



# 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: Jan 18 2013

ARC REVIEW CODE: R1301021

TO: Mayor Kasim Reed  
ATTN TO: Joshua Mello, Assistant Director Transportation Planning  
FROM: Douglas R. Hooker, Executive Director  
RE: Development of Regional Impact Review

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.

**Name of Proposal:** Ponce City Market (formerly Ponce Park)

**Review Type:** Development of Regional Impact

**Submitting Local Government:** City of Atlanta

**Date Opened:** Jan 2 2013

**Description:** This project, located in the City of Atlanta, includes the proposed redevelopment of the Sears Building/City Hall East into a mixed use development to include 439 residential units, 463,533 square feet of office space, 280,509 square feet of retail space, and 74,520 square feet of recreation space. The proposed project is located at 675 Ponce de Leon Avenue NE, Atlanta, GA 30308 just west of the Beltline corridor.

**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.

## **Comments:**

### **Regional Context:**

According to the ARC Unified Growth Policy Map (UGPM) and the Regional Development Guide (RDG), the proposed Ponce City Market development is within an area designated as Maturing Neighborhoods and located along a Redevelopment Corridor.

The RDG states that Maturing Neighborhoods are areas in the region characterized by older neighborhoods that include both single- and multifamily development, as well as commercial and office uses at connected key locations. Though commercial and office buildings are aging, they nonetheless are often incorporated into neighborhoods, providing an active mix of uses and amenities. Maturing neighborhoods are denser than established suburbs and the development pattern is more similar to that of pre-1970s urban development. These areas represent the part of the region that is facing infill and redevelopment pressures. In many cases, the infrastructure is in place to handle the additional growth, however in some areas, infrastructure is built out with limited ability to expand. This may constrain the amount of additional growth possible in certain areas. Many arterial streets in this area are congested due to their use as a regional route for commuters. Limited premium transit service is available in these areas.

The demand for infill development, redevelopment and adaptive reuse of existing buildings in this area should be balanced with the preservation of existing single family neighborhoods. Consideration should be given to the need for additional usable parks and greenspace close to residents, as well as developing and maintaining pedestrian-friendly amenities such as trails and sidewalks. Maturing Neighborhoods are areas where people are aging in place. These areas should integrate Lifelong Communities principles to ensure

options for housing and transportation in the community that support older adults that want to remain in their communities for a lifetime.

The RDG states that Redevelopment Corridors are designated to reflect local policy. Some of these corridors function as retail centers for surrounding communities while many are major commuter routes for the region with high amounts of through traffic. The nature and needs of each may be unique to their location within the region.

While many of these areas can increase in employment and housing density, the amount of additional density depends on the local context especially the existing and planned transportation network. Many of these corridors are planned to have additional transit service within them including light rail, BRT and express bus.

Redevelopment corridors may have high concentrations of aging commercial and retail space, and were often developed in a suburban, auto-oriented way. They are challenged by limited multi-modal options, which can lead to problems with congestion.

#### Observations:

The proposed Ponce City Market is a good example of historic reuse and redevelopment in the City of Atlanta. As well as providing access to all roads that abut the development site, the project is also located along the Beltline Corridor and plans to interface directly with this facility.

The development is proposed to have multiple driveways on each of the three surrounding streets. Additionally, over 2,000 parking spaces will be provided in the form of surface lots, parking structures, and parking internal to the building.

#### Recommendations:

This development will become a significant activity center along the Beltline in this area of the City. As such, future traffic congestion is a concern, although there are transportation options in the area. The developer has shown interest in providing car sharing, bike sharing, carpooling, transit and other modes for this proposed development. The developer, the City and MARTA should work together to provide innovative transportation solutions for the site and surrounding neighborhood. ARC can provide additional assistance on this matter if desired by the developer or the City.

Several driveways have been proposed for the development site. Careful consideration should be given to the location and spacing of driveways especially along Ponce de Leon Avenue and North Avenue. Where possible, new driveways should align with existing driveways.

Where surface parking is provided, it should be located away from the street, behind or beside buildings, and screened from view. Additionally, stormwater runoff from these lots should be considered and mitigated with the use of pervious materials or water collection systems.

See additional comments from ARC, GDOT, and Atlanta Public Schools which are attached.

#### 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  
FULTON COUNTY

ARC TRANSPORTATION PLANNING  
ARC AGING DIVISION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
BELTLINE INC.  
DEKALB COUNTY

ARC ENVIRONMENTAL PLANNING  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
CITY OF ATLANTA SCHOOLS

If you have any questions regarding this review, Please contact Jon Tuley at (404) 463-3307 or [jtuley@atlantaregional.com](mailto:jtuley@atlantaregional.com). This finding will be published to the ARC website.

The ARC review website is located at: <http://www.atlantaregional.com/land-use/planreviews>.



## MEMORANDUM

**TO:** Jon Tuley, Land Use Division

**FROM:** Marshall Willis, Transportation Access and Mobility Division

**DATE:** January 3rd, 2013

**SUBJECT:** **Transportation Division Review of DRI # 2318**

Project: Ponce City market

County: Fulton

Location: Block bordered by North Avenue, Glen Iris Drive, SR 8 (Ponce de Leon Avenue), and the Atlanta BeltLine Corridor, in the City of Atlanta NPU-M

Analysis:

Expedited

☒

Non-Expedited

☐

**cc:** David Haynes  
TAMD

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The following input is provided for the Infrastructure section of the DRI Report. This DRI proposal is being considered for review under the Georgia Regional Transportation Authority Expedited Review Process due to the Livable Centers Initiative and Alternative Modes of Transportation criteria. This DRI was previously reviewed as *#910 Ponce Park*, in 2005. The applicant proposes to re-develop a 2,100,000 square feet building on approximately 20 acres, formerly City Hall East, into a development with a mixture of multi-family residential, general office, retail, community center, day care center, restaurant, and event space uses. The developer also proposes the construction of a podium in the southeast quadrant to provide parking for a future residential tower.

## INFRASTRUCTURE

### Transportation

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

Site access is proposed via seven locations. Two entrances are proposed along SR 8/US 78/US 278 (Ponce de Leon Avenue), two entrances along Glen Iris Drive, and three entrances along North Avenue; primary site access points for elevated parking and podium parking are on North Avenue (Driveways #3 and #4 in the submitted Transportation Analysis), while primary access to nested parking are on Glen Iris Drive and North Avenue (Driveways #2 and #3). Driveway #1, as well as two ramps located within the site, provide access to below-street-level parking.

During the pre-review meeting, the developer proposed numerous pedestrian access points. These include a connection to the BeltLine on the eastern portion of the site for pedestrian and bicycles via the re-development of the Rail Depot building, which formerly housed a rail connection into the building, into a Bicycle and Pedestrian Plaza (ARC PLAN 2040 project AT-267), as well as a pedestrian ramp to connect North Avenue/Ponce City Market with the BeltLine. Additional pedestrian access points are located on Ponce de Leon Avenue. A proposed westbound right-turn lane will accommodate a future stop for the Atlanta Streetcar along North Avenue.

#### **How much average daily traffic will be generated by the proposed project?**

The preliminary figures – assuming 1.0% per year traffic growth until site completion in 2017 (5 years) – suggest 31,750 gross weekday trips (including to/from) to be generated by the site, with a heavier traffic load expected in the PM Peak Hour. Mixed-use and pass-by trip reductions, determined by the Institute of Transportation Engineer's *Trip Generation* and *Trip Generation Handbook* publications, provide a net total volume of 15,632 weekday trips.

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

**PLAN 2040 RTP (Long Range Projects)\***

ARC Number	<u>Route</u>	Type of Improvement	Scheduled Completion Year
AT-269	Ponce de Leon Avenue Bicycle/Pedestrian Facilities and Atlanta BeltLine Connection	Roadway / Capacity Reduction or Conversion	2020
AR-451A	BeltLine Transportation Corridor – Transit Service in the Northeast Quadrant	Transit / Rail Capital	2040
AT-267	Atlanta BeltLine City Hall East Bicycle and Pedestrian Plaza	Last Mile Connectivity / Joint Bike-Ped Facilities	2015
AR-443	Atlanta BeltLine Streetcar – Midtown Circulator East	Transit / Rail Capital	2030
AT-276	Boulevard Pedestrian Mobility Improvements	Last Mile Connectivity / Pedestrian Facility	2015

*\*The ARC Board adopted the PLAN 2040 RTP and FY 2012-2017 TIP on July 27<sup>th</sup>, 2011.*

**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 site is directly served by two MARTA bus routes: Route #2, servicing Ponce de Leon Avenue and Moreland Avenue, provides direct access to the Ponce de Leon Avenue entrance; Route #99, servicing Boulevard/Monroe Drive, provides a stop at Boulevard and North Avenue. The Atlanta Streetcar, a long-range project (ARC PLAN 2040 project AR-443), is proposed along North Avenue directly services the site, connecting to the North Avenue MARTA station with the Atlanta BeltLine. The long-range BeltLine Transportation Corridor (ARC PLAN 2040 project AR-451A), connecting the MARTA Lindbergh Center with the MARTA Inman Park/Reynoldstown station, runs along the eastern portion of the site. The applicant should be aware that the BeltLine and Streetcar operating concepts continue to evolve; therefore the route and scheduled completion year may change. Additionally, the referenced PLAN 2040 projects may be modified during the plan update in 2013.

**What other issues should be considered during the traffic study or in general for the proposed development?**

The developer should review design guidelines related to ARC's Policy and Investment Networks. The proposed development is located along or near the following:

- Regional Thoroughfare Network: SR 8/US 78/US 278 (Ponce de Leon Avenue)
- Regional Strategic Transportation System Principal Arterial: SR 8/US 78/US 278 (Ponce de Leon Avenue)
- Regional Strategic Transportation System Principal Arterial: SR 10 (Freedom Parkway)
- Regional Strategic Transportation System Minor Arterial: North Avenue NE
- Regional Strategic Transportation System Minor Arterial: Boulevard NE
- Atlanta Strategic Truck Route: SR 8/US 78/US 278 (Ponce de Leon Avenue)

Consideration of access points:

**Glen Iris Drive**

- We anticipate conflict on Glen Iris Drive, between the carwash and the entrance labeled Street #2 on the site plan, particularly on weekends when the weather is nice, which will likely see concurrent spikes in the number of trips made to both the carwash and PCM. Consideration should be taken to study how an island located in the turn lane between Ponce de Leon Avenue and Street #2 could prevent problems that may arise in the center turn lane. Additional improvements may need to be explored in order to ensure safe and easy access/egress along this section of Glen Iris Drive.
- During the pre-review meeting the applicant discussed a potential childcare facility located in the building labeled as Service Building in the site plan. The applicant should consider "kiss and ride" short-term parking spaces along Street #2, beside the Service Building, to prevent traffic from backing up at this entrance and to help maintain traffic flow on Glen Iris Drive.

**Ponce de Leon Avenue**

- Please allow flexibility in future design to enhance connectivity across Ponce de Leon Avenue. The applicant should consider how the lot at the corner of Glen Iris Drive and Ponce de Leon may be used to help alleviate traffic problems likely to arise along Ponce de Leon as a result of traffic generated by this and other potential future redevelopment activity in the vicinity; such a solution could both enhance connectivity to the site when the lot is developed and enhance traffic flow in the general area.
- There needs to be careful attention to the design of Driveway #1. There are sightline restrictions for vehicles exiting the site via Driveway #1 due to the overpass and the westbound downgrade along Ponce to the east of the driveway intersection. Consider a right-in, right-out driveway in order to prevent congestion and improve safety arising from possible left turn movements to and from Ponce de Leon.

**PONCE CITY MARKET DRI**  
**City of Atlanta**  
**ARC Natural Resources Division Comments**

**December 27, 2012**

The project is located in the Peachtree Creek watershed, which is tributary to the Corridor portion of the Chattahoochee River. The USGS coverage for the project area shows no streams on the project property. Any unmapped streams may be subject to the City stream buffer ordinance. Any waters of the State on the project property are subject to the requirements of the State Sedimentation and Erosion Control buffer.

The project is proposed on a site that is already almost entirely impervious in a dense urban area. Further, the proposed project appears to reduce the impervious surface on the site and stormwater will be handled by the City stormwater system.



FACILITIES SERVICES  
1631 LAFRANCE STREET  
ATLANTA, GA 30307

VIVIAN VAKILI  
FACILITIES PLANNER  
(404) 802-3731  
FAX (404) 802-3892  
vvakili@atlanta.k12.ga.us

January 16, 2013

Jonathan Tuley, AICP  
Principal Planner  
Atlanta Regional Commission  
40 Courtland Street NE  
Atlanta, Georgia 30303-2538

RE: DRI #2318 – Ponce City Market

Dear Mr. Tuley:

We have received the DRI Review Notification for Ponce City Market, the proposed redevelopment of the Sears Building/City Hall East at 675 Ponce de Leon Avenue NE, 30308. Based on the documentation, the proposed redevelopment appears to consist of 439 residential units, 463,533 square feet of office space, 280,509 square feet of retail space and 74,520 square feet of recreation space.

The school available to serve any elementary school age population in the community is currently Hope-Hill Elementary School, located at 112 Boulevard NE, 30312. The middle school currently serving the area is Inman Middle School, located at 774 Virginia Avenue NE, 30306. The high school for the students in the community is currently Grady High School, located at 929 Charles Allen Drive NE, 30309.

We would appreciate receiving an updated residential unit mix as the project design and approvals are finalized, and any additional information as it relates to your projection of school-aged children in the development identified through your project planning, research and project implementation.

If you need any additional information or have any questions, please feel free to contact me at 404-802-3731.

Sincerely,

Vivian Vakili, AICP, LEED AP  
Facilities Planner

CC: Steve Smith, Larry Hoskins, Karen Waldon, Alvah Hardy, Herb Joseph, Jere Smith



**From:** Hood, Alan C. <achood@dot.ga.gov>  
**Sent:** Thursday, January 03, 2013 11:58 AM  
**To:** Jonathan Tuley  
**Cc:** Comer, Carol; Sands, Carla Jo; Shelley.Lamar@atlanta-airport.com; douglas.barrett@fultoncountyga.gov; Mike Van Wie (mvanwie@dekalbcountyga.gov); Eleam, Katie  
**Subject:** RE: DRI Review Notification - Ponce City Market (DRI #2318)

Jon,

The proposed redevelopment is located approximately 6.9 miles south west of DeKalb Peachtree Airport (PDK), and approximately 7.8 miles East of Fulton County Airport – Brown Field (FTY) and 8.8 miles north of Hartsfield Jackson Atlanta International Airport and is located outside of any of their FAA surfaces, and does not appear to impact these airports.

However, 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 listed above and advise the proponent if any action is necessary.

I have copied Mr. Mike Van Wie, Director of the DeKalb Peachtree Airport, Mr. Doug Barrett of Fulton County Airport, and Ms. Shelley Lamar with Hartsfield Jackson Atlanta International Airport on this email.

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](mailto:achood@dot.ga.gov)

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

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**From:** Jonathan Tuley [mailto:JTuley@atlantaregional.com]  
**Sent:** Wednesday, January 02, 2013 4:43 PM  
**To:** jud.turner@gaepd.org; 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.'; 'info@poncecitymarket.com'; Jim.Irwin@JamestownLP.com; John.Walker@kimley-horn.com; Rob.Ross@kimley-horn.com; 'Qawiy, Shawanna'; Keeter, Patrece (pgkeeter@dekalbcountyga.gov); 'Ellington, Morgan'; fyalouris@atlbelpline.org; 'superintendent@atlanta.k12.ga.us'; 'vvakili@atlanta.k12.ga.us'; 'tnelloms@atlanta.k12.ga.us'  
**Cc:** Landuse; Jim Santo; Marshall Willis; Jim Skinner; Sammie Carson; Carolyn Rader  
**Subject:** DRI Review Notification - Ponce City Market (DRI #2318)

### **Development of Regional Impact Request for Comments**

This e-mail serves as notice that the ARC staff has begun the review for **Ponce City Market (DRI #2318)**. We request that you or a member of your staff review the attached preliminary report and provide comments to ARC by **Thursday, January 17, 2013**.

This project, located in the City of Atlanta, includes the proposed redevelopment of the Sears Building/City Hall East into a mixed use development to include 439 residential units, 463,533 square feet of office space, 280,509 square feet of retail space, and 74,520 square feet of recreation space. The proposed project is located at 675 Ponce de Leon Avenue NE, Atlanta, GA 30308 just west of the Beltline corridor.

Review opened: January 2, 2013

**Comments Due:** January 17, 2013

Review will close on or before: January 22, 2013

For more information regarding the DRI processes, information needed for the review or other DRI's reviewed by ARC, please see the [DRI 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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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/gadeptoftans>



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • [www.atlantaregional.com](http://www.atlantaregional.com)



## DEVELOPMENT OF REGIONAL IMPACT REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Development Center for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and give us your comments in the space provided. The completed form should be returned to the RDC on or before the specified return deadline.

Preliminary Findings of the RDC: **Ponce City Market (formerly Ponce Park)** *See the Preliminary Report.*

Comments from affected party (attach additional sheets as needed):

GDOT has two projects (PI # M004536 and 0010350) that involve resurfacing, lane reduction/operational improvements, and pedestrian upgrades near the proposed Ponce City Market DRI. M004536 will likely reduce the number of through lanes to two in each direction. The city is aware of these projects, which will be coordinated with the recently selected LCI project on this section of Ponce de Leon. For more information on these projects, please contact GDOT project manager Derrick Cameron. ([dcameron@dot.ga.gov](mailto:dcameron@dot.ga.gov))

Individual Completing Form:

*Julia Billings*

Local Government:

Department:

*Georgia Dept. of Transportation*

Telephone: (404) 631-1774

Signature:

*Julia Billings*

Date:

*1/8/13*

**Please Return this form to:**

Jon Tuley, Atlanta Regional Commission  
40 Courtland Street NE  
Atlanta, GA 30303  
Ph. (404) 463-3307 Fax (404) 463-3254  
[jtuley@atlantaregional.com](mailto:jtuley@atlantaregional.com)

Return Date: *Jan 17 2013*

# Developments of Regional Impact

[DRI Home](#)[DRI Rules](#)[Thresholds](#)[Tier Map](#)[FAQ](#)[Apply](#)[View Submissions](#)[Login](#)**DRI #2318**

## 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: City of Atlanta

Individual completing form: Joshua Mello, Assistant Director of Planning - Tr

Telephone: 404-330-6785

E-mail: jdmello@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: Ponce City Market

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 675 Ponce de Leon Avenue NE, Atlanta, GA 30308

Brief Description of Project: Redvelopment of former City Hall East/Sears building into a mixed-use community.

#### 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:

# DRI Initial Information Form

Project Size (# of units, floor area, etc.):	439 dwelling units, 463,533 SF office space, 231,043 SF retail, 49,466 SF restaurant, 74,520 SF recr
Developer:	Jamestown Properties
Mailing Address:	650 North Avenue NE
Address 2:	
	City:Atlanta State: GA Zip:30308
Telephone:	404-692-1670
Email:	info@poncecitymarket.com
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, property owner:	
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 checked="" type="radio"/> Yes <input type="radio"/> No
If yes, provide the following information:	Project Name: Ponce Park
	Project ID: 910
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
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: 2017 Overall project: 2017
<a href="#">Back to Top</a>	

# Developments of Regional Impact

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DRI #2318

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 <a href="#">Rules for the DRI Process</a> and the <a href="#">DRI Tiers and Thresholds</a> for more information.	
Local Government Information	
Submitting Local Government:	City of Atlanta
Individual completing form:	Joshuah Mello, Assistant Director of Planning - Tr
Telephone:	404-330-6785
Email:	jdmello@atlantaga.gov
Project Information	
Name of Proposed Project:	Ponce City Market
DRI ID Number:	2318
Developer/Applicant:	Jamestown Properties
Telephone:	404-692-1670
Email(s):	info@poncecitymarket.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:	\$138,000,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$8,500,000
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 type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please describe (including number of units, square feet, etc):	



<b>Water Supply</b>	
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)?	0.339
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?	
<b>Wastewater Disposal</b>	
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)?	0.313
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?	
<b>Land Transportation</b>	
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.)	1245 AM peak & 1643 PM peak
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 checked="" type="radio"/> Yes <input type="radio"/> No
If yes, please describe below: New traffic signal at Garden Park Dr extension and North Ave NE; restriping North Ave NE and Glen Iris Dr NE; various driveway improvements.	
<b>Solid Waste Disposal</b>	
How much solid waste is the project expected to generate annually (in tons)?	12,417
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? 93

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Structural underground stormwater detention systems will be provided in conjunction with structural water quality separation/filtration devices. Measures are designed to achieve a 30% reduction in stormwater flow over the pre-development conditions.

### Environmental Quality

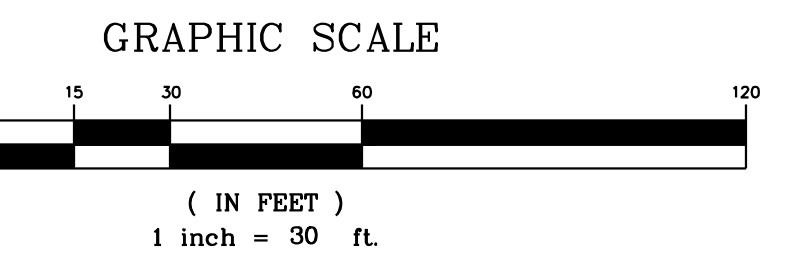
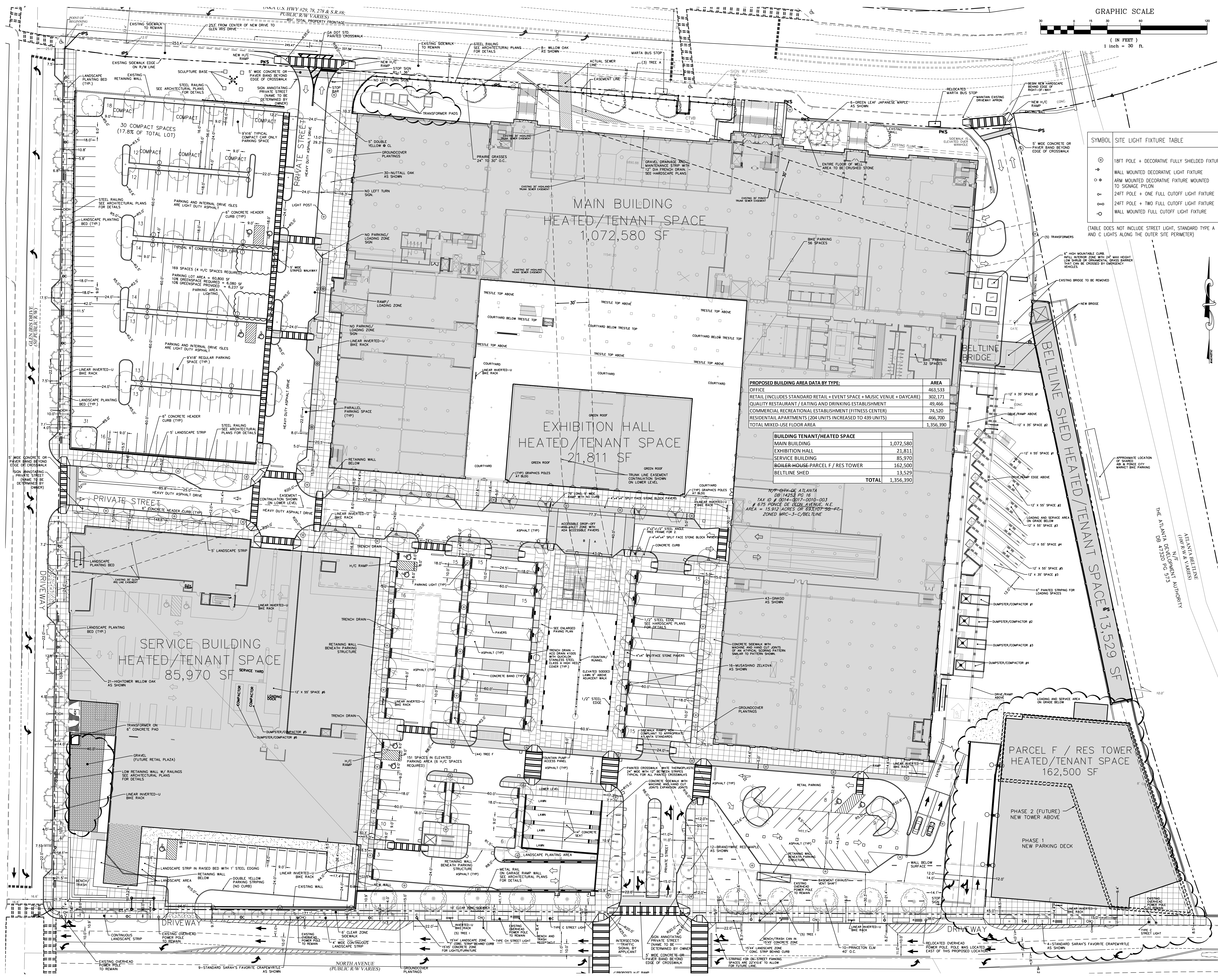
Is the development located within, or likely to affect any of the following:

- |   |   |
|---|---|
| 1. Water supply watersheds?                   | <input type="radio"/> (not selected) <input type="radio"/> Yes<br><input checked="" type="radio"/> No |
| 2. Significant groundwater recharge areas?    | <input type="radio"/> (not selected) <input type="radio"/> Yes<br><input checked="" type="radio"/> No |
| 3. Wetlands?                                  | <input type="radio"/> (not selected) <input type="radio"/> Yes<br><input checked="" type="radio"/> No |
| 4. Protected mountains?                       | <input type="radio"/> (not selected) <input type="radio"/> Yes<br><input type="radio"/> No            |
| 5. Protected river corridors?                 | <input type="radio"/> (not selected) <input type="radio"/> Yes<br><input checked="" type="radio"/> No |
| 6. Floodplains?                               | <input type="radio"/> (not selected) <input type="radio"/> Yes<br><input checked="" type="radio"/> No |
| 7. Historic resources?                        | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes<br><input type="radio"/> No |
| 8. Other environmentally sensitive resources? | <input type="radio"/> (not selected) <input type="radio"/> Yes<br><input checked="" type="radio"/> No |

If you answered yes to any question above, describe how the identified resource(s) may be affected:  
Main building is historic and being preserved.

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**SURBER BARBER CHOATE & HERTLEIN**  
ARCHITECTS, P.C.  
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SUITE 700 SOUTH  
ATLANTA, GEORGIA 30309  
TELEPHONE 404-872-8400  
FACSIMILE 404-892-1940



SYMBOL	SITE LIGHT FIXTURE TABLE
⊙	18FT POLE + DECORATIVE FULLY SHIELDED FIXTURE
⊙	WALL MOUNTED DECORATIVE LIGHT FIXTURE
⊙	ARM MOUNTED DECORATIVE FIXTURE MOUNTED TO SIGNAGE Pylon
⊙	24FT POLE + ONE FULL CUTOFF LIGHT FIXTURE
⊙	24FT POLE + TWO FULL CUTOFF LIGHT FIXTURE
⊙	WALL MOUNTED FULL CUTOFF LIGHT FIXTURE

(TABLE DOES NOT INCLUDE STREET LIGHT, STANDARD TYPE A AND C LIGHTS ALONG THE OUTER SITE PERIMETER)

PROPOSED BUILDING AREA DATA BY TYPE:	
OFFICE	463,533
RETAIL (INCLUDES STANDARD RETAIL + EVENT SPACE + MUSIC VENUE + DAYCARE)	302,171
QUALITY RESTAURANT / EATING AND DRINKING ESTABLISHMENT	49,466
COMMERCIAL RECREATIONAL ESTABLISHMENT (FITNESS CENTER)	74,520
RESIDENTIAL APARTMENTS (204 UNITS INCREASED TO 439 UNITS)	466,700
TOTAL MIXED-USE FLOOR AREA	1,356,390

BUILDING TENANT/HEATED SPACE	
MAIN BUILDING	1,072,580
EXHIBITION HALL	21,811
SERVICE BUILDING	85,970
BOILER-HOUSE-PARCEL F / RES TOWER	162,500
BELTLINE SHED	13,529
<b>TOTAL</b>	<b>1,356,390</b>

**PONCE CITY MARKET**  
675 PONCE DE LEON AVENUE  
ATLANTA, GA 30308  
FOR  
JAMESTOWN PROPERTIES  
GREEN STREET PROPERTIES

PROJECT: SBCH 21111.00  
PRINT DATE: 17 FEBRUARY, 2012  
28 MARCH, 2012  
12/19/12 SAP PERMIT REVISION

SAP SITE PLAN  
1"=30'  
1 OF 2  
SPECIAL ADMINISTRATIVE PERMIT