

DATE: February 14, 2025

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**TO:** Mayor Andrew Dickens, City of Atlanta  
**ATTN TO:** Steven Aceto, Urban Planner, City of Atlanta  
**FROM:** Mike Alexander, COO, Atlanta Regional Commission  
**RE:** Development of Regional Impact (DRI) Review

ARC has completed a regional review of the below DRI. ARC reviewed the DRI's 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 DRI is or is not in the best interest of the host local government.

**Name of Proposal:** 680 Spring Street DRI 4321

**Submitting Local Government:** City of Atlanta

**Date Opened:** January 29, 2025

**Date Closed:** February 14, 2025

**Description:** A DRI review of a proposal to construct a mixed-use tower with 627 units and 8,616 SF of retail space on a previously developed 2-acre site at 680 Spring Street in Midtown Atlanta in Fulton County.

**Comments:**

**Key Comments**

*The project is highly aligned with applicable Region Core policy recommendations which note: "The Region Core can handle the most intense development due to the amount of infrastructure already in place...this center needs to maintain easy accessibility by expanding multi-modal transportation options and housing options."*

*The project's height and density are appropriate to its location within easy walking distance of the North Avenue MARTA station, multiple MARTA bus route stops, Georgia Tech, and dozens of retail destinations that residents are likely to patronize.*

*The project will provide a substantial number of new households to support existing and new businesses.*

*The proposal is highly consistent with ARC's Metropolitan Transportation Plan (MTP) in its provision of substantial transit ridership and multi-modal transportation options.*

*The project's reuse of a previously developed site currently used for surface parking is strongly supportive of regional development goals.*

*The project is expected to generate a total of 1,127 vehicular trips with most other trips being allocated to transit and multi-modal alternatives.*

*EV charging spaces and bike parking spaces will be provided according to City of Atlanta requirements.*

### **General Comments**

The Atlanta Region's Plan, developed by ARC in close coordination with partner local governments, is intended to broadly guide regional development in the 12-county metro region to ensure that required infrastructure and resources are in place to support continued economic development and prosperity. The Plan assigns a relevant growth management category designation with accompanying policy recommendations to all areas in the region. This DRI site is designated Region Core; associated policy recommendations are provided at the end of these comments.

### **Transportation and Mobility Comments**

ARC's Transportation and Mobility Group comments are attached. The proposal is highly consistent with ARC's Metropolitan Transportation Plan (MTP). The project is located within a MARTA rail station walkshed and its mix of residential and commercial uses will support transit ridership. Improved sidewalks and bike lanes around the site will add to the existing bike and pedestrian infrastructure and help improve the connectivity to transit stops. The minimum amount of parking locally allowed is provided as are adequate EV charging spaces.

Care should be taken to ensure that the constructed development provides an interconnected, functional, clearly marked, and comfortable pedestrian experience on all driveways, paths, entrances, and parking areas. To the maximum extent possible, new driveways and intersection corners where pedestrians will cross should be constructed with minimal curb radii to reduce speeds of turning vehicles and decrease crossing distances for pedestrians.

### **ARC Natural Resource Group Comments**

ARC's Natural Resource Group comments are attached. There are no watershed or stream impacts.

### **Other Environmental Comments**

The reuse of a previously developed site currently used for surface parking is strongly supportive of regional environmental policies.

The project can further support The Atlanta Region's Plan by incorporating other aspects of regional environmental policy, including green infrastructure and/or low-impact design, e.g., pervious pavers, rain

gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages.

### **GDOT Aviation Comments**

Comments received from GDOT Aviation are attached.

### **The Atlanta Region's Plan Growth Policy Considerations: Region Core**

This DRI site falls under the Region Core area designation which, is the major economic, cultural, and transportation hub of the entire Atlanta metro region. This area is the densest in terms of employment, residential, and cultural offerings throughout the region, with the most developed transit service in the region.

The Region Core can handle the most intense development due to the amount of infrastructure already in place; however, this infrastructure may need improvements and enhancements due to its age and our region's changing lifestyle conditions. The lack of accessible public greenspace within the Region Core affects the area's aesthetics and overall quality of life for residents and workers. The Region Core competes with other central city areas in the southeast. The region must work together to keep this area as competitive as possible to lure additional high paying jobs and residents. With a growing regional population and growing congestion, this center needs to maintain easy accessibility by expanding multi-modal transportation options and housing options.

The intensity and land use of this project strongly aligns with The Atlanta Region's Plan's recommendations for the Region Core. The project utilizes previously developed land for new higher-density housing and retail space within walking distance of a MARTA stations, MARTA bus stops, Georgia Tech and other likely resident destinations. City of Atlanta leadership and staff, along with the applicant team, should collaborate closely to ensure optimal sensitivity to the needs and concerns of nearby local governments, neighborhoods, and natural systems.

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

ATLANTA REGIONAL COMMISSION	GEORGIA DEPARTMENT OF NATURAL RESOURCE	GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA DEPARTMENT OF TRANSPORTATION	GEORGIA REGIONAL TRANSPORTATION AUTHORITY	GEORGIA SOIL AND WATER CONSERVATION COMMISSION
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY	GEORGIA CONSERVANCY	MARTA
MIDTOWN ALLIANCE		

For questions, please contact Donald Shockey at (470) 378-1531 or [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org). This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



## Developments of Regional Impact

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### DRI #4321

#### 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: Steven Aceto

Telephone: 4042050638

E-mail: [saceto@atlantaga.gov](mailto:saceto@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: 680 Spring Street

Location (Street Address, 680 Spring Street, Atlanta, GA 30308  
GPS Coordinates, or Legal  
Land Lot Description):

Brief Description of Project: Mixed use high-rise building with 627 units and 8,616 SF ground level retail/restaurant.

#### 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.): 560 residential units and 8,100sf retail/restaurant use

Developer: LCD Acquisitions, LLC

Mailing Address: 315 Oconee Street

Address 2:

City: Athens State: GA Zip: 30601

Telephone: 706-543-1910

Email: [Hamilton.Reynolds@LandmarkProperties.com](mailto:Hamilton.Reynolds@LandmarkProperties.com)

Is property owner different from developer/applicant? ☐ (not selected) ☒ Yes ☐ No

If yes, property owner: VRC ATLANTA RE LLC and FLP Atlanta RE, LLC

Is the proposed project entirely located within your ☐ (not selected) ☒ Yes ☐ No

local government's jurisdiction?	
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 Special Administrative Permit
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?	100%
Estimated Project Completion Dates:	This project/phase: June 2028 Overall project: June 2028

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### DRI #4321

#### 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: Steven Aceto  
Telephone: 4042050638  
Email: [saceto@atlantaga.gov](mailto:saceto@atlantaga.gov)

#### Project Information

Name of Proposed Project: 680 Spring Street  
DRI ID Number: 4321  
Developer/Applicant: LCD Acquisitions, LLC  
Telephone: 706-543-1910  
Email(s): [Hamilton.Reynolds@LandmarkProperties.com](mailto:Hamilton.Reynolds@LandmarkProperties.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: \$219,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$4,000,000

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):

#### 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)? to be determined by MEP as plans progress

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:  
Capacity will be confirmed during City LDP plan review, however it is assumed capacity will be sufficient due to 10" main in Spring St adjacent to site

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?  
need for off-site extension will be determined during City LDP review

### 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)? to be determined by MEP as plans progress

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: Capacity will be confirmed during City LDP plan review but it is assumed capacity will be sufficient due to 15" main in Spring St adjacent to site

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? need for additional sewer line will be determined during City LDP review

### 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.) 64 AM, 78 PM

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:

### Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 7,000

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

If no, describe any plans to expand existing landfill capacity: capacity will be reviewed during City LDP plan review

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? 87%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Underground detention and stormwater BMPs located in amenity areas

### 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:

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# Development of Regional Impact 4321

## Assessment of Consistency with the ARC Metropolitan Transportation Plan

*Prepared by: Shelby Stamback, ARC Transportation Planning Department February 13, 2025*

### DRI INFORMATION

**2025 680 Spring Street DRI 4321 – City of Atlanta, Fulton County, GA**

### Metropolitan Transportation Plan Projects

**Did the transportation analysis incorporate all current MTP projects contained in the study area or along major transportation corridors connecting the study area with adjacent jurisdictions? *Yes or No***


Yes, the transportation analysis incorporated all current MTP projects in the study area.

### REGIONAL NETWORKS

**1. Will the project be directly served by any roadways identified as Regional Thoroughfares? Any access points between the development and a Regional Thoroughfare, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.**

☒ NO ☐ YES

**2. Will the development site be directly served by any roadways identified as Regional Truck Routes? Any access points between the development and a Regional Truck Route, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway**

☒ NO ☐ YES (identify the roadways and existing/proposed access points) 

**3. If the development site is within one mile of an existing or planned rail service, provide information on accessibility conditions and transit supportive uses.**

☐ NOT APPLICABLE (*delete all additional fields below*)

☒ RAIL SERVICE WITHIN ONE MILE (*provide additional information below*)

Station name and operator, status: North Ave MARTA Station

Distance\* .2 miles

Walking Access\*

Station is comfortably walkable from site, but pedestrian conditions could be improved directly along Spring Street near the site and The Varsity.

Bicycling Access\*

Bike routes not available on all of Spring St or Ponce de Leon Ave, limiting direct bike access to transit station from site. Bike lane is planned for Spring St directly at site. Bike riders should ride north on Spring St, east on 3<sup>rd</sup> St, and south on W Peachtree St to access rail station.

#### Vehicular Transit Connectivity

Station is easily accessed by vehicle.

**Rail TOD Comments** - Describe the proposed development program uses and densities and the degree to which they support transit ridership. Identify development program modifications that could improve the transit supportiveness of the project.

The project is adding a significant amount of residential and commercial activity. The proximity to the North Ave MARTA station should support ridership at this station. Bike lane improvements and pedestrian improvements at the street level should continue to be pursued.

**4. If project is within one mile of existing or planned fixed route bus services (including any privately operated shuttles or circulators open to the general public), provide information on walking and bicycling accessibility conditions**

☐ NOT APPLICABLE (Remove all fields below) ☒ Yes (provide additional information below)

MARTA BRT; MARTA Route 51, 2, 50, 102, 899; CobbLinc; Gwinnett County Transit, Xpress Bus system, GA Tech Stinger Shuttle/Clough Route

Planned routes:

MARTA BRT routes between North Ave Station and Atlanta Beltline East and MARTA BRT routes between North Ave station and Bankhead station.

Distance\* .2 miles

Walking Access to stops\*

Stops are generally comfortably walkable from site, but pedestrian conditions could be improved directly along Spring Street near the site and The Varsity to get to closest bus stop.

Bicycling Access to stops \*

Bike routes not available on all of Spring St or Ponce de Leon Ave, limiting direct bike access to transit stop from site. Bike lane is planned for Spring St directly at site. With this improvement, only a minor portion of Spring St will not have bike infrastructure.

Existing Routes

MARTA Route 51, 2, 50, 102, 899; CobbLinc; Gwinnett County Transit, Xpress Bus system, GA Tech Stinger Shuttle/Clough Route

Distance\* .2 miles

Walking Access to stops\* All routes have a stop at the North Ave station. Station is comfortably walkable from site.

**BRT TOD Comments** - Describe the proposed development program uses and densities and the degree to which they support transit ridership. Identify development program modifications that could improve the transit supportiveness of the project.

The project is adding a significant amount of residential and commercial activity. The proximity to the planned BRT routes should support ridership along these routes. Bike lane improvements and pedestrian improvements at the street level should continue to be pursued.

**5. If the development site is within one mile of an existing or planned multi-use path or trail, provide information on accessibility conditions**

☐ NOT APPLICABLE (nearest path or trail more than one mile away) Delete all below fields

☒ YES (provide additional information below)

Name and description of regional trail      PATH Parkway

Distance      .5 miles

Walking Access\* Path Parkway is walking accessible but walking conditions around the Varsity could be improved. The sidewalks are narrow and in poor condition and there are several driveways. There is no bike infrastructure connecting the site to Path Parkway (along North Ave).

**OTHER TRANSPORTATION DESIGN CONSIDERATIONS**

**1. Does the site plan provide for the construction of publicly accessible local road or drive aisle connections, or bike/pedestrian connections, with adjacent parcels?**

Yes, the site provides drive aisle connections to other adjacent sites. The bike lane will be an extension of the existing Spring St bike lane. Pedestrian conditions are being improved directly on the site via sidewalk improvements, lighting improvements, and streetscaping.

**2. Does the site plan enable pedestrians and bicyclists to move between destinations within the development site safely and conveniently?**

Yes, the site provides safe and convenient pedestrian and bike access. A possible improvement could be speed bumps to slow traffic coming in and out of the deck on private roads A and B.

**3. Does the site plan effectively manage truck movements and separate them, to the extent possible, from the flow of pedestrians, bicyclists and motorists both within the site and on the surrounding road network?**

Yes, the site manages truck movements and separates them from pedestrians and bicyclists.

**4. Does the site plan included provisions for electric vehicle charging?**

Yes.

**RECOMMENDATIONS**

**1. Do the transportation network recommendations outlined in the transportation study adequately mitigate the projects vehicular impact?**

The proposal is highly consistent with ARC's MTP. The project is located within a MARTA rail station walkshed and its mix of residential and commercial uses will support transit ridership. Improved sidewalks and bike lanes around the site will add to the existing bike and pedestrian infrastructure and help improve the connectivity to transit stops. The minimum amount of parking locally allowed is provided as are adequate EV charging spaces.

**2. ARC offers the following additional comments for consideration by the development team and/or the applicable local government(s):**

Sidewalks and bike lanes should be improved/implemented around the nearby Varsity site.

**680 SPRING STREET DRI**  
**City of Atlanta**  
**Natural Resources Review Comments**  
**February 5, 2025**

While ARC and the Metropolitan North Georgia Water Planning District have no regulatory or review authority over this project, the Natural Resources Department has identified City and State regulations that could apply to this property. Other regulations may also apply that we have not identified.

**Watershed Protection**

The project property is located in the Peachtree Creek Watershed which is part of the Chattahoochee River Watershed. Peachtree Creek's confluence with the Chattahoochee River is downstream of the existing public water supply intakes on the Chattahoochee. However, proposed intakes in South Fulton and Coweta County would include this portion of the Chattahoochee River watershed as a large water supply watershed (over 100 square miles), as defined under the Part 5 Criteria of the 1989 Georgia Planning Act. For large water supply watersheds without a water supply reservoir, the only applicable Part 5 requirements are restrictions on hazardous waste handling, storage and disposal within seven miles upstream of a public water supply intake. This property is more than seven miles upstream of the nearest proposed public water supply intake on the Chattahoochee.

**Stream Buffers**

The USGS coverage for the project area shows no streams on or near the property. No streams or other waters of the State are shown on the submitted site plan and no evidence of streams or other waters is visible in available aerial photo coverage. Any unmapped streams identified on the property may be subject to the City of Atlanta's stream buffer ordinance. Any unmapped State waters identified on the property will be subject to the State 25-foot Sediment and Erosion Control buffer.

**Stormwater/Water Quality**

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality.

During the planning phase, the stormwater management system (system) should meet the requirements of the local jurisdiction's post-construction stormwater management ordinance. The system should be designed to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and enhance and promote the public health, safety and general welfare. The system design should also be in accordance with the applicable sections of the Georgia Stormwater Management Manual ([www.georgiastormwater.com](http://www.georgiastormwater.com)) such as design standards, calculations, formulas, and methods.

During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements.

**From:** [Donald Shockey](#)  
**To:** [Polhemus, Emma](#)  
**Cc:** [Kirtz, Zachary](#); [Mehserle, Liston](#); [cauguin@itsmarta.com](mailto:cauguin@itsmarta.com); [Rosa, Charles](#); [Rush, Brendon](#); [Smoot, Karin](#); [nharris@itsmarta.com](mailto:nharris@itsmarta.com); [Brittany Williams](#)  
**Subject:** RE: 2024 680 Spring Street DRI 4321 - Preliminary Report and Comments Request  
**Date:** Thursday, February 6, 2025 1:25:00 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Hi Emma,

Thanks for these recommendations which I will include in ARC's Final Report.

Recommendations at this level of specificity should also be shared with GRTA for potential inclusion in the NOD so I'm copying Brittany, you may have done so already.

Thanks

Donald

**Donald P. Shockey, AICP-CUD, LEED GA, CNU-A**

Plan Review Manager, Community Development

Atlanta Regional Commission

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International Tower

229 Peachtree Street NE | Suite 100

Atlanta, Georgia 30303

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**From:** Polhemus, Emma <epolhemus@itsmarta.com>

**Sent:** Thursday, February 6, 2025 10:10 AM

**To:** Donald Shockey <DShockey@atlantaregional.org>

**Cc:** Kirtz, Zachary <zkirtz@itsmarta.com>; Mehserle, Liston <lmehserle@itsmarta.com>;

cauguin@itsmarta.com; Rosa, Charles <crosa@itsmarta.com>; Rush, Brendon

<brush@itsmarta.com>; Smoot, Karin <ksmoot@itsmarta.com>; nharris@itsmarta.com

**Subject:** RE: 2024 680 Spring Street DRI 4321 - Preliminary Report and Comments Request

Good morning Donald,

MARTA doesn't have any existing or planned bus service along the frontage of 680 Spring St NW, but due to the proximity of the site to bus service (routes 50 and 51) and North Avenue Station, I would like to make the following recommendations:

- Add a crosswalk connecting the southwest and southeast corners of Spring St NW & Ponce de Leon Ave NW so that all four legs of the intersection are marked.
- Add a raised buffer or vertical elements separating the bike lane from the vehicular lanes.

- Coordinate with Xpress regarding Xpress bus service and bus stops on Spring St NW.
- Consider further reducing residential parking spaces given the property's intended use as student housing and low parking utilization rate at owner's student apartment complex nearby.

MARTA colleagues, please add any additional comments you have.

Thank you,  
Emma

### Emma Polhemus

Senior Transit Systems Planner  
Department of Planning & Project Development



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**2024 Outstanding Public  
Transportation System**

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**From:** Donald Shockey <[DShockey@atlantaregional.org](mailto:DShockey@atlantaregional.org)>

**Sent:** Wednesday, January 29, 2025 5:01 PM

**To:** [jessica.hill@troutman.com](mailto:jessica.hill@troutman.com); [Erika.Becker@NV5.com](mailto:Erika.Becker@NV5.com);

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[gaswcc.swcd@gaswcc.ga.gov](mailto:gaswcc.swcd@gaswcc.ga.gov); [hhill@gefa.ga.gov](mailto:hhill@gefa.ga.gov); Jon West <[jon.west@dca.ga.gov](mailto:jon.west@dca.ga.gov)>;  
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Arin Yost <[AYost@atlantaregional.org](mailto:AYost@atlantaregional.org)>; Danny Johnson <[DJohnson@atlantaregional.org](mailto:DJohnson@atlantaregional.org)>; David  
Haynes <[DHaynes@atlantaregional.org](mailto:DHaynes@atlantaregional.org)>; Eleanor Swensson <[ESwensson@atlantaregional.org](mailto:ESwensson@atlantaregional.org)>;  
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<[JSkinner@atlantaregional.org](mailto:JSkinner@atlantaregional.org)>; Jonathan Philipsborn <[JPhilipsborn@atlantaregional.org](mailto:JPhilipsborn@atlantaregional.org)>; Kristin  
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<[MAlexander@atlantaregional.org](mailto:MAlexander@atlantaregional.org)>; Mike Carnathan <[MCarnathan@atlantaregional.org](mailto:MCarnathan@atlantaregional.org)>; Ranata  
Mattison <[RMattison@atlantaregional.org](mailto:RMattison@atlantaregional.org)>; Reginald James <[RJJames@atlantaregional.org](mailto:RJJames@atlantaregional.org)>;  
Roshani Thakore <[RThakore@atlantaregional.org](mailto:RThakore@atlantaregional.org)>; Samyukth Shenbaga  
<[SShenbaga@atlantaregional.org](mailto:SShenbaga@atlantaregional.org)>; Wei Wang <[WWang@atlantaregional.org](mailto:WWang@atlantaregional.org)>; Abbie Dean  
<[adean@srta.ga.gov](mailto:adean@srta.ga.gov)>; Brittany Williams <[bwilliams@srta.ga.gov](mailto:bwilliams@srta.ga.gov)>; Derrick Peevy

**From:** [Hood, Alan C.](#)  
**To:** [Donald Shockey](#)  
**Subject:** RE: 2024 680 Spring Street DRI 4321 - Preliminary Report and Comments Request  
**Date:** Monday, February 10, 2025 1:25:29 PM  
**Attachments:** [image001.png](#)

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Donald,

This proposed mixed use tower is more than 7 miles from any civil airport, and is located outside of the FAA approach or departure surfaces, and outside airport compatible land use areas, and does not appear to impact any airport.

If any construction equipment or construction exceeds the elevation of the surrounding structures, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration. Those submissions for any associated cranes may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notifications, no later than 120 days prior to construction. The FAA will evaluate the potential impacts 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*



*Aviation Programs*

600 West Peachtree Street NW

6<sup>th</sup> Floor

Atlanta, GA, 30308

404.660.3394 cell

404.532.0082 office

Website: <https://www.dot.ga.gov/GDOT/pages/AirportAid.aspx>

---

**From:** Donald Shockey <DShockey@atlantaregional.org>

**Sent:** Wednesday, January 29, 2025 5:01 PM

**To:** jessica.hill@troutman.com; Erika.Becker@NV5.com;

Bridgette.Ganter@LandmarkProperties.com; josh.pruitt@nv5.com; John.Karnowski@nv5.com;

Hamilton.Reynolds@LandmarkProperties.com; Aaron.Loggins@LandmarkProperties.com;

Mollie.Macicek@LandmarkProperties.com; Madison.Whitaker@LandmarkProperties.com;

mwright@eberly.net; jphillips@eberly.net; chuck.mueller@dnr.state.ga.us;

gaswcc.swcd@gaswcc.ga.gov; hhill@gefa.ga.gov; Jon West <jon.west@dca.ga.gov>;

kmooore@gaconservancy.org; nongame.review@dnr.ga.gov; slucki@gefa.ga.gov; Zane Grennell -

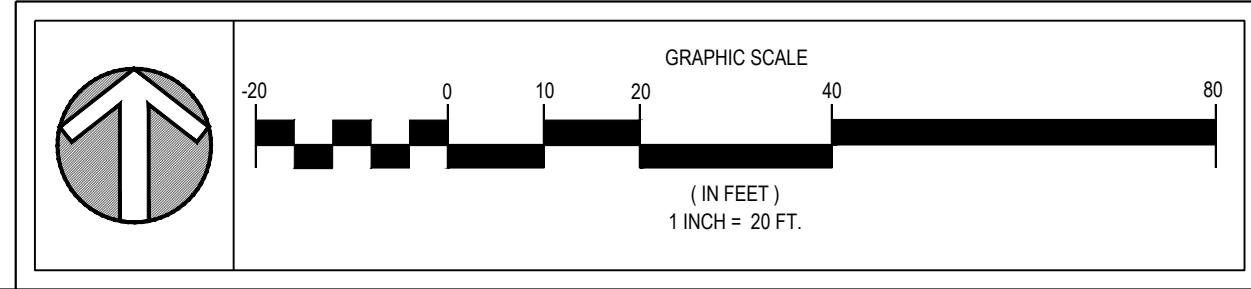
Georgia DCA <zane.grennell@dca.ga.gov>; Amy Goodwin <AGoodwin@atlantaregional.org>;





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LOCATION MAP - N.T.S.

PARKING DATA	
REQUIRED PARKING	
RESIDENTIAL PARKING:	
MINIMUM PARKING:	NONE
MAXIMUM PARKING:	
1.1 PER 1 BEDROOM AND	
2.1 PER 2+ BEDROOMS @	
	1212 SPACES
RETAIL/RESTAURANT SPACES:	
RETAIL A: 4,340 SF	
RETAIL B: 4,276 SF	
TOTAL: 8,616 SF (8616/240 RATIO)	36 SPACES
TOTAL REQUIRED SPACES:	
MAXIMUM ALLOWED:	1,248 SPACES
REDUCED PARKING BONUS: 1,248 SPACES X 50% =	624 SPACES (51.5%)
PROVIDED PARKING	
STANDARD ADA SPACES:	15 SPACES
STANDARD COMPACT SPACES:	159 SPACES
STANDARD LOADING SPACES:	1
STANDARD SPACES:	167 SPACES
ELECTRIC ADA SPACES:	7 SPACES
ELECTRIC COMPACT SPACES:	2 SPACES
ELECTRIC STANDARD SPACES:	13 SPACES
FUTURE ELECTRIC COMPACT SPACES:	18 SPACES
FUTURE ELECTRIC STANDARD SPACES:	49 SPACES
TOTAL PARKING PROVIDED:	431 SPACES (35.6%)
BIKE PARKING	
REQUIRED:	50 SPACES
PROVIDED:	
PROVIDED INSIDE PARKING:	380 SPACES
PROVIDED EXTERIOR PARKING:	240 SPACES
TOTAL BIKE SPACES PROVIDED:	620 SPACES
OFFSTREET LOADING REQUIREMENT (12'X35')	
REQUIRED:	
RESIDENTIAL:	2 SPACES
NON-RESIDENTIAL USE:	0 SPACE
TOTAL REQUIRED:	2 SPACES
TOTAL PROVIDED:	2 SPACES

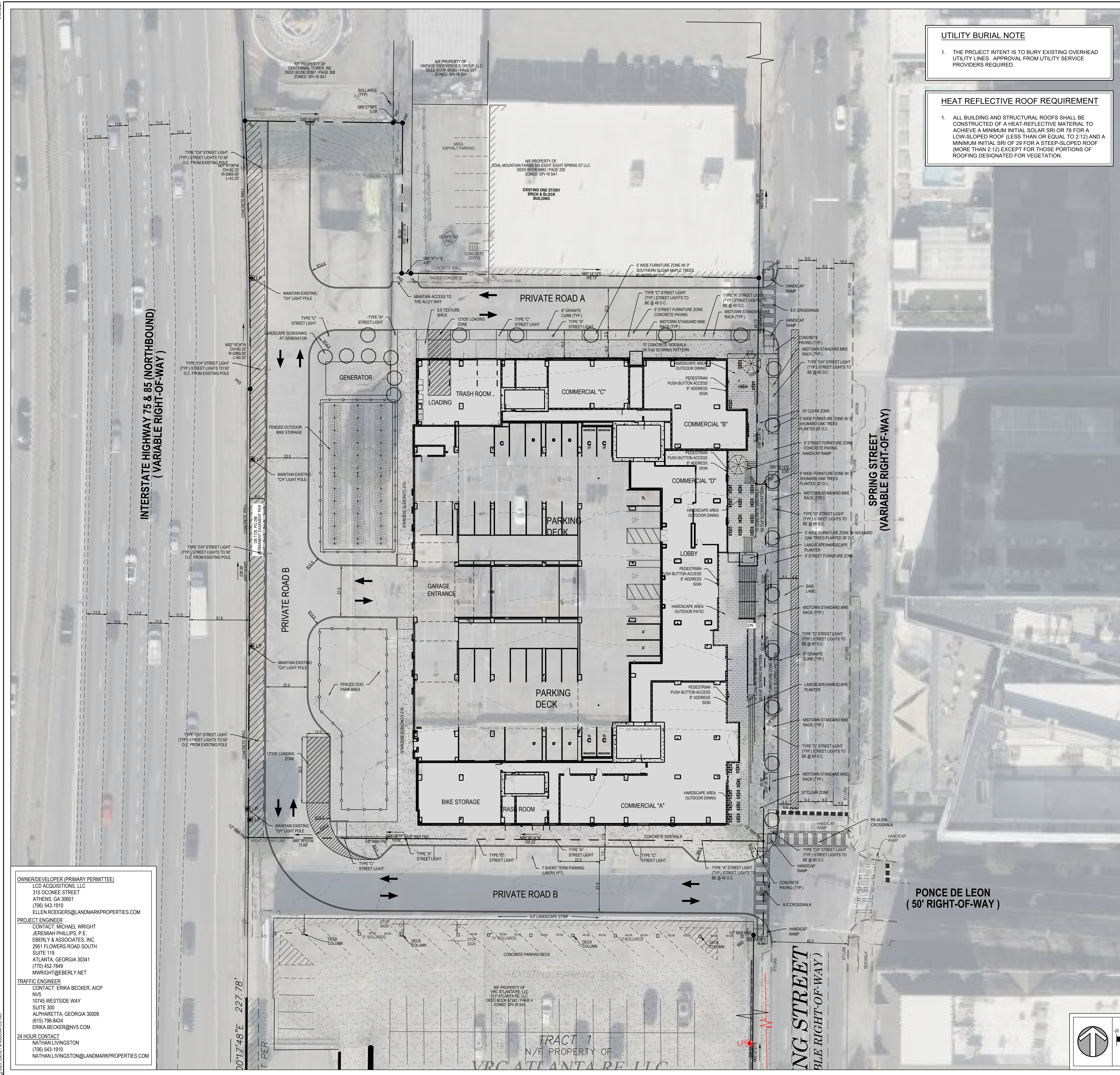
PROJECT NAME  
**LANDMARK**  
**680 SPRING STREET DEVELOPMENT**

LAND LOT 80  
14TH DISTRICT  
FULTON COUNTY, GEORGIA  
680 SPRING STREET

SPECIAL ADMINISTRATIVE PERMIT SITE PLAN	
SCALE	1" = 20'
DATE	10/24/2024
DRAWN BY:	MICHAEL WIRSHAT
PROJECT ENGINEER:	JEFFREY PHILLIPS
QA/QC REVIEWER:	QA/QC REVIEWER

C:\Users\ChungLI\AppData\Local\Temp\AcPublish\_33776124-120 Base.dwg November 26, 2024





1. THE PROJECT INTENT IS TO BURY EXISTING OVERHEAD UTILITY LINES. APPROVAL FROM UTILITY SERVICE PROVIDERS REQUIRED.

1. ALL BUILDING AND STRUCTURAL ROOFS SHALL BE CONSTRUCTED OF A HEAT-REFLECTIVE MATERIAL TO ACHIEVE A MINIMUM INITIAL SOLAR SRI OF 78 FOR A LOW-SLOPED ROOF (LESS THAN OR EQUAL TO 2:12) AND A MINIMUM INITIAL SRI OF 29 FOR A STEEP-SLOPED ROOF (MORE THAN 2:12) EXCEPT FOR THOSE PORTIONS OF ROOFING DESIGNATED FOR VEGETATION.



<u>SITE DATA</u>	
ZONING USE:	SPI-16 SA 1
TOTAL SITE AREA:	2.03 AC. (88,513 sf)
FULTON COUNTY, GA	
LAND LOT:	80
DISTRICT:	14TH
PARCEL ID(S):	14 0080000090112

<u>ALLOWABLE DENSITY</u>	
NET LOT AREA:	2.03 AC. (88,513 sf.)
GROSS LOT AREA:	2.22 AC. (96,877 sf)

RESIDENTIAL MAX:	3.2 (310,006 sf)
NON-RESIDENTIAL MAX:	5.0 (484,385 sf)

RETAIL BONUS:	2.0 (193,754 sf)
TRANSIT AREA BONUS:	3.2 (310,006 sf)
PARKING REDUCE BONUS:	0.8 (77,501 sf)
<b>TOTAL RESIDENTIAL FAR:</b>	<b>9.20 (891,267 sf)</b>

RESIDENTIAL :	9.17 (887,673 sf)
NON-RESIDENTIAL:	0.33 (32,151 sf)
TOTAL FAR PROVIDED:	9.50 (919,824 sf)

OPEN SPACE REQUIRED:	20%
OPEN SPACE PROVIDED:	
INTERIOR AMENITY:	26,947 sf
LANDSCAPE/HARDSCAPE ON PROPERTY:	27,634 sf
LANDSCAPE IN RIGHT OF WAY:	450 sf
<b>TOTAL OPEN SPACE CALCULATION:</b>	<b>SF. (56.81%)</b>

<u>BUILDING UNIT COUNT</u>	
1 BEDROOM UNIT:	105 UNITS
2-6 BEDROOM UNIT:	522 UNITS
<u>TOTAL UNITS:</u>	<u>627 UNITS</u>

BUILDING HEIGHT: 39 STORIES

### REQUIRED PARKING

RESIDENTIAL PARKING:  
MINIMUM PARKING: NONE  
MAXIMUM PARKING:  
1.1 PER 1 BEDROOM AND  
2.1 PER 2+ BEDROOMS @


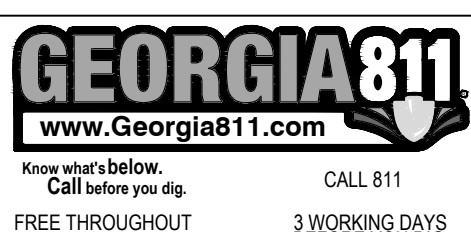
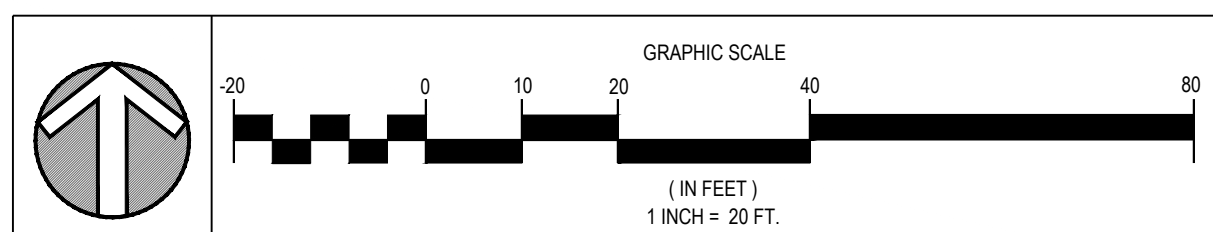
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RESIDENTIAL:	2 SPACES
NON-RESIDENTIAL USE:	0 SPACE
TOTAL REQUIRED:	2 SPACES
<hr/>	
TOTAL PROVIDED:	2 SPACES



TEL770.452.7849 FAX770.452.0086  
2951 FLOWERS ROAD SOUTH, STE  
119 ATLANTA, GEORGIA 30341  
WWW.EBERLY.NET

LAND PLANNING  
▼  
CIVIL ENGINEERING  
▼  
LANDSCAPE ARCHITECTURE

CT NAME: **LANDMARK  
680 SPRING STREET DEVELOPMENT**

LAND LOT 80  
14TH DISTRICT  
FULTON COUNTY, GEORGIA  
680 SPRING STREET

## REVISION

[illegible]

**SPECIAL ADMINISTRATIVE  
PERMIT SITE PLAN**

SPECIAL ADMINISTRATIVE PERMIT SITE PLAN	
SCALE	1" = 20'
DATE:	10/24/2024
DRAWN BY:	MICHAEL WRIGHT
PROJECT ENGINEER:	JEREMIAH PHILLIPS
QA/QC REVIEWER:	CAOUC REVIEWER

EBERLY PROJECT NUMBER:

24-120

SHEET NUMBER

SAP1 0

ISSUED FOR  
CONSTRUCTION