



REGIONAL REVIEW FINDING

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: Dec 8 2008

ARC REVIEW CODE: R811071

TO: Mayor Shirley Franklin
ATTN TO: Shelley Peart, Principal Planner
FROM: Charles Krautler, Director

NOTE: This is digital signature.
Original on file.

The Atlanta Regional Commission (ARC) has completed regional review of the following Development of Regional Impact (DRI). Below is the ARC finding. The Atlanta Regional Commission reviewed the DRI with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies. The finding does not address whether the DRI is or is not in the best interest of the local government.

Submitting Local Government: City of Atlanta
Name of Proposal: Toyoko Inn

Review Type: Development of Regional Impact

Date Opened: Nov 7 2008

Date Closed: Dec 8 2008

FINDING: After reviewing the information submitted for the review, and the comments received from affected agencies, the Atlanta Regional Commission finding is that the DRI is in the best interest of the Region, and therefore, of the State.

Additional Comments: The proposed development meets many of ARC's Regional Development Policies, and is generally consistent with the Atlanta Region Unified Growth Policy Map. The proposed development is located in a Mega Corridors which are defined as the most intensely developed radial corridors in the region. The proposed development is also located in Central City which is defined as the most intense residential and commercial land uses within the region.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING

ARC DATA RESEARCH

GEORGIA DEPARTMENT OF NATURAL RESOURCES

METRO ATLANTA RAPID TRANSIT AUTHORITY

ARC TRANSPORTATION PLANNING

ARC AGING DIVISION

GEORGIA DEPARTMENT OF TRANSPORTATION

CENTRAL ATLANTA PROGRESS

ARC ENVIRONMENTAL PLANNING

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

GEORGIA REGIONAL TRANSPORTATION AUTHORITY

If you have any questions regarding this review, Please call Jon Tuley at (404) 463-3309. This finding will be published to the ARC website.

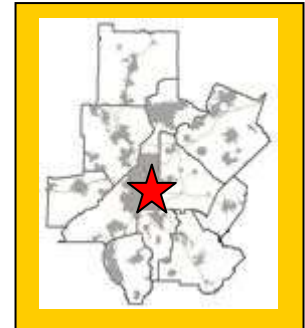
The ARC review website is located at: <http://www.atlantaregional.com/landuse>.

Preliminary Report:	November 7, 2008	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Toyoko Inn #1949
Final Report Due:	December 8, 2008		Comments Due By:	November 21, 2008

FINAL REPORT SUMMARY

PROPOSED DEVELOPMENT:

The proposed Toyoko Inn development is a budget business hotel located on 0.28 acres in the City of Atlanta. The proposed hotel will consist of 825 small hotel rooms in 38 story building. The proposed hotel is located on the northern quadrant of the intersection of Luckie Street and Forsyth Street.



PROJECT PHASING:

The project is being proposed in one phase with a project build out date for 2011.

GENERAL

According to information on the review form or comments received from potentially affected governments:

Is the proposed project consistent with the host-local government's comprehensive plan? If not, identify inconsistencies.

The project site is currently zoned SPI-1 SA7 Fairlie-Poplar District. The proposed zoning for the site is SPI-1 SA7 Fairlie-Poplar District. Information submitted for the review states that the City of Atlanta's Future Land Use Plan designates this area as High Density Commercial.

Is the proposed project consistent with any potentially affected local government's comprehensive plan? If not, identify inconsistencies.

No comments were received identifying inconsistencies with any potentially affected local government's comprehensive plan.

Will the proposed project impact the implementation of any local government's short-term work program? If so, how?

No comments were received concerning impacts to the implementation of any local government's short term work program.

Will the proposed project generate population and/or employment increases in the Region? If yes, what would be the major infrastructure and facilities improvements needed to support the increase?

Yes, the proposed development would increase the need for services in the area for existing and future residents.

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What other major development projects are planned near the proposed project?

The ARC has reviewed other major development projects, known as Area Plan (1984 to 1991) or as a DRI (1991 to present), within a ½ mile radius of the proposed project.

Year	Name
2001	Omni Hotel Expansion
2003	Georgia Aquarium
2004	Peachtree Portal
2005	Ivan Allen Plaza
2005	AmericasMart Expansion
2007	24 & 50 Allen Plaza

Will the proposed project displace housing units or community facilities? If yes, identify and give number of units, facilities, etc.

No, the proposed development will not displace any housing or community facilities. According to information submitted for the review, the site is currently occupied a surface parking lot which will be redeveloped.

Will the development cause a loss in jobs? If yes, how many?

No.

Is the proposed development consistent with regional plans and policies?

The proposed development meets many of ARC's Regional Development Policies, and is generally consistent with the Atlanta Region Unified Growth Policy Map. The proposed development is located in a Mega Corridors which are defined as the most intensely developed radial corridors in the region. The proposed development is also located in Central City which is defined as the most intense residential and commercial land uses within the region.

The proposed development is located within the City Center Livable Centers Initiative (LCI) Study area. Therefore, the proposed development should meet or exceed the goals of the LCI Study. The City Center LCI study recommends that Luckie Street becomes a primary pedestrian corridor. These corridors were recommended to have extensive streetscape improvements including wider sidewalks, a variety of materials for sidewalks and crosswalks, site furniture, and street trees and landscaping.

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FINAL REPORT

Regional Development Plan Policies

1. Provide sustainable economic growth in all areas of the region.
2. Encourage new homes and jobs within existing developed areas of the region, focusing on principal transportation corridors, the Central Business District, activity centers, and town centers.
3. Increase opportunities for mixed use development, transit-oriented development, infill, and redevelopment.
4. At strategic regional locations, plan and retail industrial and freight land uses.
5. Design transportation infrastructure to protect the context of adjoining development and provide a sense of place appropriate for our communities.
6. Promote the reclamation of Brownfield development sites.
7. Protect the character and integrity of existing neighborhoods, while also meeting the needs of communities to grow.
8. Encourage a variety of homes styles, densities, and price ranges in locations that are accessible to jobs and services to ensure housing for individuals and families of all incomes and age groups.
9. Promote new communities that feature greenspace and neighborhood parks, pedestrian scale, support transportation options, and provide an appropriate mix of uses and housing types.
10. Promote sustainable and energy efficient development.
11. Protect environmentally-sensitive areas including wetlands, floodplains, small water supply watersheds, rivers and stream corridors.
12. Increase the amount, quality, and connectivity, and accessibility of greenspace.
13. Provide strategies to preserve and enhance historic resources
14. Through regional infrastructure planning, limit growth in undeveloped areas of the region
15. Assist local governments to adopt growth management strategies that make more efficient use of existing infrastructure.
16. Inform and involve the public in planning at regional, local, and neighborhood levels.
17. Coordinate local policies and regulations to support Regional Policies
18. Encourage the development of state and regional growth management policy.

BEST LAND USE PRACTICES

Practice 1: Keep vehicle miles of travel (VMT) below the area average. Infill developments are the best at accomplishing this. The more remote a development the more self contained it must be to stay below the area average VMT.

Practice 2: Contribute to the area's jobs-housing balance. Strive for a job-housing balance with a three to five mile area around a development site.

Practice 3: Mix land uses at the finest grain the market will bear and include civic uses in the mix.

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Practice 4: Develop in clusters and keep the clusters small. This will result in more open space preservation.

Practice 5: Place higher-density housing near commercial centers, transit lines and parks. This will enable more walking, biking and transit use.

Practice 6: Phase convenience shopping and recreational opportunities to keep pace with housing. These are valued amenities and translate into less external travel by residents if located conveniently to housing.

Practice 7: Make subdivisions into neighborhoods with well-defined centers and edges. This is traditional development.

Practice 8: Reserve school sites and donate them if necessary to attract new schools. This will result in neighborhood schools which provide a more supportive learning environment than larger ones.

Practice 9: Concentrate commercial development in compact centers or districts, rather than letting it spread out in strips.

Practice 10: Make shopping centers and business parks into all-purpose activity centers. Suburban shopping centers and their environs could be improved by mixing uses and designing them with the pedestrian amenities of downtowns.

Practice 11: Tame auto-oriented land uses, or at least separate them from pedestrian-oriented uses. Relegate "big box" stores to areas where they will do the least harm to the community fabric.

BEST TRANSPORTATION PRACTICES

Practice 1: Design the street network with multiple connections and relatively direct routes.

Practice 2: Space through-streets no more than a half mile apart, or the equivalent route density in a curvilinear network.

Practice 3: Use traffic-calming measures liberally. Use short streets, sharp curves, center islands, traffic circles, textured pavements, speed bumps and raised crosswalks.

Practice 4: Keep speeds on local streets down to 20 mph.

Practice 5: Keep speeds on arterials and collectors down to 35 mph (at least inside communities).

Practice 6: Keep all streets as narrow as possible and never more than four traffic lanes wide. Florida suggests access streets 18 feet, subcollectors 26 feet, and collectors from 28 feet to 36 feet depending on lanes and parking.

Practice 7: Align streets to give buildings energy-efficient orientations. Allow building sites to benefit from sun angles, natural shading and prevailing breezes.

Practice 8: Avoid using traffic signals wherever possible and always space them for good traffic progression.

Practice 9: Provide networks for pedestrians and bicyclists as good as the network for motorists.

Practice 10: Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets.

Practice 11: Incorporate transit-oriented design features.

Practice 12: Establish TDM programs for local employees. Ridesharing, modified work hours, telecommuting and others.

BEST ENVIRONMENTAL PRACTICES

Practice 1: Use a systems approach to environmental planning. Shift from development orientation to basins or ecosystems planning.

Practice 2: Channel development into areas that are already disturbed.

Practice 3: Preserve patches of high-quality habitat, as large and circular as possible, feathered at the edges and connected by wildlife corridors. Stream corridors offer great potential.

Practice 4: Design around significant wetlands.

Practice 5: Establish upland buffers around all retained wetlands and natural water bodies.

Practice 6: Preserve significant uplands, too.

Practice 7: Restore and enhance ecological functions damaged by prior site activities.

Practice 8: Detain runoff with open, natural drainage systems. The more natural the system the more valuable it will be for wildlife and water quality.

Practice 9: Design man-made lakes and stormwater ponds for maximum environmental value. Recreation, stormwater management, wildlife habitat and others.

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Practice 10: Use reclaimed water and integrated pest management on large landscaped areas. Integrated pest management involves controlling pests by introducing their natural enemies and cultivating disease and insect resistant grasses.

Practice 11: Use and require the use of Xeriscape™ landscaping. Xeriscaping™ is water conserving landscape methods and materials.

BEST HOUSING PRACTICES

Practice 1: Offer “life cycle” housing. Providing integrated housing for every part of the “life cycle”.

Practice 2: Achieve an average net residential density of six to seven units per acre without the appearance of crowding. Cluster housing to achieve open space.

Practice 3: Use cost-effective site development and construction practices. Small frontages and setbacks; rolled curbs or no curbs; shared driveways.

Practice 4: Design of energy-saving features. Natural shading and solar access.

Practice 5: Supply affordable single-family homes for moderate-income households.

Practice 6: Supply affordable multi-family and accessory housing for low-income households.

Practice 7: Tap government housing programs to broaden and deepen the housing/income mix.

Practice 8: Mix housing to the extent the market will bear.

LOCATION

Where is the proposed project located within the host-local government's boundaries?

The proposed development is located in the City of Atlanta at the northern quadrant of the intersection of Luckie and Forsyth Street.

Will the proposed project be located close to the host-local government's boundary with another local government? If yes, identify the other local government.

The proposed development is entirely within the City of Atlanta.

Will the proposed project be located close to land uses in other jurisdictions that would benefit, or be negatively impacted, by the project? Identify those land uses which would benefit and those which would be negatively affected and describe impacts.

None were determined during the review.

ECONOMY OF THE REGION

According to information on the review form or comments received from potentially affected governments:

What new taxes will be generated by the proposed project?

Estimated value of the development is \$100,000,000 with an expected \$1,196,000 in annual local tax revenues.

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How many short-term jobs will the development generate in the Region?

Short-term jobs will depend upon construction schedule.

Is the regional work force sufficient to fill the demand created by the proposed project?

Yes.

In what ways could the proposed development have a positive or negative impact on existing industry or business in the Region?

The proposed development will provide additional lodging opportunities within close proximity to employment centers.

NATURAL RESOURCES

This project is proposed on a site that has no streams and is almost entirely impervious in an existing, heavily developed urban area. Stormwater will be handled by the City stormwater system.

HISTORIC RESOURCES

Will the proposed project be located near a national register site? If yes, identify site.

The proposed project is located adjacent to the Fairlie-Poplar Historic District.

In what ways could the proposed project create impacts that would damage the resource?

None were determined during the review.

In what ways could the proposed project have a positive influence on efforts to preserve or promote the historic resource?

None were determined during the review.

INFRASTRUCTURE

Transportation

How many site access points will be associated with the proposed development? What are their locations?

Access to the site is proposed as a single full-movement driveway along Forsyth Street approximately 80 northeast of the intersection with Luckie Street.

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How much traffic (both average daily and peak am/pm) will be generated by the proposed project?

Kimley-Horn and Associates, Inc. performed the transportation analysis. GRTA and ARC review staff agreed with the methodology and assumptions used in the analysis. The net trip generation is based on the rates published in the 7th edition of the Institute of Transportation Engineers (ITE) Trip Generation report; they are listed in the following table:

Land Use	A.M. Peak Hour			P.M. Peak Hour			24-Hour
	Enter	Exit	2-Way	Enter	Exit	2-Way	2-Way
Business Hotel 825 rooms at 85% capacity	240	167	407	261	174	435	5,098
<i>Mixed-Use Reductions</i>	0	0	0	0	0	0	0
<i>Alternative Mode Reductions</i>	-96	-67	-163	-104	-70	-174	-2,039
<i>Pass-By Reductions</i>	0	0	0	0	0	0	0
Total New Trips	144	100	244	157	104	261	3,059

What are the existing traffic patterns and volumes on the local, county, state and interstate roads that serve the site?

Incorporating the trip generation results, the transportation consultant distributed the traffic on the current roadway network. An assessment of the existing Level of Service (LOS) and projected LOS based on the trip distribution findings helps to determine the study network. The results of this exercise determined the study network, which has been approved by ARC and GRTA. If analysis of an intersection or roadway results in a substandard LOS "D", then the consultant recommends improvements.

Projected traffic volumes from the Regional Travel Demand Model are compared to the assigned capacity of facilities within the study network. This data is used to calculate a volume to capacity (V/C) ratio. The V/C ratio values that define the LOS thresholds vary depending on factors such as the type of terrain traversed and the percent of the road where passing is prohibited. LOS A is free-flow traffic from 0 to 0.3, LOS B is decreased free-flow from 0.31 to 0.5, LOS C is limited mobility from 0.51 to 0.75, LOS D is restricted mobility from 0.76 to 0.9, LOS E is at or near capacity from 0.91 to 1.00, and LOS F is breakdown flow with a V/C ratio of 1.01 or above. As a V/C ratio reaches 0.8, congestion increases. The V/C ratios for traffic in various network years are presented in the following table. Any facilities that have a V/C ratio of 1.0 or above are considered congested.

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Legend	
AM/PM Peak V/C Ratio	LOS A: 0 - 0.3 LOS B: 0.31 - 0.5 LOS C: 0.51 - 0.75 LOS D: 0.76 - 0.90 LOS E: 0.91 - 1.00 LOS F: 1.01+

For the V/C ratio graphic, the data is based on 2010, 2020 and 2030 AM/PM peak volume data generated from ARC's 20-county travel demand model utilizing projects from Envision6 and the FY 2008-2013 TIP. The 20-county networks are being used since they consist of the most up to date transportation networks and data. The travel demand model incorporates lane addition improvements and updates to the network as appropriate. As the life of the RTP progresses, volume and/or V/C ratio data may appear inconsistent due to (1) effect of implementation of nearby new or expanded facilities or (2) impact of socio-economic data on facility types.

List the transportation improvements that would affect or be affected by the proposed project.

2008-2013 TIP*

ARC Number	Route	Type of Improvement	Scheduled Completion Year
AR-120B	Georgia Multimodal Passenger Terminal	Transit Facilities	2012
AR-268B	Commuter Rail service from Atlanta to Griffin (Stations and Park and Ride lots for Lovejoy Section)	Fixed Guideway Transit Capital	2010
AR-456A	Peachtree Streetcar from Five Points to Brookwood station including downtown circulator route	Fixed Guideway Transit Capital	2020
AT-070	Courtland Street at CSX rail line and MARTA east line	Bridge Upgrade	2011
AT-086A	Spring Street at CSX rail line and MARTA west line	Bridge Upgrade	2013
AT-086B	Spring Street at Southern rail line and MARTA west line	Bridge Upgrade	2013
AT-097	Mitchell Street from Mangum Street to Spring Street	Bridge Upgrade	2010
AT-206	Downtown pedestrian improvements on Marietta Street and Centennial Olympic Park Drive	Pedestrian Facility	2010
AT-227B	Piedmont Avenue from Georgia State MARTA station to John Wesley Dobbs Avenue	Pedestrian Facility	2010
AT-AR-236	Decatur Street from Peachtree Street to Jesse Hill Jr. Drive	Pedestrian Facility	2009
AT-AR-247	Simpson/West Peachtree pedestrian-rail connections	Pedestrian Facility	2010

Envision6 RTP (Long Range Projects)*

ARC Number	Route	Type of Improvement	Scheduled Completion Year
AR-456C	Peachtree Streetcar from Five Points to Fort McPherson	Fixed Guideway Transit Capital	2030

*The ARC Board adopted the Envision6 RTP and FY 2008-2013 TIP on September 26th, 2007.

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Summarize the transportation improvements as recommended by consultant in the traffic study for Toyoko Inn.

According to the findings, there will be no capacity deficiencies as a result of future year **background** traffic. The transportation consultant has made no recommendations for improvements to be carried out in order to upgrade the existing level of service.

According to the findings, there will be no capacity deficiencies as a result of future year **total** traffic. The transportation consultant has made no recommendations for improvements to be carried out in order to upgrade the existing level of service.

Is the site served by transit? If so, describe type and level of service and how it will enhance or be enhanced by the presence of transit? Are there plans to provide or expand transit service in the vicinity of the proposed project?

The proposed development is located approximately 600 feet south of the Peachtree Center MARTA station and approximately 1,600 feet north of Five Points MARTA station. The location provides excellent access to both the north-south and east-west MARTA heavy rail lines.

In addition the site is served by extensive GRTA Xpress bus, CCT express bus, and MARTA local bus service.

The proposed Peachtree Streetcar project would run along Peachtree Street one block to the east of the site. Also, proposed commuter rail service to Griffin, GA would terminate in a multimodal passenger terminal to the southwest of the site near CNN center.

In all, the site has excellent transit accessibility and warrants the 40% alternate mode reduction granted to site trip generation as agreed in the pre-application/methodology meeting.

What transportation demand management strategies does the developer propose (carpool, flex-time, transit subsidy, etc.)?

No TDM strategies have been proposed by the developer.

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The development **PASSES** the ARC's Air Quality Benchmark test.

Air Quality Impacts/Mitigation (based on ARC strategies)	Credits	Total
w/in 1/2 mile of MARTA Rail Station	5%	5%
w/in 1/4 mile of Bus Stop (CCT, MARTA, Other)	3%	3%
TMA and Parking Management/supply restrictions Program	5%	5%
Bike/ped networks connecting to land uses adjoining the site	2%	2%
Total Calculated ARC Air Quality Credits (15 % reduction required)		15%

What are the conclusions of this review? Is the transportation system (existing and planned) capable of accommodating these trips?

Based on the traffic analysis completed by Kimley-Horn and Associates, Inc. and projected traffic volumes derived from the ARC Travel Demand Model (TDM), the transportation system is fully capable of accommodating the new trips generated by the proposed development and maintaining acceptable LOS standards at the studied intersections.

INFRASTRUCTURE

Wastewater and Sewage

Wastewater is estimated at 0.066 MGD based on information submitted for the review.

Which facility will treat wastewater from the project?

R.M Clayton will provide wastewater treatment for the proposed development.

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What is the current permitted capacity and average annual flow to this facility?

The capacity of R.M. Clayton Site is listed below:

PERMITTED CAPACITY MMF, MGD ₁	DESIGN CAPACITY MMF, MGD	2001 MMF, MGD	2008 MMF, MGD	2008 CAPACITY AVAILABLE +/-, MGD	PLANNED EXPANSION	REMARKS
No Flow Limit	122	99	120	2	None. Plan before EPD to permit plant at design capacity consistent with draft Chattahoochee River Model.	Existing Consent Decree with the U.S. EPA and Georgia EPD require CSO and SSO improvements throughout the City of Atlanta wastewater system by 2007 and 2014, respectively

MMF: Maximum Monthly Flow. Mgd: million of gallons per day.

*₁ Source: Metropolitan North Georgia Water Planning District **SHORT-TERM WASTEWATER CAPACITY PLAN**, August 2002.*

What other major developments will be served by the plant serving this project?

ARC has reviewed a number of major developments that will be served by this plant.

INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?

Water demand is estimated at 0.0825 MGD based on information submitted for the review.

How will the proposed project's demand for water impact the water supply or treatment facilities of the jurisdiction providing the service?

Information submitted with the review suggests that there is sufficient water supply capacity available for the proposed project.

INFRASTRUCTURE

Solid Waste

How much solid waste will be generated by the project? Where will this waste be disposed?

Information submitted with the review 485 tons of solid waste per year and the waste will be disposed of in the City of Atlanta.

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Will the project create any unusual waste handling or disposal problems?

No.

Are there any provisions for recycling this project's solid waste.

None stated.

INFRASTRUCTURE

Other facilities

According to information gained in the review process, will there be any unusual intergovernmental impacts on:

- **Levels of governmental services?**
- **Administrative facilities?**
- **Schools?**
- **Libraries or cultural facilities?**
- **Fire, police, or EMS?**
- **Other government facilities?**
- **Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?**

None were determined during the review.

HOUSING

Will the proposed project create a demand for additional housing?

Not applicable

Will the proposed project provide housing opportunities close to existing employment centers?

Not applicable

Is there housing accessible to the project in all price ranges demanded?

The site proposed for the development is located in Census Tract 27.0. This tract had a 138 percent increase in number of housing units from 2000 to 2007 according to ARC's Population and Housing Report. The report shows that 3 percent of the housing units in this census tract are single-family, compared to 69 percent for the region; thus indicating there is a variety of multi-family housing options around the development area.

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Is it likely or unlikely that potential employees of the proposed project will be able to find affordable* housing?

Likely, assuming new development is approved with multiple price ranges of housing.

* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region – FY 2000 median income of \$51,649 for family of 4 in Georgia.

Developments of Regional Impact

[DRI Home](#)[DRI Rules](#)[Thresholds](#)[Tier Map](#)[FAQ](#)[Apply](#)[View Submissions](#)[Login](#)**DRI #1949****DEVELOPMENT OF REGIONAL IMPACT
Initial DRI Information**

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government:

Atlanta

Individual completing form:

Shelley Peart

Telephone:

(404) 330-6781

E-mail:

speart@AtlantaGa.Gov

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project:

Toyoko Inn

Location (Street Address, GPS Coordinates, or Legal Land Lot Description):

90-94 Forsyth Street and 85 Luckie Street

Brief Description of Project:

The Toyoko Inn Co. is proposing a 40-story business hotel consisting of 861 small rooms, which will include an enclosed parking deck which will be located on the 2nd thru 11th floors. This project will be design as a Leed certified building and will incorporate a total gray water reclaim system and will be situated within close proximity to the Five Points MARTA Rail Station in order to promote the use of alternate modes of transportation.

Development Type:☐ (not selected)☒ Hotels☐ Wastewater Treatment Facilities☐ Office☐ Mixed Use☐ Petroleum Storage Facilities☐ Commercial☐ Airports☐ Water Supply Intakes/Reservoirs☐ Wholesale & Distribution☐ Attractions & Recreational Facilities☐ Intermodal Terminals☐ Hospitals and Health Care Facilities☐ Post-Secondary Schools☐ Truck Stops☐ Housing☐ Waste Handling Facilities☐ Any other development types☐ Industrial☐ Quarries, Asphalt & Cement Plants

If other development type, describe:

Project Size (# of units, floor area, etc.):	861 units, 259,720 SF
Developer:	Kelly T. McBride
Mailing Address:	400 Perimeter Center Terrace
Address 2:	Suite 650
	City:Atlanta State: GA Zip:30346
Telephone:	770-394-1616
Email:	kmcbride@phillipsart.com
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, property owner:	Toyoko Inn- Atlanta LLC (Toyoko Inn- USA)
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, in what additional jurisdictions is the project located?	
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, provide the following information:	Project Name:
	Project ID:
The initial action being requested of the local government for this project:	<input type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input checked="" type="checkbox"/> Permit <input type="checkbox"/> Other SAP-08-055
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: 2010 Overall project: 2010
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Developments of Regional Impact

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DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information	
This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the Rules for the DRI Process and the DRI Tiers and Thresholds for more information.	
Local Government Information	
Submitting Local Government:	Atlanta
Individual completing form:	Shelley Peart
Telephone:	(404) 330-6781
Email:	speart@AtlantaGa.Gov
Project Information	
Name of Proposed Project:	Toyoko Inn
DRI ID Number:	1949
Developer/Applicant:	Kelly T. McBride
Telephone:	770-394-1616
Email(s):	kmcbride@phillipspar.com
Additional Information Requested	
Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
If no, the official review process can not start until this additional information is provided.	
Economic Development	
Estimated Value at Build-Out:	\$100,000,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$1,196,000
Is the regional work force sufficient to fill the demand created by the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Will this development displace	

any existing uses?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, please describe (including number of units, square feet, etc): A AAA operated parking lot with a small parking booth	
Water Supply	
Name of water supply provider for this site:	City of Atlanta
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.0825 MGD
Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand the existing water supply capacity:	
Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
Wastewater Disposal	
Name of wastewater treatment provider for this site:	City of Atlanta
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.066 MGD
Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing wastewater treatment capacity:	
Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
Land Transportation	
How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)	244 AM Trips, 261 PM Trips
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Are transportation improvements needed to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please describe below:	
Solid Waste Disposal	

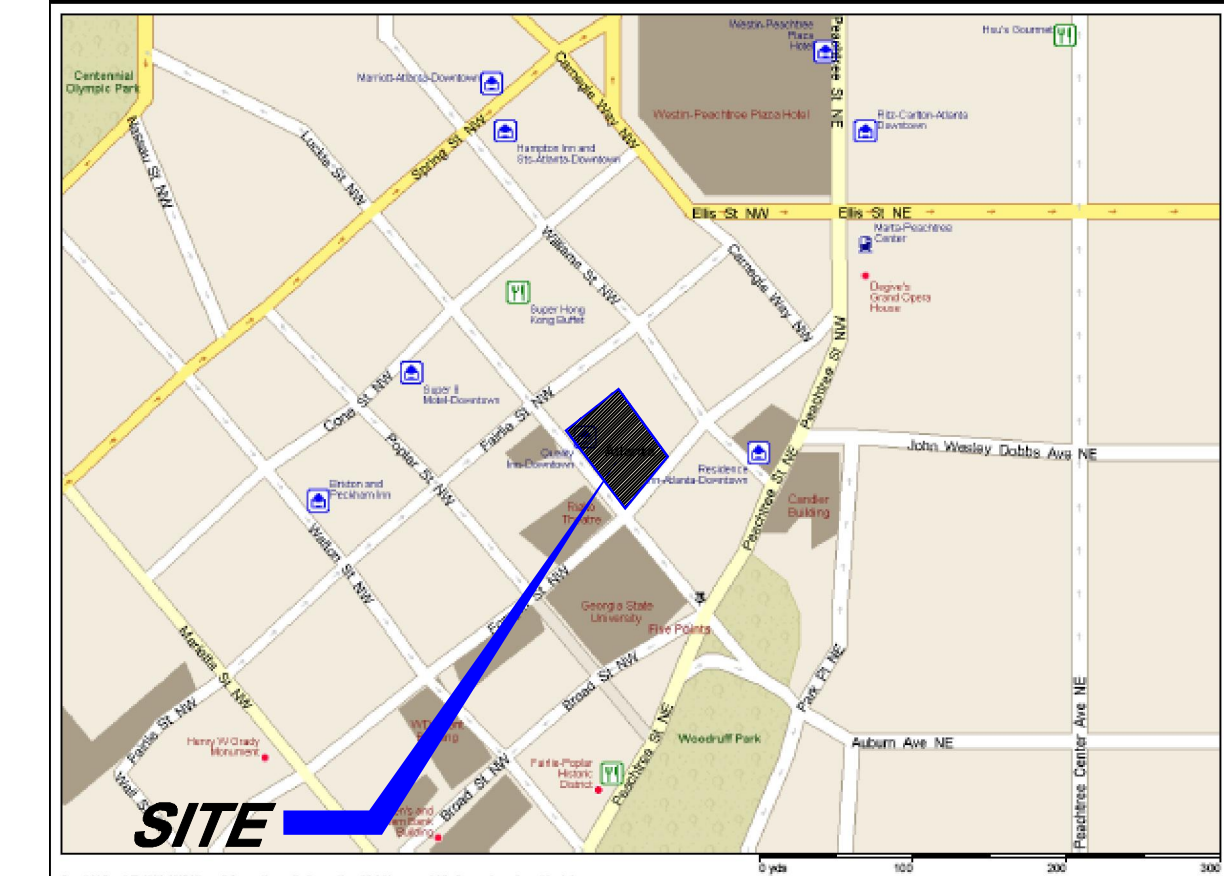
How much solid waste is the project expected to generate annually (in tons)?	485
Is sufficient landfill capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing landfill capacity:	
Will any hazardous waste be generated by the development?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please explain:	
Stormwater Management	
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	100
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: All stormwater guidelines set forth by City of Atlanta will be adhered to. Additionally, the LEED certified building is expected to incorporate a total gray water reclaim system.	
Environmental Quality	
Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
2. Significant groundwater recharge areas?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
3. Wetlands?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
4. Protected mountains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
5. Protected river corridors?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
6. Floodplains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
7. Historic resources?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
8. Other environmentally sensitive resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If you answered yes to any question above, describe how the identified resource(s) may be affected: The site is located within the historic Fairlie Poplar district but will not directly affect any historical resources. Additionally, all building codes and regulations put forth by the Fairlie Poplar district will be adhered to.	
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Drawing name: K:\AWT\IPTO\019781000_Toyoko DRI\CADD Site Plan_24x36.dwg DRI Site Plan Oct 30, 2008 12:50pm by: andrea foard

PLAN KEY

PROPERTY LINE	
PROPOSED BUILDING	
PROPOSED CURB AND GUTTER	
PROPOSED SIDEWALK	
BUILDING SETBACK LINE	
PROPOSED STREET ACCESS	
EXISTING R.O.W. LINE	
EXISTING CONTOUR	
EXISTING ROADWAY LANEAGE	
PROPOSED ROADWAY LANEAGE	

LOCATION MAP
SCALE AS SHOWN



GENERAL NOTES

APPLICANT:	TOYOKO INN DEVELOPMENT COMPANY, LTD. 4-5-21 EBISU SHIBUYA-KU TOKYO 150-0013, JAPAN CONTACT: MR. RYOSUKE OCHI PHONE: 03-5449-9100
PROJECT ARCHITECT:	PHILLIPS PARTNERSHIP 400 PERIMETER CENTER TERRACE NORTH TERRACES BUILDING - SUITE 650 ATLANTA, GA 30346 CONTACT: MR. KELLY MCBRIDE PHONE: 770-670-7453 FAX: 770-394-1314
TRAFFIC ENGINEER:	KIMLEY-HORN AND ASSOCIATES, INC. THE BILTMORE 817 W. PEACHTREE STREET, NW, SUITE 601 ATLANTA, GA 30308 CONTACT: MS. ALISON GOWER PHONE: 404-419-8700 FAX: 404-419-8701

SUMMARY TABLE

SITE ACREAGE
NET LOT AREA (NLA): 0.30 TOTAL ACRES (13,260.55 SF)
GROSS LAND AREA (GLA): 0.39 TOTAL ACRES (16,933.375 SF)
BUILDING FOOTPRINT: 0.28 ACRES (12,017.58 SF)
GROSS FLOOR AREA: 281,367.46 SF

PROPOSED DEVELOPMENT:
38-STORY BUSINESS HOTEL: 12,017 SF; 825 ROOMS

FLOOR AREA RATIO:
GROSS FLOOR AREA/GROSS LAND AREA = 16.62

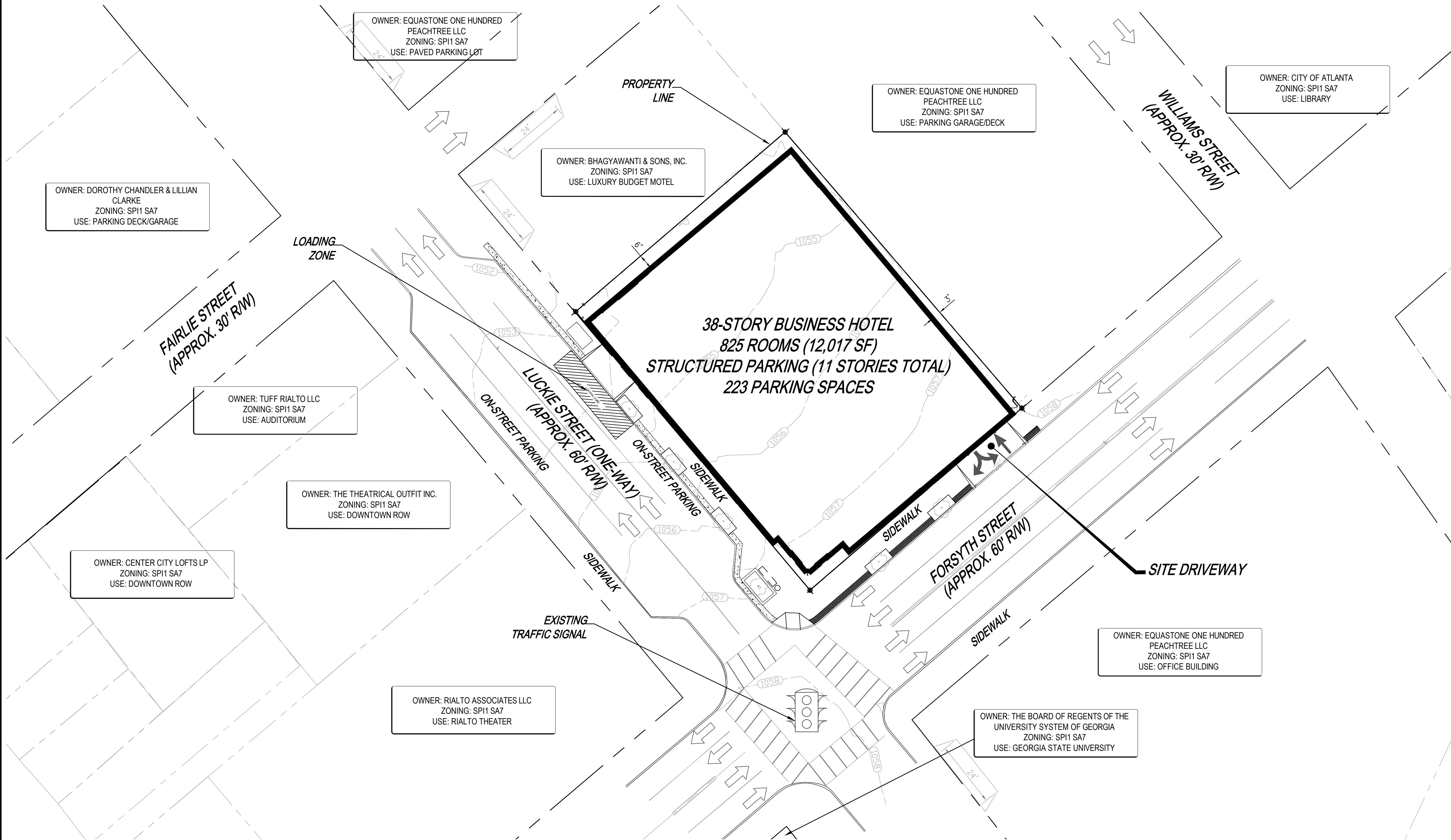
PARKING:
REQUIRED: 0 TOTAL PARKING SPACES

PROVIDED: 223 TOTAL PARKING SPACES WITH STRUCTURED PARKING ON LEVELS 2-12
212 PARKING SPACES (39 COMPACT SPACES)
5 HANDICAPPED SPACES
6 TAXI STAND SPACES

IMPERVIOUS AREA: APPROX. 100% OF SITE

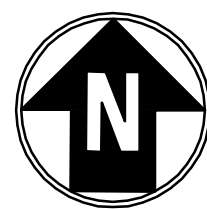
NOTES

- NO JURISDICTIONAL WATERS ON-SITE.
- NO PROPOSED BIKE LANES, PATHS OR TRAILS.
- THE EXISTING USE OF THE SITE IS A SURFACE PARKING LOT WITH SMALL PARKING ATTENDANT BOOTH.
- SINGLE-PHASE DEVELOPMENT.
- ALL CONTOURS, PROPERTY LINES AROUND THE PERIMETER OF THE SITE, AND RIGHT-OF-WAY WIDTHS OBTAINED FROM ARCHITECT'S MASTER PLAN.
- OFF-SITE PROPERTY LINES AND RIGHT-OF-WAY WIDTHS APPROXIMATED USING FULTON COUNTY GIS.
- SIDEWALKS TO BE LOCATED AROUND PERIMETER OF SITE ALONG FORSYTH AND LUCKIE STREETS AT A MINIMUM WIDTH OF 10 FEET.
- NO DEDICATED OPEN SPACE OR PARK SPACE TO BE LOCATED ON SITE.



REV. No.	DATE	DRAWN BY	CHECKED BY

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0 20 40
SCALE IN FEET

PREPARED BY:



817 WEST PEACHTREE ST, NW - SUITE 601 - ATLANTA, GEORGIA 30308-1121
Tel: (404) 419- 8700 Fax: (404) 419- 8701

Kimley-Horn
and Associates, Inc.

PREPARED FOR:

TOYOKO INN DEVELOPMENT CO., LTD.
4-5-21 EBISU SHIBUYA-KU, TOKYO 150-0013, JAPAN

PROJECT ARCHITECT:

PHILLIPS PARTNERSHIPS
ARCHITECTURE * INTERIOR DESIGN * PLANNING
WWW.PHILLIPSPART.COM

DRAWN BY:

ANF

DESIGNED BY:

ANF

CHECKED BY:

JS

TOYOKO INN, DRI #1949

Atlanta, Georgia

GRTA DRI SITE PLAN

PROJECT NO:	019781000	SCALE:	1" = 20'	DATE:	10-31-08	SHEET NO:	1	OF	1
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