



# REGIONAL REVIEW NOTICE

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

DATE: June 6, 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 a preliminary regional review of the following Development of Regional Impact (DRI). 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. This preliminary report 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

**Review Type:** DRI

**Submitting Local Government:** City of Atlanta

**Date Opened:** June 6, 2016

**Deadline for Comments:** June 21, 2016

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

**Description:** 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.

**PRELIMINARY COMMENTS:** According to the ARC Unified Growth Policy Map (UGPM) and Regional Development Guide (RDG), related components of the Atlanta Region's Plan, the proposed development is located within the Region Core area of the region. The Region Core is the densest part of the Atlanta region. Connected with transit, this area of the region is the most walkable. Redevelopment is the main driver of growth within 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 8 percent of region's population.

The RDG 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 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 within the Midtown Atlanta LCI study area and appears 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.

#### **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](mailto:asmith@atlantaregional.com). This finding will be published to the ARC review website located at <http://www.atlantaregional.com/land-use/planreviews>.



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## DEVELOPMENT OF REGIONAL IMPACT REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Commission for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient scale or importance that it is likely to generate impacts beyond the jurisdiction in which the project is located, for example in 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 in this packet and offer your comments in the space provided. The completed form should be returned to ARC on or before the specified return deadline.

Preliminary Findings of the RDC: Georgia Tech High Performance Computing Center *See the Preliminary Report.*

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

Individual Completing Form:

Local Government:

Department:

Telephone: (     )

Signature:

Date:

***Please return this form to:***

Andrew Smith, Atlanta Regional Commission  
40 Courtland Street NE  
Atlanta, GA 30303  
Ph. (404) 463-5581 Fax (404) 463-3254  
[asmith@atlantaregional.com](mailto:asmith@atlantaregional.com)

Return Date: *June 21, 2016*

# ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

**ARC REVIEW CODE: R1606061**

**FROM:** Andrew Smith, Ext. 3-5581

### Reviewing staff by Jurisdiction:

**Transportation Access and Mobility:** Rushing, Byron

**Research and Analytics:** Skinner, Jim

**Aging and Health Resources:** Ray, Renee

**Name of Proposal:** Georgia Tech High Performance Computing Center

**Review Type:** Development of Regional Impact

**Description:** 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.

**Submitting Local Government:** City of Atlanta

**Date Opened:** June 6, 2016

**Deadline for Comments:** June 21, 2016

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

**Response:**

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

**COMMENTS:**

[illegible]

**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](http://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.

# Developments of Regional Impact

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

**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:

☐ (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

<input type="radio"/> <b>Housing</b>		<input type="radio"/> <b>Waste Handling Facilities</b>	<input type="radio"/> <b>Any other development types</b>
<input type="radio"/> <b>Industrial</b>		<input type="radio"/> <b>Quarries, Asphalt &amp; Cement Plants</b>	
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"/> <b>Rezoning</b> <input type="checkbox"/> <b>Variance</b> <input type="checkbox"/> <b>Sewer</b> <input type="checkbox"/> <b>Water</b> <input checked="" type="checkbox"/> <b>Permit</b> <input type="checkbox"/> <b>Other</b>		
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		
<a href="#">Back to Top</a>			

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## Developments of Regional Impact

[DRI Home](#)[Tier Map](#)[Apply](#)[View Submissions](#)[Login](#)

### 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

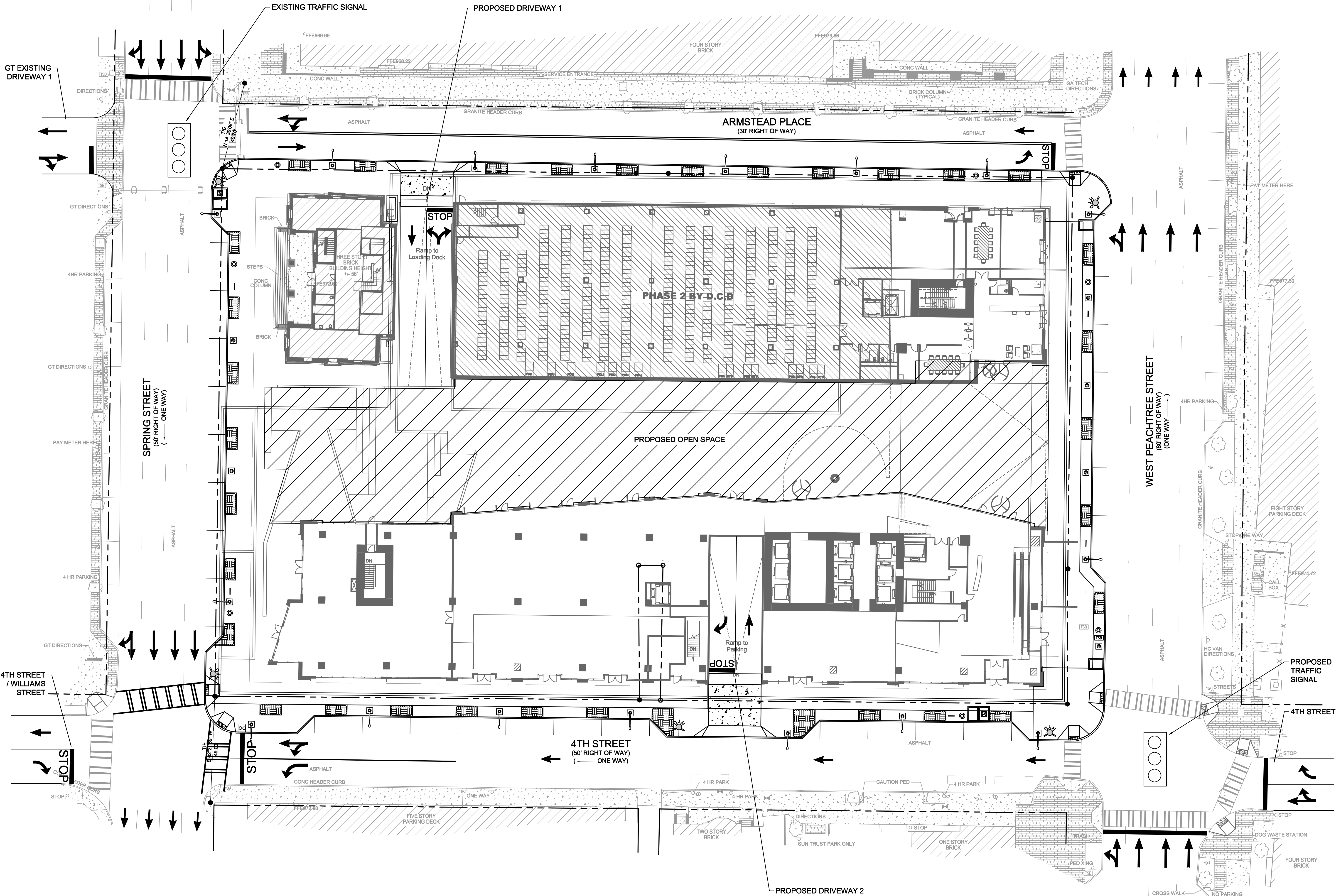
If you answered yes to any question above, describe how the identified resource(s) may be affected:  
2. Below grade parking deck - groundwater is not proposed to be used. 7. Crum and Forster building - proposed to remain in place.

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



Drawing name: K:\AMT\_CIVIL\019292006\_GT HPCC CAD\Plan\Sheets\C2-00 - SITE PLAN.dwg C2-00 - SITE PLAN May 18, 2016 4:39pm 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 improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PROGRAM:

625,000 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:

1. SITE ACREAGE : 2.2 ACRES
  2. BUILDING HEIGHTS HAVE NOT BEEN DETERMINED AT THIS TIME.
  3. TOPOGRAPHIC INFORMATION IS NOT AVAILABLE AT THIS TIME.
- SAP 16-044  
SPI 16 SA1
- ZONING:
1. 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.
  2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
  3. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
  4. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
  5. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
  6. OWNER TO MAINTAIN PORTION OF SIDEWALK ON PROPERTY IN PERPETUITY AT OWNER'S EXPENSE.
  7. CONTRACTOR TO REUSE EXISTING STREET LIGHTS BASED ON CONDITION AND APPROVAL BY OWNER AND COA DPW.

SITE PLAN LEGEND:

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

CONTACT INFORMATION:

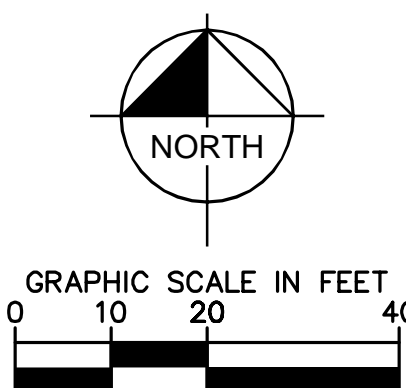
CLIENT: PORTMAN HOLDINGS  
JOSHUA GATELY  
404-614-5392

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

CIVIL ENGINEER: KIMLEY-HORN  
EMMY MONTANYE  
404-419-8711

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

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



PROJECT:	GT HPCC DRI #2569	CLIENT:	PORTMAN HOLDINGS	SCALE:	1" = 20'
TITLE:	771 SPRING ST	DRAWN BY:	CAZ	DESIGNED BY:	KRT
SHEET NUMBER	1 OF 1	CHECKED BY:	EFM	DATE	05/23/2016
				PROJECT NO. 019292007	
				REVISIONS	
				BY	
				DATE	
				No.	
				1	
				2	
				3	
				4	
				5	
				6	
				7	

**Kimley-Horn**

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