



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

**DATE:** Oct 1 2007

**ARC REVIEW CODE:** R710011

**TO:** Mayor Shirley Franklin  
**ATTN TO:** Shelley Peart, Principal Planner  
**FROM:** Charles Krautler, Director

NOTE: This is digital  
signature. Original on file.

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

**Name of Proposal:** 1138 Peachtree

**Review Type:** Development of Regional Impact

**Description:** 1138 Peachtree is a mixed use development located on .91 acres in the City of Atlanta. The proposed development will consist of 70 high rise condominiums, 200 room hotel, and 11,500 square feet of specialty retail space. The proposed development is located at 13th Street between Crescent Avenue and Peachtree Street.

**Submitting Local Government:** City of Atlanta

**Date Opened:** Oct 1 2007

**Deadline for Comments:** Oct 15 2007

**Earliest the Regional Review can be Completed:** Oct 30 2007

## THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING 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  
MIDTOWN ALLIANCE

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

**Attached is information concerning this review.**

If you have any questions regarding this review, Please call Haley Fleming, Review Coordinator, at (404) 463-3311. If the ARC staff does not receive comments from you by 2007-10-15 00:00:00, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

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



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## DEVELOPMENT OF REGIONAL IMPACT

### DRI- REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Development Center for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and give us your comments in the space provided. The completed form should be returned to the RDC on or before the specified return deadline.

Preliminary Findings of the RDC: **1138 Peachtree** *See the Preliminary Report .*

Comments from affected party (attach additional sheets as needed):

Individual Completing form:

Local Government:

Department:

Telephone: (     )

Signature:

Date:

***Please Return this form to:***

Haley Fleming, Atlanta Regional Commission  
40 Courtland Street NE  
Atlanta, GA 30303  
Ph. (404) 463-3311 Fax (404) 463-3254  
[hffleming@atlantaregional.com](mailto:hffleming@atlantaregional.com)

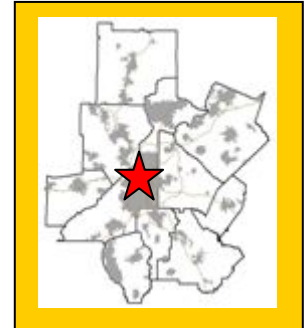
**Return Date: Oct 15 2007**

Preliminary Report:	October 1, 2007	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	1138 Peachtree #1564
Final Report Due:	October 30, 2007		Comments Due By:	October 15, 2007

### **PRELIMINARY REPORT SUMMARY**

#### **PROPOSED DEVELOPMENT:**

1138 Peachtree is a mixed use development located on .91 acres in the City of Atlanta. The proposed development will consist of 70 high rise condominiums, 200 room hotel, and 11,500 square feet of specialty retail space. The proposed development is located at 13<sup>th</sup> Street between Crescent Avenue and Peachtree Street.



#### **PROJECT PHASING:**

The project is being proposed in one phase with a project build out date for 2011.

#### **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-16. The zoning will remain the same. The DRI trigger for this development is a Special Use Permit with the City of Atlanta. 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 mixed use.

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

This will be determined based on comments received from potentially impacted local governments.

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

This will be determined based on comments received from potentially impacted local governments.

**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?**

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?**

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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
2007	Midtown Heights
2006	The Brookwood
2006	1075 Peachtree
2006	Trump Tower
2006	1163 West Peachtree
2005	Twelve 14 <sup>th</sup> Street
2004	Peachtree Portal
2003	Midtown Grand
2003	1180 Peachtree Street
2003	The Georgia Aquarium
2001	Omni Hotel Expansion
2001	Midtown Park
2001	Bellsouth Midtown Center
2000	West Peachtree Villas
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
1988	AT&T Promenade
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.

**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 many of ARC's Regional Development Policies, as well as the Atlanta Region Unified Growth Policy Map, which identifies the area as City Center within a Mega Corridor. These areas are defined to allow intense retail, office, and residential uses that are integrated or separate.

The proposed development is located with the Midtown LCI Study area; therefore, it should meet not only the Regional Development Policies, but also the goals and intent of the LCI.

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The ARC forecasts population and employment growth in the City of Atlanta over the next 25 years. ARC forecasts a population of over 32,000 residents within the Midtown area and an employment base of greater than 90,000 jobs. The incorporation of this mix of uses within a site will continue to ensure high quality livability and quality of life in Midtown while accommodating the employment and housing growth pressures that Downtown and Midtown Atlanta are experiencing. This development will contribute to further alleviating the jobs to housing imbalance in Midtown Atlanta, forecasted to be 2.71 in the year 2030 as compared to 6.01 in the year 2000.

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## **PRELIMINARY 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.

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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.

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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. It is located at 13<sup>th</sup> Street between Peachtree Street and Crescent Avenue.

**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.

**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.**

To be 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 \$350 million with an expected \$4.5 million in annual local tax revenues.

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



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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?**

To be determined during the review.

### **NATURAL RESOURCES**

To be determined during the review

### **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?**

The project is proposed to have vehicular access at two locations. One full-movement driveway is proposed along Crescent Avenue at the intersection of 13<sup>th</sup> Street (Driveway #1). Another full-movement driveway is proposed along Peachtree Street at the intersection of 13<sup>th</sup> Street (Driveway #2).

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

Kimley-Horn and Associates, Inc. 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

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the rates published in the 7<sup>th</sup> 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
High-rise Condominium 70 Units	9	40	49	24	15	39	488
200 Key Hotel	59	38	97	63	55	118	1,418
Specialty Retail 11,500 SF	83	89	172	22	27	49	530
<i>Mixed-Use Reductions</i>	-	-	-	-5	-5	-10	-106
<i>Alternative Mode Reduction</i>	-22	-25	-74	-16	-14	-30	-350
<i>Pass-By Reduction</i>	-	-	-	-6	-6	-12	-138
<b>TOTAL NEW TRIPS</b>	<b>129</b>	<b>142</b>	<b>271</b>	<b>82</b>	<b>72</b>	<b>154</b>	<b>1,842</b>

**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.

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### V/C Ratios

*To be determined upon completion of review*

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

### 2006-2011 TIP\*

ARC Number	Route	Type of Improvement	Scheduled Completion Year
AR-H-600	I-75/85 bridge and HOV interchange at 15 <sup>th</sup> Street in City of Atlanta	HOV Lanes	2020
AT-200	Peachtree Street from 10 <sup>th</sup> Street to I-85 North	Pedestrian Facility	2007
AT-202	Spring Street from Pine Street to Peachtree Street	Pedestrian Facility	2008
AT-204	10 <sup>th</sup> Street from Williams Street to Piedmont Avenue	Pedestrian Facility	2008
AT-205	14 <sup>th</sup> Street from West Peachtree Street to Piedmont Avenue	Pedestrian Facility	2009
AT-208	Juniper Street from North Avenue to 14 <sup>th</sup> Street	Bicycle/Pedestrian Facility	2110
AT-218	US 19 (Peachtree Street) at West Peachtree Street and Beverly Road	Roadway Operational Upgrade	2009
AT-AR-249	West Peachtree Pedestrian Improvements from 14 <sup>th</sup> Street to Peachtree Street	Pedestrian Facility	2009

### 2030 RTP\*

ARC Number	Route	Type of Improvement	Scheduled Completion Year
	None		

*\*The ARC Board adopted the 2030 RTP and FY 2006-2011 TIP on June 8, 2007.*

**Summarize the transportation improvements as recommended by consultant in the traffic study for 1138 Peachtree.**

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

**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?**

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The proposed development is located approximately 1,500 feet southeast of the Arts Center MARTA station at West Peachtree Street and 15th Street. This station lies on the North-South MARTA rail line (10 – 20 minute headways) which intersects the East-West rail line (to the south) at the Five Points station. Five MARTA bus routes operate from this station including the following: Route 10 – Peachtree (30-minute headways), Route 23 – Lenox / Arts Center (10-minute headways), Route 27 – Monroe Drive / Lindbergh – Sundays only (27-minute headways – Saturday, 45-minute headways – Sunday), Route 36 – North Decatur (30-minute headways), Route 98 – West End / Arts Center (39-minute headways).

Two express bus systems utilize the Arts Center MARTA station: Cobb Community Transit (CCT) and Gwinnett County Transit (GCT). Routes 10, 10A, 10B, 10C, 102, and 481 of CCT transport patrons from various locations in Cobb County to Midtown Atlanta via the Arts Center Station. Headways for these routes vary. Routes 101A, 102A, and 103A of the GCT system utilize the Arts Center station as well for reverse commute trips. Routes primarily operate at half-hour headways.

The Atlantic Station Shuttle, which transports riders from Atlantic Station residential areas and points of interest, terminates at the Arts Center MARTA station. The shuttle currently has headways ranging from 15 minutes during peak hours to 30 minutes during off-peak hours. Headways may become shorter as the entire development reaches build out and demand for the shuttle increases.

Pedestrian facilities are currently in place along all adjacent roadways. Given the numerous transit options within the vicinity of the project (for both residential and non-residential trips), the overall project location within the densely developing area of Midtown, and new bike and pedestrian facilities highlighted by the ARC and GDOT, transit is a viable option for many of the residents, workers, and other patrons of the new development.

**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.

<b>Air Quality Impacts/Mitigation (based on ARC strategies)</b>	<b>Credits</b>	<b>Total</b>
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%
3% Bike/ped networks that meet Mixed Use or Density target and connect to adjoining uses	5%	5%
<b>Total Calculated ARC Air Quality Credits (15 % reduction required)</b>		<b>22%</b>

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

To be determined upon completion of review.

## **INFRASTRUCTURE**

### **Wastewater and Sewage**

Wastewater is estimated at 0.38 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:

<b>PERMITTED CAPACITY MMF, MGD<sub>1</sub></b>	<b>DESIGN CAPACITY MMF, MGD</b>	<b>2001 MMF, MGD</b>	<b>2008 MMF, MGD</b>	<b>2008 CAPACITY AVAILABLE +/-, MGD</b>	<b>PLANNED EXPANSION</b>	<b>REMARKS</b>
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.*

*<sub>1</sub> 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?**

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Water demand also is estimated at 0.30 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 675 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?**

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.)?

To be determined during the review



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## **HOUSING**

### **Will the proposed project create a demand for additional housing?**

No, the proposed development will add 70 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 close proximity to one another.

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

The site proposed for the development is located in Census Tract 11. This tract had a 517.7 percent increase in number of housing units from 2000 to 2006 according to ARC's Population and Housing Report. The report shows that 4 percent, respectively, of the housing units are single-family, compared 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.

# Developments of Regional Impact

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DRI #1564

## 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: Shelley Peart

Telephone: 404-330-6781

E-mail: [speart@atlantaga.gov](mailto:speart@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: 1138 Peachtree Street

Location (Street Address, GPS Coordinates, or  
Legal Land Lot Description): 1138 Peachtree Street

Brief Description of Project: 50 Story hotel/condo tower with street front retail.



**Development Type:**

(not selected)	Hotels	Wastewater Treatment Facilities
Office	Mixed Use	Petroleum Storage Facilities
Commercial	Airports	Water Supply Intakes/Reservoirs
Wholesale & Distribution	Attractions & Recreational Facilities	Intermodal Terminals
Hospitals and Health Care Facilities	Post-Secondary Schools	Truck Stops
Housing	Waste Handling Facilities	Any other development types
Industrial	Quarries, Asphalt & Cement Plants	

If other development type, describe:

Project Size (# of units, floor area, etc.):	70 High rise condo's, 200 key hotel, 11,500 SF retail		
Developer:	Tivoli Properties		
Mailing Address:	One Overton Park, 3625 Cumberland Blvd		
Address 2:	Suite 1150		
	City:Atlanta State: GA Zip:30339		
Telephone:	770-272-7600		
Email:	doug.jones@tivoli-properties.com		
Is property owner different from developer/ applicant?	(not selected) Yes No		
If yes, property owner:	SHI Investments Two, LLC		
Is the proposed project entirely located within your local government's jurisdiction?	(not selected) Yes No		
If no, in what additional jurisdictions is the project located?			
Is the current proposal a continuation or expansion of a previous DRI?	(not selected) Yes No		
If yes, provide the following information:	Project Name:		
	Project ID:		
The initial action being requested of the local government for this project:	Rezoning Variance Sewer Water Permit Other SAP-07-94		
Is this project a phase or part of a larger overall project?	(not selected) Yes No		
If yes, what percent of the overall project does this project/phase represent?			

Estimated Project Completion Dates:

This project/phase: 2010  
Overall project: 2010

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# Developments of Regional Impact

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DRI #1564

## 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: Shelley Peart

Telephone: 404-330-6781

Email: speart@atlantaga.gov

### Project Information

Name of Proposed Project: 1138 Peachtree Street

DRI ID Number: 1564

Developer/Applicant: Tivoli Properties

Telephone: 770-272-7600

Email(s): doug.jones@tivoli-properties.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:

\$350 million

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

\$4.5 million

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): A 130 space surface parking lot and small parking booth			
<b>Water Supply</b>			
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)?	0.030 MGD		
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:			
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?			
<b>Wastewater Disposal</b>			
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)?	0.38 MGD		
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:			
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?			
<b>Land Transportation</b>			
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.)	270 AM Trips, 154 PM Trips		
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:			
<b>Solid Waste Disposal</b>			
How much solid waste is the project expected to generate annually (in tons)?	675 tons/year		
Is sufficient landfill capacity available to serve this proposed project?	(not selected)	Yes	No
If no, describe any plans to expand existing landfill capacity:			
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?	95%
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:detention pond	

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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DRAWN BY: ANF	<b><i>1138 PEACHTREE STREET DRI #1564</i></b>		
DESIGNED BY: ANF	<i>Fulton County, Atlanta, GA</i>		
CHECKED BY: BPE	<b><i>GRTA DRI SITE PLAN</i></b>		
PROJECT NO: 019430000	SCALE: 1" = 20'	DATE: 09-21-07	SHEET NO: 1 OF 1