



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: June 22, 2016

ARC REVIEW CODE: R1606061

TO: Mayor Kasim Reed, City of Atlanta
ATTN TO: Jonathan Lewis, Assistant Director of Planning - Transportation
FROM: Douglas R. Hooker, Executive Director, ARC
RE: Development of Regional Impact Review

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. ARC reviewed the DRI with regard to its relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as 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: Georgia Tech High Performance Computing Center

Submitting Local Government: City of Atlanta

Review Type: Development of Regional Impact **Date Opened:** June 6, 2016 **Date Closed:** June 22, 2016

Description:

This DRI is located in the City of Atlanta on a 2.2-acre site bounded by Armstead Place NW on the north, West Peachtree Street NW on the east, Fourth Street NW on the south, and Spring Street NW on the west. The project will be a mixed-use development consisting of approximately 625,000 square feet of office space, 80,000 square feet of data center space, 45,000 square feet of retail and restaurant space, and 576 below-grade parking spaces. The property currently consists of a three-story vacant historic building (Crum and Forster Building), a one-story vacant bank, a three-story occupied office building, and associated parking. The bank and office building are proposed for demolition. The trigger for this DRI is a Special Administrative Permit (SAP) filed with the City of Atlanta. The proposed project is expected to be completed by 2018.

Comments:

According to the ARC Unified Growth Policy Map (UGPM), a component of the Atlanta Region's Plan, the proposed development is located in the Region Core area, the densest part of the Atlanta region. Connected with transit, this area is the most walkable area of metro Atlanta. Redevelopment is the main driver of growth in this area. The Region Core and Regional Employment Corridor areas of the region together contain 26 percent of the 10-county region's jobs and eight percent of the region's population.

The ARC Regional Development Guide (RDG), a related Atlanta Region's Plan component, details recommended policies for areas and places on the UGPM. Recommended policies for the Region Core include:

- Continue to invest in the Livable Centers Initiative (LCI) program to assist local governments in center planning and infrastructure.
- Prioritize preservation of existing transit while increasing frequency and availability of transit options.
- Encourage compact infill development, redevelopment and adaptive reuse.
- Create a range of housing options to accommodate all sectors of the workforce.
- Encourage active, ground floor, pedestrian-scale design, and pedestrian amenities, in new development and the redevelopment of existing sites.

-CONTINUED ON NEXT PAGE-

This DRI appears to manifest many of the above policies for this area of the region, including redeveloping an underutilized site into a more urban product in an largely urbanized LCI area. In addition, the mix of uses, along with the site's proximity to transit and housing, offers the potential for users to arrive via alternative transportation modes and conduct multiple trips on foot. Therefore, care should be taken to ensure that secure end-of-trip facilities (bicycle racks, etc.) are provided at key locations throughout the site. Such facilities do not appear to be shown on the site plan provided by the applicant for this review.

The planned intensity of this DRI generally aligns with the RDG's recommended range of densities in the Region Core area. Care should be taken to ensure that the design is compatible, to the greatest extent possible, with the character and context of uses in the surrounding area.

The proposed development is located in the Midtown Atlanta LCI study area and appears to be generally consistent with the study's recommendations. The development team should continue to work in close collaboration with Midtown Alliance and the City of Atlanta to ensure that the project, as constructed, is consistent with the recommendations of the LCI plan. This includes the desire of Midtown Alliance for the Armstead Place frontage of the development to be refined to be more sensitive to the pedestrian environment in this walkable area of Atlanta.

Additional comments are included in this report.

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

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

ARC TRANSPORTATION ACCESS & MOBILITY DIVISION
ARC AGING & HEALTH RESOURCES DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
GEORGIA INSTITUTE OF TECHNOLOGY

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

If you have any questions regarding this review, please contact Andrew Smith at (404) 463-5581 or asmith@atlantaregional.com. This finding will be published to the ARC review website located at <http://www.atlantaregional.com/land-use/planreviews>.

GEORGIA TECH HIGH PERFORMANCE COMPUTING CENTER DRI
City of Atlanta
Natural Resources Division Review Comments
May 24, 2016

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.

Stormwater / Water Quality

The project site is currently mostly impervious surface and it 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 and type of pollutants that will be produced after construction of the proposed development will depend on the type and intensity of the use and the impervious coverage, which will affect the design of any stormwater controls required for the project. As stated above, the project is being built on an already developed property with existing impervious surface, which will affect the actual increases in stormwater and loading amounts.

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 would also suggest the following additional measures to help reduce stormwater reduction and provide for its reuse, where possible:

- Use 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.
- Use pervious concrete or other pervious materials in parking areas. With the proper substrate, such materials can provide a large storage capacity, which will further help to reduce stormwater runoff.
- Use rainwater capture in the project design to provide for landscape irrigation during dry periods.



MEMORANDUM

TO: Andrew Smith, Community Development Division

FROM: Byron Rushing, Transportation Access and Mobility Division

DATE: June 21, 2016

SUBJECT: **Transportation Division Review of DRI # 2569**
 Project: Georgia Tech High Performance Computing Center
 County: Fulton County
 Location: City of Atlanta, bounded by Armstead, W. Peachtree, 4th, and Spring
 Analysis: Expedited
 Non-Expedited

The Transportation Access & Mobility Division has reviewed the DRI submittal package for the Georgia Tech High Performance Computing Center property. The review includes assessing regional plan consistency, impacts on other transportation projects that are planned or underway, and recommendations to mitigate impacts to the transportation network and improve local and regional plan and policy consistency.

Active TIP Projects potentially affected by the proposed project:

ARC ID#	GDOT PI#	CST - FY	Project Name	Status/Notes
AT-277	0014993	2018	CYCLE ATLANTA: PHASE 1.0 - BICYCLE MOBILITY IMPROVEMENTS	
AT-278	0012594	2015	MIDTOWN ATLANTA REGIONAL ACTIVITY CENTER - PEDESTRIAN MOBILITY AND SAFETY	

Regional Plan Consistency:

The Atlanta Region’s Plan was adopted in 2016. The Plan’s goals and objectives fall under three tenets: Competitive Economy; World-Class Infrastructure; and Healthy, Livable Communities.¹

Specific goals and policies include: developing additional walkable, vibrant centers that support people of all ages and abilities; promote transit and active transportation modes to improve access; promote bicycle transportation by developing safe and connected route options and facilities; prioritize solutions that improve multi-modal connectivity; implement a complete streets approach on roadway projects that is sensitive to the existing community; encourage development, redevelopment and

¹ <http://documents.atlantaregional.com/The-Atlanta-Region-s-Plan/policy-framework.pdf>

transportation improvements that consider impacts on neighborhoods and communities; and encourage appropriate redevelopment of the built environment in the region’s developed areas.

The Atlanta Region’s Plan Unified Growth Policy Map (UGPM): The project is located within the “Regional Core” area of ARC’s UGPM as well as being located within a “Regional Center” and adjacent to a “Regional Attractor” (Georgia Tech). Transportation strategies identified in the Plan for these areas include: (1) Continue to invest in the LCI program; (2) Prioritize preservation of existing transit, increase frequency and availability of transit options; (3) Encourage compact infill development, redevelopment, and adaptive reuse; (4) Encourage active ground floor, pedestrian scale design, and pedestrian amenities in new development and the redevelopment of existing sites.²

“Connect Atlanta” – City of Atlanta Transportation Plan: This site and adjacent roadways are included in the City of Atlanta’s “Connect Atlanta” transportation plan.³ Roads adjacent to site that are specifically identified in the plan are:

- West Peachtree St and Spring St are recommended for “One-Way Conversions”
- West Peachtree St is recommended to be a “Core Bicycle Route”
- See Map #17 for details: http://web.atlantaga.gov/connectatlanta/images/Map_grid_images/Map%2023.pdf

TAMD Comments & Recommendations:

- Ensure street level building facades and store fronts are sensitive to the pedestrian environment.
- Maximize connections to and from nearby transit stations and stops, especially the MARTA North Ave. Station entrance near 3rd St. and West Peachtree St.
- Maintain consistency with Midtown LCI vision and recommendations as well as decisions made within Midtown Alliance comprehensive transportation plan (currently underway).

² ARC. UGPM Development Guide. <http://atlantaregionsplan.com/regional-development-guide-unified-growth-policy-map/>

³ City of Atlanta. “Connect Atlanta Plan”. <http://web.atlantaga.gov/connectatlanta>

Andrew Smith

From: Hood, Alan C. <achood@dot.ga.gov>
Sent: Wednesday, June 08, 2016 9:51 AM
To: Andrew Smith
Cc: Brian, Steve; Comer, Carol; Edmisten, Colette
Subject: RE: ARC DRI Review Notification - Georgia Tech High Performance Computing Center (DRI #2569)
Attachments: Preliminary Report - Georgia Tech HPCC .pdf

Andrew,

The proposed development of the Georgia Tech High Performance Computing Center, is located approximately 7 miles east of the Fulton County Airport – Brown Field (FTY), and is located downtown Atlanta, and outside of any FAA surfaces, and compatible land use areas, and does not appear to impact any airport.

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 90 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. | 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: Monday, June 06, 2016 11:19 AM
To: 'jud.turner@gaepd.org'; VanDyke, Cindy; Fowler, Matthew; Comer, Carol; Hood, Alan C.; Allen, Patrick; Woods, Dan; Olson, David W; 'alware@dot.ga.gov'; Humphrey, James; Woods, Chris N.; Boone, Eric; 'lbeall@grta.org'; 'BDennard@grta.org'; Parker Martin; 'DRI@grta.org'; 'Jon West'; arhein@itsmarta.com; Greg Floyd (gfloyd@itsmarta.com); Charletta Wilson Jacks (cjacks@atlantaga.gov); jlewis@AtlantaGa.Gov; Warren, Tshaka; kevin@midtownATL.com; dan@midtownATL.com; mark@midtownatl.com; tony.zivalich@realestate.gatech.edu; jgately@portmanholdings.com; jmickle@portmanusa.com; pmaffey@portmanusa.com; JNipaver@portmanusa.com; bmorrison@portmanholdings.com; jeffrey.smith@kimley-horn.com; bing.zhang@kimley-horn.com
Cc: Community Development; Jonathan Tuley; David Haynes; Byron Rushing; Jim Skinner; Jim Santo; Renee Ray
Subject: ARC DRI Review Notification - Georgia Tech High Performance Computing Center (DRI #2569)

Development of Regional Impact (DRI) – Request for Comments

This e-mail serves as notice that the Atlanta Regional Commission (ARC) staff has begun a Development of Regional Impact (DRI) review for the **Georgia Tech High Performance Computing Center (DRI #2569)**.

This DRI is located in the City of Atlanta on a 2.2-acre site bounded by Armstead Place on the north, West Peachtree Street on the east, Fourth Street on the south, and Spring Street on the west. The project will be a mixed-use development consisting of approximately 625,000 square feet of office space, 80,000 square feet of data center space,

45,000 square feet of retail and restaurant space, and 576 below-grade parking spaces. The property currently consists of a three-story vacant historic building (Crum and Forster Building), a one-story vacant bank, a three-story occupied office building, and associated parking. The bank and office building are proposed for demolition. The trigger for this DRI is a Special Administrative Permit (SAP) filed with the City of Atlanta. The proposed project is expected to be completed by 2018.

As a representative of an adjacent community and/or potentially affected entity, we request that you or a member of your staff review the attached Preliminary Report and provide comments to ARC on or before **June 21, 2016**. You may also view the preliminary report and other project information by visiting the [ARC Plan Reviews webpage](#) and searching for “Georgia Tech High Performance Computing Center” in the field at the bottom of the page. The report and other information will be available online as of tomorrow, June 7.

Date opened: June 6, 2016

Deadline for comments: June 21, 2016

Close by: June 27, 2016 (If no significant issues are identified during the comment period, the review will close on **June 21, 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.

Regards,

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

Summer construction is here and Georgia DOT is conducting maintenance and construction activities on interstates, state routes and bridges across Georgia. Plan ahead and know before you go. Learn about projects in your neck of the woods. Visit www.511ga.org or call 511. Georgia DOT urges motorists to always buckle up, stay off the phone – no texting – and drive alert. And please - watch out for our workers. Help us get them home alive. #SummerConstruction

Andrew Smith

From: Billings, Julia <jbillings@dot.ga.gov>
Sent: Friday, June 10, 2016 2:19 PM
To: Andrew Smith
Cc: Mertz, Kaycee; Fowler, Matthew
Subject: RE: ARC DRI Review Notification - Georgia Tech High Performance Computing Center (DRI #2569)

Andrew,

The Georgia DOT Office of Planning has reviewed the Georgia Tech High Performance Computing Center DRI (DRI #2569). There are no GDOT roadway projects currently programmed in the immediate vicinity of this proposed development.

Thanks,

Julia Billings, AICP
Transportation Planner
Georgia Department of Transportation, Office of Planning
600 West Peachtree Street NW, 5th floor
Atlanta, GA 30308
(404) 631-1774
jbillings@dot.ga.gov

From: Andrew Smith [<mailto:ASmith@atlantaregional.com>]
Sent: Monday, June 06, 2016 11:19 AM
To: 'jud.turner@gaepd.org'; VanDyke, Cindy; Fowler, Matthew; Comer, Carol; Hood, Alan C.; Allen, Patrick; Woods, Dan; Olson, David W; 'alware@dot.ga.gov'; Humphrey, James; Woods, Chris N.; Boone, Eric; 'lbeall@grta.org'; 'BDennard@grta.org'; Parker Martin; 'DRI@grta.org'; 'Jon West'; arhein@itsmarta.com; Greg Floyd (gflloyd@itsmarta.com); Charletta Wilson Jacks (cjacks@atlantaga.gov); jlewis@AtlantaGa.Gov; Warren, Tshaka; kevin@midtownATL.com; dan@midtownATL.com; mark@midtownatl.com; tony.zivalich@realestate.gatech.edu; jgately@portmanholdings.com; jmickle@portmanusa.com; pmaffey@portmanusa.com; JNipaver@portmanusa.com; bmorrison@portmanholdings.com; jeffrey.smith@kimley-horn.com; bing.zhang@kimley-horn.com
Cc: Community Development; Jonathan Tuley; David Haynes; Byron Rushing; Jim Skinner; Jim Santo; Renee Ray
Subject: ARC DRI Review Notification - Georgia Tech High Performance Computing Center (DRI #2569)

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Developments of Regional Impact

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DRI #2569

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:	Jonathan S. Lewis
Telephone:	404-865-8593
E-mail:	JLewis@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:	GA Tech High Performance Computing Center (GT HPCC)
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	771 Spring Street, Atlanta, GA, 30308
Brief Description of Project:	This project is a mixed-use development located in Midtown LCIs. The proposed development will feature office, data center, retail, and restaurant land uses.

Development Type:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input checked="" type="radio"/> Mixed Use | <input type="radio"/> Petroleum Storage Facilities |
| <input type="radio"/> Commercial | <input type="radio"/> Airports | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools | <input type="radio"/> Truck Stops |

<input type="radio"/> Housing		<input type="radio"/> Waste Handling Facilities		<input type="radio"/> Any other development types	
<input type="radio"/> Industrial		<input type="radio"/> Quarries, Asphalt & Cement Plants			
If other development type, describe:					
Project Size (# of units, floor area, etc.):		625,000 SF of office, 80,000 SF of data center, and 45,000 SF of retail and restaurant.			
Developer:		Portman Holdings, LLC			
Mailing Address:		303 Peachtree Center Ave. NE			
Address 2:		Suite 575			
		City:Atlanta State: GA Zip:30303			
Telephone:		404-614-5392			
Email:		jgately@portmanholdings.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:		Georgia Institute of Technology - Technology Square, LLC			
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			
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: 2018 Overall project: 2018			
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Developments of Regional Impact

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DRI #2569

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: Jonathan S. Lewis
 Telephone: 404-865-8593
 Email: JLewis@atlantaga.gov

Project Information

Name of Proposed Project: GA Tech High Performance Computing Center (GT HPCC)
 DRI ID Number: 2569
 Developer/Applicant: Portman Holdings, LLC
 Telephone: 404-614-5392
 Email(s): jgately@portmanholdings.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.)
 (not selected) Yes No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?
 (not selected) Yes No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out: \$225M

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$1.5M

Is the regional work force sufficient to fill the demand created by the proposed project?
 (not selected) Yes No

Will this development displace any existing uses?
 (not selected) Yes No

If yes, please describe (including number of units, square feet, etc): The site currently consists of the Crum and Forster Building (which will remain), a one story vacant bank building (3,500 SF to be demolished), and a three story office building (18,000 SF to be demolished).

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 0.22

Gallons Per Day (MGD)?

Is sufficient water supply capacity available to serve the proposed project? (not selected) Yes No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? (not selected) Yes 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)? 0.18

Is sufficient wastewater treatment capacity available to serve this proposed project? (not selected) Yes No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project? (not selected) Yes 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.) Approximately 8,695 daily trips, 799 AM peak hour trips, and 894 PM peak hour trips.

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? (not selected) Yes No

Are transportation improvements needed to serve this project? (not selected) Yes No

If yes, please describe below: Please refer to Transportation Analysis performed by Kimley-Horn.

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 3,342 tons

Is sufficient landfill capacity available to serve this proposed project? (not selected) Yes No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? (not selected) Yes 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? 95%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Detention vault, water quality device, and re-use cistern are proposed.

Environmental Quality

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

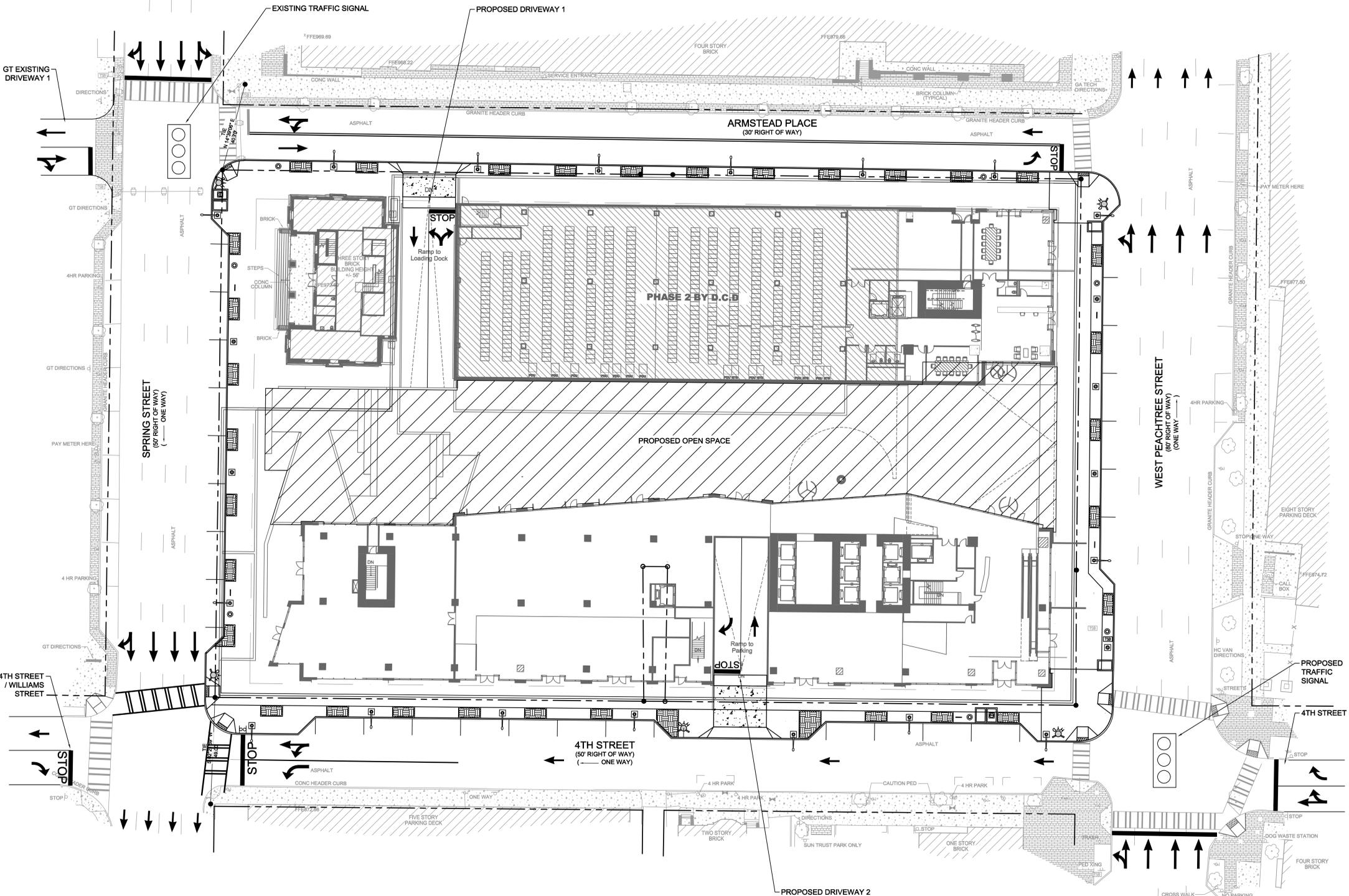
1. Water supply watersheds? (not selected) Yes No
2. Significant groundwater recharge areas? (not selected) Yes No
3. Wetlands? (not selected) Yes No
4. Protected mountains? (not selected) Yes No
5. Protected river corridors? (not selected) Yes No
6. Floodplains? (not selected) Yes No
7. Historic resources? (not selected) Yes No
8. Other environmentally sensitive resources? (not selected) Yes No

If you answered yes to any question above, describe how the identified resource(s) may be affected:
2. Below grade parking deck - groundwater is not proposed to be used. 7. Crum and Forster building - proposed to remain in place.

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[GRTA DRI Page](#) | [ARC DRI Page](#) | [RC Links](#) | [DCA DRI Page](#) | [Site Map](#) | [Statements](#) | [Contact](#)

Drawing name: K:\AMT_CIVIL\19292006_GT HPCC CAD\Plan\Sheet\22-00 - DRI - SITE PLAN.dwg C2-00 - SITE PLAN May 18, 2016 4:06pm By: raw.harris
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any portion hereof for any other purpose without the written authorization and approval of Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PROGRAM:
 825,000 SF OFFICE
 80,000 SF DATA CENTER
 *TO BE DEVELOPED BY OTHERS
 11,000 SF RETAIL
 34,000 SF RESTAURANT

PARKING:
 576 PROPOSED SPACES BELOW GRADE
 400 SPACES IN EXISTING GEORGIA TECH PARKING DECK
 LOCATED IN THE NORTHWEST QUADRANT OF SPRING STREET AT 4TH STREET / WILLIAMS STREET

SITE NOTES:

GENERAL NOTES:

- SITE ACREAGE : 2.2 ACRES
- BUILDING HEIGHTS HAVE NOT BEEN DETERMINED AT THIS TIME.
- TOPOGRAPHIC INFORMATION IS NOT AVAILABLE AT THIS TIME.

ZONING:
 SAP 16-044
 SPI 16 SA1

- THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY JOHN PORTMAN & ASSOCIATES DATED 03/04/2016 AND IS FOR ILLUSTRATED PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
- ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
- REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
- OWNER TO MAINTAIN PORTION OF SIDEWALK ON PROPERTY IN PERPETUITY AT OWNER'S EXPENSE.
- CONTRACTOR TO REUSE EXISTING STREET LIGHTS BASED ON CONDITION AND APPROVAL BY OWNER AND COA DPW.

SITE PLAN LEGEND:

- PROPERTY LINE
- ASPHALT PAVEMENT PER COA COMMERCIAL STREET STANDARD DETAIL
- HEAVY DUTY CONCRETE PAVEMENT
- STANDARD DUTY CONCRETE SIDEWALK
- TREE WELL / LANDSCAPED AREA

CONTACT INFORMATION:

CLIENT: PORTMAN HOLDINGS
 JOSHUA GATELY
 404-614-5392

ARCHITECT: JOHN PORTMAN & ASSOCIATES
 JONATHAN MICKLE
 404-614-5291

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 EMMY MONTANYE
 404-419-8711

TRAFFIC ENGINEER: KIMLEY-HORN
 JEFFREY SMITH
 404-419-8709

Kimley-Horn
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 817 W. PEACHTREE STREET, NW
 ATLANTA, GEORGIA 30308
 WWW.KIMLEY-HORN.COM

SCALE: 1" = 20'
 DRAWN BY: CAZ
 DESIGNED BY: KRT
 CHECKED BY: EFM

PORTMAN HOLDINGS
 303 PEACHTREE CENTER AVENUE
 SUITE 575
 ATLANTA, GA 30303
 PHONE: 404-614-5437

PROJECT: GT HPCC DRI #2569
TITLE: 771 SPRING ST
DRI SITE PLAN

DATE: 05/23/2016
PROJECT NO.: 019292007
SHEET NUMBER: 1 OF 1

GEORGIA811.
 Utilities Protection Center, Inc.
 Know what's below.
 Call before you dig.

GRAPHIC SCALE IN FEET
 0 10 20 40

NO.	REVISIONS	DATE	BY
7			
6			
5			
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