



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 29, 2016

ARC REVIEW CODE: R1606132

TO: Mayor Rusty Paul, City of Sandy Springs
ATTN TO: Michelle Alexander, Community Development Director
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: 1117 Perimeter Center West (DRI #2552)

Submitting Local Government: City of Sandy Springs

Review Type: Development of Regional Impact **Date Opened:** June 13, 2016 **Date Closed:** June 29, 2016

Description: This DRI is located in the City of Sandy Springs on 13.26 acres bordered by Mount Vernon Highway to the northwest, Perimeter Center West to the northeast, and Peachtree Dunwoody Road to the southwest. The property currently contains 419,700 sq. ft. of existing office space, most of which will remain as office or be converted to new uses. The proposed project is a mixed-use development consisting of 1,587 new residential units (1,064 apartments, 523 condominiums); 1,522,754 sq. ft. of new office space; 313,044 sq. ft. of existing office space to remain; 138,043 sq. ft. of new retail space (36,638 sq. ft. brand new / 101,405 sq. ft. converted from existing office space); and 50,000 sq. ft. of restaurant space (new and existing). The DRI trigger for this development is a rezoning application filed with the City of Sandy Springs. The proposed project is expected to be completed by 2022.

Comments: According to the ARC Unified Growth Policy Map (UGPM), a component of the Atlanta Region's Plan, the proposed development is located within a Regional Employment Corridor and a Regional Center. 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 Regional Employment Corridors include:

- Continue to invest in the LCI program to assist local governments in center planning and infrastructure.
- Prioritize preservation of existing transit; increase 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 redevelopment of existing sites.

Regional Centers are the region's key centers for employment, shopping and entertainment. These centers should be connected to the regional transportation network with existing or planned high-capacity transit service. In most cases, these centers have a jobs-housing imbalance, so housing options should be expanded within their boundaries, especially around existing or planned transit. Some Regional Centers could also be considered "Edge Cities," developed in a suburban, auto-oriented way. They have limited multi-modal transportation options and are challenged by increasing congestion. Local plans and policies should support efforts to transform these areas into highly accessible mixed-use urban hubs.

Recommended policies for Regional Centers include:

- Prioritize preservation, expansion and access to existing and planned transit systems and improve the quality and aesthetics of existing facilities.
- Incorporate appropriate end-of-trip facilities, such as bicycle racks and showers/locker rooms, within new and existing development.
- Enhance mobility and accessibility for all by creating Complete Streets that accommodate all modes of transportation.
- Encourage active ground floor, pedestrian-scale design and pedestrian amenities in new development and redevelopment of existing sites.
- Work toward improving the jobs-housing imbalance in Regional Centers and promote housing options to accommodate multiple household sizes and price points in close proximity to jobs.
- Use alternative designs and materials to minimize impervious surfaces to the greatest possible extent.

This DRI appears to manifest many of the above policies for this area of the region – in particular, converting a single-use site to a mixed-use development with a significant housing component, contiguous to rail transit, in an LCI area that is predominated by commercial and office uses. These characteristics offer the potential for site residents to work and shop on site, and for workers and visitors to park once or arrive via transit or other alternative modes and conduct multiple trips on foot. This framework can eliminate dependency on cars for internal circulation and encourage workers and visitors to use alternative transportation modes to access the development.

Along these lines, the connection between this DRI and the Sandy Springs MARTA station should be constructed as planned so as to enhance area-wide walkability by linking both sides of Perimeter Center West for both MARTA riders and non-riders alike. Care should also be taken to ensure that the development promotes a functional, safe, clearly marked and comfortable pedestrian experience on all streets, paths and parking areas, as well as all connections to neighboring uses. This includes the development immediately southeast of the DRI, which is the only truly adjacent land use as this DRI is bounded by roadways on all other sides. Currently there is a narrow southeast/northwest crosswalk through the parking lot, mostly denoted by pavement striping, connecting the existing office building to the internal drive. A clearer, more comfortable pedestrian pathway to the private drive in this area would enhance area-wide walkability and likely benefit many of this DRI's uses as well. The development team is also encouraged to ensure that end-of-trip facilities (bicycle racks, etc.) are provided for residents, workers and visitors at key locations throughout the site.

The proposed development is located within the Perimeter Livable Centers Initiative (LCI) study area. As a result, the development plan should be consistent with the recommendations of the LCI plan and any plan updates or supplemental studies. The original Perimeter LCI study was completed in 2001, with a major (10-year) update completed in 2011. Smaller supplemental studies have been conducted for this LCI area related to transit station planning, commuter trails, and Lifelong Communities (aging and health focus) concepts.

The intensity of this proposed project generally aligns with the RDG's recommended range of densities and building heights in Regional Employment Corridors.

Additional comments are included in this report.

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

ARC COMMUNITY DEVELOPMENT	ARC TRANSPORTATION ACCESS & MOBILITY	ARC NATURAL RESOURCES
ARC RESEARCH & ANALYTICS	ARC AGING & HEALTH RESOURCES	GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA DEPARTMENT OF NATURAL RESOURCES	GEORGIA DEPARTMENT OF TRANSPORTATION	GEORGIA REGIONAL TRANSPORTATION AUTHORITY
METRO ATLANTA RAPID TRANSIT AUTHORITY	PERIMETER CIDS	CITY OF BROOKHAVEN
CITY OF DUNWOODY		

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>.

1117 PERIMETER CENTER WEST DRI
City of Sandy Springs
Natural Resources Division Review Comments
June 9, 2016

Watershed Protection and Stream Buffers

The proposed project is located on an already developed property in the Nancy Creek basin of the Peachtree Creek watershed, which in turn drains into the Chattahoochee River below the water supply intakes in the Atlanta Region. The USGS coverage for the project area shows no blue line streams on or near the project property. Any unmapped streams on the property may be subject to the City of Sandy Springs's Stream Buffer Ordinance. Any waters of the state that may be on the property will also be subject to the State 25-foot erosion and sedimentation buffer requirements.

Stormwater / Water Quality

The project should 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 are dependent on the type and intensity of the use and the impervious coverage, which will affect the design of stormwater controls for the project. The project is being built on an already developed property with existing impervious surfaces, which will affect the actual increases in stormwater and loading amounts.

In order to address post-construction stormwater runoff quality, the project should implement 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:

- 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 the parking/storage areas. With the proper substrate, such materials can provide a large storage capacity, which will further help to reduce stormwater runoff and can help filter pollutants before reaching streams.
- Include rainwater capture in the project design to provide for landscape irrigation during dry periods.



MEMORANDUM

TO: Andrew Smith, Community Development Division

FROM: Patrick Bradshaw, Transportation Access and Mobility Division

DATE: June 9, 2016

SUBJECT: **Transportation Division Review of DRI # 2552**
 Project: 1117 Perimeter Center West
 County: Fulton County
 Location: 1117 Perimeter Center West, Sandy Springs GA
 Analysis:
 Expedited
 Non-Expedited

The Transportation Access & Mobility Division has reviewed the DRI submittal package for 1117 Perimeter Center West within the city of Sandy Springs. 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
AR-957A	0013546	2020	I-285 Interchange Reconstruction and Collector/Distributor	DBF project; open to traffic by spring 2020
AR-ML-300	0001757 /0008445	LR	SR 400 Managed Lanes from I-285 North to McFarland Road	
FN-298	0013141	2017	Glenridge Drive, Hammond Drive and Peachtree Dunwoody Road – ATMS System Expansion	
DK-440	0015070	2016	Medical Center to Dunwoody MARTA Pedestrian/Bicycle and Transit Connectivity Improvements	

Regional Plan Consistency:

The Atlanta Region’s Plan was adopted in 2016. The Plan’s goals, objectives and policies are outlined within the Atlanta Region’s Plan Policy Framework document (<http://documents.atlantaregional.com/The-Atlanta-Region-s-Plan/policy-framework.pdf>). As proposed, the 1117 Perimeter Center West development supports many framework policies, including:

- Encourage local communities to increase housing options near large employment centers
- Focus investments in redevelopment opportunities of a regional scale
- Work with local jurisdictions to promote growth in a way that protects natural resources
- Improve connectivity around transit stations and bus stops for all users

- Prioritize transit projects in areas with transit-supportive land use, plans and regulations
- Promote transit and active transportation modes to improve access

The Atlanta Region’s Plan Unified Growth Policy Map (UGPM): The project is located within the “Regional Employment Corridors” area of ARC’s UGPM. Regional Employment Corridors connect major activity centers to the Atlanta central business district through existing high-capacity transportation facilities. These areas contain a large share of the region’s jobs in relatively small land area. The proposal in question is best classified as a mixed use development, which is a compatible land use for this particular UGPM area. Also, this development proposes an estimated 119 residential units per acre, which is within the recommended range for this UGPM area as outlined in the ARC Regional Development guide.

2010 North Fulton Comprehensive Transportation Plan (CTP): This document outlines major transportation investment priorities over a 20 year horizon throughout incorporated north Fulton. A major policy recommendation from this effort is to support transit utilization and effectiveness by increasing land use density within walking distance of an existing MARTA heavy rail station. The Perimeter Center West clearly aligns with this recommendation.

TAMD Comments & Recommendations:

The traffic study network level of service standard set by GRTA for the traffic study associated with this DRI is LOS E. Per the results of the “Projected 2022 Build Supplemental Analysis”, it is possible to achieve this standard through the implementation of a number of transportation improvements (found on pages 4 through 5 of the report) and a 35 percent reduction in required parking spaces, which allows for an aggressive 35 percent alternative mode reduction. Assuming concurrence by GRTA and the local government with the outcome of the proposed “Projected 2022 Build Supplemental Analysis” scenario, it is recommended that the City of Sandy Springs prioritize the construction of said scenario projects and approval of the parking allocation strategy outlined within.

Andrew Smith

From: Hood, Alan C. <achood@dot.ga.gov>
Sent: Tuesday, June 14, 2016 3:23 PM
To: Andrew Smith
Cc: Brian, Steve; Comer, Carol; Edmisten, Colette
Subject: RE: ARC DRI Review Notification - 1117 Perimeter Center West (DRI #2552)
Attachments: Preliminary Report - 1117 Perimeter Center West .pdf

Andrew,

The proposed development at 1117 Perimeter Center West, is located approximately 4 miles west of the DeKalb Peachtree Airport (PDK), and is located in Sandy Springs, 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: Tuesday, June 14, 2016 11:05 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); dfrank@itsmarta.com; ben.song@brookhavenga.gov; Patrice Ruffin (patrice.ruffin@brookhavenga.gov) (patrice.ruffin@brookhavenga.gov); Steve Foote (Steve.Foote@dunwoodyga.gov); 'Rebecca Keefer' (rebecca.keefe@dunwoodyga.gov); michael.smith@dunwoodyga.gov; ywilliams@perimetercid.org; jharper@perimetercid.org; Alexander, Michelle; Mercier-Baggett, Catherine; BEdwards@SandySpringsga.gov; KWescott@SandySpringsga.gov; Hovanesian, Ruben; john.walker@kimley-horn.com; dave.morgan@kimley-horn.com; michael.wanko@kimley-horn.com; elizabeth.johnson@kimley-horn.com; Lauren.Garren@kimley-horn.com; rob@stonewalkco.com; asutton@shanegroup.net; josephna925@gmail.com; jhill@mmmlaw.com; cwestmoreland@mmmlaw.com
Cc: Community Development; David Haynes; Patrick Bradshaw; Jim Skinner; Jim Santo; Renee Ray
Subject: ARC DRI Review Notification - 1117 Perimeter Center West (DRI #2552)

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 **1117 Perimeter Center West (DRI #2552)**.

This DRI is located in the City of Sandy Springs on 13.26 acres bordered by Mount Vernon Highway to the northwest, Perimeter Center West to the northeast, and Peachtree Dunwoody Road to the southwest. The property currently contains 419,700 sq. ft. of existing office space, most of which will remain as office or be converted to new uses. The proposed project is a mixed-use development consisting of 1,587 new residential units (1,064 apartments/523 condominiums); 1,522,754 sq. ft. of new office space; 313,044 sq. ft. of existing office space to remain; 138,043 sq. ft. of new retail space (36,638 sq. ft. brand new/101,405 sq. ft. converted from existing office space); and 50,000 sq. ft. of restaurant space (new and existing). The DRI trigger for this development is a rezoning application filed with the City of Sandy Springs. The proposed project is expected to be completed by 2022.

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 28, 2016**. You may also view the preliminary report and other project information by visiting the [ARC Plan Reviews webpage](#) and searching for "1117 Perimeter Center West" in the field at the bottom of the page. The report and other information will be available online as of tomorrow, June 15.

Date opened: June 13, 2016

Deadline for comments: June 28, 2016

Close by: July 5, 2016 (If no significant issues are identified during the comment period, the review will close on **June 28, 2016** per the LCI Expedited Review process in ARC's DRI Rules)

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

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: Thursday, June 16, 2016 4:07 PM
To: Andrew Smith
Cc: Fowler, Matthew; Mertz, Kaycee
Subject: RE: ARC DRI Review Notification - 1117 Perimeter Center West (DRI #2552)

Andrew,

GDOT Planning has reviewed the Perimeter Center West DRI (#2552) for proximity to planned roadway projects. There are no projects located in the immediate vicinity of the proposed development other than those already mentioned in the transportation section of the preliminary report (including the I-285 at SR 400 interchange reconstruction and CD lanes and SR 400 managed lanes).

Thank You,

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

Begin forwarded message:

From: Andrew Smith <ASmith@atlantaregional.com>
Date: June 14, 2016 at 11:05:07 AM EDT
To: "'jud.turner@gaepd.org'" <jud.turner@gaepd.org>, "'cyvandyke@dot.ga.gov'" <cyvandyke@dot.ga.gov>, "'mfowler@dot.ga.gov'" <mfowler@dot.ga.gov>, "'ccomer@dot.ga.gov'" <ccomer@dot.ga.gov>, "Hood, Alan C. (achood@dot.ga.gov)" <achood@dot.ga.gov>, "Allen, Patrick (paallen@dot.ga.gov)" <paallen@dot.ga.gov>, "'Woods, Dan' (dwoods@dot.ga.gov)" <dwoods@dot.ga.gov>, "David Olson (DOlson@dot.ga.gov) (DOlson@dot.ga.gov)" <DOlson@dot.ga.gov>, "'alware@dot.ga.gov'" <alware@dot.ga.gov>, 'Brad Humphrey' <jhumphrey@dot.ga.gov>, Chris Woods <cwoods@dot.ga.gov>, 'Eric Boone' <eboone@dot.ga.gov>, "'lbeall@grta.org'" <lbeall@grta.org>, "'BDennard@grta.org'" <BDennard@grta.org>, Parker Martin <PMartin@GRTA.org>, "'DRI@grta.org'" <DRI@grta.org>, 'Jon West' <jon.west@dca.ga.gov>, "'arhein@itsmarta.com'" <arhein@itsmarta.com>, "Greg Floyd (gfloyd@itsmarta.com)" <gfloyd@itsmarta.com>, "'dfrank@itsmarta.com'" <dfrank@itsmarta.com>, "'ben.song@brookhavenga.gov'" <ben.song@brookhavenga.gov>, "Patrice Ruffin (patrice.ruffin@brookhavenga.gov) (patrice.ruffin@brookhavenga.gov)" <patrice.ruffin@brookhavenga.gov>, "Steve Foote (Steve.Foote@dunwoodyga.gov)" <Steve.Foote@dunwoodyga.gov>, "'Rebecca Keefer' (rebecca.keefer@dunwoodyga.gov)" <rebecca.keefer@dunwoodyga.gov>, "michael.smith@dunwoodyga.gov" <michael.smith@dunwoodyga.gov>, "ywilliams@perimetercid.org" <ywilliams@perimetercid.org>, "jharper@perimetercid.org" <jharper@perimetercid.org>, "Alexander, Michelle" <MAlexander@SandySpringsga.gov>, "Mercier-Baggett, Catherine" <CMercier-Baggett@SandySpringsga.gov>, "BEdwards@SandySpringsga.gov" <BEdwards@SandySpringsga.gov>, "KWescott@SandySpringsga.gov" <KWescott@SandySpringsga.gov>, "Hovanesian, Ruben" <RHovanesian@SandySpringsga.gov>, "john.walker@kimley-horn.com" <john.walker@kimley-

horn.com>, "dave.morgan@kimley-horn.com" <dave.morgan@kimley-horn.com>, "michael.wanko@kimley-horn.com" <michael.wanko@kimley-horn.com>, "elizabeth.johnson@kimley-horn.com" <elizabeth.johnson@kimley-horn.com>, "Lauren.Garren@kimley-horn.com" <Lauren.Garren@kimley-horn.com>, "rob@stonewalkco.com" <rob@stonewalkco.com>, "asutton@shanegroup.net" <asutton@shanegroup.net>, "josephna925@gmail.com" <josephna925@gmail.com>, "jhill@mmmlaw.com" <jhill@mmmlaw.com>, "cwestmoreland@mmmlaw.com" <cwestmoreland@mmmlaw.com>

Cc: Community Development <CommunityDevelopment@atlantaregional.com>, "David Haynes" <DHaynes@atlantaregional.com>, Patrick Bradshaw <PBradshaw@atlantaregional.com>, Jim Skinner <JSkinner@atlantaregional.com>, Jim Santo <JSanto@atlantaregional.com>, Renee Ray <RRay@atlantaregional.com>

Subject: ARC DRI Review Notification - 1117 Perimeter Center West (DRI #2552)

Development of Regional Impact (DRI) – Request for Comments

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Date opened: June 13, 2016

Deadline for comments: June 28, 2016

Close by: July 5, 2016 (If no significant issues are identified during the comment period, the review will close on **June 28, 2016** per the LCI Expedited Review process in ARC's DRI Rules)

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

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

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

June 28, 2016

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

Re: MARTA Response to DRI #2552 1117 Perimeter Point Center West

Hello Andrew,

MARTA has reviewed the 1117 Perimeter Center West development proposal. The development is located in an area of the region that is still very much influenced by suburban design standards in density, parking and pedestrian connectivity. We commend the development team in their efforts in retrofitting the existing suburban office site into more of a transit oriented development design character. The design places an emphasis on a mix of uses, density near transit, and safe pedestrian connectivity to transit.

Our understanding is that the development team desires that this development have a direct pedestrian connection to the adjacent Sandy Springs Station underneath Perimeter Center West Parkway. MARTA has been in coordination with the development team. Our Architecture and Engineering departments find that such a connection is feasible. However, there are design details and other issues that will need to be further evaluated to bring this project to fruition. MARTA remains supportive of the connection and will continue to coordinate with the development team.

Should there be any further questions from your office, please do not hesitate to contact me at your earliest convenience.

Sincerely,



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

Developments of Regional Impact

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

DRI #2552

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:	Sandy Springs
Individual completing form:	Catherine Mercier Baggett
Telephone:	790-206-1543
E-mail:	cmercier-baggett@sandyspringsga.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:	1117 Perimeter Center West
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	1117 Perimeter Center West, Sandy Springs, GA
Brief Description of Project:	13.26 acre site proposed for redevelopment with 1,522,754 sf new office, 1,673,360 sf new residential (1,587 units), 188,033 sf commercial and 313,044 sf office to remain of existing 419,700 sf building.

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.):		1,522,754 sf new office, 1,673,360 sf new residential (1,587 units), 188,033 sf commercial			
Developer:		1117 Sandy Springs LLC			
Mailing Address:		117 Perimeter Center West, W 111			
Address 2:					
		City:Sandy Springs State: GA Zip:30338			
Telephone:		404-514-8575			
Email:		rob@stonewalk10.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 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 checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input 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: 2022 Overall project: 2022			
Back to Top					

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Developments of Regional Impact

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

DRI #2552

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:	Sandy Springs
Individual completing form:	Catherine Mercier Baggett
Telephone:	790-206-1543
Email:	cmercier-baggett@sandyspringsga.gov

Project Information

Name of Proposed Project:	1117 Perimeter Center West
DRI ID Number:	2552
Developer/Applicant:	1117 Sandy Springs LLC
Telephone:	404-514-8575
Email(s):	rob@stonewalk10.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

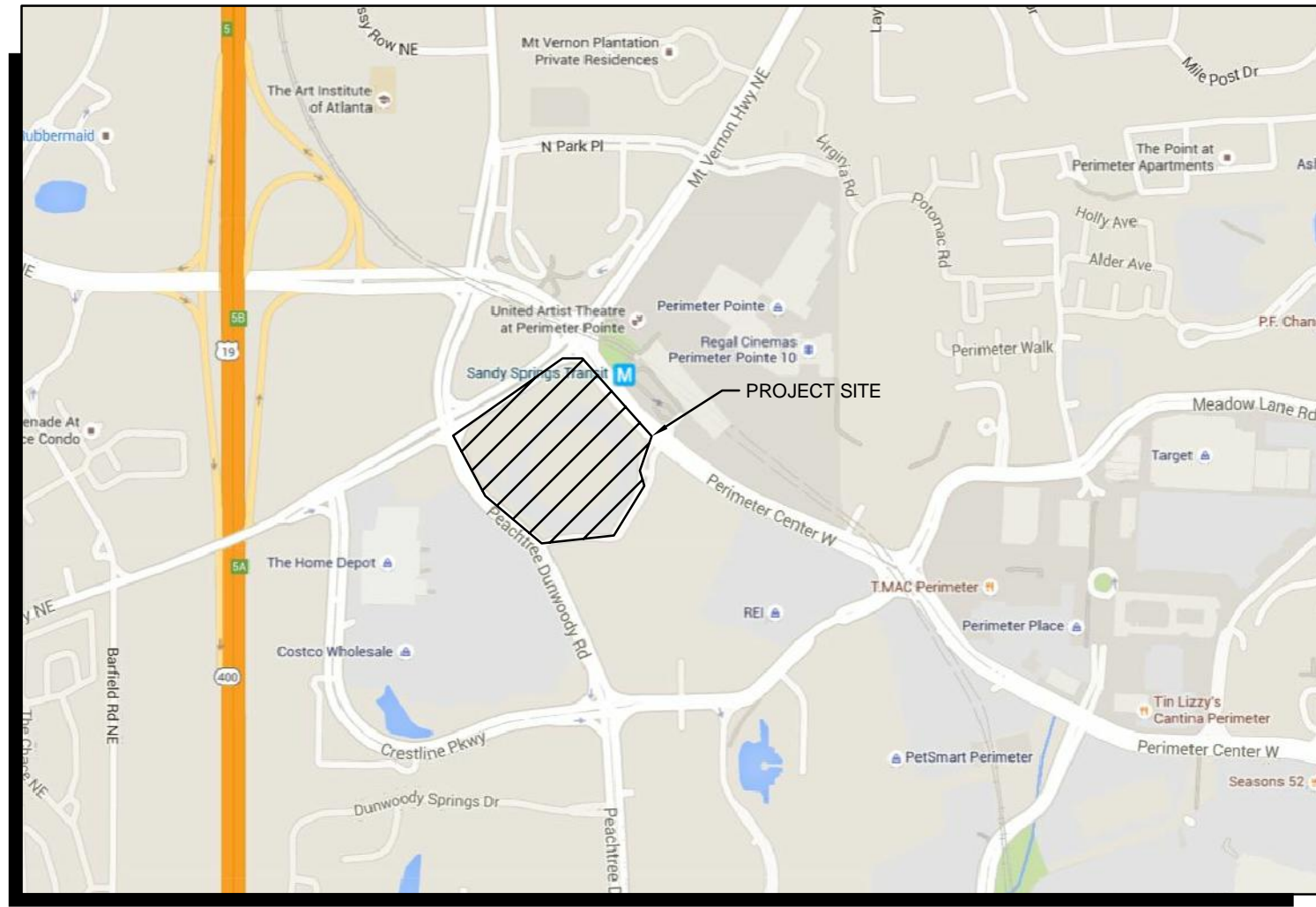
Estimated Value at Build-Out:	1.00 - 1.17B
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Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	15 - 17M
Is the regional work force sufficient to fill the demand created by the proposed 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 checked="" type="radio"/> Yes <input type="radio"/> No
If yes, please describe (including number of units, square feet, etc): The existing parking deck will be reduced in size but the anticipated impacts should be minimal because of the mixed-use nature of the project and its proximity to a transit station - see traffic study	
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 Gallons Per Day (MGD)?	0.89
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?	
Wastewater Disposal	
Name of wastewater treatment provider for this site:	Fulton County
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.74
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?	
Land Transportation	

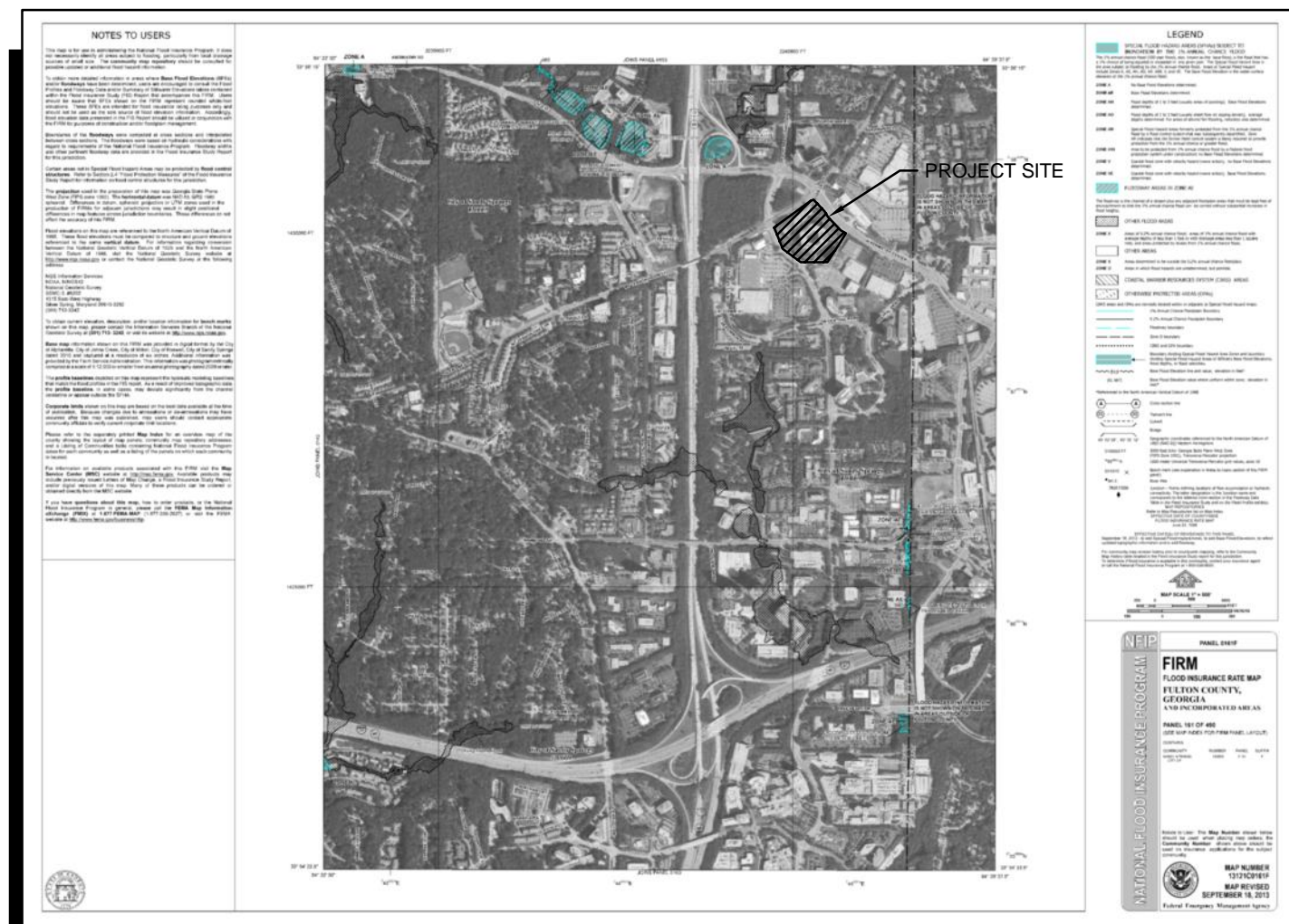
How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)	1,645 AM peak; 1,790 PM peak
Has a traffic study been performed to determine whether or not transportation or access 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: See traffic study	
Solid Waste Disposal	
How much solid waste is the project expected to generate annually (in tons)?	13,700
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?	85 - 90%
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: TBD by the City Engineer and the Applicant	
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 <input checked="" type="radio"/> No

2. Significant groundwater recharge areas?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
3. Wetlands?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
4. Protected mountains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
5. Protected river corridors?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
6. Floodplains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
7. Historic resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
8. Other environmentally sensitive resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If you answered yes to any question above, describe how the identified resource(s) may be affected:	
<hr/> <hr/>	
Back to Top	

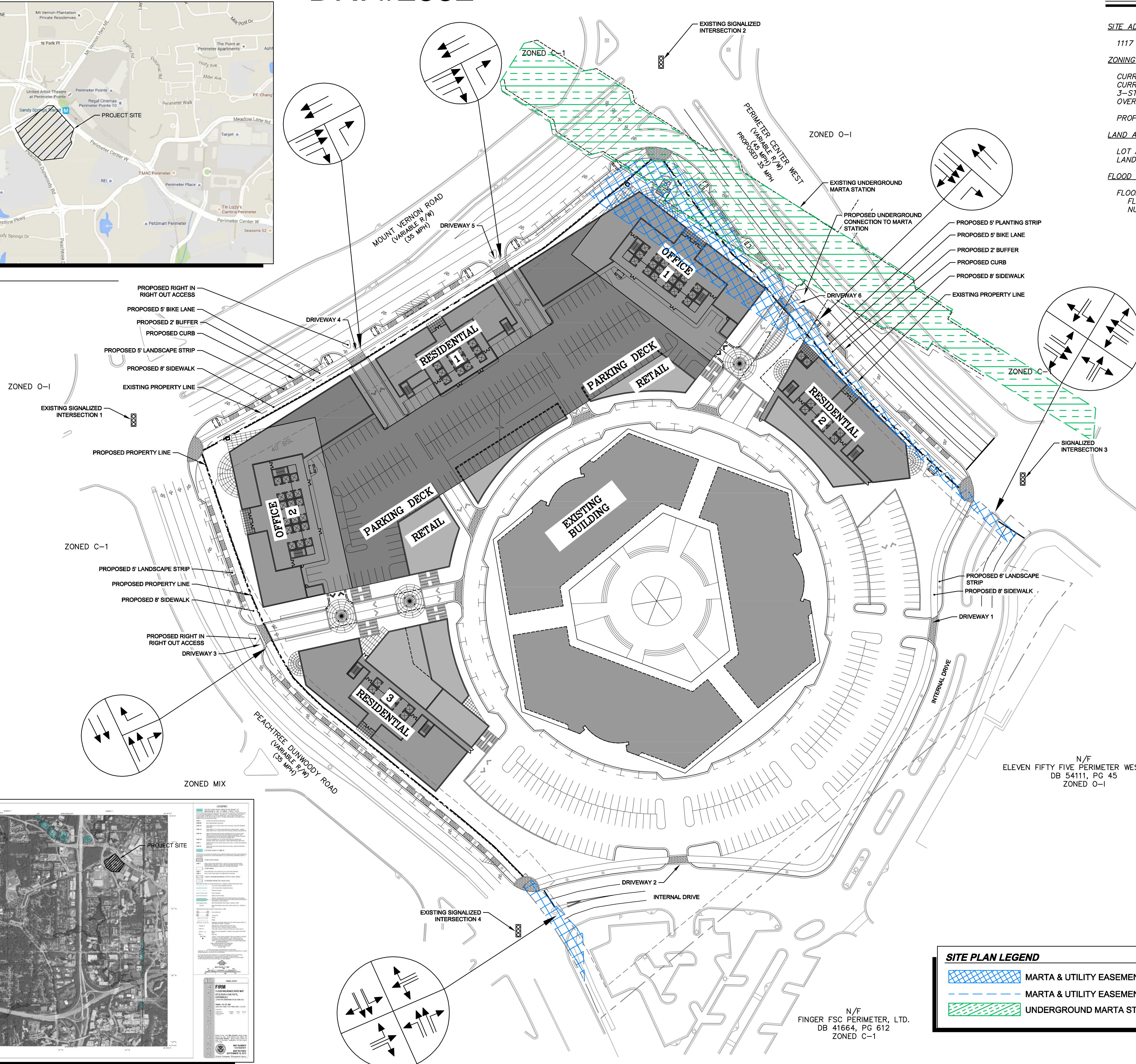
DRI #2552



VICINITY MAP
N.T.S.



F.E.M.A. MAP
N.T.S.



Site Data:

SITE ADDRESS

1117 PERIMETER CENTER WEST

ZONING

CURRENT ZONING: OI (OFFICE INSTITUTIONAL)
CURRENT USE: 310,074 GROSS SQUARE FEET, 5-STORY OFFICE BUILDING,
3-STORY PARKING DECK
OVERLAY DISTRICT: PERIMETER COMMUNITY IMPROVEMENT DESIGN DISTRICT (PCID)
PROPOSED USE: MIX (MIXED USE)

LAND AREA

LOT AREA: 13.260 ACRES
LAND LOT 19 OF THE 17TH DISTRICT

FLOOD PLAIN

FLOOD HAZARD NOTE: THE PROPERTY IS IN ZONE "X" AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF FULTON COUNTY, GEORGIA COMMUNITY-PANEL NUMBER 13121C0161F, EFFECTIVE DATE, SEPTEMBER 18, 2013.

DEVELOPMENT STATISTICS SUMMARY:

TOTAL AREA OF SITE:	13.26 AC / 574,400 SF
BUILDING FOOTPRINTS:	263,600 SF (46%)
PARKING SPACES PROVIDED:	5222 SPACES
TOTAL IMPERVIOUS SURFACE:	510,400 SF (89%)
LANDSCAPING:	64,000 SF (11%)
OPEN SPACE:	185,300 SF (32%)
FLOOD PLAIN:	0 SF (0%)

PROPOSED DENSITY SUMMARY:

RESIDENTIAL:	1,064 HIGH-RISE APARTMENTS 523 HIGH-RISE CONDOMINIUMS
OFFICE:	1,522,754 SF (NEW CONSTRUCTION) 313,044 SF (EXISTING TO REMAIN)
RETAIL:	36,638 SF (NEW CONSTRUCTION) 101,405 SF (CONVERTED FROM EXISTING OFFICE)
RESTAURANT:	50,000 SF (EXISTING AND NEW CONSTRUCTION)
MAX HEIGHT:	35 STORIES
FAR:	6.28
GROSS RESIDENTIAL UNITS/ACRE:	119.7

EXISTING DENSITY SUMMARY:

OFFICE:	414,449 SF
COMMERCIAL: (RETAIL/RESTAURANT)	0 SF
FAR:	0.72

PROPOSED PARKING SUMMARY:

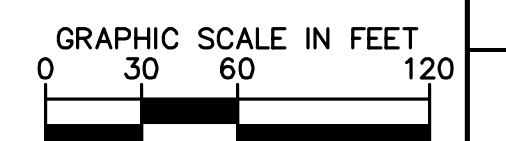
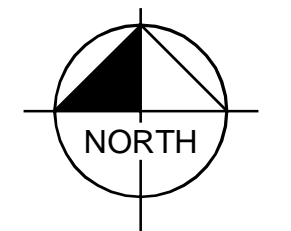
REQUIRED PARKING:	8034 SPACES TOTAL
PARKING PROPOSED:	5222 SPACES

APPLICANT NAME:

CLIENT:	1117 SANDY SPRINGS, LLC. CONTACT: ROB FORREST PHONE: 404-514-8575
TRAFFIC ENGINEER:	KIMLEY-HORN CONTACT: JOHN WALKER PHONE: 404-201-6157
CIVIL ENGINEER:	KIMLEY-HORN CONTACT: DAVE MORGAN PHONE: 404-900-7007

SITE PLAN LEGEND

	MARTA & UTILITY EASEMENT
	MARTA & UTILITY EASEMENT
	UNDERGROUND MARTA STATION



PROJECT: 1117 SANDY SPRINGS 1117 PERIMETER CENTER PARKWAY, SANDY SPRINGS, GEORGIA	TITLE: DRI SITE PLAN - REVISED 3JUNE2016	DATE	06/03/2016
		PROJECT NO.	017255001
		SHEET NUMBER	DRI-1
		SCALE:	KHA
		DRAWN BY:	KHA
		DESIGNED BY:	KHA
CHECKED BY:	KHA		
CUSTOMER:	STONWALK COMPANIES, LLC. 1117 PERIMETER CENTER WEST PHONE: 000-000-0000	REVISIONS	DATE
		1	
		2	
		3	
		4	
		5	
		6	

Drawing name: K:\ALP_PRJ\017255000_1117 Sandy Springs\CAD\PlanSheets\DRI Site Plan.dwg Layout: Jun 08, 2016 10:19:58am by: lauren.garten
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