

Upscale retail and residential development planned for Jodeco Road back on track



After a long development delay due to uncertainty about a proposed new city of Eagle's Landing, the development previously known as Jodeco-Atlanta South, now Everly, is back on track for buildout. The last 18-months saw prospective retail, residential, and commercial builders look elsewhere due to the uncertainty as to which government development regulations would govern the development standards of the multi-million-dollar project.

With citizens rejecting the creation of a new city of Eagle's Landing, the City of Stockbridge remains in control over development standards and guidelines for the development of the site, providing another opportunity for the developer to reattach those prospective tenants who walked away from the project over 18-months ago. The clearing of the site, with the removal of any remaining rock, the installation of underground utilities, and the installation of internal roads, is again underway.

Everly is designed to be a \$300 million, "experiential, mixed-use development" at the southwest intersection of Jodeco Road and Interstate 75 at Exit 222. Preliminary plans for the development include retail and restaurants, an entertainment hub, outdoor fitness and recreation areas, and sophisticated residences within an amenity-rich urban district. The intent of the development is to craft a new, vibrant community that brings the energy of a high-density, urban design — as well as the options that a larger city might provide — to South Atlanta.

The development is proposed to include over 500,000-square feet of local, regional, and national retailers, including an organic grocer and "best in class", new-to-the market anchors, as well as a 12,000-square-foot food hall. Two upscale hotels and an estimated 600 residences, some of which are situated over retail in the heart of the project, along with a perimeter bike path, a boardwalk bridge and other trails that encircle the wetlands, will offer connectivity throughout the development.

The development is expected to go vertical in phases covering a period of 24 to 60 months, with the initial phase to include both residential and commercial elements.