KNOWLEDGE BUILDING
HEALTHY MIND & BODY
RETAIL MARKETPLACE
ACCESS TO JUSTICE
Pathway 1: Community Hub

**Sample Components**

- (6) Admin Offices / Staff Areas
- (19) Classrooms / Community Meeting Spaces / Labs
- (3) Dance / Yoga / Group Exercise Rooms
- (1) Large Multipurpose Event Space
- (3) Workout / Equipment Rooms
- (1) Library Resource Area

**Financial Summary**

<table>
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<tr>
<th>Description</th>
<th>Value</th>
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<tbody>
<tr>
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<tr>
<td>Tenant Improvement</td>
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<td>[To Come]</td>
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<td>[To Come]</td>
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Pathway 1: Community Hub — Childcare

Sample Components
- (6) Staff & Parent Areas
- (12) Classrooms
- (1) Library Resource Area
- (2) Indoor Play Areas
- (1) Large Multipurpose Room
- (6) Multipurpose Rooms
- (6) Labs / Art Rooms
- (2) Food Prep Areas
- (2) Outdoor Play Areas

Financial Summary
- Square Footage 26,937 SF
- Tenant Improvement TBD
- Rental Income TBD
Pathway 2: Healthy Mind & Body

Sample Components
(10) Social Service Offices
(16) Clinics and Treatment Rooms
(10) Holistic Service Offices / Spa Areas
(4) Fitness Rooms
(1) Open Fitness Area

Financial Summary
- Square Footage: 26,937 SF
- Tenant Improvement: TBD
- Rental Income: TBD
Pathway 3: Home & Hospitality

Sample Components
(6) Residential Amenity Spaces
(10) Counseling Rooms & Offices
(30) Supportive Housing Units [Studio Units]
(4) Supportive Housing Units [1-Bedroom Units]

Financial Summary

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Pathway 6: Embedded Arts & Culture

Sample Components

(4) Offices
(22) Artist Studios / Production Labs
(6) Rehearsal / Practice Rooms
(4) Classrooms / Flexible Meeting Spaces
(1) Black Box Theater
(1) Common Area / Lounge
(1) Exhibit Space / Gallery
(1) Labs / Workshops

Financial Summary

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Pathway 4: Knowledge Building

Sample Components

- **6** Offices
- **14** Classrooms
- **12** Breakout Spaces / Multipurpose Meeting Rooms
- **4** Enclosed Labs / Workshop Spaces
- **2** Shared Maker Spaces / Work Areas
- **2** Library / Resource Areas

Financial Summary

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<td>Rental Income</td>
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Pathway 5: Financial Freedom

Sample Components

- (2) Coworking Areas
- (10) Private Offices
- (2) Classrooms
- (6) Breakout / Meeting Spaces
- (5) Social Service Support Offices

Financial Summary

- Square Footage: 16457 SF
- Tenant Improvement: TBD
- Rental Income: TBD
Pathway 7: Access to Justice

Sample Components
(8) Private Meeting Spaces
(5) Legal Services / Gov’t / Non-Profit Offices
(3) Pre-Arrest Diversion Offices / Spaces
(2) Restorative Justice Meeting Spaces
(1) Waiting Area / Resource Library

Financial Summary

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4 DEVELOPMENT OPTIONS
## Development Strategies

<table>
<thead>
<tr>
<th>#1 Equity Podium</th>
<th>#2 Downtown Anchor</th>
<th>#3 Center for Equity Campus</th>
<th>#4 Distributed Equity</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Limit construction cost</td>
<td>• Incorporation of all desired programmatic uses</td>
<td>• Demolition of the existing structure</td>
<td>• ACDC is demolished and site is developed as a park, memorial, urban farm or seed bank</td>
</tr>
<tr>
<td>• Reduced development period</td>
<td>• Catalytic project for South Downtown</td>
<td>• Incorporation of all desired programmatic uses</td>
<td>• Service model pivot. A decentralized network of smaller Centers of Equity replaces the concept of single center.</td>
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<tr>
<td>• Strategic demolition</td>
<td>• The change of use carries complexity. Increased contingencies (time and money)</td>
<td>• Fresh start reduces construction complexity, development contingencies, and architectural compromises</td>
<td>• Site selections could be based upon which communities were most impacted by ACDC and would most benefit from accessible resources.</td>
</tr>
<tr>
<td>• Facade replacement</td>
<td>• Anticipated development costs and uses create a financing gap</td>
<td>• Significant opportunities for public-private partnerships, multi-phased development, and innovative ownership structures</td>
<td>• Smaller, neighborhood-oriented Centers improve ability to execute by reducing the execution risks associated with large-scale projects, while offering greater flexibility to customize by neighborhood</td>
</tr>
<tr>
<td>• Split tenancy - Center for Equity and non-center tenants</td>
<td>• Creative financing structures can cover some development costs</td>
<td>• Relies heavily on the strength of financial/transactional deal-making</td>
<td>• Through the development of the modules, a small format Center for Equity is estimated to be 75-100K SF or 20% of the size of the current ACDC</td>
</tr>
<tr>
<td>• Attract non-center tenants with complementary uses</td>
<td>• A bold project vision can attract additional resources (strategic partnerships, philanthropy)</td>
<td>• Tenant fit-out costs = $77 - 177 / SF</td>
<td>• Depending on desired site locations, additional Centers could be new construction or repurposed buildings</td>
</tr>
<tr>
<td>• Positive cash flow from non-center area is used to finance development of the Center.</td>
<td>• Tenant fit-out costs = $77 - 177 / SF</td>
<td>• ACDC is demolished and site is developed as a park, memorial, urban farm or seed bank</td>
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<tr>
<td>• Preserve option to expand Center in a second phase</td>
<td>• ACDC is demolished and site is developed as a park, memorial, urban farm or seed bank</td>
<td></td>
<td>• The current ACDC site could pilot the small format Center for Equity with new construction</td>
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<tr>
<td>• Tenant fit-out costs = $77 - 177 / SF</td>
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### #1 Equity Podium
- Limit construction cost
- Reduced development period
- Strategic demolition
- Facade replacement
- Split tenancy - Center for Equity and non-center tenants
- Attract non-center tenants with complementary uses
- Positive cash flow from non-center area is used to finance development of the Center.
- Preserve option to expand Center in a second phase
- Tenant fit-out costs = $77 - 177 / SF

### #2 Downtown Anchor
- Incorporation of all desired programmatic uses
- Catalytic project for South Downtown
- The change of use carries complexity. Increased contingencies (time and money)
- Anticipated development costs and uses create a financing gap
- Creative financing structures can cover some development costs
- A bold project vision can attract additional resources (strategic partnerships, philanthropy)
- Tenant fit-out costs = $77 - 177 / SF

### #3 Center for Equity Campus
- Demolition of the existing structure
- Incorporation of all desired programmatic uses
- Fresh start reduces construction complexity, development contingencies, and architectural compromises
- Significant opportunities for public-private partnerships, multi-phased development, and innovative ownership structures
- Relies heavily on the strength of financial/transactional deal-making
- Tenant fit-out costs = $77 - 177 / SF

### #4 Distributed Equity
- ACDC is demolished and site is developed as a park, memorial, urban farm or seed bank
- Service model pivot. A decentralized network of smaller Centers of Equity replaces the concept of single center.
- Site selections could be based upon which communities were most impacted by ACDC and would most benefit from accessible resources.
- Smaller, neighborhood-oriented Centers improve ability to execute by reducing the execution risks associated with large-scale projects, while offering greater flexibility to customize by neighborhood
- Through the development of the modules, a small format Center for Equity is estimated to be 75-100K SF or 20% of the size of the current ACDC
- Depending on desired site locations, additional Centers could be new construction or repurposed buildings
- The current ACDC site could pilot the small format Center for Equity with new construction
QUESTIONS

1. Of the four development strategies presented, which one resonates most with you in regard to its overall response to the Mayor’s resolution to transform the Atlanta City Detention into a Center for Equity?

2. How does your chosen development strategy respond to the most impacted communities of the former Atlanta City Detention Center?

3. In what ways do you see yourself and your community contributing to continue informing and advancing this process and the chosen development strategy towards the Center of Equity that will be built?