

# Best in Real Estate: \$1B Children's Healthcare of Atlanta hospital a key feature of new campus

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The more than \$1 billion Children's Healthcare of Atlanta pediatric hospital will be a centerpiece in the health system's planned "healing environment," built just for children, that is unique to the state of Georgia.

CHOA's North Druid Hills Campus is the Mixed Use/Special Use Deal of the Year winner this year in Atlanta Business Chronicle's Best in Atlanta Real Estate Awards.

CHOA is the largest healthcare provider for children in Georgia and one of the largest pediatric clinical care providers in the country.

Last November, Children's Healthcare unveiled a proposed master plan for its new, 70-plus-acre North Druid Hills Campus. The plan was formulated with input from community members, patient families, physicians, nurses, employees and local government leaders. It will transform primarily older low-rise office buildings in the Interstate 85/North Druid Hills Road area into what CHOA describes as "a pediatric healthcare destination set in a healing, natural landscape."

CHOA needs the new campus to keep up with population growth.

"We realized in 2016 that we would need to grow to overcome the space constraints at our primary campuses," CHOA CEO [Donna Hyland](#) said. And, "We looked at this challenge as an opportunity to build a new hospital and campus that will allow Children's to deliver better outcomes for Georgia's kids, and foster a healthy, active community."

The North Druid Hills project includes a \$1 billion-plus hospital to replace CHOA's current Egleston Hospital facility, located on the Emory University campus. The new hospital will have two patient towers, with 446 beds housed above a four-story diagnosis and treatment area. Plans also call for a clinical support building to be attached to the hospital.

The new Children's campus will also boast more than 20 acres of green space, including paths and walking trails.

"Our campus will be a more than 70-acre healing environment built just for kids, which is a first for our state," said Hyland, "and science shows that kids get better faster, and their outcomes improve, when they are in natural environments with fresh air and sunlight."



SPECIAL/CHILDREN'S HEALTHCARE OF ATLANTA

The project also includes the 260,000-square-foot Center for Advanced Pediatrics, which is under construction with completion slated later this year.

Children's anticipates investing more than \$40 million to help improve public health and safety near the campus, including a redesign of the I-85/North Druid Hills intersection.

CHOA was named a Best in Atlanta Real Estate Awards finalist in 2017, with Emory University, for land assemblage in the area.

Children's expects its Development of Regional Impact (DRI) review to take four to six months from the Jan. 31 submission. Construction will likely begin in 2020, with anticipated completion in 2026.

The City of Brookhaven annexed about 18 acres of the new campus late last year.

"Once completed, the Children's Healthcare campus will be the majestic southern gateway into the City of Brookhaven," Mayor John Ernst said.