

Frequently Asked Questions – Awaken the Future:

Is the Grace Midtown Board in favor of this property renovation?

Yes. There is unanimous support from the Grace Midtown Board to renovate and improve this property.

Who is responsible for this property renovation design/layout?

We have established a Design Team, consisting of several Grace Midtown Staff, Board members, along with our architect. This team has been meeting regularly and will continue to meet during the project design phase to complete the property renovation plan/layout.

Who have we selected as the Architect for this property renovation?

We have contracted Atlanta-based architect, Kronberg Wall, to design this property renovation. They have significant experience in adaptive re-use projects like this in Atlanta and around the country. They also designed the Kidtown building renovation that's currently in process, and have been great to work with.

What will we gain from this property renovation?

- More indoor meeting/training spaces	- Improved facility for city events, conferences, meetings, etc
- More exterior connection spaces	- Staff office space
- Covered walkways and improved walkability between parking areas and main buildings	- Additional Auditorium seating
- Potential to increase kids & students space	

How many parking spaces will we have within our property as a result of this property renovation?

We will have 213 total parking spaces between our 642 Northside Dr property and our gravel lot on Travis St.

What are our options for leasing additional parking?

We have identified four parking lots surrounding our property that are available for lease. We have started conversations with these property owners about the possibility of leasing these lots in the future. We would gain a maximum of 500 parking spaces if we lease all four lots.

What is the estimated cost for this property renovation?

Based on input from our architect and other commercial construction experts, the est. project cost is \$4 million.

What is the estimated timeline for this property renovation?

Based on input from our architect and other commercial construction experts, the estimated timeframe to complete this project is 16 – 20 months. This timeframe does not include fundraising time.

How are we planning to communicate with the neighborhood about these property renovation plans?

A member of the Grace Midtown Board is a city planner in Atlanta and will be representing Grace Midtown, along with Grace Midtown staff members, at neighborhood meetings as we develop the renovation plans and present them to the neighborhood. Our desire is to partner with the neighborhood as we improve our property, and to create a space that both benefits Grace Midtown and the neighborhood for the future.

What is future plan for the State Street property?

Our plan to keep the State Street property for the near future and make it available for lease.

Is there any update on the 630 Travis St property we were looking to purchase?

We've submitted multiple offers to purchase this property. The asking price is significantly higher than what the property is worth based on our research, and the owner is not willing to reduce their price at this point. We have a good relationship with the owner and will continue following up about purchasing this property.

What is the plan for Bearings Bike Shop once construction begins on the warehouse?

Bearings will move to another location during construction, but our partnership will continue, and there may be an option for them to utilize part of our current Auditorium space once warehouse construction is complete.