

DATE: January 29, 2025

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

ARC has completed a preliminary regional review of the following 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 preliminary report does not address whether the DRI is or is not in the best interest of the local government.

Name of Proposal: 680 Spring Street DRI 4321

Submitting Local Government: City of Atlanta

Date Opened: January 29, 2025 **Comments Due:** February 13, 2025

Description: A DRI review of a proposal to construct a mixed-use tower with 626 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.

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

The project is expect 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.

Consideration should be given to accommodating a future connection from the Varsity property to the south to the southern most driveway running from Spring Street to the western edge of the project so that the pedestrian experience from the project south to North Avenue can be dramatically improved.

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 will be provided in the Final Report.

Consideration should be given to accommodating a future connection from the Varsity property to the south to the southern most driveway running from Spring Street to the western edge of the project so that the pedestrian experience from the project south to North Avenue can be dramatically improved.

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 Natural Resource Group will be provided in the Final Report.

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.

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 TRANSPORTATION

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

GEORGIA ENVIRONMENTAL FINANCE AUTHORITY
MIDTOWN ALLIANCE

GEORGIA CONSERVANCY

MARTA

For questions, please contact Donald Shockey at (470) 378-1531 or 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

*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

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

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

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:

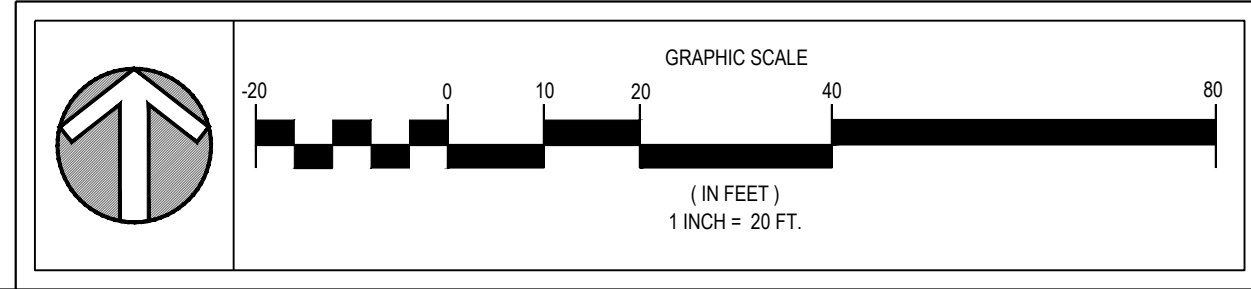
1. Water supply watersheds? ☐ (not selected) ☐ Yes ☒ No
2. Significant groundwater recharge areas? ☐ (not selected) ☐ Yes ☒ No
3. Wetlands? ☐ (not selected) ☐ Yes ☒ No
4. Protected mountains? ☐ (not selected) ☐ Yes ☒ No
5. Protected river corridors? ☐ (not selected) ☐ Yes ☒ No
6. Floodplains? ☐ (not 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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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.



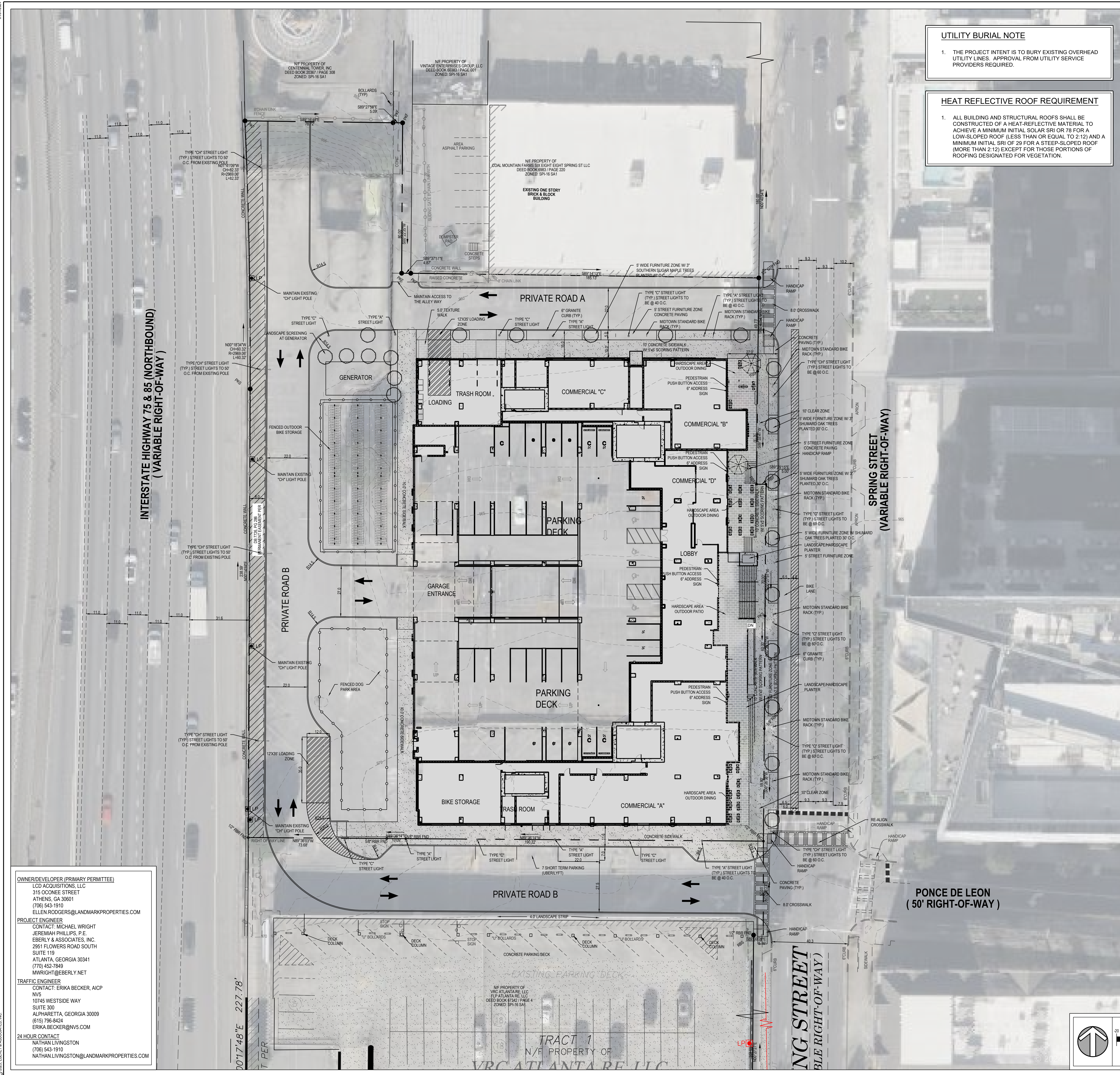
PARKING DATA	
REQUIRED PARKING	
RESIDENTIAL PARKING:	
MINIMUM PARKING:	NONE
MAXIMUM PARKING:	
1.1 PER 1 BEDROOM AND	
2.1 PER 2+ BEDROOMS @	
	1212 SPACES
RETAIL/RESTAURANT SPACES:	
RETAIL A: 4,340 SF	
RETAIL B: 4,276 SF	
TOTAL: 8,616 SF (8616/240 RATIO)	36 SPACES
TOTAL REQUIRED SPACES:	
MAXIMUM ALLOWED:	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

[illegible]

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

EEBRLY PROJECT NUMBER:
24-120

SHEET NUMBER:
SAP1.0
ISSUED FOR CONSTRUCTION



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)

<u>ALLOWABLE FLOOR AREA RATIO CALCULATIONS</u>	
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)
TOTAL RESIDENTIAL FAR:	9.20 (891,267 sf)

<u>PROVIDED FLOOR AREA RATIO CALCULATIONS</u>	
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
<u>TOTAL OPEN SPACE CALCULATION:</u>	<u>SF. (56.81%)</u>

<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

PARKING DATA

REQUIRED PARKING

RESIDENTIAL PARKING:

MINIMUM PARKING: NONE

MAXIMUM PARKING:

1.1 PER 1 BEDROOM AND

2.1 PER 2+ BEDROOMS @

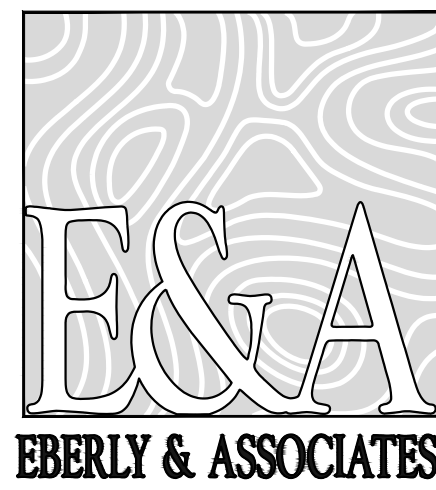
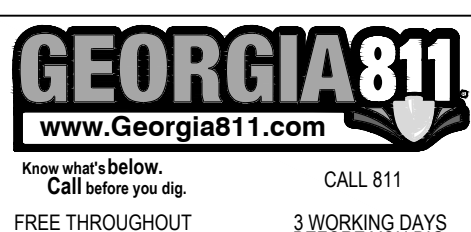
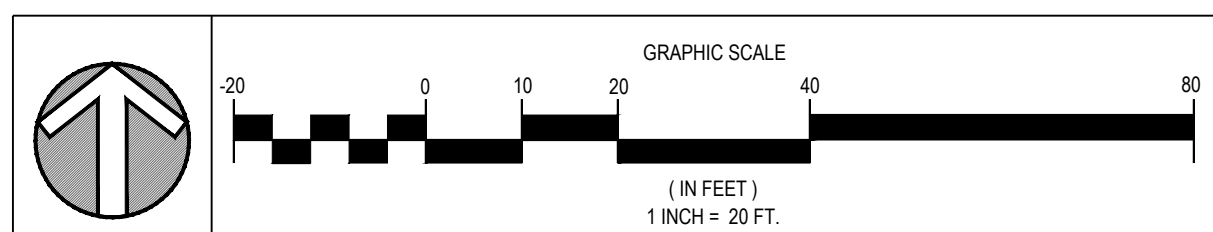
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OFFSTREET LOADING REQUIREMENT (12'X35')	
REQUIRED:	
RESIDENTIAL:	2 SPACES
NON-RESIDENTIAL USE:	0 SPACE
TOTAL REQUIRED:	2 SPACES
<hr/>	
TOTAL PROVIDED:	2 SPACES



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

LAND PLANNING
▼
CIVIL ENGINEERING
▼
LANDSCAPE ARCHITECTURE

LANDMARK
680 SPRING STREET DEVELOPMENT

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

[illegible]

SPECIAL ADMINISTRATIVE PERMIT SITE PLAN

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DRAWN BY:	MICHAEL WRIGHT
PROJECT ENGINEER:	JEREMIAH PHILLIPS
QA/QC REVIEWER:	DAVID REVIEWER

BERLY PROJECT NUMBER:

24-120

SHEET NUMBER:

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