



AUGUSTA TOMORROW

INCORPORATED

TODAY

SUMMER 2005

Since the early 1980s, Augusta Tomorrow has worked to "serve the community at large by planning, promoting, and implementing the revitalization and development of Augusta with particular emphasis on the city center." In this issue of the Augusta Tomorrow newsletter, you will see that happening in all corners of Augusta. Some of it is happening specifically with current Augusta Tomorrow impetus and some of it is as a result of the hard work that has brought the Augusta community to this point of development.

What's New in Downtown Augusta? Plenty!

Downtown Augusta is Experiencing Major Investment

There is a ground swell of renovation and rehabilitation and it is happening in downtown Augusta. Following is a glimpse of just some of what is happening in Augusta's downtown this summer:

Commerce Building – On the 600 block of Broad Street, this 1880s building (one of the few that escaped the Great Fire of 1916) is undergoing a \$30,000 face lift via the City Façade Grant Program and another \$1 million to begin the renovation of the building into office space, loft apartments and a restaurant.

DeLaigle House – An historic mid-1800s residence once considered for the wrecking ball and a parking lot is undergoing \$700,000 in major rehab. An accounting firm will be relocating to the renovated facility and a new coffee shop will open in the fall.

Hot Foods by Calvin – Calvin Green, known for his restaurant in the Harrisburg Historical District, is expanding to a second location on Broad Street across from the Imperial Theatre.

Miller Theatre – This landmark dating back to 1940 was purchased this summer and is undergoing immediate rehabilitation of a new roof and to reverse the years of neglect while a complete redevelopment plan is put in place.

SunTrust Building – Purchased this summer for \$4.7 million, plans are underway to spruce-up this building with \$1 million for renovation of the interior and the installation of all new windows.

Castleberry/Snow's Brands food on 15th Street – This local company with nationwide brand recognition is investing more than \$9 million in the



Commerce Building



DeLaigle House



Hot Foods by Calvin on Broad Street

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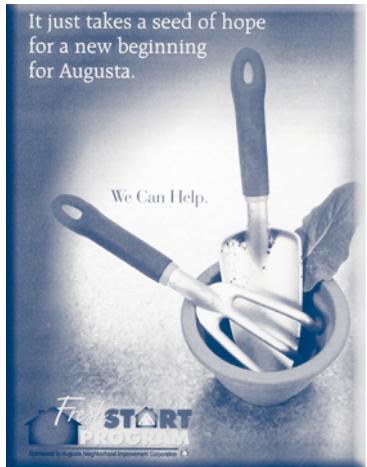
Letter from the President



Bray C. Boardman
President
Augusta Tomorrow, Inc.

Too often we hear that nothing is happening in Augusta. As you will see from the articles in this newsletter, that is just not true. Augustans are working together to make our home a better place to live, work and play. Augusta, like so many older cities in Georgia, is starting to embrace the future and not live on its past. Augustans are buying homes, renovating historic buildings, selling industrial warehouse space and taking advantage of our rich downtown area. At the same time, we remain true to our history and sense of community. New persons coming into the CSRA understand the uniqueness of Augusta and are embracing all that our city has to offer. It is time for Augustans to celebrate Augusta and help our city find its stride and live up to its unlimited potential.

“Fresh Start” Program



Augusta Neighborhood Improvement Corporation (ANIC) has launched its \$40 million “Fresh Start” program, a new housing initiative designed to create more homeowners in Richmond County. Under this program, a qualified family (one with sufficient income to afford monthly payments on principal, interest, taxes, fees and insurance) identifies, with a participating realtor, a new or existing home that they want to buy. ANIC then purchases the house and leases it to the family for 39 months. During this time, the family must resolve all outstanding credit issues, complete an approved homebuyer education course and make monthly lease payments in order to exercise the purchase option and assume the mortgage. With this groundbreaking lease purchase initiative, more than 300 families will be able to purchase their very own home in Richmond County.

“Fresh Start”
A new housing initiative designed to create more homeowners in Richmond County

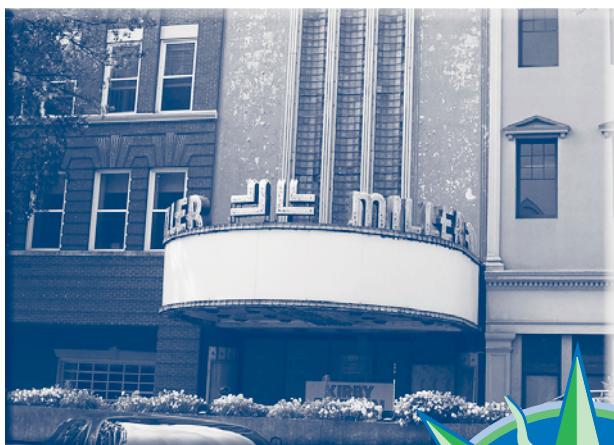
Downtown Augusta

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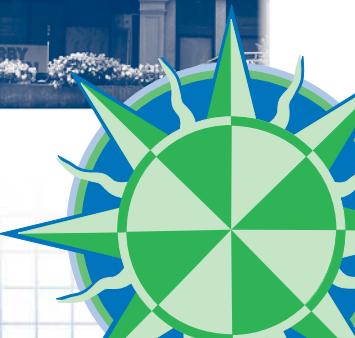
company plant and plans the addition of 200 new jobs this year.

Chaffee Park on Broad Street – The City of Augusta and the Salvation Army are pursuing a grant for the development of a \$20 million campus at Chaffee Park on Broad Street along the Augusta Canal.

GreenJackets Baseball Team – Announced this summer, the team will be purchased by Cal Ripken, Jr. on October 1st with major investment in the team and reinvestment in Lake Olmstead Stadium located off of Broad Street.



Miller Theatre



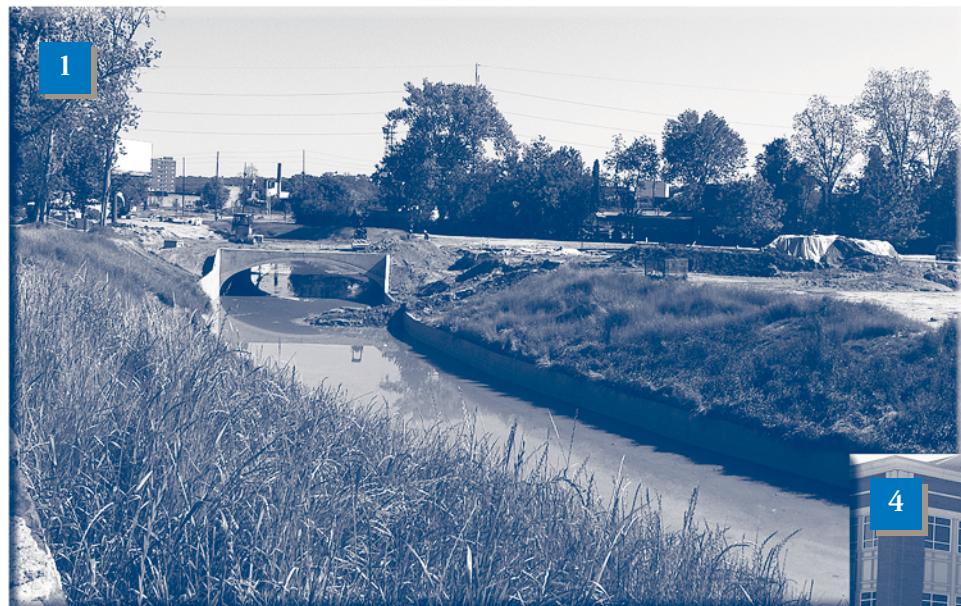
Richmond County Is Growing

There is an illusion that nothing positive is happening in Augusta; the population is declining and no development or construction is taking place while the surrounding metro area prospers. This is just not true.

The census perception is one of decline. However, the census has seen a small but significant increase that is consistent with other second-tier metro areas in Georgia. It represents a balance between the continued emptying out of some densely populated inner city neighborhoods and significant growth in urban and suburban areas. Following represents just some of the development that is happening in Richmond County. This growth includes major housing and retail development. People ARE moving into Richmond County as shown by the proliferation of new homes, luxury apartment complexes and subdivisions, new schools that are being built to accommodate the additional population growth, local hospitals that are undergoing tremendous expansions and major public works

infrastructure development projects that are keeping up with this growth. Following are just some highlights of activity happening in Richmond County this summer:

- A state-of-the-art lifestyle retail development center to be called the "Village at Riverwatch" with an investment of over \$100 million has been announced for Riverwatch Parkway. This development will create 700-800 new jobs and is slated to open in fall 2007.
- Just this summer, at least 15 major construction sites in progress currently building over 1200 new homes, and another 1300 homes ready to be built. These homes range from \$100,000 to \$200,000.
- Over 250 luxury apartment units are currently being constructed.
- Construction of over 125 new homes in the Laney Walker neighborhood in the \$100,000 range and 90 additional lots in various stages of development.



1. *Reconstruction of the Augusta Canal at Walton Way. This section of the Canal was completely rebuilt and rewatered at a cost of \$15 million and will create a beautiful setting for the proposed judicial center and other future development.*
2. *Newly constructed luxury apartment complex (Master's Glenn) on Alexander Drive consisting of 216 units with full amenities. Another similar project was also recently completed in the area.*
3. *Construction of a townhome subdivision on Bertram Road (Bridgetown). This property consists of 65 units and 136 other lots have recently been developed in this area.*



- Current construction of a new \$30 million airport terminal.
- Reconstruction of portions of the second and third levels of the Augusta Canal at Walton Way at a cost of \$15 million to create a beautiful waterfront setting for future development.
- Augusta State University has just invested \$18.5 million in housing for over 500 students at the Wrightsboro Road Campus and more units are being considered. A 50,000 square foot student center is under construction at a total cost of \$12.5 million. The Georgia University system has committed \$65 million to upgrading the Augusta State University Campus.
- The Richmond County Board of Education is in the midst of a \$135 million bond-financed improvement program that affects most existing schools in the county and the construction of three new schools.

- Major medical construction is underway at the Medical College of Georgia including a Cancer Research Center to be completed in November 2005 at a cost of \$54 million. Also under construction is a Health Science Building (\$38 million) and an energy plant (\$7 million).
- University Hospital is undergoing an \$84.5 million upgrade of its facility.
- Two new hotels are planned for the Riverwatch Parkway and an additional two hotels are planned for Washington Road.

Augusta is the regional center of the CSRA. After a few years of lackluster growth, Augusta is on the rebound and major development is occurring throughout Richmond County.



4. Newly constructed classroom building at Augusta State University. A 50,000 square foot student center is under construction at a total cost of \$12.5 million.
5. Richmond County Board of Education construction at Langford Middle School, a \$4.5 million expansion and rehabilitation project on Walton Way.
6. Recently constructed Linden Square apartments in the Bethlehem neighborhood. This is one of several inner city infill projects being developed by faith based nonprofit corporations. It consists of 48 units and it is complimented by additional new single family homes.

New Spec Building Program Announced

The Development Authority of Richmond County has announced it will build much needed industrial space and is in negotiations with two private developers for the construction of two speculative industrial buildings in excess of 100,000 square feet. Approximately 65% of all industrial inquiries are looking for available buildings. Richmond County's inventory of available buildings has decreased over the last several months due to increased industrial activity. Building additional industrial inventory will assure that Augusta continues to be a major player in economic development.



DEVELOPMENT AUTHORITY OF RICHMOND COUNTY

Saturday Market on Broad

In its third year of operation, the Saturday Market on Broad at Macartan Street and Broad Street is bringing people to downtown Augusta every Saturday morning from spring through fall to purchase the freshest fruit, vegetables, baked goods, unique crafts and more. Patrons linger to eat breakfast and lunch, watch a variety of entertainment and then stroll down Broad Street to take advantage of the variety of retail and restaurants in the downtown area. This year, the Market started Feature Saturdays. On these Saturdays, special events are featured at the Market such as Cookbook Saturday, Children's Day, Chef's Day, Ice Cream Social Saturday and Children's Clothesline Art Saturday. From the heart of Augusta, this is truly a unique market experience.



**Saturday
Market on
Broad...**
**Truly a unique
market experience.**

Fort Gordon's Continued Growth

Not only did Fort Gordon survive the 2005 BRAC (Base Realignment and Closing), but it continues to add new jobs as a result of overseas rebasing and mission expansion. Over 300 military and civilian personnel have been added over the past 6 months, with another 800-1000 expected as Dept. of Defense mission and basing realignments continue. As new military missions are identified, related private sector businesses and partnerships will also continue to evolve. The community is continuing to focus on quality housing, schools, medical care, recreation, and transportation to ensure the full economic potential of Fort Gordon on the CSRA will be realized.

Convention & Visitors Bureau Receives Award

The Augusta Metro Convention & Visitors Bureau has received the Adrian Award for print advertisements from the Hospitality Sales & Marketing Association International for the "I Played Augusta, GA" ad campaign. The Bureau has also been selected as one of three finalists for a prestigious Destiny Award for this ad campaign from the Travel Association of America's National Council of Destination Organizations.





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The Mission

**Augusta Tomorrow's
Mission is**

*"to serve the community at large
by planning, promoting,
and implementing the
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city center."*

*(Thank you to the
Augusta-Richmond County
Planning Commission
for contributing photographs.)*



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