



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: January 4, 2016

ARC REVIEW CODE: R1512221

TO: Mayor Kasim Reed, City of Atlanta
ATTN TO: Charletta Wilson Jacks, Director, Office of Planning
FROM: Douglas R. Hooker, Executive Director, ARC
RE: Development of Regional Impact Review – **Notification Only**

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.

Name of Proposal: Centennial Park North II

Submitting Local Government: City of Atlanta

Review Type: Development of Regional Impact – **Notification Only**

Date Opened: December 22, 2015

Date Closed: January 1, 2016

Description:

This proposed development is located in the City of Atlanta at 556 Centennial Olympic Park Drive NW – south of North Avenue, north of Merritts Avenue, and east of Centennial Academy and the Arthur M. Blank Family Youth YMCA. The project will include 520 apartment units in three buildings above structured parking. A public street will be constructed along the north side of the site as part of the Atlanta Housing Authority's Centennial Redevelopment effort.

Comments:

According to the ARC Unified Growth Policy Map (UGPM) and Regional Development Guide (RDG), the proposed development is located within the Region Core area of the region.

The UGPM and RDG state that the Region Core is the major economic, cultural and transportation hub of the region. This area is the densest in terms of employment, residential, and cultural offerings throughout the region, with the most developed transit service in the region. The Region Core can handle the most intense development due to the amount of infrastructure already in place; however this infrastructure may need improvements due to its age.

The Region Core is in competition with other central city areas in the southeast. The region must work together to keep this area as competitive as possible in order to lure additional jobs and residents. With a growing regional population and growing congestion, this center needs to maintain easy accessibility by expanding multi-modal transportation options and housing options. The lack of accessible public greenspace within the Region Core affects the area's aesthetics and overall quality of life for residents and workers.

See additional staff comments included in this review report, related to natural resources and transportation.

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

ARC COMMUNITY DEVELOPMENT DIVISION
ARC RESEARCH & ANALYTICS DIVISION
GEORGIA DEPARTMENT OF NATURAL RESOURCES
ATLANTA HOUSING AUTHORITY

ARC TRANSPORTATION ACCESS & MOBILITY DIVISION
ARC AGING & HEALTH RESOURCES DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
METRO ATLANTA RAPID TRANSIT AUTHORITY

ARC NATURAL RESOURCES DIVISION
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

If you have any questions regarding this review, please contact Jon Tuley at (404) 463-3307 or jtuley@atlantaregional.com. This finding will be published to the ARC review website, located at: <http://www.atlantaregional.com/land-use/planreviews>.



2424 Piedmont Rd. N.E.
Atlanta, GA 30324-3330
404-848-5000

December 30, 2015

Andrew Smith
Senior Planner
Atlanta Regional Commission
40 Courtland Avenue
Atlanta, GA 30303

Re: MARTA response to DRI Review 556 Centennial Olympic Park Drive

Hello Andrew,

This development is located along Route 1 Centennial Olympic Park/ Coronet Way and near Route 26 Perry Boulevard/ North Avenue. In addition, the North Avenue Train Station is within a quarter of a mile walk. The closest bus stop is less than 400 feet to the north at the intersection of Centennial Olympic Park and North Avenue. Although, there is no bus stop fronting the development, it is located in close proximity to multiple modes of transit service. With these facilities in place, MARTA does not envision the need to implement a bus stop at this location.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gregory T. Floyd", is written over the typed name and title.

Gregory T. Floyd, AICP
Senior Land Use Planner
404-848-5508
gffloyd@itsmarta.com

Andrew Smith

From: Jonathan Tuley
Sent: Monday, December 28, 2015 10:37 AM
To: Andrew Smith
Subject: FW: DRI Review Notification - Centennial Park North II (City of Atlanta)
Attachments: Preliminary Report - Centennial Park North II.pdf

Jon Tuley, AICP
Senior Principal Planner
Atlanta Regional Commission
regional impact + local relevance
40 Courtland Street, NE
Atlanta, Georgia 30303-2538
P | 404.463.3307
F | 404.463.3254
jtuley@atlantaregional.com
atlantaregional.com

From: Hood, Alan C. [mailto:achood@dot.ga.gov]
Sent: Monday, December 28, 2015 9:50 AM
To: Jonathan Tuley <JTuley@atlantaregional.com>
Cc: Brian, Steve <sbrian@dot.ga.gov>; Comer, Carol <ccomer@dot.ga.gov>; douglas.barrett@fultoncountyga.gov; maevans@dekalbcountyga.gov
Subject: RE: DRI Review Notification - Centennial Park North II (City of Atlanta)

Jon,

The proposed development, of 520 apartment units, is located approximately 7 miles east of the Fulton County Airport – Brown Field (FTY) and 7 miles south west of the DeKalb – Peachtree Airport (PDK), and is located outside of any of their FAA surfaces, and compatible land use areas, and does not appear to impact the airports.

However, if the proposed project's vertical construction, or equipment 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>. The FAA must be in receipt of the notification, no later than 60 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.

I have copied Mr. Doug Barrett with the Fulton County Airport and Mr. Mario Evans with DeKalb – Peachtree 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. | 2nd Floor | Atlanta, Georgia 30308
T: 404-631-1343 | F: 404-631-1935 | M: 404-660-3394 | E: achood@dot.ga.gov

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

From: Andrew Smith [<mailto:ASmith@atlantaregional.com>]

Sent: Wednesday, December 23, 2015 2:33 PM

To: jud.turner@gaepd.org; Fowler, Matthew; VanDyke, Cindy; 'alware@dot.ga.gov'; Comer, Carol; Hood, Alan C.; Allen, Patrick; Gregory Floyd (gffloyd@itsmarta.com); Laura Beall (lbeall@grta.org); DRI; 'Jon West'; trish.oconnell@atlantahousing.org; gwen.weddington@atlantahousing.org; Charletta Wilson Jacks (cjacks@atlantaga.gov); jlewis@AtlantaGa.Gov; b Crawford@AtlantaGa.Gov; CGeraldo@AtlantaGa.Gov; JEdwards@integral-online.com; VEwards@integral-online.com; Jlancaster@jlainc.com

Cc: Community Development; Jonathan Tuley; David Haynes; Daniel Studdard; Leslie Caceda; Jim Skinner; Jim Santo; Renee Ray

Subject: DRI Review Notification - Centennial Park North II (City of Atlanta)

Development of Regional Impact Request for Comments

This e-mail serves as notice that the Atlanta Regional Commission (ARC) staff has begun a Development of Regional Impact (DRI) "Notification Only" review for **Centennial Park North II**.

This proposed development is located in the City of Atlanta at 556 Centennial Olympic Park Drive NW – south of North Avenue, north of Merritts Avenue, and east of Centennial Academy and the Arthur M. Blank Family Youth YMCA. The project will include 520 apartment units in three buildings above structured parking.

We request that you or a member of your staff review the attached Preliminary Report and provide comments to ARC by 5:00 p.m. on **January 1, 2016**. You may also view or download the preliminary report by visiting the [ARC Plan Reviews webpage](#) and searching for "Centennial Park North II." The report will be available online as of tomorrow, December 24, 2015.

Review opened on: December 22, 2015

Comments due on: January 1, 2016

Review will close on: January 1, 2016

For more information regarding the DRI process or other DRIs reviewed by ARC, please see the [ARC DRI webpage](#).

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

Best,

Andrew Smith

Senior Planner, Community Development Division

Atlanta Regional Commission
regional impact + local relevance

40 Courtland Street, NE
Atlanta, Georgia 30303-2538

P | 404.463.5581

F | 404.463.3254

asmith@atlantaregional.com
atlantaregional.com

Traffic fatalities are on the rise since the beginning of 2015 and Georgia could see the first increase in nine years! Many of these fatalities are the result of distracted driving. DriveAlert ArriveAlive implores motorists to drive responsibly. 1—buckle up; 2—stay off the phone/no texting; and 3—drive alert. Visit www.dot.ga.gov/DS/SafetyOperation/DAAA. #ArriveAliveGA

CENTENNIAL PARK NORTH II DRI – Notification Only
City of Atlanta
ARC Transportation Access & Mobility Division Review – Comments
December 21, 2015

1. At the intersection of the Proposed New Public Street at Fowler Street, recommend re-designing the site driveway so it approaches the intersection at a 90 degree angle.
2. The driveway connecting from Building A to the driveway for Centennial Park North is too close to Centennial Park Drive. This driveway will create conflicts between drivers entering and exiting both developments. Additionally, vehicles exiting Building A may attempt to exit via the entrance lane for Centennial Park North. Due to these potential conflicts, recommend either removing the driveway connection between Centennial Park North and Building A or changing this driveway to entrance only for Building A.
3. At the intersection of Centennial Olympic Park Drive and the Proposed New Public Street, recommend changing the eastbound approach to two lanes – a left-turn lane and a right-turn lane. If the Proposed New Public Street lines up with the entrance driveway for the existing development on the east side of Centennial Park Drive, then recommend the eastbound approach consist of a left-turn lane and a shared through/right-turn lane.
4. At the intersection of North Avenue at Centennial Olympic Drive, recommend adding “No Right Turn on Red” signage on the northbound approach. Also recommend adding a right-turn overlap phase on the northbound approach to allow the right-turn movement during the westbound protected left-turn phase.
5. Recommend adding a loading zone for building A. There are two zones close to building B, one of which may be intended to serve building A but may not operate as intended.
6. The number of proposed parking spaces is significantly greater than the required minimum parking spaces. Recommend to reduce the number of parking spaces where possible. A clarification on the number of 1-bedroom and 2-bedroom units in building C may help.
7. Recommend adding secure and safe bike parking inside of the parking garages.
8. Recommend adding electric car charging stations for residents.

CENTENNIAL PARK NORTH II DRI – Notification Only
City of Atlanta
Natural Resources Division Review – Comments
December 18, 2015

Watershed Protection and Stream Buffers

The USGS coverage for the area shows no streams on or near the property. The property is in the Peachtree Creek watershed, which is part of the Chattahoochee watershed that is downstream of the Region's water intakes. Therefore it is not in a water supply watershed for the Atlanta Region.

Any unmapped streams that may be located on the property would be subject to the requirements of the City of Atlanta stream buffer ordinance. Any state waters that may be on the property are subject to the State 25-foot erosion and sedimentation buffer requirements.

Stormwater / Water Quality

The project is in an area served by the City of Atlanta stormwater system. The project should still adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. The amount of pollutants that will be produced after construction of the proposed development has been estimated by ARC. These are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr) from typical land uses in the Atlanta Region. The loading factors are based on regional storm water monitoring data from the Atlanta Region with impervious areas based on estimated averages for land uses in the Atlanta Region. Because of the impervious coverage shown on the site plan, commercial land use was used for this calculation. If actual impervious percentages are higher or lower than the estimate, the pollutant loads will differ accordingly. The following table summarizes the results of the analysis:

Estimated Pounds of Pollutants per Year

Land Use	Land Area (ac)	Total Phosphorus	Total Nitrogen	BOD	TSS	Zinc	Lead
Commercial	3.47	5.93	60.38	374.76	3411.01	4.27	0.76
TOTAL	3.47	5.93	60.38	374.76	3411.01	4.27	0.76

Total Impervious = 85%

If new or upgraded on-site detention is required, the design should include stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual (www.georgiastormwater.com) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should utilize the stormwater better site design concepts included in the Manual.

We also suggest the following additional measures to help reduce stormwater amounts and provide for its reuse:

- Consider using green spaces and tree planting beds as stormwater controls. These can be designed to provide maximum aesthetic value while also providing for water quality treatment and run-off reduction, potentially reducing the need for larger stormwater facilities and helping to minimize the negative effects of stormwater runoff on streams and water quality.
- Consider using pervious concrete or other pervious materials in parking areas and other paved open areas. With the proper substrate, such materials can provide a large storage capacity, which will further help to reduce stormwater runoff.
- Consider including rainwater capture in the project design to provide for landscape irrigation during dry periods.



November 19, 2015

Mr. Jon Tuley, Principal Planner
Atlanta Regional Commission
40 Courtland Street, NE
Atlanta, Georgia 30303-2538

Re: Centennial Park North II - Apartment project
556 Centennial Olympic Drive, Atlanta, GA 30313
Z-15-046 Rezoning notice

Dear Mr. Tuley,

This notice is to inform you and the ARC that Centennial Park North II, LLC has submitted an application for rezoning of the property currently addressed as 556 Centennial Olympic Park Drive to the City of Atlanta. The 3.4714 acre site is currently zoned RG-3 and the zoning request is to change the zoning to MR-5 to build 520 residential apartment units in three buildings.

Per the guidelines, our project falls below the ARC DRI unit count threshold and we have no current plans to increase the unit count from where it currently is to above the 700 unit floor for full ARC DRI.

Summary of proposed project:

Centennial Park North II, LLC proposes to construct 520 apartment units in 3 buildings ranging from three stories to fourteen stories. The traditional style of architecture will be compatible with existing and future surrounding uses. The development will serve Atlanta professionals and students that want to live in the Georgia Tech/Midtown submarket. The majority of the 615 parking spaces, will be in decks below the buildings. A public street will be constructed along the north side of the site as part of the Atlanta Housing Authorities' Centennial Redevelopment effort. The anticipated construction start date is April 2016 and the projected completion in May of 2017. (14 months)

The site plan that was submitted to the City is attached. Thank you for reaching out and please call with any questions.

Best regards,

Jason K. Edwards

Jason K. Edwards
Development Manager
The Integral Group
404-224-5189

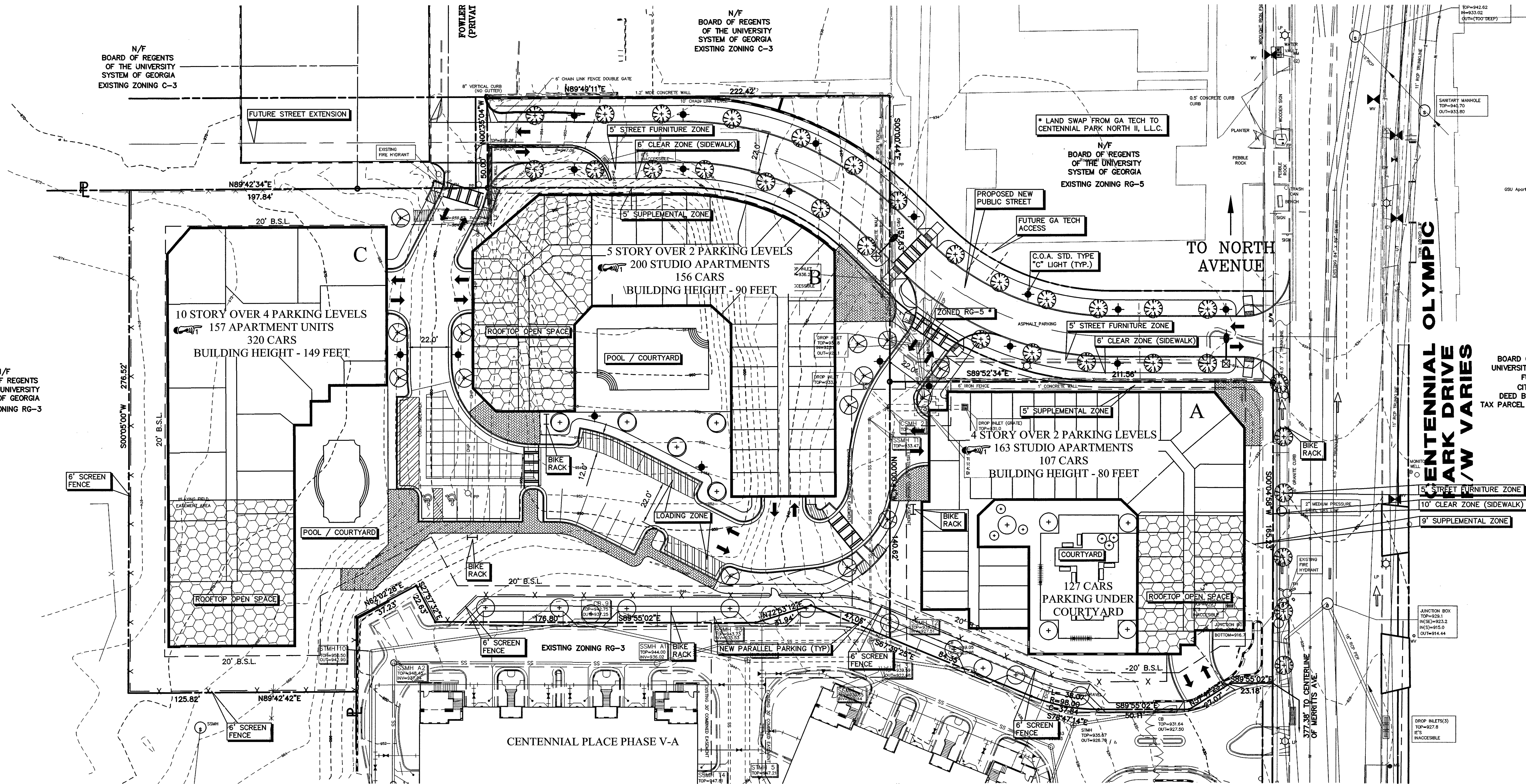
N/F
BOARD OF REGENTS
OF THE UNIVERSITY
SYSTEM OF GEORGIA
EXISTING ZONING RG-3

N/F
BOARD OF REGENTS
OF THE UNIVERSITY
SYSTEM OF GEORGIA
EXISTING ZONING C-3

N/F
BOARD OF REGENTS
OF THE UNIVERSITY
SYSTEM OF GEORGIA
EXISTING ZONING C-3

N/F
BOARD OF REGENTS
OF THE UNIVERSITY
SYSTEM OF GEORGIA
EXISTING ZONING RG-5

N/F
LOT 43
BOARD OF REGENTS (C)
UNIVERSITY SYSTEM OF
FULTON COUNTY
CITY OF ATLANTA
DEED BOOK 3178, PA
TAX PARCEL #14-0079-01



LUI CALCULATIONS

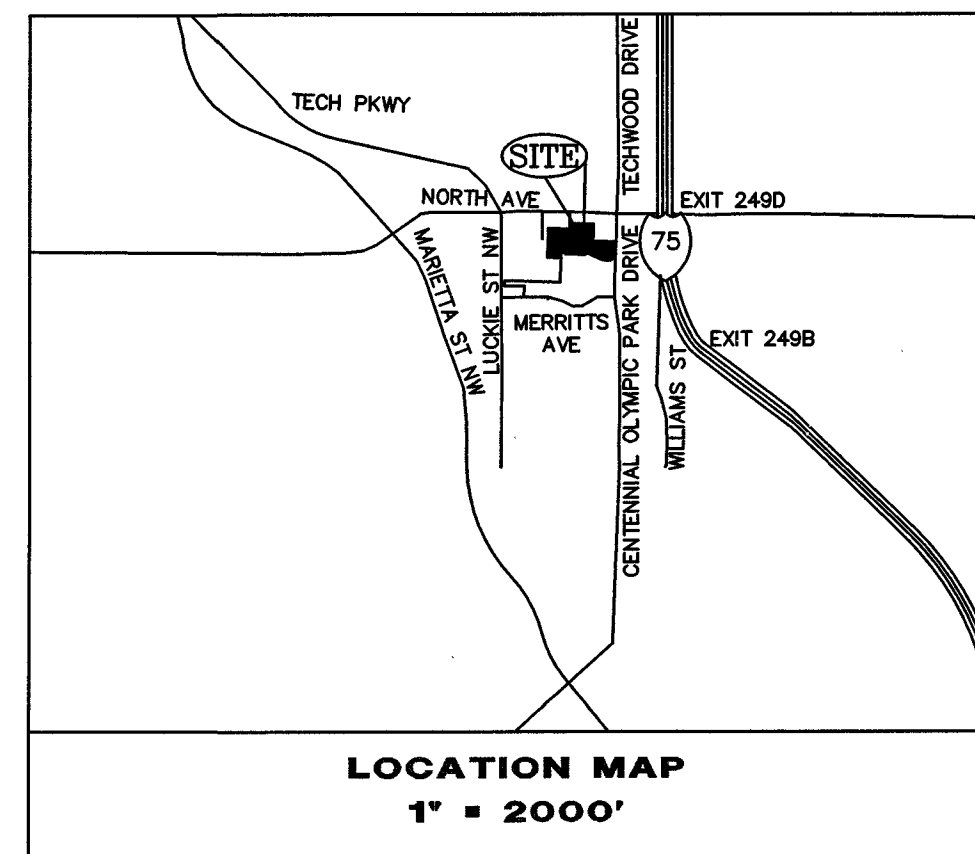
SITE AREA	=	3.4714 ACRES	
NET SITE AREA	=	3.4714 ACRES	
	=	151,214 S.F.	
BUILDING FOOTPRINTS	=	75,166 S.F.	
PARKING AND DRIVES	=	24,100 S.F.	
SUPPLEMENTAL ZONE	=	4,754 S.F.	
USABLE OPEN SPACE ON GRADE			
151,214 - 75,166 - 24,260-4,754	=	47,034	
RECREATIONAL DECKS OVER PARKING	=	15,164 S.F.	
ROOF TOP UOS & BALCONIES	=	24,100 S.F.	
TOTAL USABLE OPEN SPACE	=	86,192 S.F. REQUIRED	
	=	86,298 S.F. PROVIDED	
TOTAL RFA	=	440,000 S.F.	
FAR	=	440,000 / 151,214	
	=	2.91	
USE FAR	=	2.99	
REQUIRED LUI RATIOS			
FAR	TOSR	UOSR	PARKING
2.99	NA	.57	.55/DU
PROPOSED LUI RATIOS			
FAR	TOSR	UOSR	PARKING
2.99	NA	.57	1.18/DU

BUILDING KEY

BUILDING	RFA	Stories	Height	NO. UNITS	GARAGE PARKING
A	87,800	6	80'	163 STUDIO	127 CARS
B	116,200	7	90'	200 STUDIO	156 CARS
C	236,000	14	149'	157 1 & 2 BR	320 CARS
TOTAL	440,000 S.F.			520 UNITS	603 CARS
ON GRADE PARKING					12 CARS
TOTAL PARKING					615 CARS
REQUIRED PARKING 520 X .55 = 286					

SITE DATA

SITE AREA -	3.4714 AC.
EXISTING ZONING -	RG-3
PROPOSED ZONING -	MR-5A
PROPOSED USE -	MULTI-FAMILY HOUSING
NO. OF UNITS PROPOSED -	520
NET LOT AREA -	3.4714 AC.
PROPOSED DENSITY -	149.8/AC.
PARKING REQUIRED -	286 CARS
PARKING PROPOSED -	615 CARS
PROPOSED F.A.R. -	2.99
PROPOSED U.O.S.R. -	0.57
PROPOSED T.O.S.R. -	N/A
PROPOSED PARKING RATIO -	1.18/D.U.



CERTIFICATION

"I HEREBY CERTIFY THAT I AM FAMILIAR WITH THE ZONING ORDINANCE OF THE CITY OF ATLANTA, AS AMENDED, I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND ABILITY, THESE PLANS ARE ACCURATE AND COMPLY WITH THE DISTRICT AND GENERAL REGULATIONS OF THE ZONING ORDINANCE OF THE CITY OF ATLANTA."

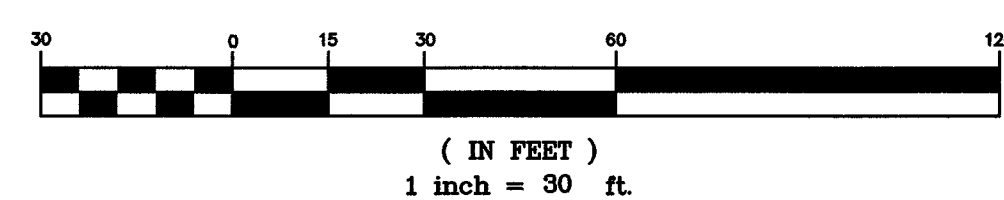
JOSEPH L. LANCASTER, P.E.

24 HOUR CONTACT
VALERIE EDWARDS

OFFICE 404-224-1881

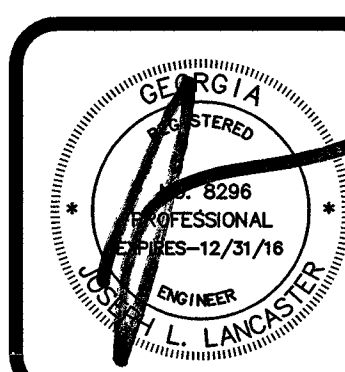
SITE ADDRESS:
556 CENTENNIAL OLYMPIC PARK DR.
ATLANTA, GA

GRAPHIC SCALE



REVISIONS	BY
1. REVISED PER CLIENT REQUEST	J.L.P.
2. REVISED PER CLIENT REQUEST	J.L.P.

THIS DRAWING IS THE PROPERTY OF THE ENGINEER AND MAY NOT BE USED OR REPRODUCED WITHOUT HIS WRITTEN PERMISSION



Lancaster Associates, Inc.
Professional Engineer
1234 Peachtree St., N.E., Suite 4100
Atlanta, GA 30333
Office 404-224-1881

CENTENNIAL PARK NORTH II, L.L.C.
191 PEACHTREE ST., N.E., SUITE 4100
ATLANTA, GA 30333
OFFICE 404-224-1881

SITE PLAN
CENTENNIAL PARK NORTH PHASE V-B
LL 79, 14TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA

DRAWN BY	JP
CHECKED BY	JL
DATE	03-27-15
SCALE	1" = 30'
JOB NO.	15-014
CAD FILE	15014-REZONE.dwg

SHEET

Z-1