REGIONAL REVIEW NOTIFICATION

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: August 30, 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 a preliminary 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 report does not address whether the development is or is not in the best interest of the local government.

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

Name of Proposal: Midtown Lifehope Tower
Review Type: DRI – *Notification Only*
Submitting Local Government: City of Atlanta
Date Opened: August 30, 2017
Deadline for Comments: September 9, 2017
Date to Close: 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.

PRELIMINARY COMMENTS: According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, this proposed project 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 proposed project 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.

-CONTINUED ON NEXT PAGE-

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.

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.

DEVELOPMENT OF REGIONAL IMPACT – NOTIFICATION ONLY REQUEST FOR COMMENTS

Instructions: The project described in this packet has been submitted to this Regional Commission for review. Although this proposed development does not cross ARC DRI review thresholds, we would like to consider your comments on this proposed development in our Notification Only review process. Therefore, please review the information about the project included on this form and give us your comments in the space provided. The completed form should be returned to the RC on or before the specified return deadline.

Preliminary Findings of the RC: **Midtown Lifehope Tower** *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
International Tower
229 Peachtree Street NE, Suite 100
Atlanta, Georgia 30303
Ph. (470) 378-1645
asmith@atlantaregional.org

Return Date: *September 9, 2017*

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: August 30, 2017 **ARC REVIEW CODE:** R1708301

TO: ARC Group Managers
FROM: Andrew Smith, 470-378-1645

Reviewing staff by Jurisdiction:

Community Development: Smith, Andrew	**Transportation Access and Mobility:** Mangham, Marquitrice
Natural Resources: Santo, Jim	**Research and Analytics:** Skinner, Jim

Name of Proposal: Midtown Lifehope Tower
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Submitting Local Government: City of Atlanta
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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:

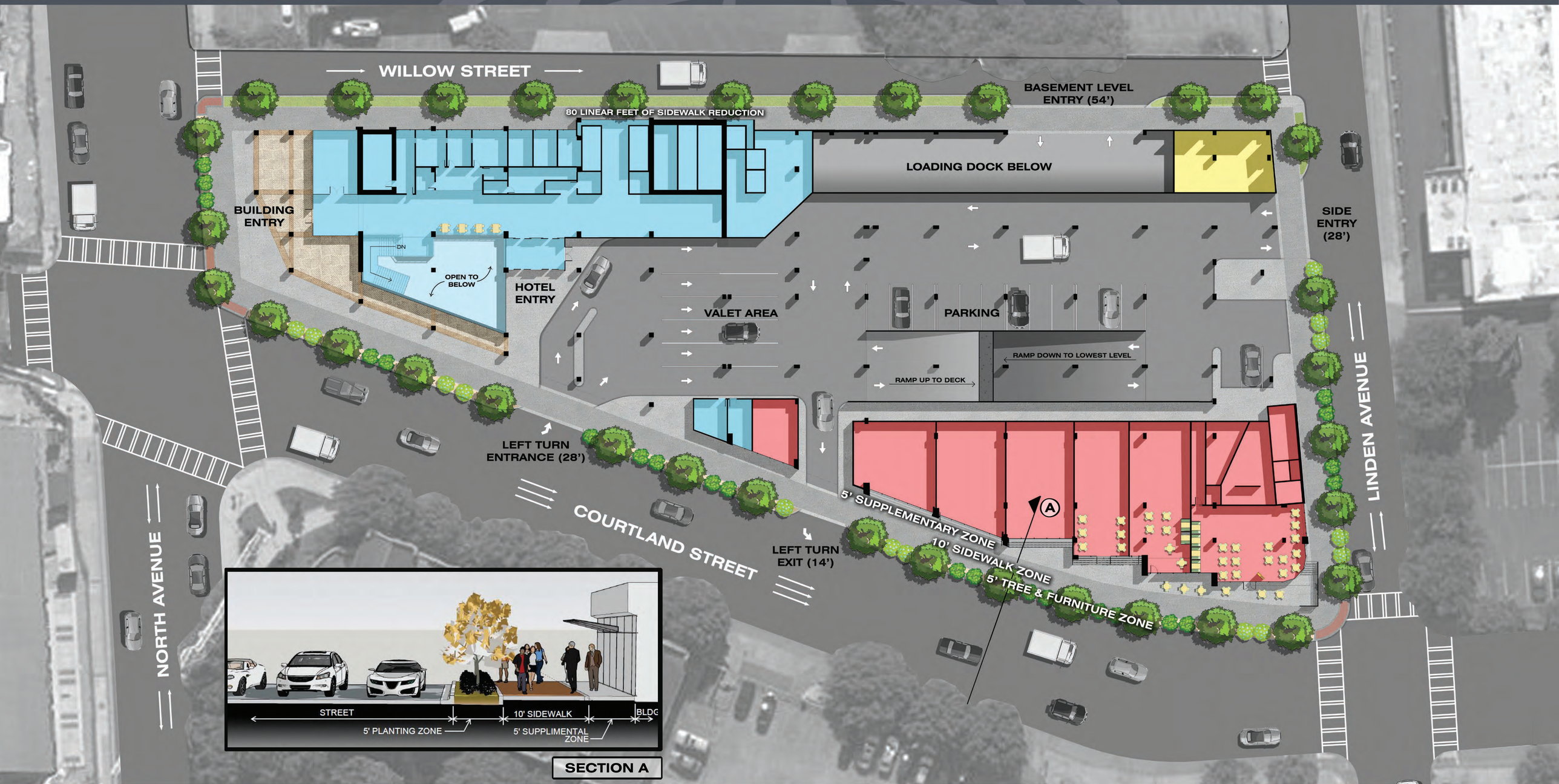
Richmond Honan

LifeHope

JERICHO

AERIAL VIEW

MIDTOWN LIFEHOPE TOWER
ATLANTA, GEORGIA



Richmond Honan

LifeHope

JERICHO

SITE PLAN

TOWER
RETAIL
MECHANICAL

N

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

MIDTOWN LIFEHOPE TOWER
ATLANTA, GEORGIA

Richmond Honan

LifeHope

JERICHO

ROOF PLAN

MECHANICAL

N

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

Richmond Honan

LifeHope

JERICHO

NORTH ELEVATION

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

Richmond Honan

LifeHope

JERICHO

WEST ELEVATION

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

Richmond Honan

LifeHope

JERICHO

SOUTH ELEVATION

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

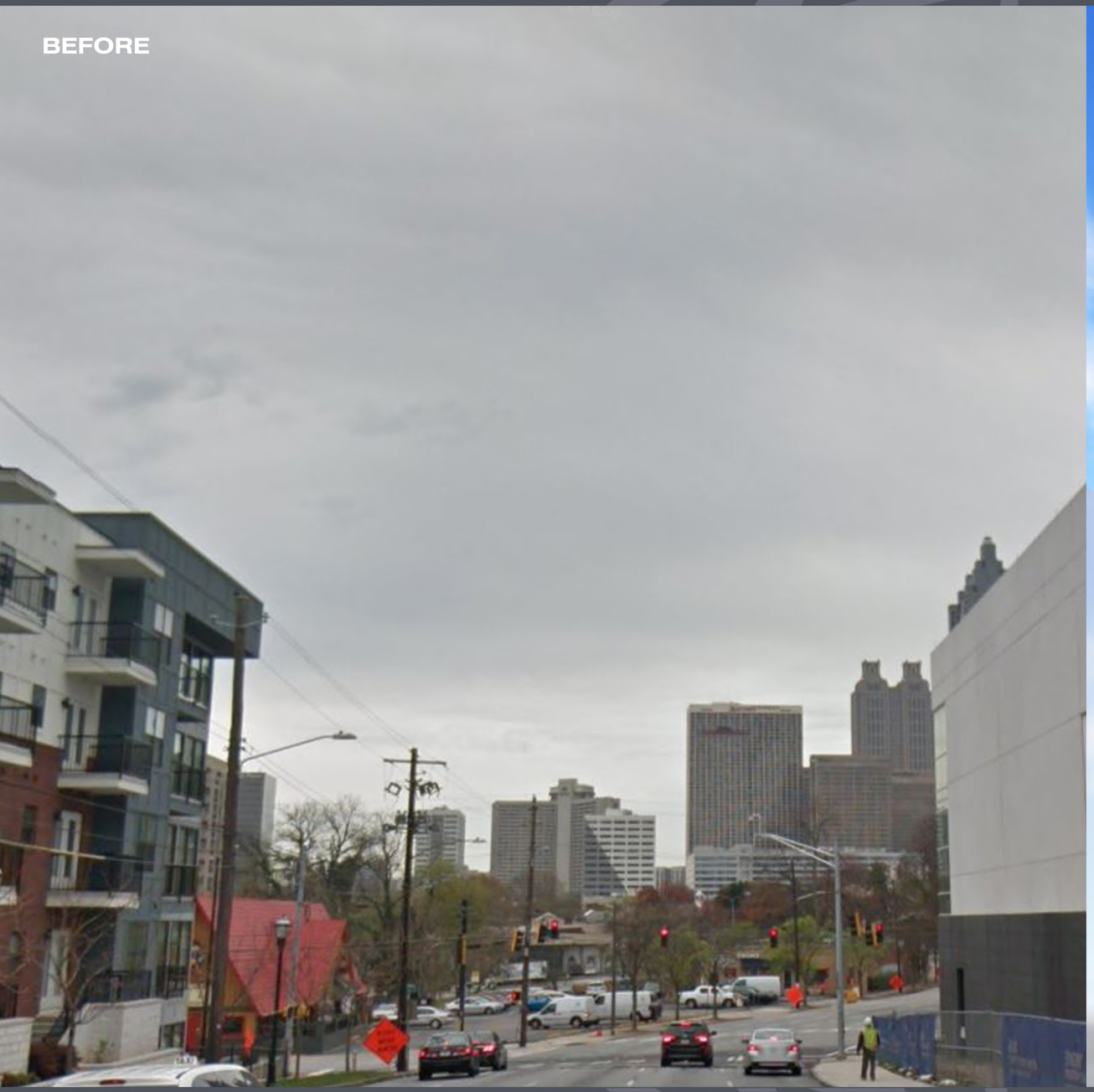
Richmond Honan

LifeHope

JERICHO

EAST ELEVATION

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



Richmond Honan

LifeHope

JERICHO

PERSPECTIVE VIEW

CORNER OF NORTH AVE & COURTLAND ST (LOOKING SOUTH)

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PERSPECTIVE VIEW

CORNER OF NORTH AVE & COURTLAND ST (LOOKING SOUTH)

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PERSPECTIVE VIEW

CORNER OF NORTH AVE & COURTLAND ST

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JERICHO

PERSPECTIVE VIEW
CORNER OF COURTLAND ST & LINDEN AVE

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JERICHO

PERSPECTIVE VIEW
ATRIUM PLAZA

Richmond Honan

LifeHope

JERICHO

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