



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 2012

ARC REVIEW CODE: Q1211281

TO: MAYOR KASIM REED
ATTN TO: JONATHAN LEWIS, SENIOR PROJECT MANAGER
FROM: Dan Reuter, Land Use Division Chief

The Atlanta Regional Commission (ARC) has completed regional review of the following Area Plan Review (APR). Below is the ARC finding. The Atlanta Regional Commission reviewed the APR 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.

Name of Proposal: 800 Glenwood Avenue

Review Type: Area Plan Review

Submitting Local Government: City of Atlanta

Date Opened: Nov 28 2012

Date Closed: Dec 8 2012

Description: An Area Plan Review for 800 Glenwood Avenue. The proposed development will include 199,050 square feet of retail space with 1,021 parking spaces.

FINDING: No conflicts with regional plans or development guides were determined during the review. However, ARC staff has concerns with the proposed density and site design.

Additional Comments: This development is located near the proposed Beltline transit corridor within a Beltline subarea. The proposed development should be constructed consistent with the plans and policies that the City of Atlanta has adopted for this subarea and should be compatible with existing development within the area. Special attention should be paid to building location, access points, and bicycle and pedestrian facilities within and adjacent to the proposed development in order to create a walkable, transit oriented development (TOD).

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

ARC LAND USE PLANNING

ARC DATA RESEARCH

GEORGIA DEPARTMENT OF TRANSPORTATION

ATLANTA BELTLINE INC.

ARC TRANSPORTATION PLANNING

ARC AGING DIVISION

GEORGIA REGIONAL TRANSPORTATION AUTHORITY

ARC ENVIRONMENTAL PLANNING

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

METRO ATLANTA RAPID TRANSIT AUTHORITY

If you have any questions regarding this review, Please call Jon Tuley, Review Coordinator, at (404) 463-3307. This finding will be published to the ARC website. The ARC review website is located at: <http://www.atlantaregional.com/landuse>.

Jonathan Tuley

From: Hood, Alan C. <achood@dot.ga.gov>
Sent: Friday, November 30, 2012 3:40 PM
To: Jonathan Tuley
Cc: Comer, Carol; Sands, Carla Jo; Eleam, Katie; Mike Van Wie (mvanwie@dekalbcountyga.gov); Shelley.Lamar@atlanta-airport.com
Subject: RE: Area Plan Review Notification - 800 Glenwood Avenue

Jon,

The proposed development is located approximately 7 miles North East of Hartsfield - Jackson Atlanta International Airport (ATL), and approximately 9 miles South West of DeKalb Peachtree Airport (PDK). The proposed development will not impact those airports unless construction exceeds 200ft above ground level. If the proposed project's vertical construction exceeds 200ft above ground level, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration. That may be done online at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. The FAA must be in receipt of the notification, no later than 45 days prior to construction. The FAA will evaluate the potential impact of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

Thank you for the opportunity to comment on the proposed development.

Alan Hood | Airport Safety Data Program Manager
Georgia Department of Transportation - Aviation Programs
600 West Peachtree Street, N.W. | 9th Floor | Atlanta, Georgia 30308
T: 404-631-1343 | F: 404-631-1414 | M: 404-660-3394 | E: achood@dot.ga.gov

View our website at <http://www.dot.ga.gov/aviation>

From: Jonathan Tuley [mailto:JTuley@atlantaregional.com]
Sent: Wednesday, November 28, 2012 4:57 PM
To: Fowler, Matthew; VanDyke, Cindy; Ware, Alan; Williams, Michael V.; Comer, Carol; Hood, Alan C.; Lobdell, Mike; lbeall@grta.org; 'wstinson@itsmarta.com'; 'Crocker, John'; 'Floyd, Greg'; 'Jon West'; 'Mello, Joshua D.'; 'Lewis, Jonathan'; 'fyalouris@atlbeltline.org'
Cc: Landuse; Jim Santo; Marshall Willis; Jim Skinner; Sammie Carson; Carolyn Rader
Subject: Area Plan Review Notification - 800 Glenwood Avenue

Area Plan Review (APR) Request for Comments

This e-mail serves as notice that the ARC staff has begun the review for **800 Glenwood Avenue**. We request that you or a member of your staff review the preliminary report which can be downloaded by clicking [here](#) and provide comments to ARC by **Friday, December 7, 2012**. The proposed development, located on the northwest quadrant of the intersection of Bill Kennedy Way and Glenwood Avenue, will include 199,050 square feet of retail space with 1,021 parking spaces.

Review opened: 11-28-2012
Comments Due: 12-07-2012
Review will close on: 12-08-2012

For more information regarding the APR process, please see the [APR page](#) on ARC's website.

Please let me know if you have any questions about the review.

Jon Tuley, AICP
Principal Planner

Atlanta Regional Commission
regional impact + local relevance

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Atlanta, Georgia 30303-2538
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jtuley@atlantaregional.com
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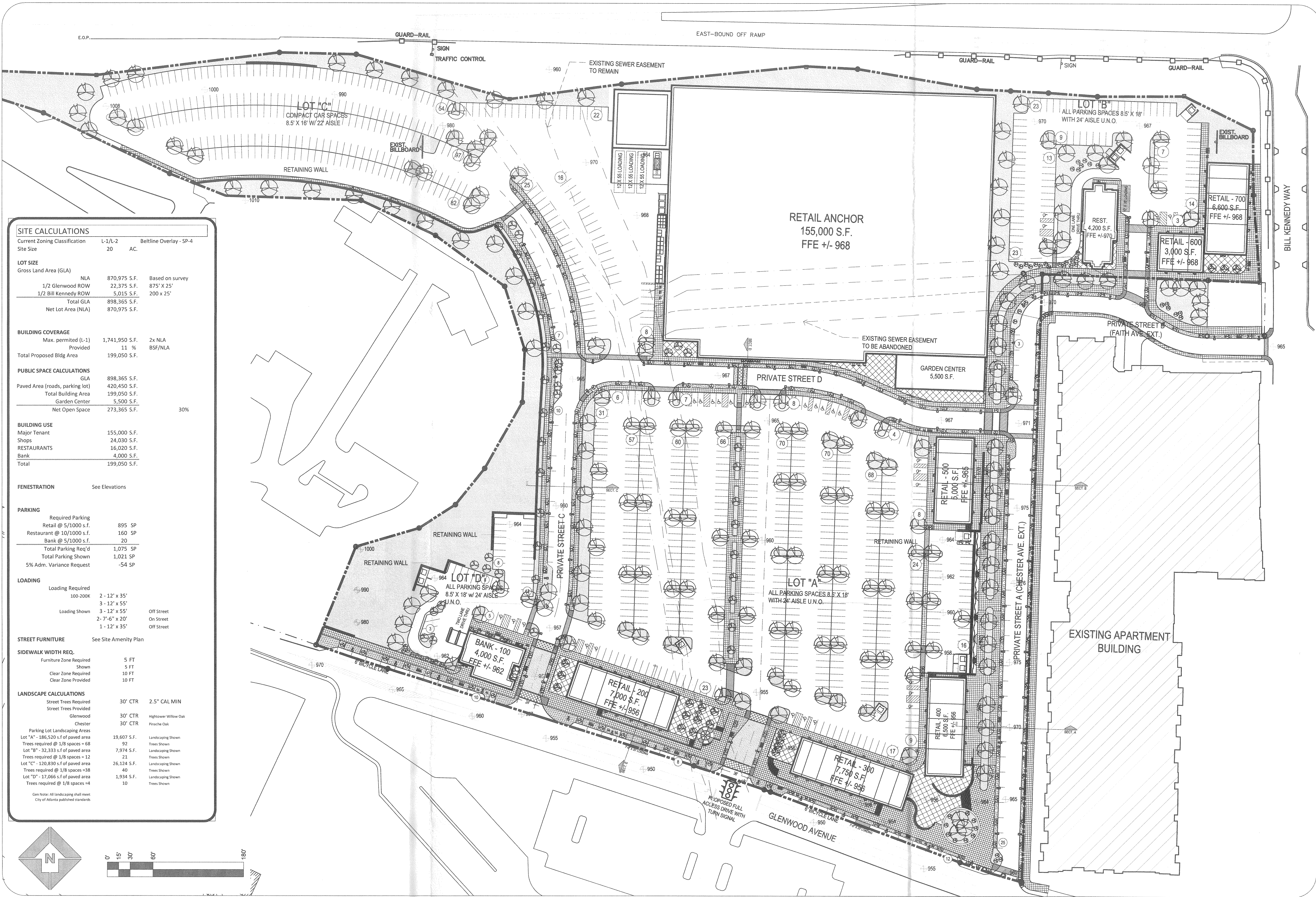
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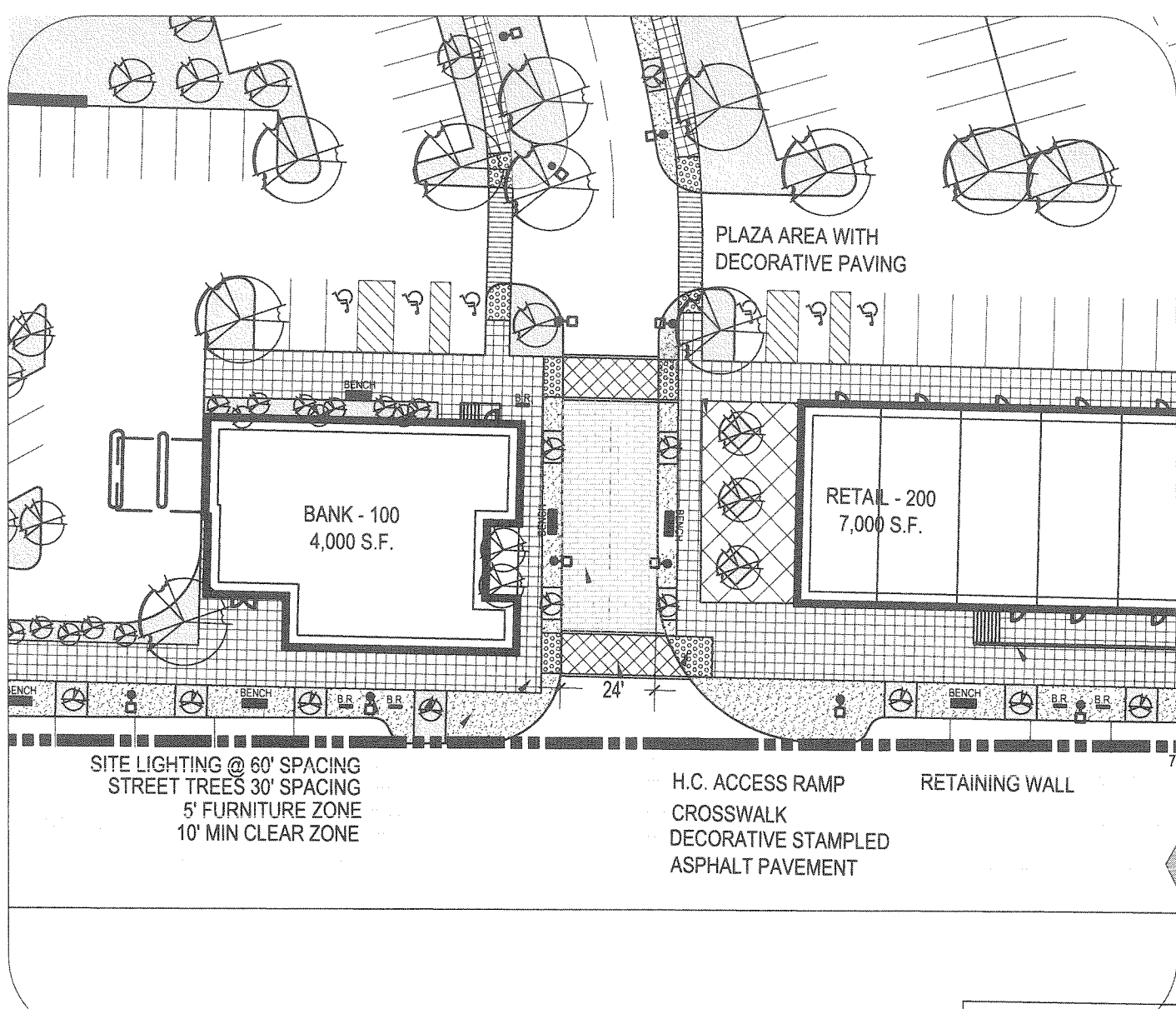
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During inclement winter weather, Georgia DOT's priority is to clear travel lanes on the state's most-used roadways – the Interstate Highway System and other major arterial roads. The Department urges travelers to exercise caution and call 511 for updated information on roadway conditions before getting on the road during a winter weather event.

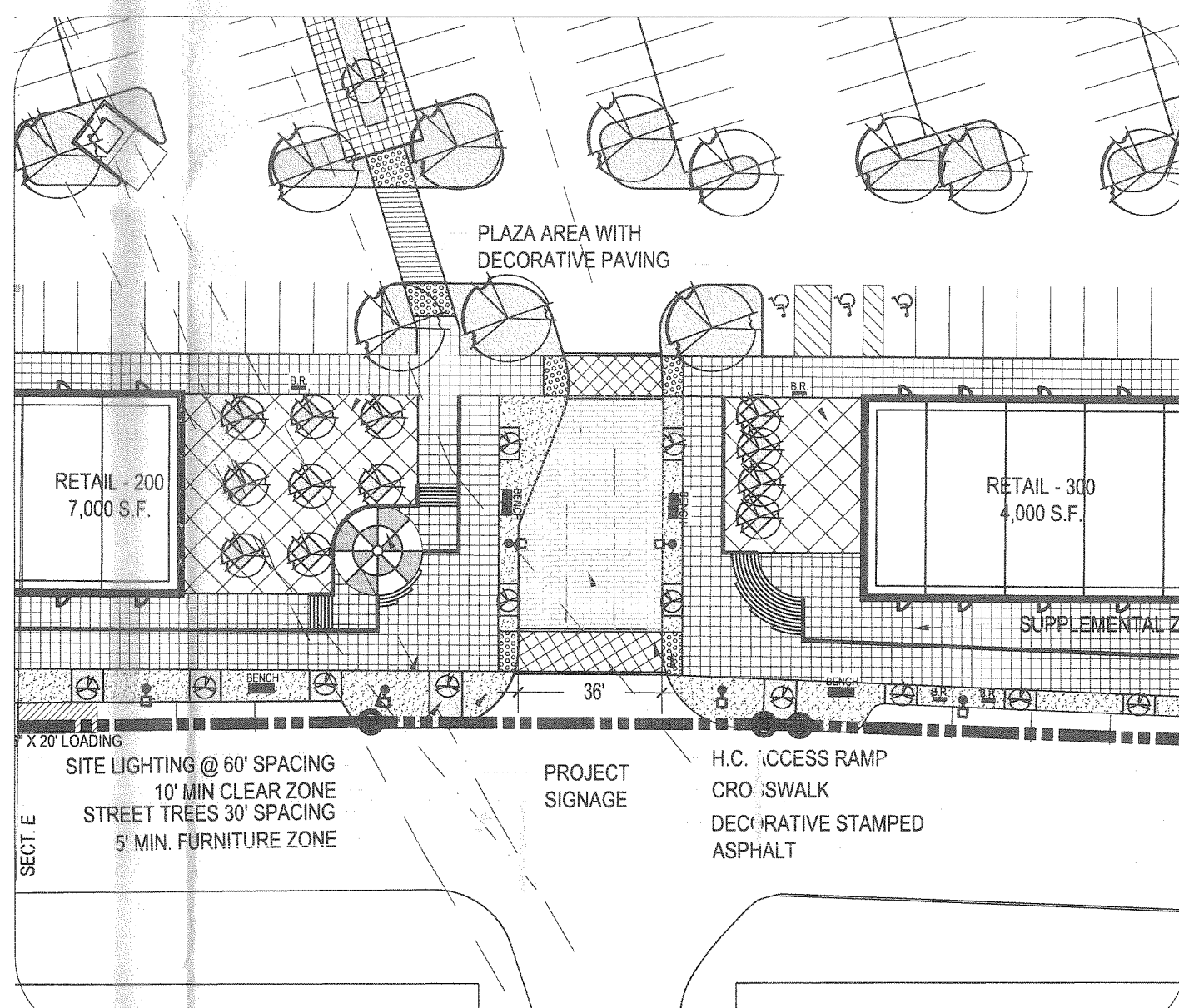
Visit us at <http://www.dot.ga.gov/winterweather> ; or follow us on <http://www.facebook.com/GeorgiaDOT> and <http://twitter.com/gadeptoftrans>



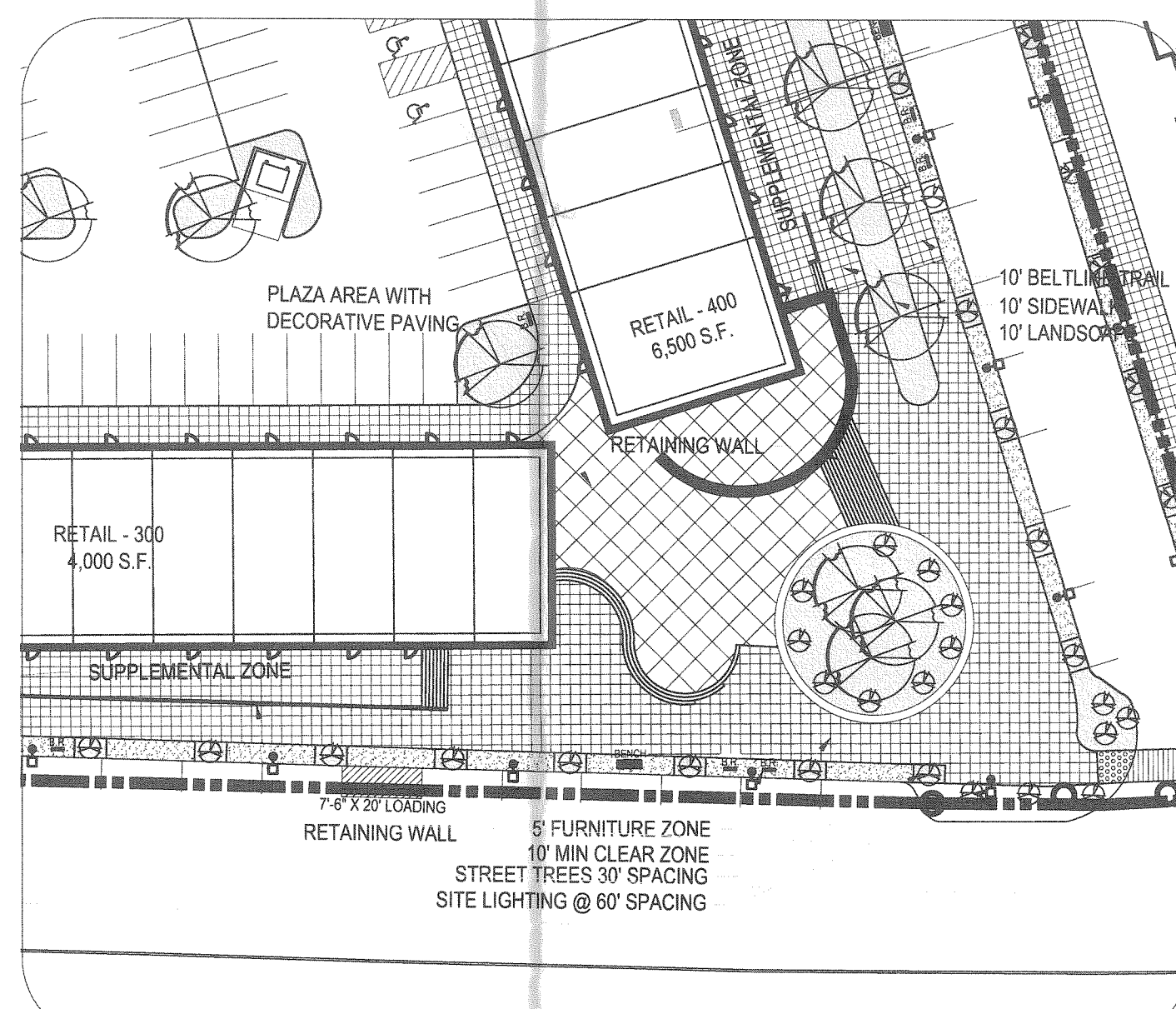
OVERALL SITE PLAN
SCALE: 1" = 60'



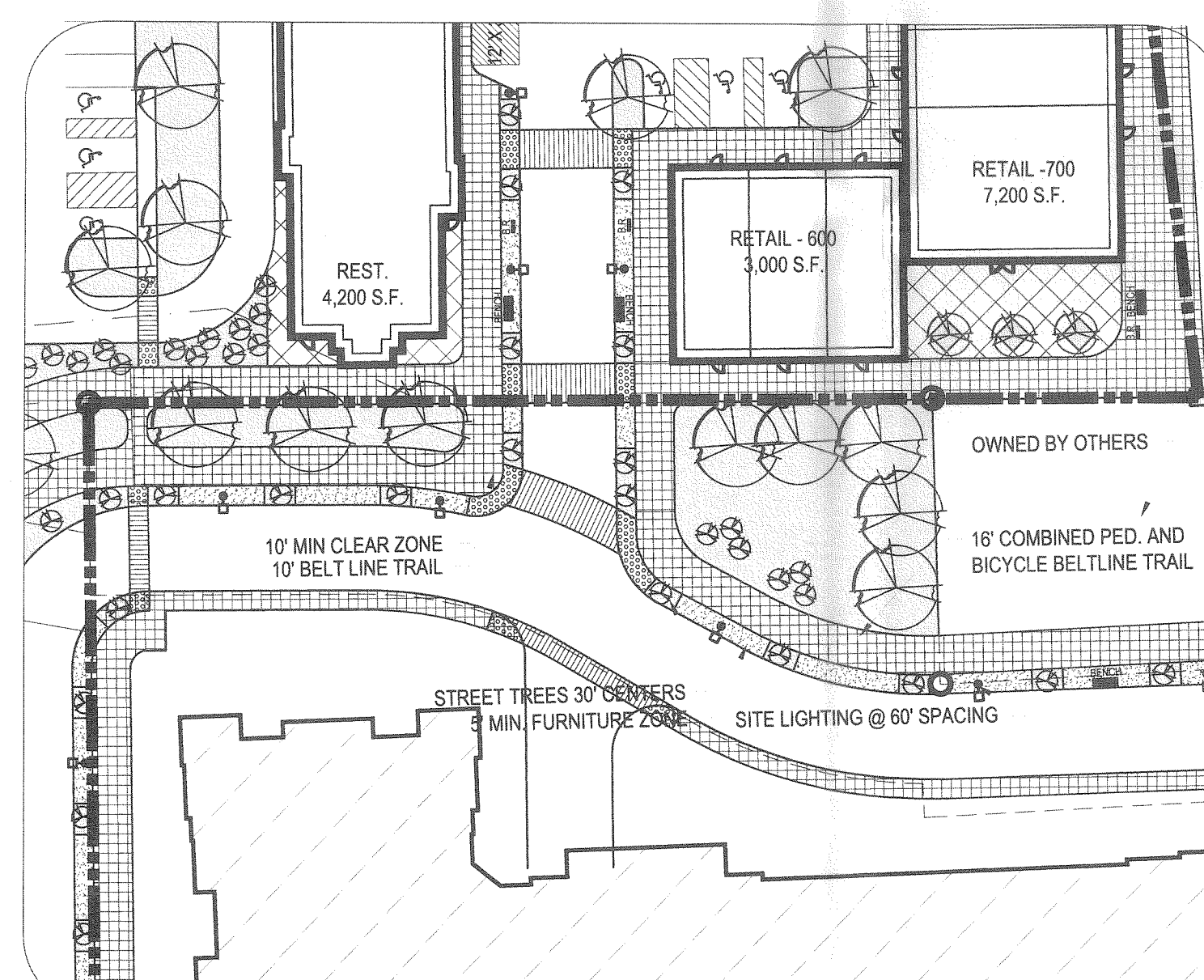
ENLARGED SITE PLAN
SCALE: 1" = 40'



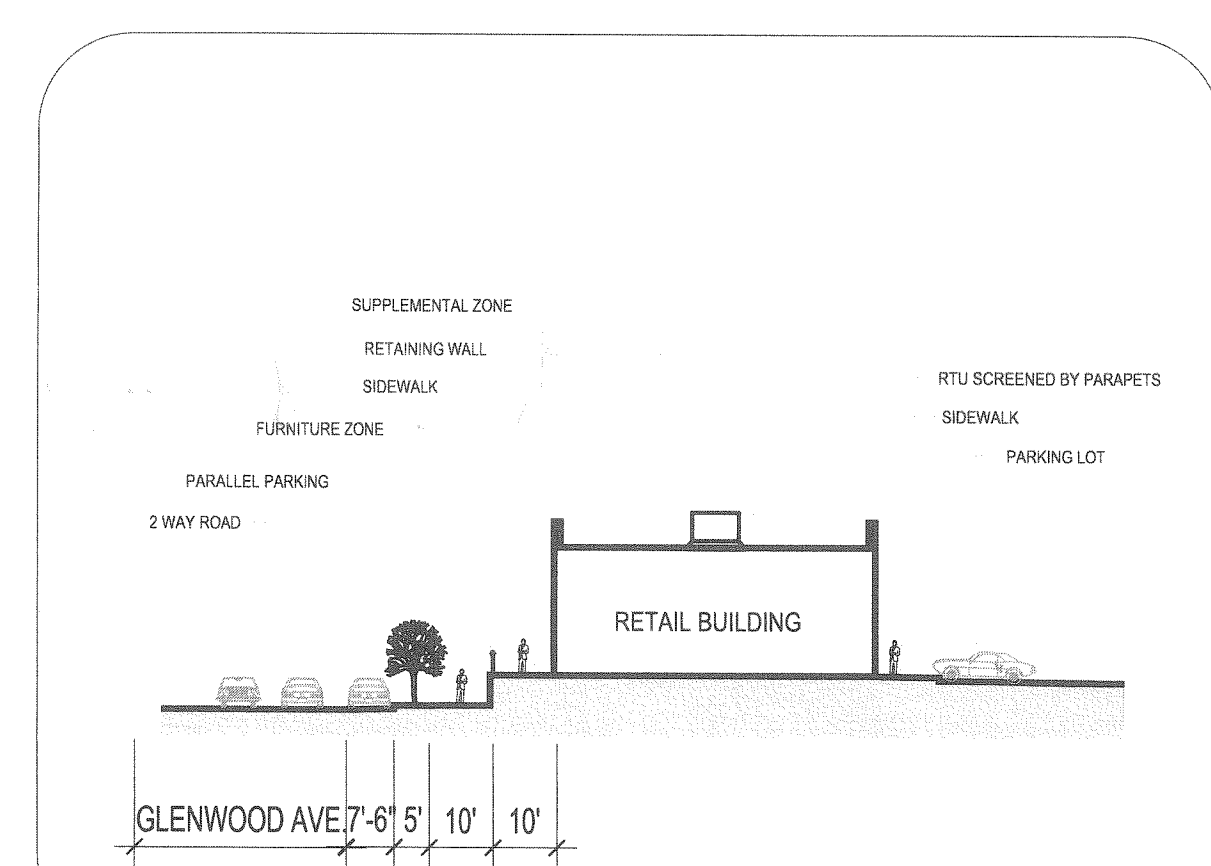
ENLARGED SITE PLAN
SCALE: 1" = 40'



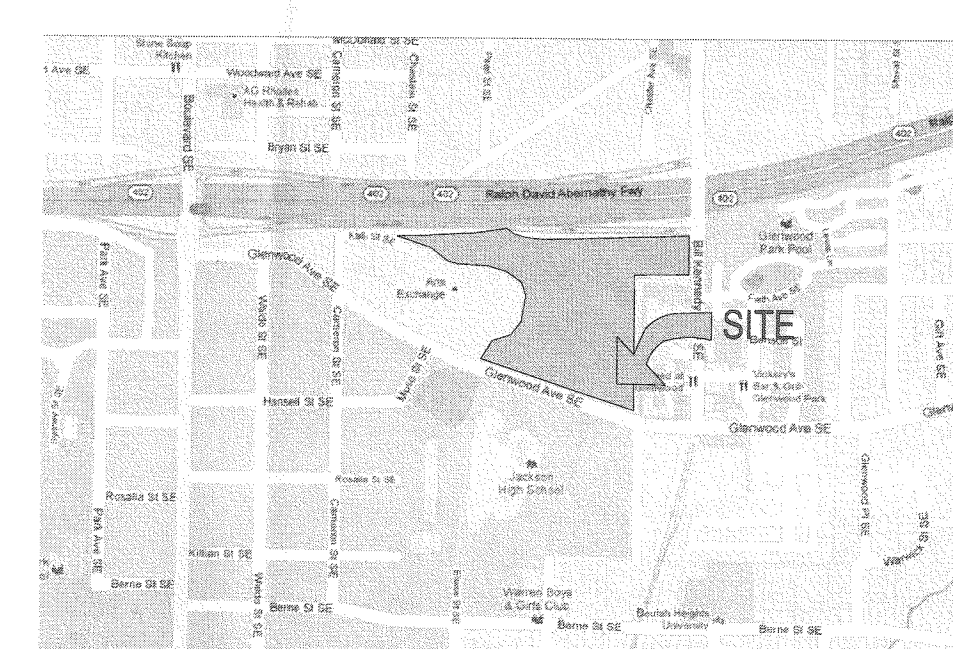
ENLARGED SITE PLAN
SCALE: 1" = 40'



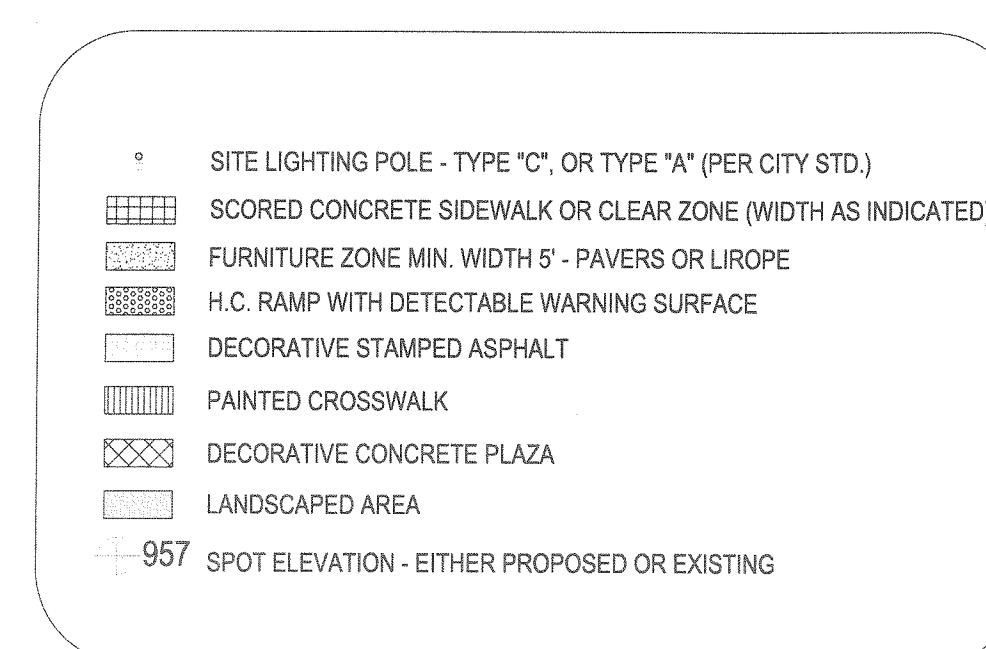
ENLARGED SITE PLAN
SCALE: 1" = 40'



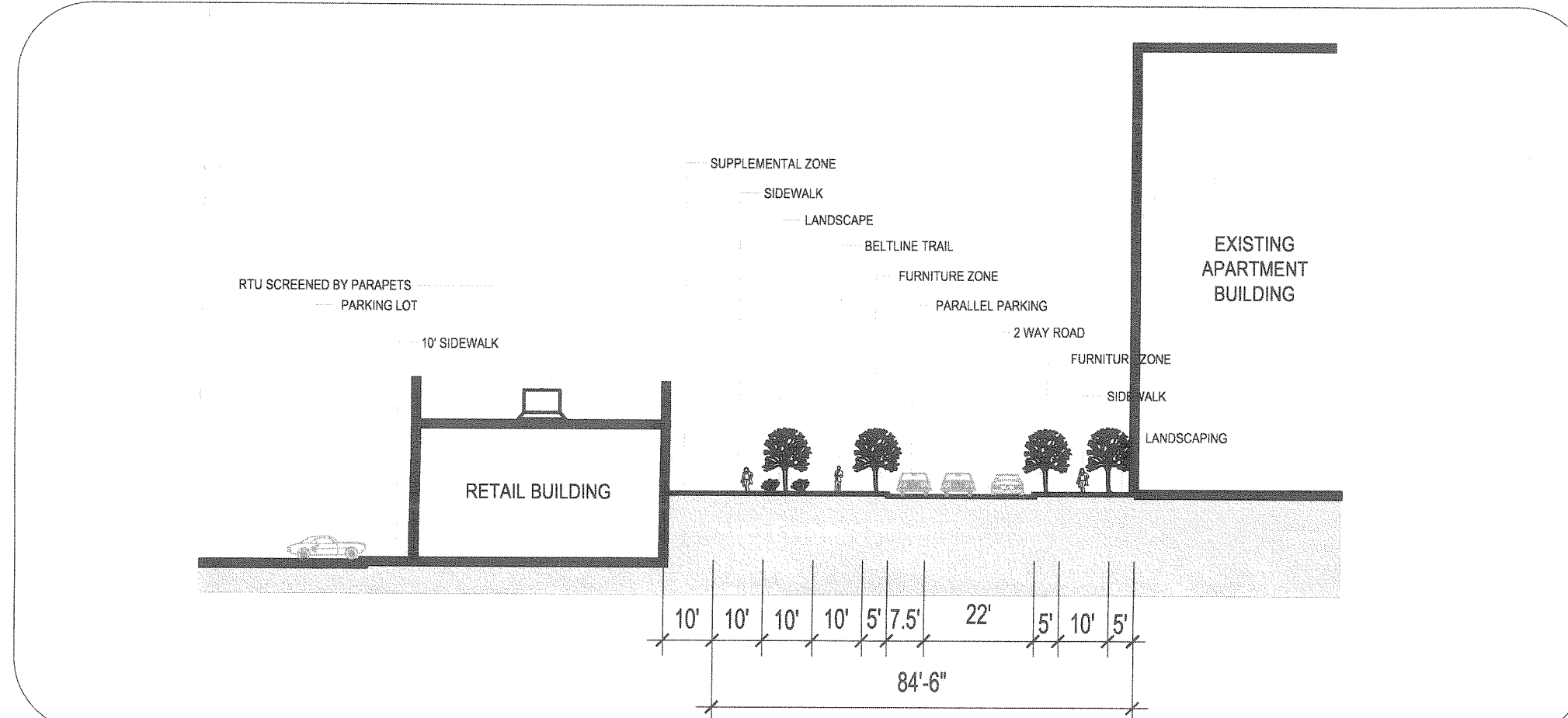
FRONTAGE ROAD SECTION - E
SCALE: 1" = 30'



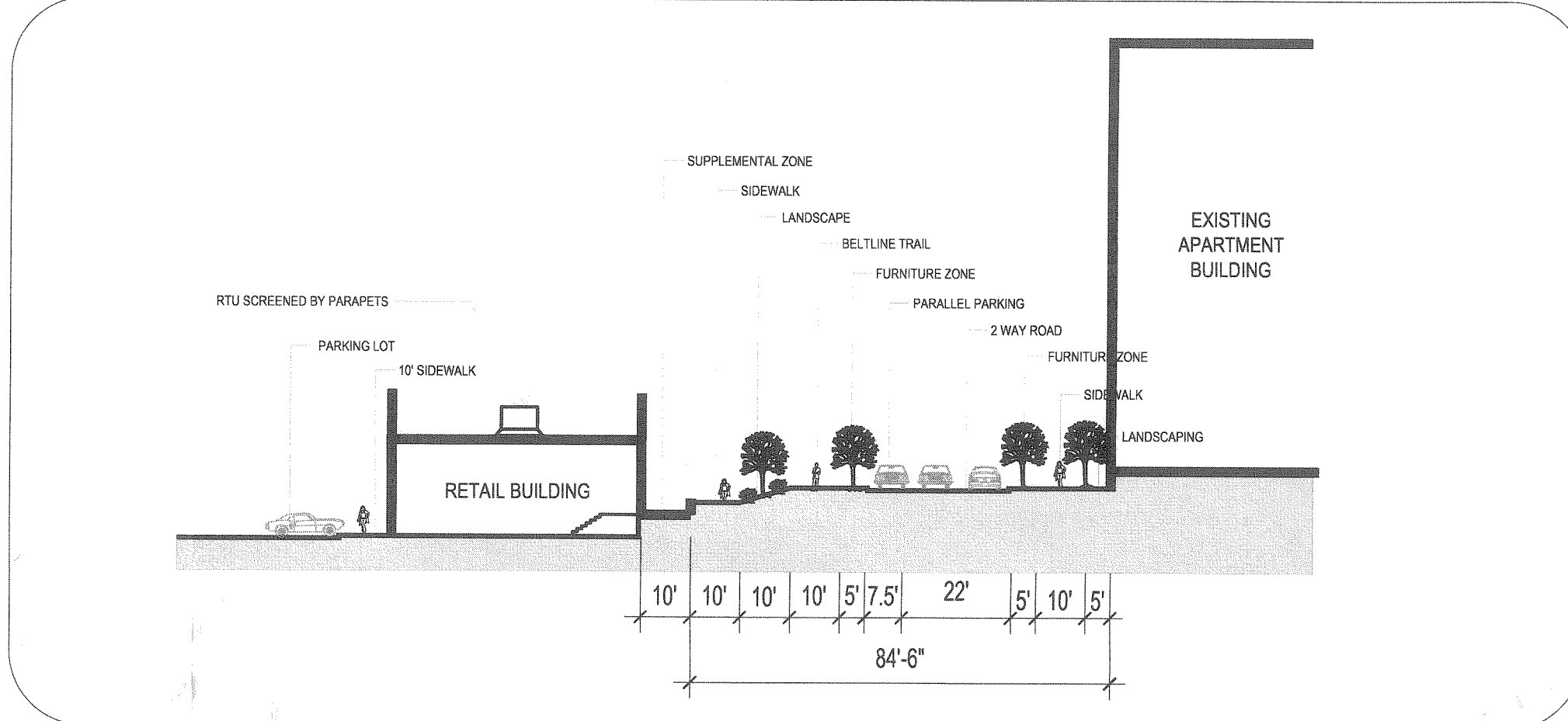
VICINITY MAP
SCALE: NTS



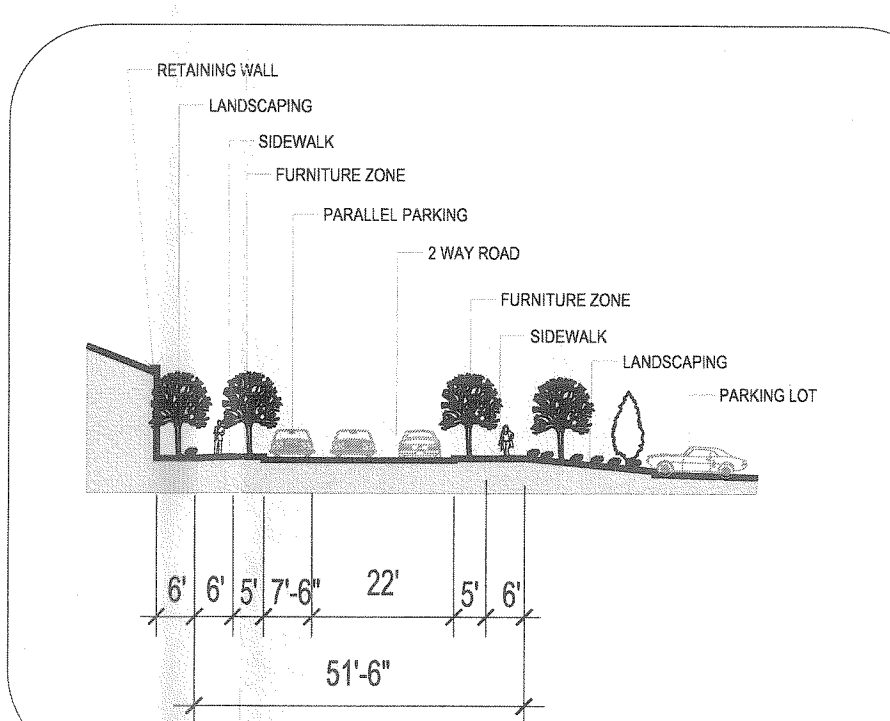
SITE PLAN LEGEND
SCALE: NTS



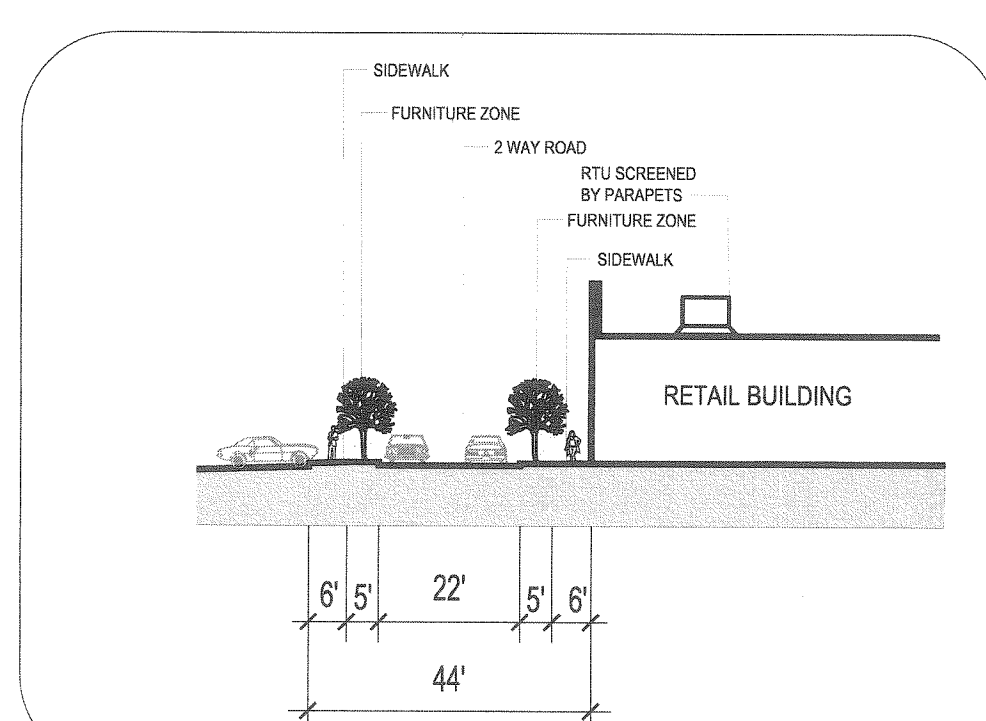
CHESTER AVENUE SECTION - A
SCALE: 1" = 30'



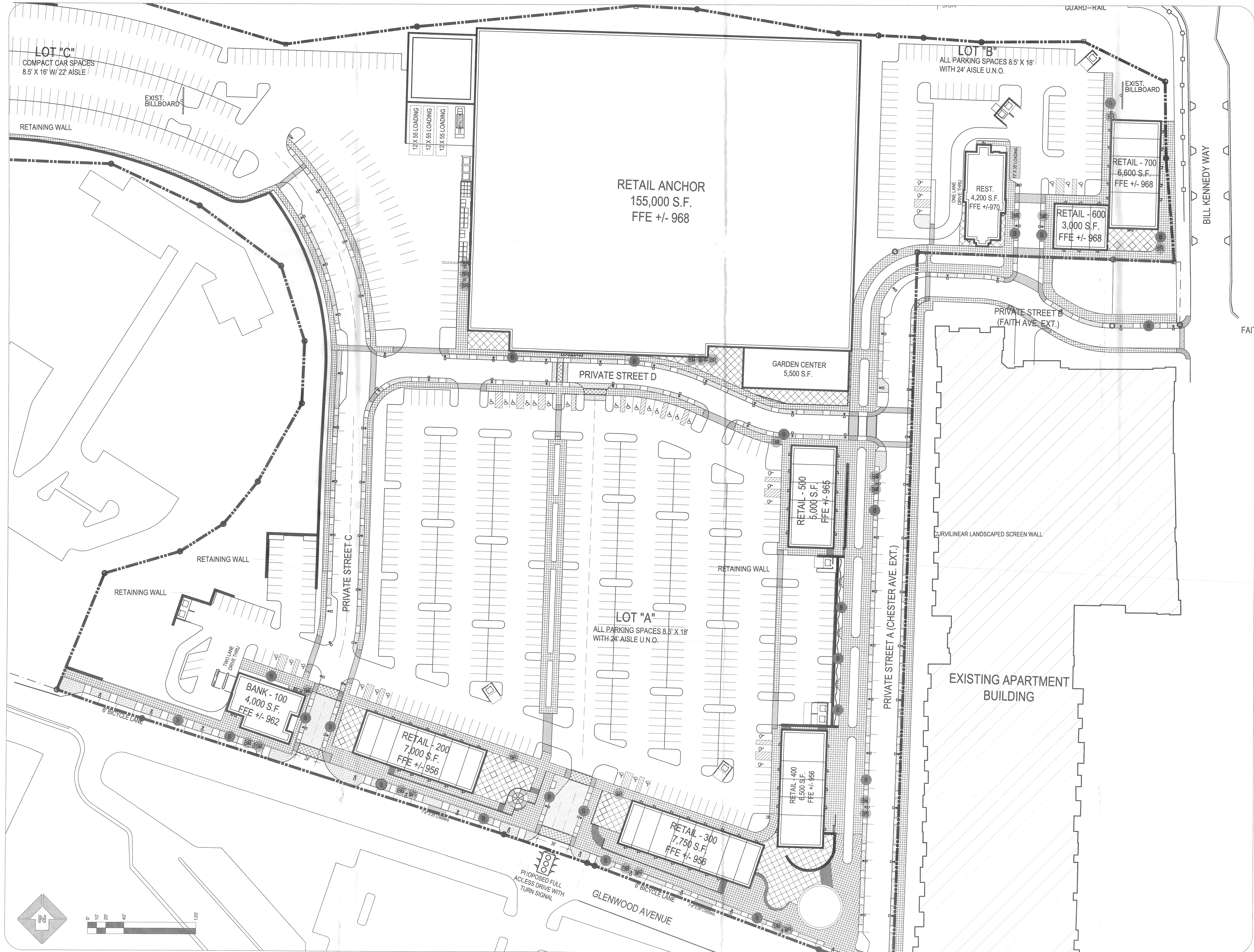
CHESTER AVENUE SECTION - B
SCALE: 1" = 30'



PRIVATE STREET SECTION - C
SCALE: 1" = 30'



PRIVATE STREET SECTION - D
SCALE: 1" = 30'



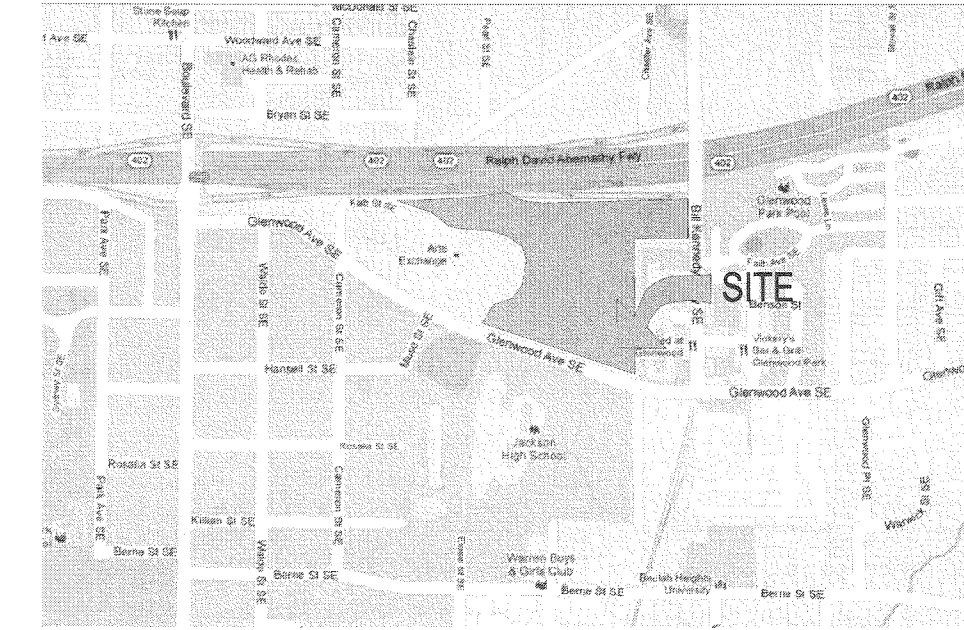
SITE AMENITY PLAN
SCALE: 1" = 40'

GLENWOOD AVENUE DEVELOPMENT ATLANTA, GEORGIA

SP-6
SITE AMENITY PLAN

SCALE: AS SHOWN
11 SEPT 2012

PIEPER O'BRIEN HERR
ARCHITECTS



VICINITY MAP
SCALE: NTS

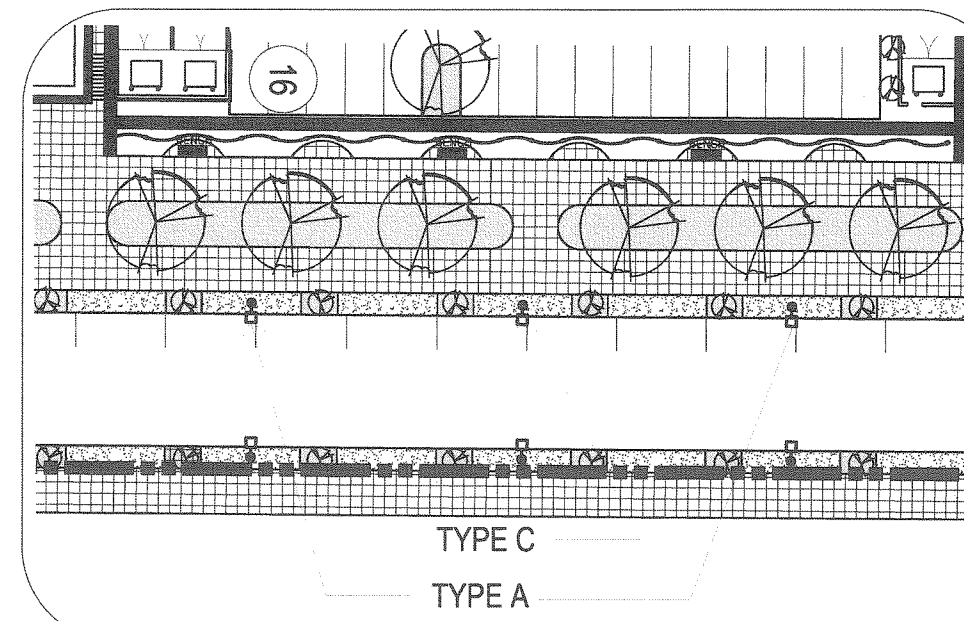
AMENITY DATA
SCALE: NTS

SITE LIGHTING POLE - TYPE "C", OR TYPE "A" (PER CITY STD.)
BENCH/TRASH - VICTOR STANLEY MODEL: CR-86 W/ SD-42 OR SIM.
BIKE RACK - GRABER MODEL: 2112 OR SIM.

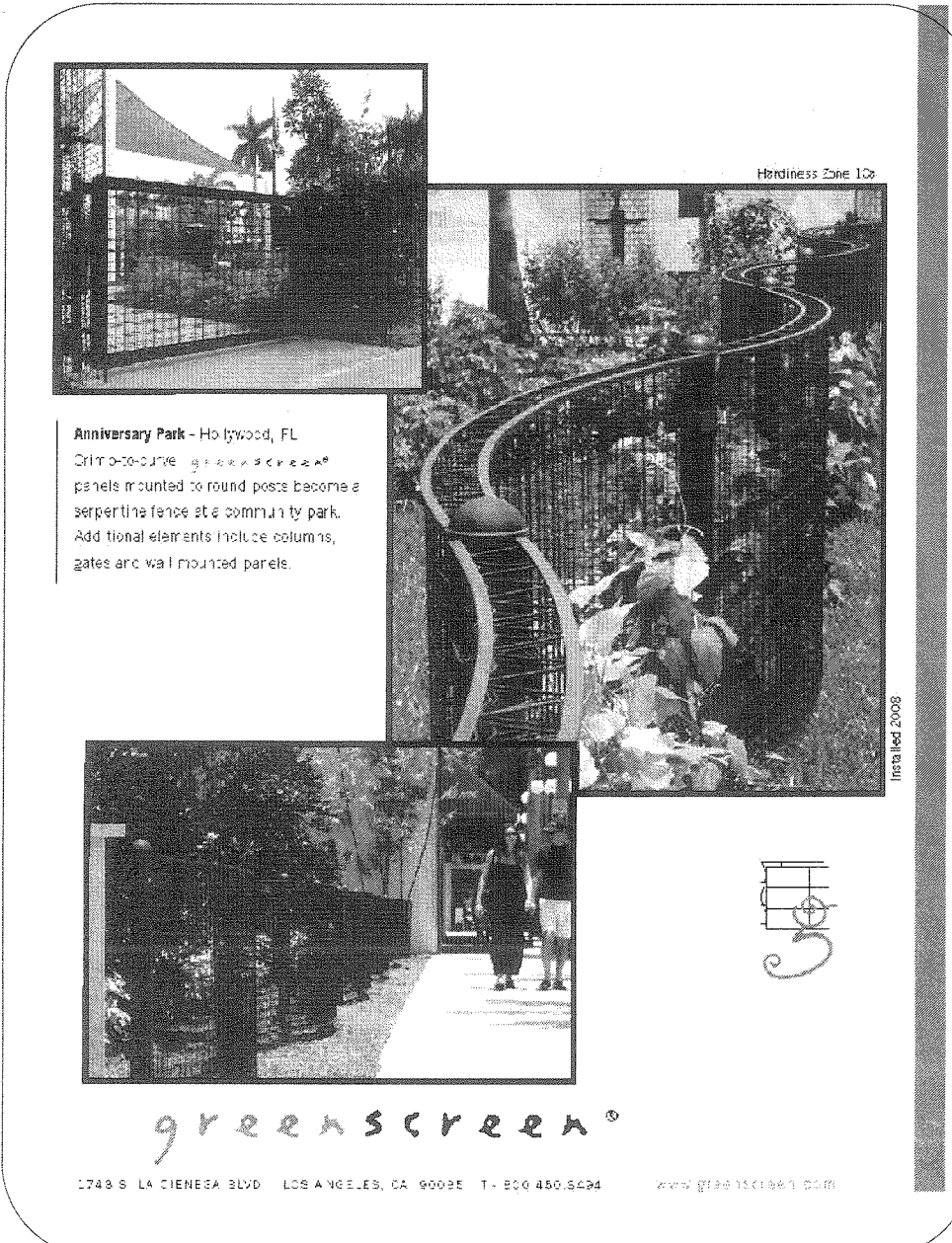
AMENITY DATA
BICYCLEMOPED RACKS REQUIRED: 120 PARKING SPACES OR 50 MAX.
BICYCLE RACKS PROVIDED: 26 RACKS = 52 BICYCLEMOPEDS
BENCHES PROVIDED: 22 BENCHES

STREET LIGHTS ARE PROVIDED ALONG PUBLIC AND PRIVATE STREETS SHOWN @ 60'-0" O.C. MAX. LIGHTS SHALL BE INSTALLED AS SHOWN BELOW.
STREET LIGHTS TYPE "A" - 25' TALL CITY STANDARD FIXTURE AND POLE
STREET LIGHTS TYPE "C" - 12' TALL CITY STANDARD FIXTURE AND POLE

AMENITY DATA
SCALE: NTS



TYP. STREET LIGHTING PLAN
SCALE: NTS



GREENSCREEN CONCEPT
SCALE: NTS

