# REGIONAL REVIEW FINDING

ATLANTA REGIONAL COMMISSION

Atlanta Regional Commission ● 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 ● ph: 404.463.3100 fax: 404.463.3205 ● atlantaregional.org

**DATE**: September 13, 2017 **ARC REVIEW CODE**: R1708301

**TO:** Mayor Kasim Reed, City of Atlanta
**ATTN TO:** Monique Forte, Urban Planner III, Office of Mobility Planning
**FROM:** Douglas R. Hooker, Executive Director, ARC
**RE:** Development of Regional Impact (DRI) Review – ***Notification Only***

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Original on file

The Atlanta Regional Commission (ARC) has completed regional review of the following development. ARC reviewed the development 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 final report does not address whether the development is or is not in the best interest of the host local government.

**Name of Proposal:** Midtown Lifehope Tower
**Submitting Local Government**: City of Atlanta
**Review Type**: DRI – *Notification Only* **Date Opened**: August 30, 2017 **Date Closed:** September 11, 2017

**Description**: This proposed development is located in the City of Atlanta on a site bounded by Courtland Street on the west, North Avenue on the north, Willow Street on the east and Linden Avenue on the south. The project will consist of 682,000 SF mixed-use development including approximately 200 units of age-restricted (55+) residential units, a 250-room hotel, 50,000 SF of medical office space, 20,000 SF of street-level retail and a 150-bed assisted living and memory care facility.

This proposed project does not exceed ARC's DRI review threshold for mixed-use development in this area of the region (700,000 SF) and therefore does not warrant DRI review. It does exceed Georgia DCA's base threshold (400,000 SF) and as such is subject to this "Notification Only" process per DCA's rules.

**Comments:** According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, this DRI is located in the Region Core, which is the densest part of the Atlanta region. Connected with transit, it is the most walkable area of metro Atlanta, and redevelopment is the main driver of growth. The Region Core and Regional Employment Corridor areas together contain 26 percent of the 10-county region's jobs and eight percent of the region's population. ARC's Regional Development Guide (RDG) details recommended policies for areas on the UGPM. Regional policy recommendations for the Region Core are noted at the bottom of these comments.

This DRI appears to manifest many aspects of regional policy in that it converts an underutilized site to an infill, mixed-use development with a significant housing component – including senior housing – in a maturing LCI area; supports transit use given its proximity to MARTA rail and bus service; and adds ground floor retail and pedestrian amenities. These characteristics collectively offer the potential for site residents to work and/or shop on site, and for visitors to park once or arrive via alternative transportation modes and conduct multiple trips on foot.

Along these lines, care should be taken to ensure that the development promotes a functional, safe, clearly marked and comfortable pedestrian experience on all streets, paths and parking areas. The development team is encouraged to ensure that end-of-trip facilities (bicycle racks, etc.) are provided for residents, workers and visitors at key locations throughout the site.

*-CONTINUED ON NEXT PAGE-*

Further to the above, regional policy recommendations 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.

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

ARC COMMUNITY DEVELOPMENT
ARC RESEARCH & ANALYTICS
GEORGIA DEPARTMENT OF TRANSPORTATION
MIDTOWN ALLIANCE
ARC TRANSPORTATION ACCESS & MOBILITY
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CENTRAL ATLANTA PROGRESS
ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF NATURAL RESOURCES
METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY

If you have any questions regarding this review, please contact Andrew Smith at (470) 378-1645 or asmith@atlantaregional.org. This finding will be published to the ARC review website located at http://atlantaregional.org/plan-reviews.

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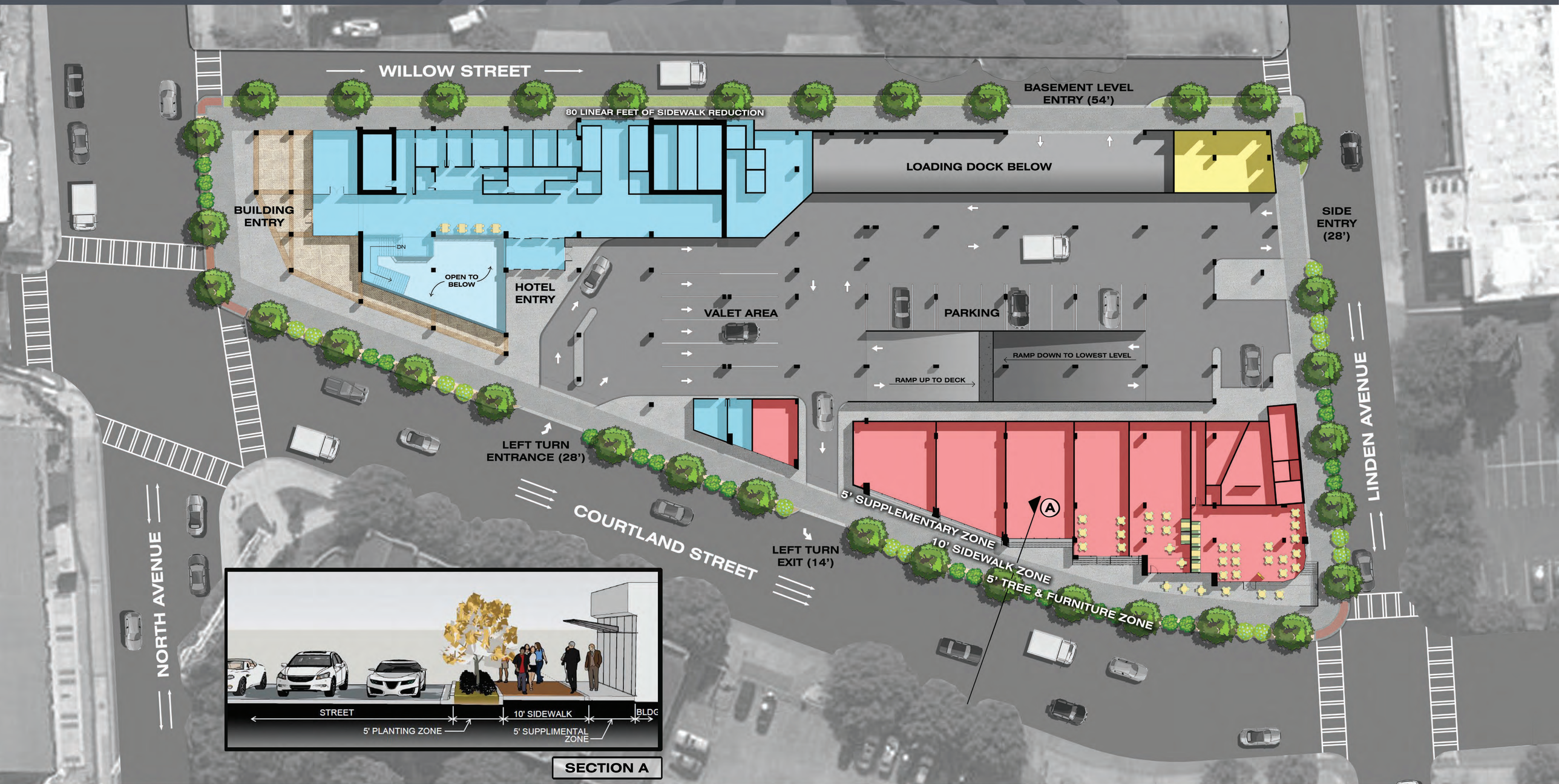
LifeHope

JERICHO

## AERIAL VIEW

# MIDTOWN LIFEHOPE TOWER
## ATLANTA, GEORGIA



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# SITE PLAN

TOWER
RETAIL
MECHANICAL

N

0' 5' 10' 20' 40' 60'

# MIDTOWN LIFEHOPE TOWER
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## ROOF PLAN

MECHANICAL

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0' 5' 10' 20' 40' 60'

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# NORTH ELEVATION

0' 15' 30' 60' 120' 240'

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# WEST ELEVATION

0' 15' 30' 60' 120' 240'

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## SOUTH ELEVATION

0' 15' 30' 60' 120' 240'

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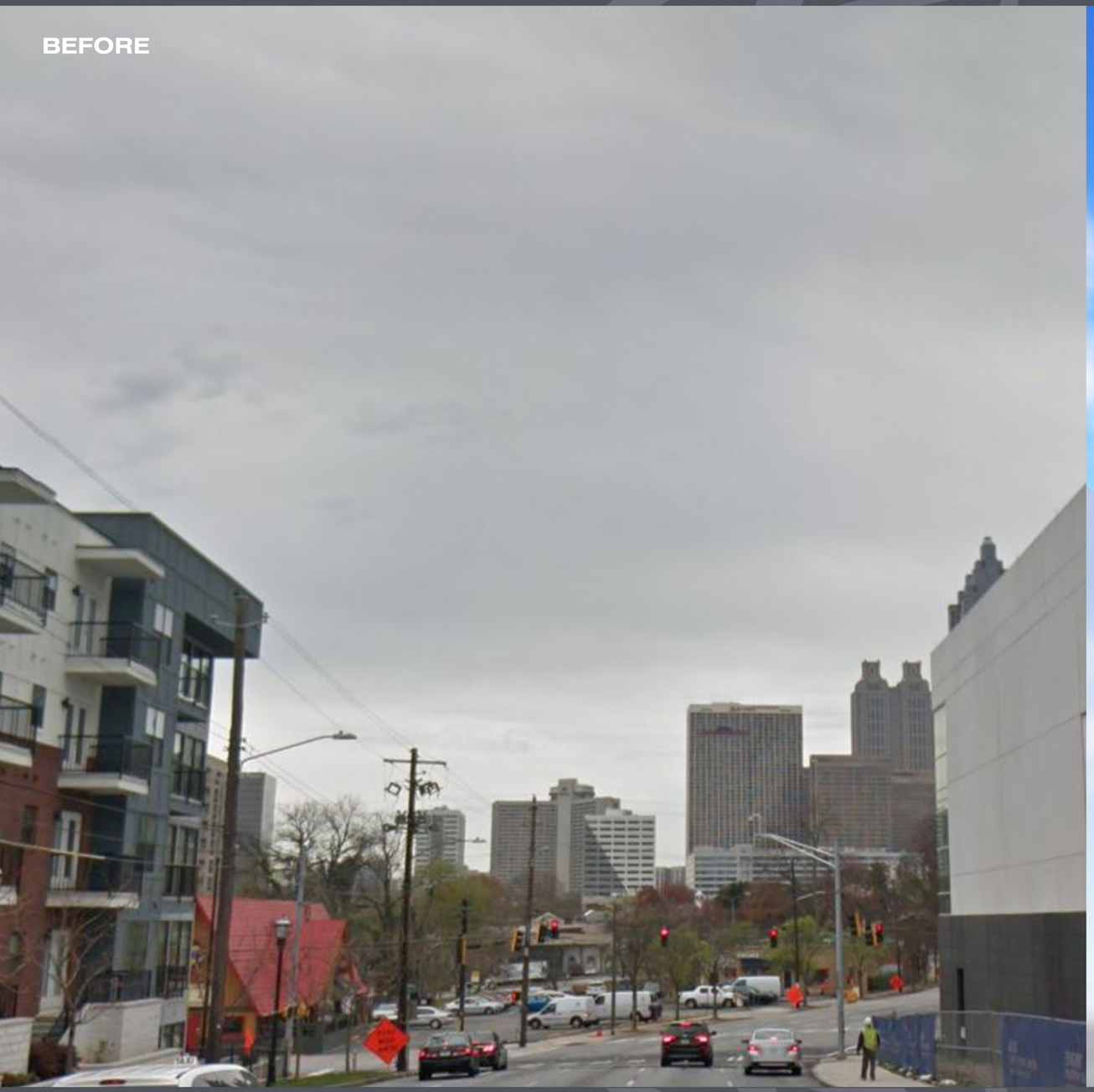
## EAST ELEVATION

0' 15' 30' 60' 120' 240'



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## PERSPECTIVE VIEW

CORNER OF NORTH AVE & COURTLAND ST (LOOKING SOUTH)

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CORNER OF NORTH AVE & COURTLAND ST

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## PERSPECTIVE VIEW
CORNER OF COURTLAND ST & LINDEN AVE

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## PERSPECTIVE VIEW
ATRIUM PLAZA

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## PERSPECTIVE VIEW
COURTLAND STREET SHOPS

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## PERSPECTIVE VIEW
COURTLAND STREET SHOPS

LOOKING WEST ON NORTH AVE

NORTH AVE & COURTLAND ST

LOOKING SOUTH FROM MIDDLE OF SITE

LINDEN AVE & WILLOW ST



# SITE CONTEXT