



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: Nov 27 2006

ARC REVIEW CODE: R611091

TO: Mayor Shirley Franklin
ATTN TO: Shelley Peart, Bureau of Planning
FROM: Charles Krautler, Director

NOTE: This is 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. The Atlanta Regional Commission reviewed the DRI with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and 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.

Submitting Local Government: City of Atlanta
Name of Proposal: Post Allen Plaza

Review Type: Development of Regional Impact

Date Opened: Nov 9 2006

Date Closed: Nov 27 2006

FINDING: After reviewing the information submitted for the review, and the comments received from affected agencies, the Atlanta Regional Commission finding is that the DRI is in the best interest of the Region, and therefore, of the State.

Additional Comments: The proposed development meets several of ARC's Regional Development Policies. This is an infill development that is replacing housing and retail uses to the area. The proposed development meets the Regional Development Policies 1 through 6 by accommodating new growth efficiently where there are existing roads, sewers, and other infrastructure. The proposed development meets Regional Development Policy 2 as the site is located within the central business district. As an infill, mixed-use, and transit oriented redevelopment, the proposed development meets Regional Development Policy 3. The proposed development meets Regional Development Policies 7-10, focusing on providing a variety of housing choices for individuals and families of diverse incomes and age groups. The proposed development is within the JSA -McGill LCI Study Area that was completed in 2003. The study area for the Midtown LCI is within a quarter mile of the proposed development site. Also the Upper Westside and City Center LCI Study Areas are within a half mile of the proposed development site. The LCI Study for the JSA-McGill Area should be considered in further refinement of the site plan.

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

ARC LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF NATURAL RESOURCES
METRO ATLANTA RAPID TRANSIT AUTHORITY
CITY OF ATLANTA SCHOOLS

ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
CENTRAL ATLANTA PROGRESS

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
FULTON COUNTY

If you have any questions regarding this review, Please call Haley Fleming, Review Coordinator, at (404) 463-3311. This finding will be published to the ARC website.

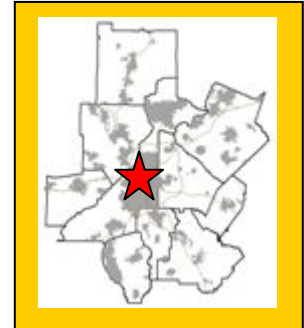
The ARC review website is located at: <http://www.atlantaregional.com/landuse/> .

Preliminary Report:	November 9, 2006	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Post Allen Plaza I #1229
Final Report Due:	December 9, 2006		Comments Due By:	November 23, 2006

FINAL REPORT SUMMARY

PROPOSED DEVELOPMENT:

Post Allen Plaza I is a proposed mixed use development on 1.88 acres in the City of Atlanta. The proposed development will include 360 high rise apartments, 160 high rise condominium units, a 200 room hotel, and 20,000 square feet of retail space. The proposed development is located in downtown Atlanta and is bounded by West Peachtree Place, Centennial Olympic Park Drive, Simpson Street, and Williams Street.



PROJECT PHASING:

The project is being proposed in one phase with a project build out date for 2010.

GENERAL

According to information on the review form or comments received from potentially affected governments:

Is the proposed project consistent with the host-local government's comprehensive plan? If not, identify inconsistencies.

The project site is currently zoned SPI-13, Centennial Olympic Park. The intent of the Special Public Interest District for Centennial Olympic Park is to create a mixed-use pedestrian friendly district that enhances the area around the Park. Information submitted for the review states that the proposed development is consistent with the City of Atlanta's Future Land Use Plan, which designates the area as high density commercial.

Is the proposed project consistent with any potentially affected local government's comprehensive plan? If not, identify inconsistencies.

No comments were received identifying inconsistencies with affected local government's comprehensive plan.

Will the proposed project impact the implementation of any local government's short-term work program? If so, how?

No comments were received concerning impacts to the implementation of any local government's short term work program.

Will the proposed project generate population and/or employment increases in the Region? If yes, what would be the major infrastructure and facilities improvements needed to support the increase?

Preliminary Report:	November 9, 2006	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Post Allen Plaza I #1229
Final Report Due:	December 9, 2006		Comments Due By:	November 23, 2006

Yes, the proposed development would increase the need for services in the area for existing and future residents.

What other major development projects are planned near the proposed project?

The ARC has reviewed other major development projects, known as Area Plan (1984 to 1991) or as a DRI (1991 to present), within a mile radius of the proposed project.

Year	Name
2004	Peachtree Portal
2003	Midtown Grand
2003	The Georgia Aquarium
2001	Omni Hotel Expansion
2001	Midtown Park
2001	Bellsouth Midtown Center
2000	Millennium in Midtown
1992	GLG Park Plaza
1990	C & S Plaza
1989	Mospar Mixed Use Development
1989	One Peachtree Center
1989	Renaissance City Centre
1987	City Chateau
1987	Inforum
1987	191 Peachtree Building

Will the proposed project displace housing units or community facilities? If yes, identify and give number of units, facilities, etc.

No, the proposed development will not displace any housing units or community facilities. Based on information submitted for the review, the site is currently occupied by surface parking and a small office building.

Will the development cause a loss in jobs? If yes, how many?

No.

Is the proposed development consistent with regional plans and policies?

The proposed development meets several of ARC's Regional Development Policies. This is an infill development that is replacing housing and retail uses to the area. The proposed development meets the Regional Development Policies 1 through 6 by accommodating new growth efficiently where there are existing roads, sewers, and other infrastructure. The proposed development meets Regional Development Policy 2 as the site is located within the central business district. As an infill, mixed-use, and transit oriented redevelopment, the proposed development meets Regional Development Policy 3. The proposed development meets Regional Development Policies 7-10, focusing on providing a variety of housing choices for individuals and families of diverse incomes and age groups.

Preliminary Report:	November 9, 2006	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Post Allen Plaza I #1229
Final Report Due:	December 9, 2006		Comments Due By:	November 23, 2006

The proposed development is within the JSA –McGill LCI Study Area that was completed in 2003. The study area for the Midtown LCI is within a quarter mile of the proposed development site. Also the Upper Westside and City Center LCI Study Areas are within a half mile of the proposed development site.

In the JSA-McGill LCI Study, the site is proposed to be zoned as a development opportunity and slated for residential/retail in the land use framework plan. The proposed development, according to the LCI Study, falls into a new zoning classification labeled the Downtown Core which allows for high density commercial and residential. The MARTA Civic Center Station is identified as underutilized and emphasis is placed on improving connections and encouraging development to strengthen the potential of the station. The LCI Study for the JSA-McGill Area should be considered in further refinement of the site plan.

The Central Business District surrounding the proposed development has an existing job to housing imbalance. Typically, to be balanced an area should have 1.5 jobs per household (JPH). This employment center has one of the severest jobs to housing imbalance in the metro region. This proposed development helps to rectify some of this imbalance by providing opportunities for individuals to live and work in close proximity to one another.

Preliminary Report:	November 9, 2006	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Post Allen Plaza I #1229
Final Report Due:	December 9, 2006		Comments Due By:	November 23, 2006

FINAL REPORT

Regional Development Plan Policies

1. Provide sustainable economic growth in all areas of the region.
2. Encourage new homes and jobs within existing developed areas of the region, focusing on principal transportation corridors, the Central Business District, activity centers, and town centers.
3. Increase opportunities for mixed use development, transit-oriented development, infill, and redevelopment.
4. At strategic regional locations, plan and retail industrial and freight land uses.
5. Design transportation infrastructure to protect the context of adjoining development and provide a sense of place appropriate for our communities.
6. Promote the reclamation of Brownfield development sites.
7. Protect the character and integrity of existing neighborhoods, while also meeting the needs of communities to grow.
8. Encourage a variety of homes styles, densities, and price ranges in locations that are accessible to jobs and services to ensure housing for individuals and families of all incomes and age groups.
9. Promote new communities that feature greenspace and neighborhood parks, pedestrian scale, support transportation options, and provide an appropriate mix of uses and housing types.
10. Promote sustainable and energy efficient development.
11. Protect environmentally-sensitive areas including wetlands, floodplains, small water supply watersheds, rivers and stream corridors.
12. Increase the amount, quality, and connectivity, and accessibility of greenspace.
13. Provide strategies to preserve and enhance historic resources
14. Through regional infrastructure planning, limit growth in undeveloped areas of the region
15. Assist local governments to adopt growth management strategies that make more efficient use of existing infrastructure.
16. Inform and involve the public in planning at regional, local, and neighborhood levels.
17. Coordinate local policies and regulations to support Regional Policies
18. Encourage the development of state and regional growth management policy.

BEST LAND USE PRACTICES

Practice 1: Keep vehicle miles of travel (VMT) below the area average. Infill developments are the best at accomplishing this. The more remote a development the more self contained it must be to stay below the area average VMT.

Practice 2: Contribute to the area's jobs-housing balance. Strive for a job-housing balance with a three to five mile area around a development site.

Practice 3: Mix land uses at the finest grain the market will bear and include civic uses in the mix.

Practice 4: Develop in clusters and keep the clusters small. This will result in more open space preservation.

Preliminary Report:	November 9, 2006	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Post Allen Plaza I #1229
Final Report Due:	December 9, 2006		Comments Due By:	November 23, 2006

Practice 5: Place higher-density housing near commercial centers, transit lines and parks. This will enable more walking, biking and transit use.

Practice 6: Phase convenience shopping and recreational opportunities to keep pace with housing. These are valued amenities and translate into less external travel by residents if located conveniently to housing.

Practice 7: Make subdivisions into neighborhoods with well-defined centers and edges. This is traditional development.

Practice 8: Reserve school sites and donate them if necessary to attract new schools. This will result in neighborhood schools which provide a more supportive learning environment than larger ones.

Practice 9: Concentrate commercial development in compact centers or districts, rather than letting it spread out in strips.

Practice 10: Make shopping centers and business parks into all-purpose activity centers. Suburban shopping centers and their environs could be improved by mixing uses and designing them with the pedestrian amenities of downtowns.

Practice 11: Tame auto-oriented land uses, or at least separate them from pedestrian-oriented uses. Relegate "big box" stores to areas where they will do the least harm to the community fabric.

BEST TRANSPORTATION PRACTICES

Practice 1: Design the street network with multiple connections and relatively direct routes.

Practice 2: Space through-streets no more than a half mile apart, or the equivalent route density in a curvilinear network.

Practice 3: Use traffic-calming measures liberally. Use short streets, sharp curves, center islands, traffic circles, textured pavements, speed bumps and raised crosswalks.

Practice 4: Keep speeds on local streets down to 20 mph.

Practice 5: Keep speeds on arterials and collectors down to 35 mph (at least inside communities).

Practice 6: Keep all streets as narrow as possible and never more than four traffic lanes wide. Florida suggests access streets 18 feet, subcollectors 26 feet, and collectors from 28 feet to 36 feet depending on lanes and parking.

Practice 7: Align streets to give buildings energy-efficient orientations. Allow building sites to benefit from sun angles, natural shading and prevailing breezes.

Practice 8: Avoid using traffic signals wherever possible and always space them for good traffic progression.

Practice 9: Provide networks for pedestrians and bicyclists as good as the network for motorists.

Practice 10: Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets.

Practice 11: Incorporate transit-oriented design features.

Practice 12: Establish TDM programs for local employees. Ridesharing, modified work hours, telecommuting and others.

BEST ENVIRONMENTAL PRACTICES

Practice 1: Use a systems approach to environmental planning. Shift from development orientation to basins or ecosystems planning.

Practice 2: Channel development into areas that are already disturbed.

Practice 3: Preserve patches of high-quality habitat, as large and circular as possible, feathered at the edges and connected by wildlife corridors. Stream corridors offer great potential.

Practice 4: Design around significant wetlands.

Practice 5: Establish upland buffers around all retained wetlands and natural water bodies.

Practice 6: Preserve significant uplands, too.

Practice 7: Restore and enhance ecological functions damaged by prior site activities.

Practice 8: Detain runoff with open, natural drainage systems. The more natural the system the more valuable it will be for wildlife and water quality.

Practice 9: Design man-made lakes and stormwater ponds for maximum environmental value. Recreation, stormwater management, wildlife habitat and others.

Preliminary Report:	November 9, 2006	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Post Allen Plaza I #1229
Final Report Due:	December 9, 2006		Comments Due By:	November 23, 2006

Practice 10: Use reclaimed water and integrated pest management on large landscaped areas. Integrated pest management involves controlling pests by introducing their natural enemies and cultivating disease and insect resistant grasses.

Practice 11: Use and require the use of Xeriscape™ landscaping. Xeriscaping™ is water conserving landscape methods and materials.

BEST HOUSING PRACTICES

Practice 1: Offer “life cycle” housing. Providing integrated housing for every part of the “life cycle”.

Practice 2: Achieve an average net residential density of six to seven units per acre without the appearance of crowding. Cluster housing to achieve open space.

Practice 3: Use cost-effective site development and construction practices. Small frontages and setbacks; rolled curbs or no curbs; shared driveways.

Practice 4: Design of energy-saving features. Natural shading and solar access.

Practice 5: Supply affordable single-family homes for moderate-income households.

Practice 6: Supply affordable multi-family and accessory housing for low-income households.

Practice 7: Tap government housing programs to broaden and deepen the housing/income mix.

Practice 8: Mix housing to the extent the market will bear.

LOCATION

Where is the proposed project located within the host-local government's boundaries?

The proposed development is located in the City of Atlanta between the Midtown and Downtown areas on the block bounded by West Peachtree Place, Centennial Olympic Park Drive, Simpson Street, and Williams Street.

Will the proposed project be located close to the host-local government's boundary with another local government? If yes, identify the other local government.

The proposed development is entirely within the City of Atlanta's government's boundary in Fulton County; however, it is approximately 3 miles from the western boundary for DeKalb County.

Will the proposed project be located close to land uses in other jurisdictions that would benefit, or be negatively impacted, by the project? Identify those land uses which would benefit and those which would be negatively affected and describe impacts.

None were determined during the review.

ECONOMY OF THE REGION

According to information on the review form or comments received from potentially affected governments:

What new taxes will be generated by the proposed project?

Estimated value of the development is \$173,397,660.00 with an expected \$1,368,731.00 in annual local tax revenues.

Preliminary Report:	November 9, 2006	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Post Allen Plaza I #1229
Final Report Due:	December 9, 2006		Comments Due By:	November 23, 2006

How many short-term jobs will the development generate in the Region?

Short-term jobs will depend upon construction schedule.

Is the regional work force sufficient to fill the demand created by the proposed project?

Yes.

In what ways could the proposed development have a positive or negative impact on existing industry or business in the Region?

The proposed development will add to the continued revitalization of downtown and the creation of a 24 hour mixed use district.

NATURAL RESOURCES

This project is proposed on a site that appears to be already almost entirely impervious and hard pan in a dense urban area. Stormwater will be handled by the City stormwater system.

HISTORIC RESOURCES

Will the proposed project be located near a national register site? If yes, identify site.

None have been identified.

In what ways could the proposed project create impacts that would damage the resource?

Not applicable.

In what ways could the proposed project have a positive influence on efforts to preserve or promote the historic resource?

Not applicable.

INFRASTRUCTURE

Transportation

How many site access points will be associated with the proposed development? What are their locations?

Vehicular access to the development is proposed at two locations.

- One right-in/right-out driveway will be located along West Peachtree Place.
- One full-movement driveway will be located along Simpson Street.

Preliminary Report:	November 9, 2006	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Post Allen Plaza I #1229
Final Report Due:	December 9, 2006		Comments Due By:	November 23, 2006

How much traffic (both average daily and peak am/pm) will be generated by the proposed project?

Kimley-Horn and Associates performed the transportation analysis. GRTA and ARC review staff agreed with the methodology and assumptions used in the analysis. The net trip generation is based on the rates published in the 7th edition of the Institute of Transportation Engineers (ITE) Trip Generation report; they are listed in the following table:

Land Use	A.M. Peak Hour			P.M. Peak Hour			24-Hour
	Enter	Exit	2-Way	Enter	Exit	2-Way	2-Way
360 Apartments	27	82	109	78	50	128	1612
160 Condominiums	14	61	75	43	27	70	828
200 Room Hotel	59	38	97	63	55	118	1418
20,000 sq ft of Retail	103	111	214	30	39	69	894
Reductions	-97	-119	-216	-71	-65	-136	-1646
TOTAL NEW TRIPS	106	173	279	143	106	249	3106

What are the existing traffic patterns and volumes on the local, county, state and interstate roads that serve the site?

Incorporating the trip generation results, the transportation consultant distributed the traffic on the current roadway network. An assessment of the existing Level of Service (LOS) and projected LOS based on the trip distribution findings helps to determine the study network. The results of this exercise determined the study network, which has been approved by ARC and GRTA. If analysis of an intersection or roadway results in a substandard LOS "D", then the consultant recommends improvements.

Projected traffic volumes from the Regional Travel Demand Model are compared to the assigned capacity of facilities within the study network. This data is used to calculate a volume to capacity (V/C) ratio. The V/C ratio values that define the LOS thresholds vary depending on factors such as the type of terrain traversed and the percent of the road where passing is prohibited. LOS A is free-flow traffic from 0 to 0.3, LOS B is decreased free-flow from 0.31 to 0.5, LOS C is limited mobility from 0.51 to 0.75, LOS D is restricted mobility from 0.76 to 0.9, LOS E is at or near capacity from 0.91 to 1.00, and LOS F is breakdown flow with a V/C ratio of 1.01 or above. As a V/C ratio reaches 0.8, congestion increases. The V/C ratios for traffic in various network years are presented in the following table. Any facilities that have a V/C ratio of 1.0 or above are considered congested.

Preliminary Report:	November 9, 2006	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Post Allen Plaza I #1229
Final Report Due:	December 9, 2006		Comments Due By:	November 23, 2006

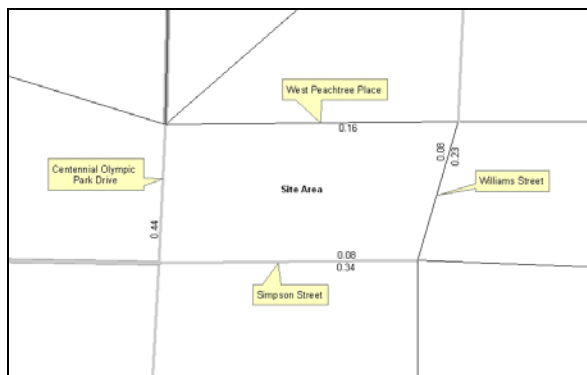
V/C Ratios



2005 AM Peak



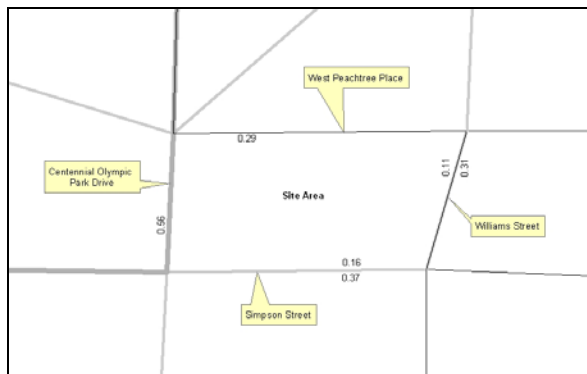
2005 PM Peak



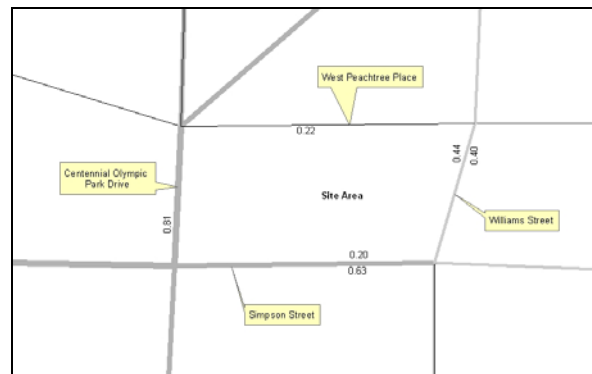
2010 AM Peak



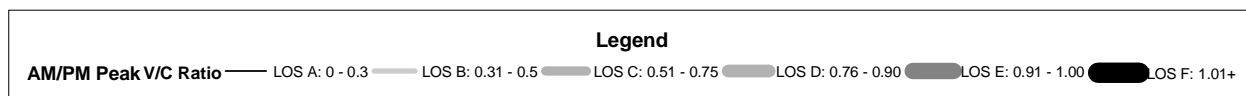
2010 PM Peak



2030 AM Peak



2030 PM Peak



For the V/C ratio graphic, the data is based on 2005, 2010 and 2030 A.M./P.M. peak volume data generated from ARC's travel demand model for Mobility 2030, the 2030 RTP and the FY 2006-2011 TIP, approved in March of 2006. The travel demand model incorporates lane addition improvements and updates to the network as appropriate. As the life of the RTP progresses, volume and/or V/C ratio data may appear inconsistent due to (1) effect of implementation of nearby new or expanded facilities or (2) impact of socio-economic data on facility types.

List the transportation improvements that would affect or be affected by the proposed project.

Preliminary Report:	November 9, 2006	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Post Allen Plaza I #1229
Final Report Due:	December 9, 2006		Comments Due By:	November 23, 2006

2006-2011 TIP*

ARC Number	Route	Type of Improvement	Scheduled Completion Year
AT-188B	JONES AVENUE / SIMPSON STREET / ALEXANDER STREET (A.K.A. JSA CORRIDOR) IMPROVEMENTS	Roadway Operations	2007
AT-206	DOWNTOWN ATLANTA PEDESTRIAN CORRIDOR IMPROVEMENTS ON MARIETTA STREET AND CENTENNIAL OLYMPIC PARK DRIVE	Pedestrian Facility	2008
AT-AR-247	SIMPSON/WEST PEACHTREE PEDESTRIAN-RAIL CONNECTIONS	Pedestrian Facility	2008

2030 RTP*

ARC Number	Route	Type of Improvement	Scheduled Completion Year
N/A	N/A	N/A	N/A

**The ARC Board adopted the 2030 RTP and FY 2006-2011 TIP on February 22, 2006. USDOT approved on March 30th, 2006.*

Summarize the transportation improvements as recommended by consultant in the traffic study for Post Allen Plaza I.

According to the findings, there will be no capacity deficiencies as a result of future year **background** traffic. The transportation consultant has made no recommendations for improvements to be carried out in order to upgrade the existing level of service.

According to the findings, there will be some capacity deficiencies as a result of future year **total** traffic. The transportation consultant has made recommendations for improvements to be carried out in order to upgrade the existing level of service.

West Peachtree Place Site Driveway

- Provide one southbound ingress lane and one northbound egress lane onto West Peachtree Place, side-street stop-controlled.

Simpson Street Site Driveway

- Provide one northbound ingress lane and one southbound egress lane onto Simpson Street, side-street stop-controlled.

Is the site served by transit? If so, describe type and level of service and how it will enhance or be enhanced by the presence of transit? Are there plans to provide or expand transit service in the vicinity of the proposed project?

The proposed project is located within ½ mile of the MARTA Civic Center and Peachtree Center Rail Stations. These rail stations are serviced by multiple MARTA bus routes as well as GRTA Xpress, Cobb County Transit and Gwinnett County Transit express bus routes providing extensive regional transit connectivity.

Preliminary Report:	November 9, 2006	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Post Allen Plaza I #1229
Final Report Due:	December 9, 2006		Comments Due By:	November 23, 2006

What transportation demand management strategies does the developer propose (carpool, flex-time, transit subsidy, etc.)?

None proposed.

The development **PASSES** the ARC's Air Quality Benchmark test.

Air Quality Impacts/Mitigation (based on ARC strategies)	Credits	Total
Where Residential is dominant, >15 units/ac	6%	6%
w/in 1/4 mile of Bus Stop (CCT, MARTA, Other)	3%	3%
w/in 1/2 mile of MARTA Rail Station	5%	5%
Located within a Transportation Management Association	3%	3%
Bike/ped networks that meet Mixed Use or Density target and connect to adjoining uses	5%	5%
Total Calculated ARC Air Quality Credits (15 % reduction required)		22%

What are the conclusions of this review? Is the transportation system (existing and planned) capable of accommodating these trips?

This proposed project, located in the Centennial Hill neighborhood, will replace a surface parking lot with a high density structure containing multiple uses. This project will contribute to the rapid character transition the Centennial Hill neighborhood is currently experiencing where many large projects are replacing previously vacant or underutilized parcels of land leading to increased congestion on the surrounding roadway network. It is suggested that all recommended improvements be implemented prior to completion of construction to minimize the increased congestion the surrounding roadway network is experiencing as a result of rapid growth in the area.

INFRASTRUCTURE

Wastewater and Sewage

Wastewater is estimated at 0.17 MGD based on information submitted for the review.

Which facility will treat wastewater from the project?

R.M Clayton will provide wastewater treatment for the proposed development.

What is the current permitted capacity and average annual flow to this facility?

The capacity of R.M. Clayton Site is listed below:

Preliminary Report:	November 9, 2006	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Post Allen Plaza I #1229
Final Report Due:	December 9, 2006		Comments Due By:	November 23, 2006

PERMITTED CAPACITY MMF, MGD ₁	DESIGN CAPACITY MMF, MGD	2001 MMF, MGD	2008 MMF, MGD	2008 CAPACITY AVAILABLE +/-, MGD	PLANNED EXPANSION	REMARKS
No Flow Limit	122	99	120	2	None. Plan before EPD to permit plant at design capacity consistent with draft Chattahoochee River Model.	Existing Consent Decree with the U.S. EPA and Georgia EPD require CSO and SSO improvements throughout the City of Atlanta wastewater system by 2007 and 2014, respectively

MMF: Maximum Monthly Flow. Mgd: million of gallons per day.

₁ Source: Metropolitan North Georgia Water Planning District **SHORT-TERM WASTEWATER CAPACITY PLAN**, August 2002.

What other major developments will be served by the plant serving this project?

ARC has reviewed a number of major developments that will be served by this plant.

INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?

Water demand also is estimated at 0.2 MGD based on information submitted for the review.

How will the proposed project's demand for water impact the water supply or treatment facilities of the jurisdiction providing the service?

Information submitted with the review suggests that there is sufficient water supply capacity available for the proposed project.

INFRASTRUCTURE

Solid Waste

How much solid waste will be generated by the project? Where will this waste be disposed?

Information submitted with the review 1,730 tons of solid waste per year and the waste will be disposed of in the City of Atlanta.

Will the project create any unusual waste handling or disposal problems?

Preliminary Report:	November 9, 2006	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Post Allen Plaza I #1229
Final Report Due:	December 9, 2006		Comments Due By:	November 23, 2006

No.

Are there any provisions for recycling this project's solid waste.

None stated.

INFRASTRUCTURE

Other facilities

According to information gained in the review process, will there be any unusual intergovernmental impacts on:

- **Levels of governmental services?**
- **Administrative facilities?**
- **Schools?**
- **Libraries or cultural facilities?**
- **Fire, police, or EMS?**
- **Other government facilities?**
- **Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?**

None were determined during the review.

HOUSING

Will the proposed project create a demand for additional housing?

No, the proposed development will add 520 new residential units.

Will the proposed project provide housing opportunities close to existing employment centers?

Yes, once developed, this project will provide housing opportunities for existing employment centers as well as providing opportunities for individuals to live and work within the proposed development.

Is there housing accessible to the project in all price ranges demanded?

The site proposed for the development is located in Census Tract 21. This tract had a 32.9 percent increase in number of housing units from 2000 to 2005 according to ARC's Population and Housing Report. The report shows that 7 percent, respectively, of the housing units are single-family, compared

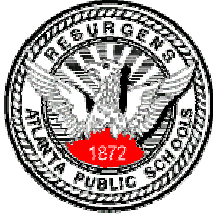
Preliminary Report:	November 9, 2006	DEVELOPMENT OF REGIONAL IMPACT <u>REVIEW REPORT</u>	Project:	Post Allen Plaza I #1229
Final Report Due:	December 9, 2006		Comments Due By:	November 23, 2006

to 69 percent for the region; thus indicating is a variety of multi-family housing options around the development area.

Is it likely or unlikely that potential employees of the proposed project will be able to find affordable* housing?

Likely, assuming the development is approved with multiple price ranges of housing.

* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region – FY 2000 median income of \$51,649 for family of 4 in Georgia.



Our Focus... Student Success

ATLANTA PUBLIC SCHOOLS

FACILITIES SERVICES
1631 LAFRANCE STREET
ATLANTA, GA 30307

VALERIE D. THOMAS
EXECUTIVE DIRECTOR
(404) 802-3730
FAX (404) 827-8423
vdthomas@atlanta.k12.ga.us

November 15, 2006

Mr. Mike Alexander
Atlanta Regional Commission
40 Courtland Street, NE
Atlanta, GA 30303

RE: Post Allen Plaza ARC Review Code: R611091

Dear Mr. Alexander:

We have received the review documents for the Post Allen Plaza development. The development will consist of 360 high rise apartments, 160 high rise condominiums, 20,000 square feet of retail space and a 200 room hotel.

The elementary school available to serve any elementary school age population in the community is currently Centennial Place Elementary School located at 531 Luckie St., NW. The middle school currently serving the area is Inman Middle School currently located at 774 Virginia Ave., NE. The high school for students in the community is Henry W. Grady High School located at 929 Charles Allen Dr., NE.

The development is located in the Morningside Cluster Study Area of the Atlanta Public Schools. Developments of similar type have generated approximately 42 school-aged children. Please advise APS of your projection of school-aged children identified through your project planning research and information. Upon receipt of further details regarding this development including price points and the number of bedrooms, the APS can provide, to you, additional information regarding the potential impact on the local schools.

If there is any additional information needed or questions please feel free to contact me at (404) 802-3730 or Keyetta Holmes (404) 802-3731.

Sincerely,

Valerie Thomas

Valerie Thomas
Executive Director of Facilities Services

cc: Nicole Brownlee, Roger Kubler, Sharron Pitts

Your DRI ID NUMBER for this submission is: **1229**
 Use this number when filling out a DRI REVIEW REQUEST.
 Submitted on: 9/20/2006 6:05:10 PM

DEVELOPMENT OF REGIONAL IMPACT

Fulton County Initial DRI Information (Form1b)

This form is intended for use by local governments within the Metropolitan Region Tier that are also within the jurisdiction of the Georgia Regional Transportation Authority (GRTA). The form is to be completed by the city or county government for submission to your Regional Development Center (RDC), GRTA and DCA. This form provides basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Local governments should refer to both the Rules for the DRI Process 110-12-3 and the DRI Tiers and Thresholds established by DCA.

Local Government Information

Submitting Local Government:	City of Atlanta
*Individual completing form and Mailing Address:	Michael Fleming Bureau of Planning 55 Trinity Ave SW - Suite 3350 Atlanta, GA 30303-0310
Telephone:	404-330-6965
Fax:	404-658-7491
E-mail (only one):	mfleming@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:	Post Allen Plaza
---------------------------	------------------

Development Type	Description of Project	Thresholds
Mixed Use	Retail - 18500 SF; Hotel - 201 rms; Condo - 192 DU; Apartment - 351 DU: TOTAL 735854 SF on 1.88 acres	View Thresholds

Developer / Applicant and Mailing Address:	Charles Konas Post Properties 4401 Northside Pkwy - Suite 800 Atlanta, GA 30327
Telephone:	404-846-5600
Fax:	404-504-9663
Email:	charles.konas@postproperties.com
Name of property owner(s) if different from developer/ applicant:	Barry Real Estate Companies
Provide Land-Lot-District Number:	District 14 Land Lot 79
What are the principal streets or roads providing vehicular access to the site?	West Peachtree Place, Simpson St
Provide name of nearest street(s) or intersection:	Centennial Olympic Park Drive, Williams Street, Simpson Street, and West Peachtree Place
Provide geographic coordinates (latitude/ longitude) of the center of the proposed project (optional):	/

If available, provide a link to a website providing a general location map of the proposed project (optional). (http://www.mapquest.com or http://www.mapblast.com are helpful sites to use.):	http://maps.google.com/maps?f=q&hl=en&q=340+centennial+olympic+park+dr,+atlanta&ie=UTF8&z=15&ll=33.764557,-84.392123&spn=0.016911,0.038753&om=1&iwloc=A
Is the proposed project entirely located within your local government's jurisdiction?	Y
If yes, how close is the boundary of the nearest other local government?	approximately 2.5 miles to DeKalb Co.
If no, provide the following information:	
In what additional jurisdictions is the project located?	
In which jurisdiction is the majority of the project located? (give percent of project)	Name: (NOTE: This local government is responsible for initiating the DRI review process.)
	Percent of Project:
Is the current proposal a continuation or expansion of a previous DRI?	N
If yes, provide the following information (where applicable):	Name:
	Project ID:
	App #:
The initial action being requested of the local government by the applicant is:	Permit SAP-06-143 (Special Administrative Permit in SPI-13 district)
What is the name of the water supplier for this site?	City of Atlanta
What is the name of the wastewater treatment supplier for this site?	City of Atlanta
Is this project a phase or part of a larger overall project?	N
If yes, what percent of the overall project does this project/phase represent?	
Estimated Completion Dates:	This project/phase: Overall project: 2010

Local Government Comprehensive Plan

Is the development consistent with the local government's comprehensive plan, including the Future Land Use Map?	Y
If no, does the local government intend to amend the plan/map to account for this development?	
If amendments are needed, when will the plan/map be amended?	

Service Delivery Strategy

Is all local service provision consistent with the countywide Service Delivery Strategy?

Y

If no, when will required amendments to the countywide Service Delivery Strategy be complete?

Land Transportation Improvements

Are land transportation or access improvements planned or needed to support the proposed project?

Y

If yes, how have these improvements been identified:

Included in local government Comprehensive Plan or Short Term Work Program?

Included in other local government plans (e.g. SPLOST/LOST Projects, etc.)?

Included in an official Transportation Improvement Plan (TIP)?

Developer/Applicant has identified needed improvements?

Y

Other (Please Describe):

Submitted on: 11/6/2006 4:05:46 PM

DEVELOPMENT OF REGIONAL IMPACT DRI Review Initiation Request (Form2a)

Local Government Information

Submitting Local Government:	City of Atlanta
Individual completing form:	Shelley Peart
Telephone:	404-330-6781
Fax:	404-658-7491
Email (only one):	speart@atlantaga.gov

Proposed Project Information

Name of Proposed Project:	Post Allen Plaza I
DRI ID Number:	1229
Developer/Applicant:	Mr. Kelly C. Carter
Telephone:	(404) 846-4489
Fax:	(404) 504-9663
Email(s):	kelly.carter@postproperties.com

DRI Review Process

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	N
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	
If no, the official review process can not start until this additional information is provided.	

Economic Impacts

Estimated Value at Build-Out:	\$173,397,660
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$1,368,731
Is the regional work force sufficient to fill the demand created by the proposed project?	Y
If the development will displace any existing uses, please describe (using number of units, square feet., etc): Surface parking lot - approx. 100 spaces. 4,000 square foot office building.	

Community Facilities Impacts

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)?	0.2 MGD
Is sufficient water supply capacity available to serve the proposed project?	Y
If no, are there any current plans to expand existing water supply capacity?	
If there are plans to expand the existing water supply capacity, briefly describe below:	
If water line extension is required to serve this project, how much additional line (in miles) will be required?	

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)?	0.17
Is sufficient wastewater treatment capacity available to serve this proposed project?	Y
If no, are there any current plans to expand existing wastewater treatment capacity?	
If there are plans to expand existing wastewater treatment capacity, briefly describe below:	
If sewer line extension is required to serve this project, 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.)	3,103 vehicle trips per day: 278 - AM peak, 249 - PM peak
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	Y
If yes, has a copy of the study been provided to the local government?	Y
If transportation improvements are needed to serve this project, please describe below:	

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	1,730 tons
Is sufficient landfill capacity available to serve this proposed project?	Y
If no, are there any current plans to expand existing landfill capacity?	
If there are plans to expand existing landfill capacity, briefly describe below:	
Will any hazardous waste be generated by the development? If yes, please explain below:	N

Stormwater Management

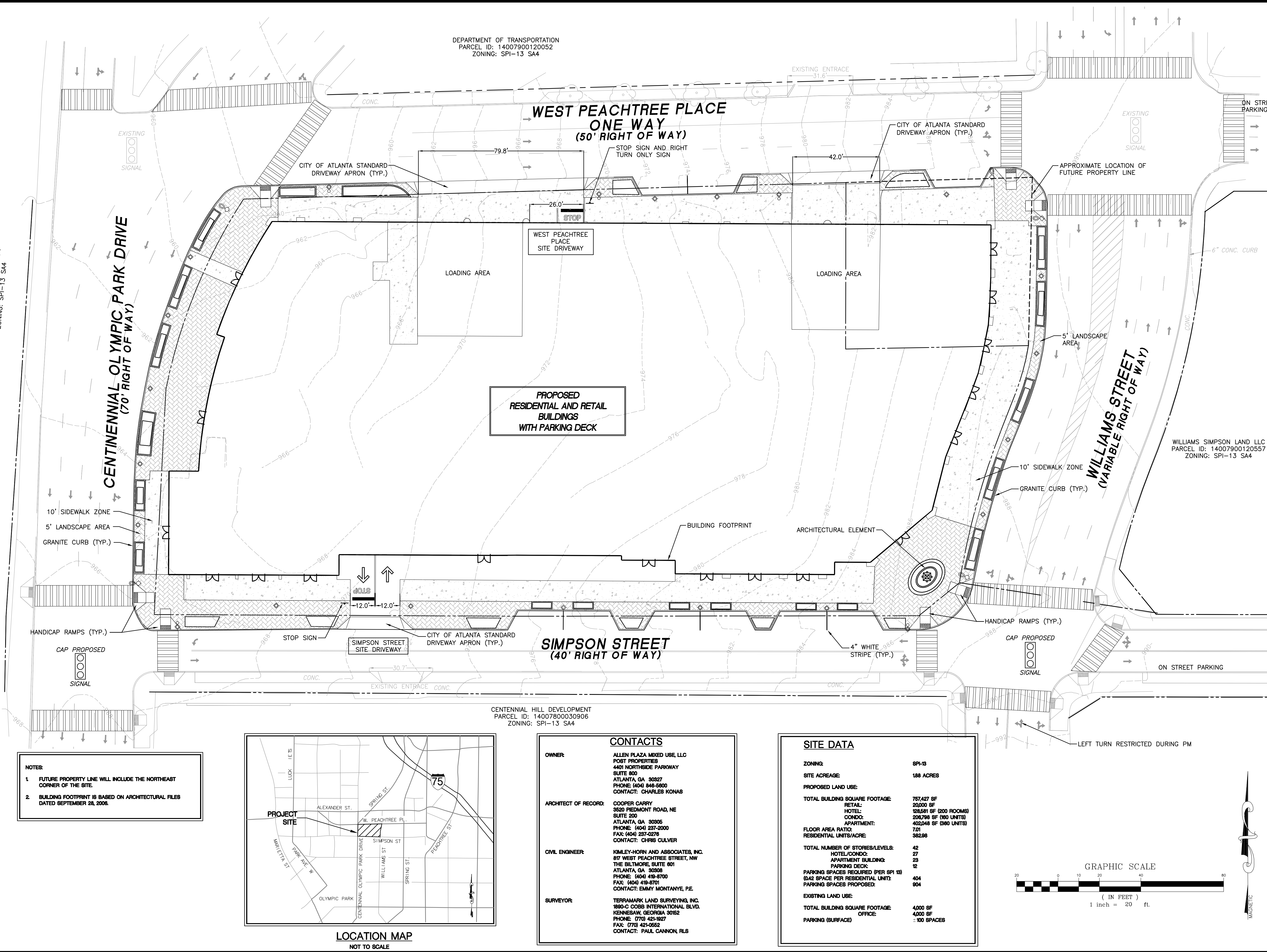
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	100%
Is the site located in a water supply watershed?	N
If yes, list the watershed(s) name(s) below:	
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:	

Environmental Quality

Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	N
2. Significant groundwater recharge areas?	N
3. Wetlands?	N
4. Protected mountains?	N
5. Protected river corridors?	N
If you answered yes to any question 1-5 above, describe how the identified resource(s) may be affected below:	
Has the local government implemented environmental regulations consistent with the Department of Natural Resources' Rules for Environmental Planning Criteria?	Y
Is the development located within, or likely to affect any of the following:	

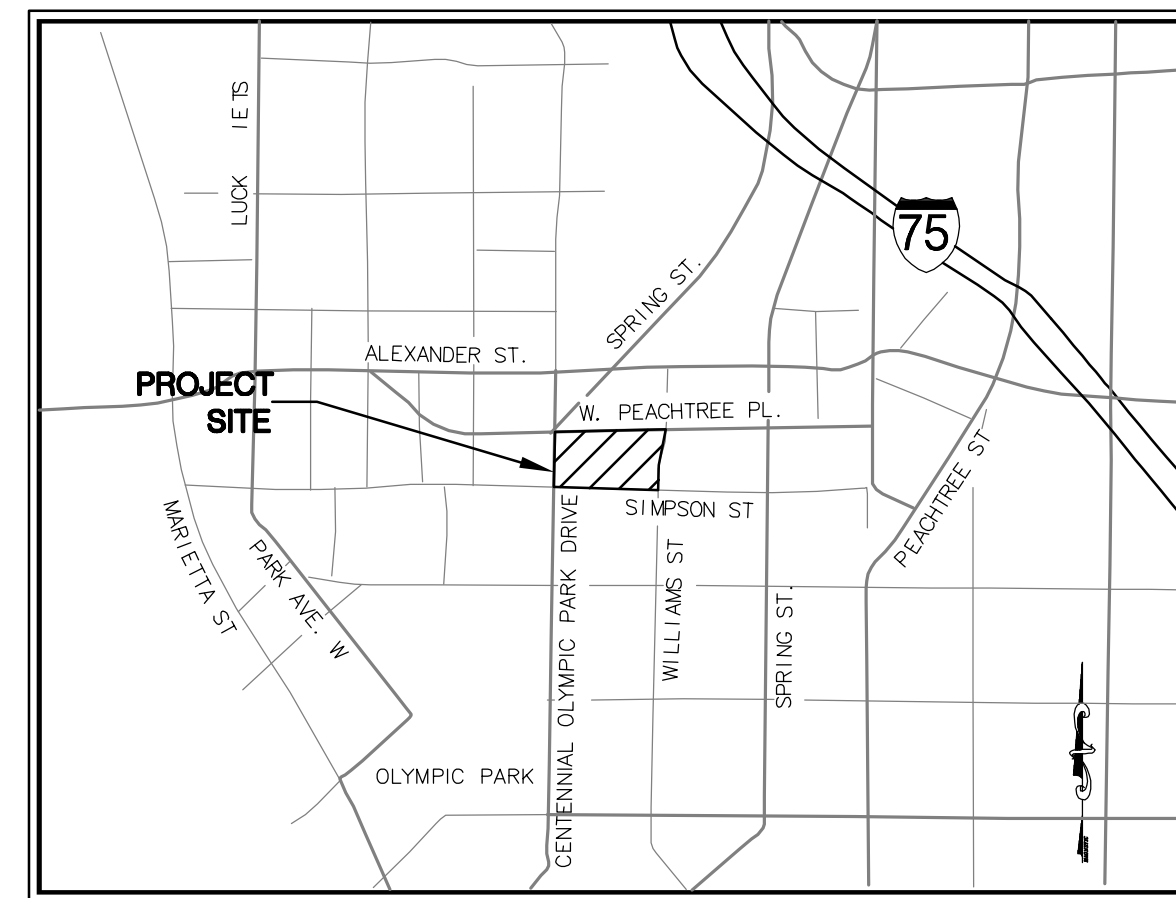
1. Floodplains?	N
2. Historic resources?	N
3. Other environmentally sensitive resources?	N
If you answered yes to any question 1-3 above, describe how the identified resource(s) may be affected below:	

COCA COLA PROPERTIES, LLC
PARCEL ID: 14007900101474
ZONING: SPI-13 SA4



NOTES:

- 1 FUTURE PROPERTY LINE WILL INCLUDE THE NORTHEAST CORNER OF THE SITE.**
- 2 BUILDING FOOTPRINT IS BASED ON ARCHITECTURAL FILES DATED SEPTEMBER 28, 2006.**



LOCATION MAP
NOT TO SCALE

CONTACTS

OWNER: ALLEN PLAZA MIXED USE, LLC
POST PROPERTIES
4401 NORTHSIDE PARKWAY
SUITE 800
ATLANTA, GA 30327
PHONE: (404) 848-5500
CONTACT: CHARLES KONAS

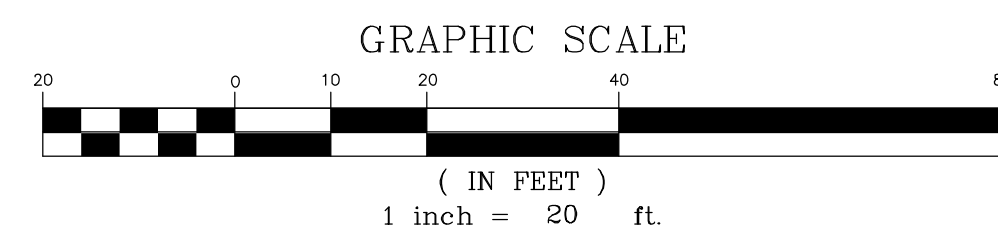
ARCHITECT OF RECORD: COOPER CARRY
3630 PIEDMONT ROAD, NE
SUITE 200
ATLANTA, GA 30305
PHONE: (404) 237-2000
FAX: (404) 237-0276
CONTACT: CHRIS CULVER

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
817 WEST PEACHTREE STREET, NW
THE BILTMORE, SUITE 801
ATLANTA, GA 30308
PHONE: (404) 419-5700
FAX: (404) 419-5701
CONTACT: EMMY MONTANYE, P.E.

SURVEYOR: TERRAMARK LAND SURVEYING, INC.
1920-C COBB INTERNATIONAL BLVD.
KENNESAW, GEORGIA 30152
PHONE: (770) 421-9871
FAX: (770) 421-0552
CONTACT: PAUL CANNON, RLS

SITE DATA

ZONING:	SPI-13
SITE ACREAGE:	188 ACRES
PROPOSED LAND USE:	
TOTAL BUILDING SQUARE FOOTAGE:	757,427 SF
RETAIL:	20,000 SF
HOTEL:	128,681 SF (20%)
CONDO:	206,798 SF (16%)
APARTMENT:	402,946 SF (53%)
FLOOR AREA RATIO:	7.01
RESIDENTIAL UNITS/ACRE:	382.96
TOTAL NUMBER OF STORES/LEVELS:	42
HOTEL/CONDO:	27
APARTMENT BUILDING:	23
PARKING DECK:	12
PARKING SPACES REQUIRED (PER SPI 13)	
(0.42 SPACE PER RESIDENTIAL UNIT)	404
PARKING SPACES PROPOSED:	904
EXISTING LAND USE:	
TOTAL BUILDING SQUARE FOOTAGE:	4,000 SF
OFFICE:	4,000 SF
PARKING (SURFACE)	= 100 SPACES




SCALE (H):	1" = 20'
SCALE (V):	NONE
DESIGNED BY:	LW
DRAWN BY:	LW
CHECKED BY:	EM
DATE:	11/01/06
KHA PROJECT NO.: 019517000	
SHEET NUMBER C3-00	

POST ALLEN PLAZA
340 CENTENNIAL OLYMPIC PARK DRIVE

POST PROPERTIES

DRI SITE PLAN

 **Kimley-Horn
and Associates, Inc.**

817 WEST PEACHTREE ST., NW
SUITE 601
ATLANTA, GEORGIA 30308-1121

Tel: (404) 419-8700
Fax: (404) 419-8701

© 2006 Kimley-Horn and Associates, Inc.