



Atlanta Regional Commission

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Large Scale Development Reviews in the Atlanta Region

Copyright 1990

Atlanta Regional Commission

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INTRODUCTION

During the early eighties, local officials became increasingly concerned about the impact of major development activities in the Atlanta Region. Large scale, mixed use developments were increasing and concentrating at various locations in the Region. It was becoming clear that the cumulative effects of such development were intergovernmental, region shaping, and likely to place unanticipated demands on public service systems.

The Atlanta Regional Commission discussed this matter at several meetings and working sessions. Then in 1984, following extensive discussions with local governments, the Commission adopted a resolution designating large scale developments as "area plans," thereby allowing the Commission to begin an intergovernmental review and comment process for such developments. The March, 1984 resolution established threshold criteria for these major development area plans. The thresholds were as follows:

Offices - over 500,000 square feet
Commercial - over 700,000 square feet
Hospitals - over 600 beds
Hotels - over 1,000 rooms
Industrial - over 500 acres; 2,000 employees; or using over 100,000 gallons per day of water
Mixed Use - over 500,000 square feet
Residential - over 1,000 units (later lowered to 500 units)

Following adoption of the resolution, developments exceeding these thresholds, requiring some local government action, have been referred to the Commission for review and comment.

After receipt of a development proposal from a local government, the Commission staff notifies potentially affected local governments and state agencies and then coordinates an intergovernmental review. Reviewing agencies consider the proposal and send comments to the Commission as appropriate. The Commission staff reviews the proposal in relationship to regional plans and policies after calculating the public service demands. All comments are returned to the submitting government for use in arriving at the required action and also for use in local planning.

Although the Commission's enabling legislation allows sixty days for conducting the review process and local governments thirty days for reviewing and commenting on proposals, every effort is made to complete the review within the development review timetable of the submitting local government.

The staff gives a status report on major development reviews at the regularly scheduled meetings of the Commission. This has allowed the Commission to continually monitor the review process, consider the cumulative impact of major developments on the Region and to use information from this work in the formulation of regional plans and policies.

By the end of September, 1990, a total of 182 reviews had been completed by ARC (eight were resubmitted projects, so there have been 174 separate projects). The purpose of this paper is to present a summary of developments reviewed and the status of each development proposal.

The report includes a matrix which shows the status of each development. Four maps are included - one shows all major developments reviewed, another shows those approved, another those denied or withdrawn, and another showing those under construction. Three tables are included giving a tabular summary of mapped information. Next is a detailed listing of reviews giving information on each.

ALPHABETICAL LISTING OF DEVELOPMENTS REVIEWED

ALPHABETICAL LISTING OF DEVELOPMENTS REVIEWED

139.	1100 Peachtree Building (11/88)
140.	1117 Perimeter Center West - Revised (11/88)
111.	191 Peachtree Building (8/87)
65.	3630 Peachtree (4/86)
179.	5825 Glenridge Drive Mixed-Use Development (7/90)
60.	Aberdeen Forest (2/86)
68.	Allison Drive Residential (5/86)
54.	American Financial (12/85)
48.	Amwest Northeast Center (10/85)
94.	Asbury Park (2/87)
129.	AT&T Promenade (7/88)
30.	Atlanta International Village (4/85)
150.	Atlanta Plaza I (3/89)
3.	Atlanta Plaza II (5/84)
9.	Atlanta Polo Club (7/84)
10.	Barrett (8/84)
56.	Bentley Mixed Use (1/86)
41.	Big Haynes Plantation (8/85)
147.	Blum Residential (2/89)
132.	Breckinridge (8/88)
182.	Breckinridge Place (7/90)
70.	Bristol Residential (5/86)
138.	Brookhaven Center (10/88)
72.	Brookside (6/86)
2.	Buckhead Plaza (5/84)
24.	C&S Bank Center (1/85)
177.	C&S Plaza (5/90)
71.	Camp Creek Center (5/86)
5.	Capital City Plaza (5/84 & 3/85) (Revised #119)
119.	Capital City Plaza - Revised (11/87)
1.	Central Park (5/84 & 8/85) (Revised #122)
122.	Central Park - Revised (1/88)
96.	Chastain Corners (3/87)
108.	Chattahoochee Polo (6/87)

8. Circle 75 Office Park (7/84)
67. City Center (The Buckhead Project) (4/86)
93. City Chateau (2/87)
53. Clairmont Place (12/85)
105. Clark Residential (5/87)
57. Cobb North (1/86)
153. College Park Redevelopment (5/89)
133. Collins Hill Crossing (9/88)
18. Collins Hill Residential (10/84)
81. Corporate Lakes (9/86)
137. Cowart Lake (10/88)
181. Cox Broadcasting Office/Hotel (8/90)
11. Crestline (8/84) (Revised #123)
123. Crestline - Revised (1/88)
17. Cumberland Center/Riverwood (10/84) (Riverwood Revised #120)
103. Douglas Place (5/87)
45. Dunwoody Springs Office Center II (10/85)
42. Durham Park Residential (8/85)
88. Fairview Station (12/86)
43. Falls of Bells Ferry (9/85)
121. Gambrell Tract (1/88)
89. Georgia Mills (12/86)
136. Glenlake Office Park (9/88)
167. GLG Center (11/89)
64. Gray Properties Residential (4/86)
159. Gresham Mixed Use Development (7/89)
114. GSA Warehouse (8/87)
164. Gwinnett Commerce Center (10/89)
33. Gwinnett Progress Center (6/85)
152. Hammond Center (4/89)
141. Hammond Venture (11/88)
84. Hampton Green (10/86) (Revised #126)
126. Hampton Green - Revised (3/88)
169. Hartfield Centre (11/89)
175. Hearthstone Village (4/90)
83. Hillbrooke, Windgate, Ashland Residential (10/86)
135. Holcomb Bridge/Scott Road (9/88)

104. Homart Douglas Mall (5/87)
144. Horizon Industrial Park (1/89)
163. Hurricane Shoals Mixed Use Development (10/89)
12. I-575/Big Shanty (8/84)
128. Indian Brook Park (6/88)
112. Inforum (8/87)
15. Interlochen (10/84)
75. Interstate Northwest (7/86)
50. Interstate West (10/85)
6. John's Creek (5/84)
115. Juniper Center (9/87)
78. King's Landing (8/86)
162. Kingswood Mixed Use Development (9/89)
124. Koger Center of Gwinnett (3/88)
168. Laing-Stratford Mixed Use Development (11/89)
110. Lake Greystone Residential (7/87)
32. Lake Hearn (5/85)
106. Lakeside Commons (6/87)
91. Landmarks Concourse (12/86)
26. Lenox 400 (3/85)
27. Lenox Fenciliff (3/85)
66. Lenox Park (4/86)
149. LOR Industrial Park (3/89)
35. Luv Homes (6/85)
165. Mansell Ridge Park (11/89)
116. Mayfair (9/87)
63. Meadow Lane (3/86) (Revised #140)
131. Millennium 400 (7/88)
74. Miller Road Mixed Use (6/86)
4. Monarch Plaza Expansion (5/84)
47. Morris Mobile Home Park (10/85)
166. MOSPAR Mixed Use Development (11/89)
154. North Atlanta Mall (6/89) (Revised #171)
171. North Atlanta Mall and Office Park (2/90)
80. North Fulton Tract (8/86)
101. North Georgia Mail Facility (4/87)
79. North Meadow (8/86)

44. Northbrook (9/85)
97. Northpark Town Center (4/87)
39. Oak Forest (8/85)
174. Old Peachtree Road Mixed Use Development (3/90)
90. Old Peachtree/85 Place (12/86)
161. Oxford Green (7/89)
107. Pace Office Park (6/87)
20. Palisades Phase Four (12/84 and 10/87)
73. Panola - West Fairington (6/86)
127. Park Lake (4/88)
158. Peachtree 400 Office Building (7/89)
77. Peachtree Point (7/86)
29. Peachtree-Dunwoody (4/85 & 8/85)
157. Peachtree-Dunwoody Apartments (7/89)
61. Perimeter West (2/86)
178. Phipps Plaza Renovation, Expansion, Apartments, & Office Tower (6/90)
13. Piedmont Properties (9/84)
125. Pinebrook Center (3/88)
109. Post Chastain (7/87)
117. Post Dunwoody Residential (10/87)
58. Post Gwinnett (1/86)
21. Potomac Hills (12/84) (Revised #113)
113. Potomac Hills - Revised (8/87)
143. Powers Ferry Landing North (11/88)
145. Powers Ferry Landing West (2/89)
31. Principal Place (4/85)
23. Radice Office Park (12/84)
49. Remington Park (10/85)
156. Renaissance City Centre (7/89)
151. Resource Technology Center (3/89)
36. River Center (6/85)
86. River's Edge Plantation (11/86)
120. Riverwood Center - Revised (11/87)
55. Roan Mixed Use (12/85)
37. Roberts Residential/Commercial (6/85)
180. Rock Springs Apartments (8/90)
155. Roswell Road Apartments (6/89)

146. Roswell/285 Mixed Use Development (2/89)
76. Royal 400 (7/86)
82. Royal 85 South (10/86)
52. Saddle Brook (12/85)
99. Scottish Rite Hospital (4/87)
100. Seven Oaks Residential (4/87)
85. Shawnee Ridge (11/86)
7. Shell Oil Industrial Park (7/84)
170. South Gwinnett Mall (12/89)
28. South Park (3/85 & 9/85)
92. Spalding Triangle (1/87)
59. St. Ives (1/86)
46. Stone Mountain Freeway (10/85)
19. Stonebrook (10/84)
25. Sugarloaf Farms (2/85)
38. Sweetwater Oaks Residential (6/85)
142. Tara Plantation (11/88)
16. The Bluffs (10/84)
173. The Corners Office Park (3/90)
95. The Pavilion (3/87)
148. The Woodlands (2/89)
40. Timber Trace (8/85)
22. Travelers One and Two (12/84) (Revised #63)
69. TreeHills (5/86)
62. Tuxford/Dunmoor Residential (3/86)
130. Venture Point (7/88)
118. Villages at Lake Ridge (10/87)
14. Waterford Park (10/84)
176. Wesley Lakes (5/90)
134. West Fork (9/88)
51. West Oak Center (12/85)
87. Westchester Lakes (11/86)
172. Westgate Center Phase IV (2/90)
98. Westlake Industrial Park (4/87)
160. Wildwood Office Park (7/89)
102. Windsor Parkway (5/87)
34. Wood Hills (6/85)

PROJECT STATUS

STATUS OF REVIEWED DEVELOPMENTS

MAJOR DEVELOPMENT	LOCAL GOVERNMENT	CONSTRUCTION STATUS	Action*			
			Under Const.	Complete	On Hold	Initiated**
1. Central Park (revised see No. 122)	Atlanta	A				
2. Buckhead Plaza	Atlanta	A				
3. Atlanta Plaza II	Atlanta	A				
4. Monarch Plaza Exp.	Atlanta	A				
5. Capital City Plaza (revised see No. 119)	Ful. Co.	A				
6. John's Creek	Ful. Co.	A				
7. Shell Oil Ind. Park	Cobb Co.	D				
8. Circle 75 Office Park	Cobb Co.	A				
9. Atlanta Polo Club	DeK. Co.	A				
10. Barrett	Cobb Co.	A				
11. Crestline (revised see No. 123)	Cobb Co.	A				
12. I-575/Big Shanty	Cobb Co.	A				
13. Piedmont Prop. Office	Ful. Co.	W				
14. Watertford Park	Gw. Co.	A				
15. Interlochen	Gw. Co.	A				
16. The Bluffs	Cobb Co.	A				
17. Cumberland Center	Cobb Co.	A				
18. Collins Hill Res.	Gw. Co.	D				
19. StoneBrook	Gw. Co.	A				
20. Palisades Ph. Four	Ful. Co.	A				
21. Potomac Hills (revised see No. 113)						
22. Travelers I & II (revised see No. 63)						
23. Radice Office Park	Cobb Co.	A				
24. C&S Bank Center	Ful. Co.	A				
25. Sugarloaf Farms	Gw. Co.	A				
26. Lenox 400	Atlanta	D				
27. Lenox Ferncliff	Atlanta	D				
28. South Park	Ful. Co.	A				

* A = Approved, D = Denied, W = Withdrawn, P = Pending
 ** Includes projects where development activity is limited to infrastructure improvements.

MAJOR DEVELOPMENT LOCAL GOVERNMENT CONSTRUCTION STATUS

Name	Action*	Under Const.	On Hold	Const. Not Initiated**
29. Peachtree-Dunwoody	Ful. Co.			
30. Atl. Int. Village	Dek. Co.			
31. Principal Place	Atlanta			
32. Lake Hearn	Dek. Co.			
33. Gw. Progress Center	Gw. Co.			
34. Wood Hills	Dek. Co.			
35. Luv Homes	Gw. Co.			
36. River Center	Ful. Co.			
37. Roberts Res./Com.	Gw. Co.			
38. Sweetwater Oaks Res.	Gw. Co.			
39. Oak Forest	Dek. Co.			
40. Timber Trace	Dek. Co.			
41. Big Haynes Plantation	Gw. Co.			
42. Durham Park Res.	Dek. Co.			
43. Falls of Bells Ferry	Marietta			
44. Northbrook	Gw. Co.			
45. Dunwoody Springs	Ful. Co.			
46. Stone Mtn. Fwy.	Dek. Co.			
47. Morris Mobile Home	Dek. Co.			
48. Amwest Northeast Center	Dek. Co.			
49. Remington Park	Dek. Co.			
50. Interstate West	Cobb/Do.			
51. West Oak Center	Marietta			
52. Saddle Brook	Marietta			
53. Clairmont Place	Dek. Co.			
54. Am. Financial	Dek. Co.			
55. Roan Mixed Use	Dor./Dek. Co.			
56. Bentley Mixed Use	Gw. Co.			
57. Cobb North	Cobb Co.			
58. Post Gwinnett	Gw. Co.			
59. St. Ives	Ful. Co.			
60. Aberdeen Forest	Ful. Co.			
61. Perimeter West	Dek. Co.			

* A = Approved, D = Denied, W = Withdrawn, P = Pending
 ** Includes projects where development activity is limited to infrastructure improvements.
 *** Acquired by MARTA.

MAJOR DEVELOPMENT LOCAL GOVERNMENT CONSTRUCTION STATUS

Name Action* Complete Const. Under Initiated Const. Not Initiated**

62.	Tuxford/Dunmoor Res.	Ful. Co.	A	0					
63.	Meadow Lane (revised see No. 140)								
64.	Gray Prop. Residential	Atlanta	A						***
65.	3630 Peachtree	Atlanta	A						
66.	Lenox Park	Att./Dek. Co.	A						
67.	City Center	Atlanta	A						
68.	Allison Dr. Residential	Atlanta	D						
69.	TreeHills	Dek. Co.	A						
70.	Bristol Residential	Do. Co.	A+						
71.	Camp Creek Center	Atlanta	D						
72.	Brookside	Alph./Ful. Co.	A						
73.	Panola-West Fairington	Dek. Co.	D						
74.	Miller Rd. Mixed Use	Dek. Co.	A						
75.	Interstate Northwest	Cobb Co.	D						
76.	Royal 400	Alph./Ful. Co.	A						
77.	Peachtree Point	Atlanta	A						
78.	King's Landing	Roswell	A						
79.	North Meadow	Roswell	A						
80.	N. Fulton Tract	Ful. Co.	A						
81.	Corporate Lakes	Gw. Co.	A						
82.	Royal 85 South	Ful. Co.	A						
83.	Hillbrooke, Windgate,								
84.	Ashland Res.	Ful. Co.	A						
85.	Hampton Green (revised see No. 126)	Gw. Co.	A						
85.	Shawnee Ridge	Gw. Co.	A						
86.	River's Edge Plantation	Cla. Co.	A						
87.	Westchester Lakes	Rock. Co.	W****						
88.	Fairview Station	Gw. Co.	A						
89.	Georgia Mills	Gw. Co.	W						
90.	Old Peachtree/85 Place	Gw. Co.	A						
91.	Landmarks Concourse	Ful. Co.	A						
92.	Spalding Triangle	Gw. Co.	A						

* A = Approved, D = Denied, W = Withdrawn, P = Pending
 ** Includes projects where development activity is limited to infrastructure improvements.
 *** Acquired by MARTA.
 **** Construction is consistent with existing density.
 + Zoning has now reverted.

CONSTRUCTION STATUS

Name	Action*	Complete	Under Const.	Initiated On Hold	Const Not Initiated**
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A = Approved, D = Denied, W = Withdrawn, P = Pending
 *** Construction is consistent with existing development ***
 *** Includes projects where development activity is limited to infrastructure improvements. ***

Construction is consistent with existing density.

Zoning has now reverted.

MAJOR DEVELOPMENT LOCAL GOVERNMENT CONSTRUCTION STATUS

Name	Action*	Complete	Under Const.	Initiated Const.	On Hold	Const. Not Initiated**
126. Hampton Green (revised)	Gw. Co.	A				
127. Park Lake	Ful. Co.	A				
128. Indian Brook Park	Gw. Co.	A				
129. AT&T Promenade	Atlanta	A				
130. Venture Point	Gw. Co.	A				
131. Millennium 400	Alpharetta	A				
132. Breckinridge	Gw. Co.	A				
133. Collins Hill Crossing	D					
134. West Fork	Do. Co.	A				
135. Holcomb Br./Scott Rd.	Ful. Co.	W				
136. Glenlake Office Park	Ful. Co.	A				
137. Cowart Lake	Ful. Co./Atl.	A				
138. Brookhaven Center	DeK. Co.	A				
139. 1100 Peachtree Building	Atlanta	A				
140. 1117 Perimeter Center West	Ful. Co.	A				
(revised)						
141. Hammond Venture	Ful. Co.	A				
142. Tara Plantation	Cla. Co.	A				
143. Powers Ferry Landing	Ful. Co.	W***				
North						
144. Horizon Industrial Park	Gw. Co.	A				
145. Powers Ferry Landing West	Ful. Co.	D				
146. Roswell/285	Ful. Co.	A				
147. Blum Residential	Ful. Co.	A				
148. The Woodlands	Ful. Co.	A				
149. LOR Industrial	Do. Co.	A				
150. Atlanta Plaza I	Atlanta	A				
151. Resource Technology Center	Ful. Co.	D				
152. Hammond Center	Ful. Co.	A				
153. College Park Redevel.	Col. Pk.	A				
154. North Atlanta Mall	(revised see No. 171)					
155. Roswell Road Apts.	Ful. Co.	A				
156. Renaissance City Center	Atlanta	A				

* A=Approved, D=Denied, W=Withdrawn, P=Pending.
 ** Includes projects where development activity is limited to infrastructure improvements.
 *** Construction is consistent with existing density.

CONSTRUCTION STATUS

Action*

Const. Not Initiated

A=Approved, D=Denied, W=Withdrawn, P=Pending.
Includes projects where development activity is limited to infrastructure improvements.

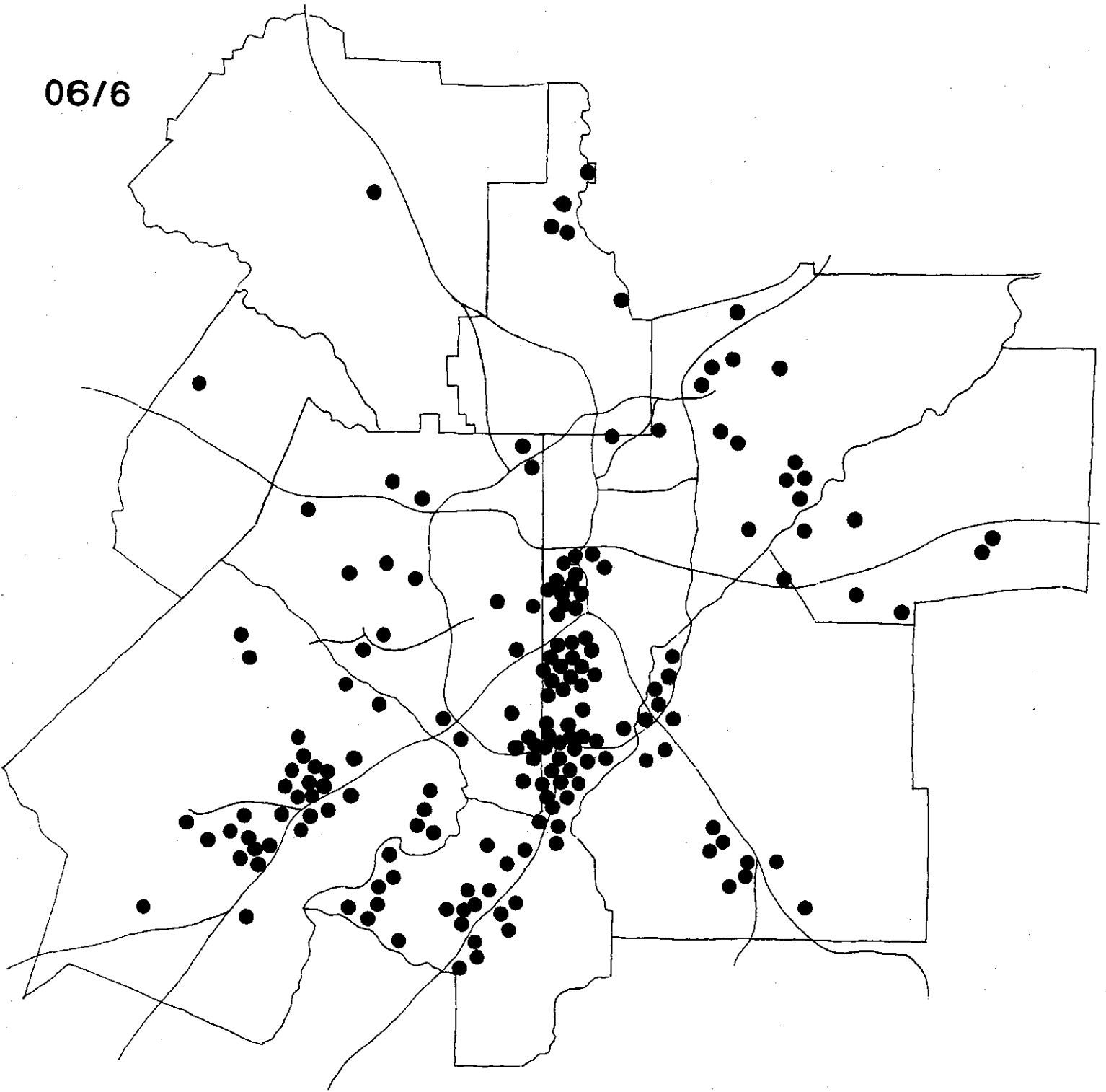
Court has remanded to County, however.

MAPS OF DEVELOPMENTS REVIEWED

Large Scale Development Reviews

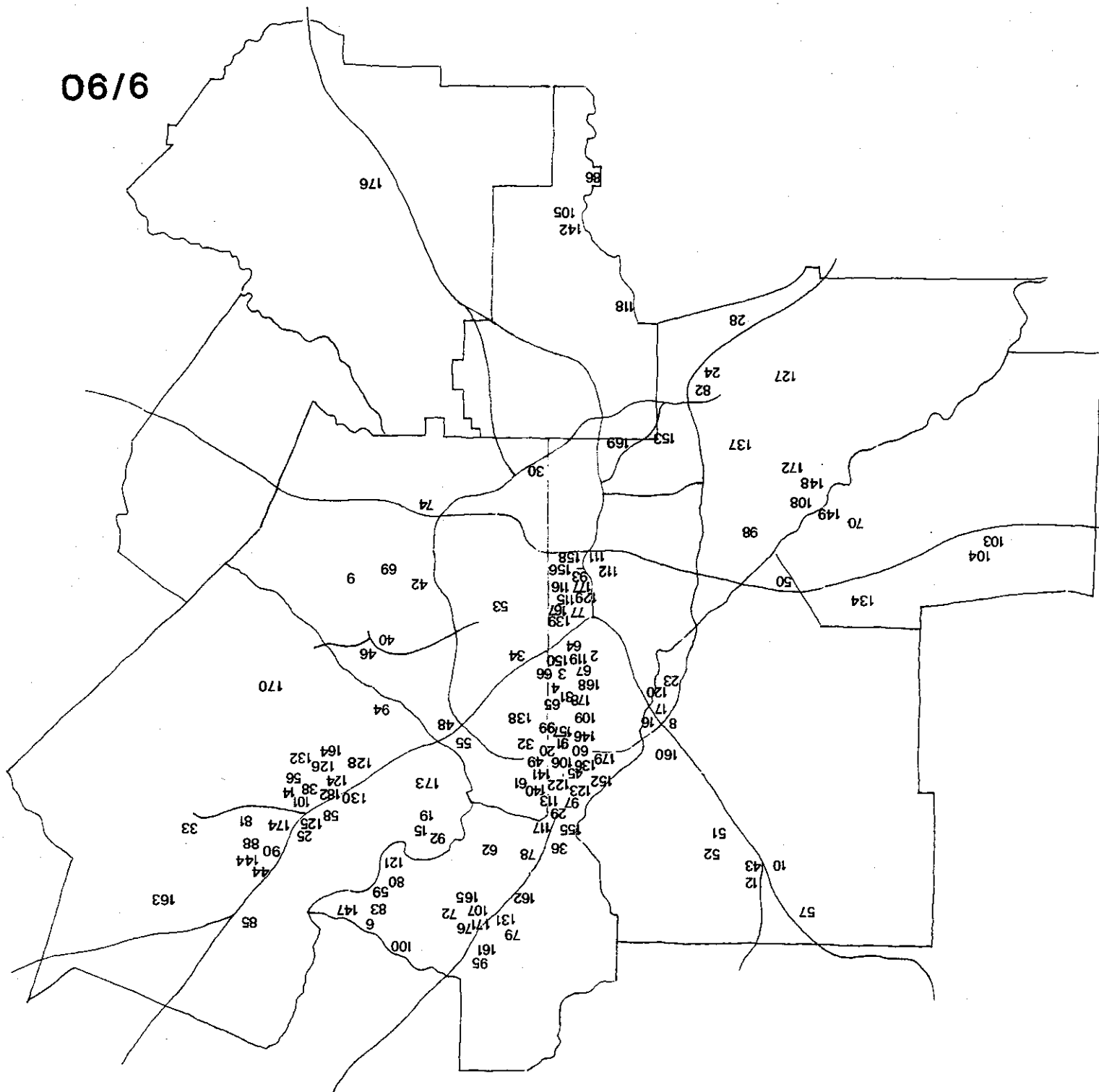
MAP 1

Proposals Reviewed



06/6

A3



06/6



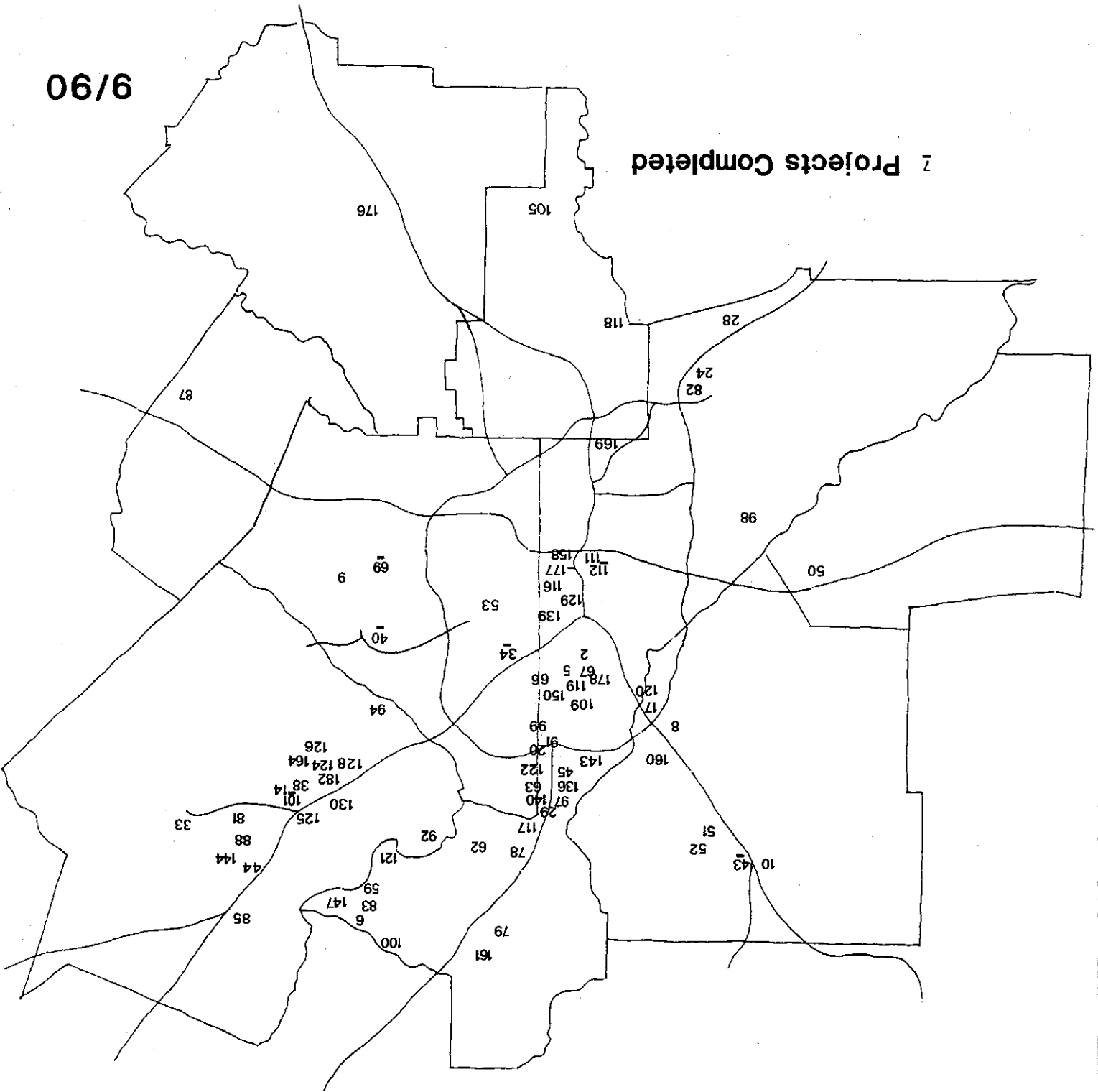
Large Scale Development Reviews

MAP 4



Projects Under Construction

Projects Completed



9/90

TABULAR SUMMARIES OF DEVELOPMENTS REVIEWED

TABLE 1

SUMMARY OF PROJECT STATUS BY JURISDICTION

Jurisdiction	No. of Projects	Approved	Denied/ Withdrawn	Pending	Construction Started
Alpharetta	5	5	-	-	1
Atlanta	30	25	4	1	14
College Park	1	1	-	-	-
Douglasville	2	2	-	-	-
Marietta	3	3	-	-	3
McDonough	1	1	-	-	1
Roswell	2	2	-	-	2
Snellville	1	1	-	-	-
Clayton County	5	4	1	-	3
Cobb County	13	9	4	-	5
DeKalb County	20	14	5	1	6
Douglas County	4	3	1	-	-
Fulton County	44	38	6	-	22
Gwinnett County	34	28	6	-	18
Rockdale County	1	-	1	-	1
Alpharetta/Fulton	3	3	-	-	-
Doraville/DeKalb	1	1	-	-	-
Atlanta/DeKalb	1	1	-	-	1
Cobb/Douglas	1	1	-	-	1
Atlanta/Fulton	1	1	-	-	-
Union City/Fulton	1	-	-	1	-
TOTAL	174	143	28	3	78
PERCENTAGE		82%	16%	2%	45%

SUMMARY OF PROJECT STATUS BY TYPE OF LAND USE

TABLE 2

Land Use	No. of Projects	Approved	Denied/ Withdrawn	Pending	Construction Started
MF Residential	16	14	2	-	8
SF Residential	11	6	4	1	6
Mixed Residential	6	6	-	-	4
Office	30	27	3	-	14
Industrial	9	6	3	-	3
Hospital	1	1	-	-	1
Regional Mall	2	2	-	-	-
Mixed Use	99	81	16	2	42
TOTAL	174	143	28	3	78

TABLE 3

SUMMARY OF TOTAL USES PROPOSED, APPROVED,
AND COMPLETED OR UNDER CONSTRUCTION

Residential	80,137	units proposed
	60,312	units (75%) approved
	9,284	units completed or under construction (15% of approved units)
Hotels	62	hotels totaling 22,242 rooms proposed
	56	hotels (90%) totaling 18,948 rooms (85%) approved
	8	hotels (14% of approved hotels) totaling 1,926 rooms (10% of approved rooms) completed or under construction
Office Space	215.7	million square feet proposed
	182.3	million square feet (85%) approved
	23.2	million square feet completed or under construction (13% of approved square feet)
Industrial Space	104.8	million square feet proposed
	99.5	million square feet (95%) approved
	7.8	million square feet completed or under construction (8%) of approved square feet)
Commercial Space	26.1	million square feet proposed
	21.8	million square feet (84%) approved
	1.9	million square feet completed or under construction (9% of approved square feet)

NOTE: The totals in Tables 1, 2, and 3 do not include eight original project proposals which were later revised and expanded (#1, 5, 11, 21, 22, 63, 84 and 154).

SUMMARY OF LARGE SCALE DEVELOPMENTS REVIEWED

SUMMARY OF LARGE SCALE DEVELOPMENTS REVIEWED

The following is a summary of the 182 Large Scale Developments received for review by ARC from May, 1984, through September, 1990. Project status has been updated during August and September and policy body action through September 28, 1990.

1. Central Park

North Fulton County - Proposal by Vantage Southeast Properties (now Courtland Properties) to convert the 44 unit Peachtree Dunwoody Valley Subdivision to a 1.9 million square foot office park (37,000 square feet per acre) with nine buildings ranging in height from 3 to 20 stories. The 51 acre project site is located north of I-285, east of Peachtree-Dunwoody Road, and south of Mount Vernon Highway.

Action by local policy body: Approval at a reduced density of 33,000 square feet per acre.

Project Status:

The original project proposal was revised in 1985 and approved for a total of 2,267,939 square feet of office space and a 350 room hotel. Several phases of the project were completed by January 1988 when a revised development plan was submitted for review. See project No. 122.

2. Buckhead Plaza

City of Atlanta - Proposal by Taylor-Mathis to redevelop the Sears-Buckhead property as a mixed use development with 2.6 million square feet of office space, 110,000 square feet of retail space and a 400 room hotel. The 17 acre project site is located at the southwest corner of the intersection of Peachtree Road and West Paces Ferry Road.

Action by local policy body: Approval

Project Status:

Construction of a 400,000 square foot office tower and 50,000 square feet of retail space completed. No additional construction initiated.

Atlanta Plaza II

3.

City of Atlanta - Proposal by Vantage Southeast Properties (now Courtland Properties) to construct 1.6 million square feet of office space and 96 residential units in three high-rise buildings immediately northeast of the MARTA Lenox Station. The four acre project site is adjacent to the Atlanta Plaza I office/hotel development. See No. 150.

Action by local policy body: Approval with request to add 200 housing units.

Project Status:

Construction not initiated.

Monarch Centre

4.

City of Atlanta - Proposal by W.B. Johnson Properties to construct a 723,000 square foot office building immediately north of the 478,000 square foot Monarch Plaza Building and the 575 room Ritz-Carlton Hotel in the Buckhead-Lenox area. The development site of 13 acres would include all three buildings. This proposal is associated with the Phipps project. See No. 178.

Action by local policy body: Approval

Project Status:

Property owned by Equitable Real Estate. Construction of the reviewed office building scheduled for January, 1991.

Capital City Plaza

5.

City of Atlanta - Proposal by Great South Realty to construct two office buildings totaling 1.2 million square feet and a 350 room hotel on seven acres at 3354 Peachtree Road.

Action by local policy body: Denial. This action did not prevent use of a portion of site fronting Peachtree Road for high-rise office and, subsequently, a variance granting a reduction in the amount of required parking space was approved.

Construction of a 17 story, 410,000 square foot office tower was initiated in mid-1987. In the fall of 1987 a revised development plan was submitted for review. See project No. 119.

Project Status:

North Fulton County - Proposal by Technology Park/Atlanta to construct a 1,695 acre mixed use development with 1,000 residential units, five million square feet of office and research space, and accompanying retail and open space for a total of 8.4 million square feet. The development site is located on Georgia 141 in Fulton and Forsyth counties.

Action by local policy body: Approval including later addition of acreage (now 1,800) and deletion of residential - total amount of office/warehouse/retail/research and development space allowable is 10 million square feet.

Project Status:

Construction is complete on 300,000 square feet of office and warehouse space, golf course, and 90,000 square feet club house. Another 650,000 square feet of office/industrial space are under construction.

Shell Oil Industrial Park

Cobb County - Proposal by Shell Oil Company to build a 1.2 million square foot light industrial park with accompanying office and retail uses on 174 acres at the intersection of Sandy Plains Road and West Oak Drive.

Action by local policy body: Denial

Circle 75 Office Park

Cobb County - Proposal by Franklin Property Company for height and setback variances to construct 3.7 million square feet of office space and three hotels totaling 1,800 rooms plus 67,000 square feet health club on 122 acres at the northwest quadrant of the I-75/I-285 interchange.

13. Piedmont Properties

North Fulton County - Proposal by Piedmont Properties to construct 1.7 million square feet of office space, 636,000 square feet of office/distribution space, and accompanying retail space in up to 57 mid-rise buildings. The 221 acre site is east of U.S. Highway 19 and north of Webb Road.

Development proposal withdrawn.

14. Waterford Park

Gwinnett County - Proposal by Tattersall Development Company to develop a 1,802 unit subdivision containing a mixture of residential uses (townhouses, condominiums, single family detached homes) as well as tennis and swimming amenities. The 187 acre project site is located near the intersection of Old Norcross-Lawrenceville Road and Oakland Road.

Action by local policy body: Approval

Project Status:

Project site has been expanded to 191 acres to include approximately four acres of retail property. Phase one of the project for 143 single family lots on 42 acres has 112 homes completed and 12 under construction. Next phase will be duplex/triplex section where infrastructure is now underway.

15. Interlochen

Gwinnett County - Proposal by Laing Properties, Inc., to construct eight office/warehouse buildings totaling nearly 1.0 million square feet (nearly 400,000 industrial, nearly 600,000 office). The 63 acre project site is located at the intersection of Peachtree Parkway (Ga. 141) and Medlock Bridge Road in the Peachtree Corners area.

Action by local policy body: Approval of original application and approval of revised/expanded project described below.

Project has been modified to include additional acres (now 78) and 155,000 square feet additional office space and an overall office-business park zoning classification to allow 40 percent warehouse space. Total maximum square footage 1,131,000 (452,400 industrial and 678,000 office). A four lane road was constructed and dedicated to the County but there are no immediate plans for additional construction activity.

Project Status:

Cobb County - Proposal by Branch and Associates to construct 1.48 million square feet of office space in four towers. The 38 acre project site is located on Akers Drive near the I-75/I-285 interchange. This proposal is within the Chattahoochee Corridor, thus subject to review under the Metropolitan River Protection Act.

Action by local policy body: Approved with height restrictions limiting

project to approximately 1.3 million square feet.

Project Status:

Construction not initiated.

Cumberland Center/Riverwood

Cobb County - Proposal by City Group, Inc., and Pope & Land Enterprises consisting of four projects within the same planned development. This proposal will replace an existing 85 acre single family residential subdivision with nearly 3.0 million square feet of office space and two hotels totaling 900 rooms. The site is adjacent to the Cumberland Mall Shopping Center on the southwest side of Cobb Parkway (U.S Highway 41).

Action by local policy body: Approval

Project Status:

Prior to any construction of the Riverwood portion of the project, the property (approximately 35 acres) was sold and a revised development plan was submitted for review. See Riverwood Center, project No. 120. The Cumberland Center

- development of 34 acres now has completed 184,000 and 400,000 square foot office buildings and the 182 room Marriott. The 128 room Homewood hotel is just being completed. A 350,000 square foot office building is planned for 1991.
- 18. Collins Hill Residential**
- Gwinnett County - Proposal by Lawrenceville 20 Associates to develop a 1,986 unit subdivision containing a mix of residential uses as well as a 100,000 square foot convenience shopping center. The 418 acre project site is located one mile north of Ga. Highway 316 between Ga. Highway 20 (Buford-Lawrenceville Highway) and Collins Hill Road.
- Action by local policy body: Denial
- 19. Stonebrook**
- Gwinnett County - Proposal by Vantage Southeast Properties to develop six office buildings containing a total of 918,000 square feet of office space. The 54 acre site is located on Spalding Drive near its intersection with Peachtree Parkway.
- Action by local policy body: Approval
- Project Status:
- Now owned by Bank Boston, Stonebrook has been changed to a low and mid-rise office/showroom/warehousing facility. Installation of infrastructure and landscaping completed. No buildings constructed.
- 20. Palisades Phase Four**
- North Fulton County - Proposal by Loring Properties, Inc., to develop an additional office building on approximately 23 acres of land at the intersection of I-285 and Peachtree-Dunwoody Road. This 15 story building would bring the total size of the project to 635,121 square feet. In October 1987, developer requested an additional change to the project increasing the scale of phase four to a 28-story structure with 640,000 square feet of office space. This would bring the total size of the project to 1,010,907 square feet.
- Action by local policy body: Approved both requests for expansion.

Project Status:

Three buildings totaling 315,270 square feet were completed prior to project review. No additional construction initiated.

21. Potomac Hills

North Fulton County - Proposal by Portman-Barry Investments, Inc., to replace 30 single family residences with three office towers (15 to 20 stories) totaling 1,395,000 square feet (45,000 sq. ft./acre) and a 15 story, 350 room hotel. The 31 acre site is located at the intersection of Perimeter Center West and Mount Vernon Highway. This project would be an expansion of Portman-Barry's adjacent Northpark Town Center project.

Action by local policy body: Approval at lower density (28,000 sq. ft./acre) which would limit project size to roughly 900,000 square feet, plus the hotel.

Project Status:

Prior to any construction of this portion of the Northpark Town Center project, a revised development plan was submitted for review. See project No. 113.

22. Travelers One and Two

North Fulton County - Proposal by Travelers Group to construct two office buildings (5 and 12 stories) totaling 551,611 square feet on a 25 acre site at the intersection of Perimeter Center West, Mount Vernon Road, and Peachtree-Dunwoody Road.

Action by local policy body: Approval

Project Status:

The first office building totaling 395,294 square feet was completed September 1985. Prior to construction of the second office building, a revised development plan was submitted for review. See project No. 63.

23. Radice Office Park

Cobb County - Proposal by Radice Corporation to develop an office park consisting of three office buildings totaling 875,000 square feet. The 22 acre site is located on Cumberland Parkway at Orchard Road, adjacent to I-285.

Action by local policy body: Approval

Project Status:

Property sold to La Jolla-Pacific Savings and Loan of California. Construction not initiated.

24. C&S Bank Center

South Fulton County - Proposal by Citizens and Southern National Bank to construct an office park/operations center consisting of four buildings totaling 600,000 square feet. The 23 acre site is located near the I-85 South/Flat Shoals Road interchange.

Action by local policy body: Approval

Project Status:

Construction of a 250,000 square foot office building completed in 1986. No further construction initiated.

25. Sugarloaf Farms

Gwinnett County - Proposal by NCNB National Bank to construct nearly 11 million square feet of office and business park space, 800,000 square feet of retail space and 3,655 residential units on approximately 2,000 acres near the intersection of Ga. Highway 120 and I-85.

Action by local policy body: Approval

Project Status:

Project being developed by Hawthorne Associates, Inc. Current planned scope is approximately 10 million square feet of office/industrial/commercial space, 3,400 dwelling units, and a County Civic Center. No buildings constructed. Gwinnett

County acquired 80 acres and is constructing a road through the development. Ground breaking for the County Civic Center is October 21, 1990.

26. Lenox 400

City of Atlanta - Proposal by Lenox Buford Associates to develop 2.3 million square feet of office space in five structures and 30 residential condominiums in three structures on a 19 acre site bounded by Sidney Marcus Boulevard, Pinetree Road, and Canterbury Road. The development would replace 12 single family residences.

Action by local policy body: Denial

27. Lenox Ferncliff

City of Atlanta - Proposal by Spalding Development Company to replace a 34 unit single family subdivision with three office towers totaling nearly 3 million square feet, two residential towers containing a total of 900 units, a 610 room hotel and associated retail and parking facilities. The 20 acre site is adjacent to the Lenox MARTA Station and is bounded by Lenox Road, Ferncliff Drive and Lenox Place.

Action by local policy body: Denial

28. South Park

South Fulton County - Proposal by M.D. Hodges Enterprises, Inc., to develop an industrial park on 582 acres bounded by I-85, Spence Road and Old Fayetteville Road.

Action by local policy body: Approval of an expanded site of 655 acres at a maximum density of 21,780 square feet per acre (14.3 million square feet total).

Project Status:

Project has now expanded to 1,200 acres and approximately 17 million square feet. Development of two warehouse structures totaling 332,836 square feet completed and 519,882 square feet are under construction with another 397,452 to start in 1991.

29. Peachtree-Dunwoody
North Fulton County - Proposal by Peachtree-Dunwoody Investors, Inc., to replace an existing residential subdivision and surrounding vacant land with 2.7 million square feet of office space, a 350 room hotel, and 441 apartments. The 107 acre site surrounds the intersection of Peachtree-Dunwoody Road and Peachtree-Dunwoody Court.

Action by local policy body: Approval

Project Status:

Original proposal called Oakwood was modified to include a 200 suite hotel/conference facility and an increase in multi-family residential density. Approximately 12 acres were sold to the Griffin Company which completed construction of the 17 building, 140,500 square foot Lake Ridge 400 office condominiums. Also complete is the 202 unit Post Dunwoody apartment complex. No further construction underway.

30. Atlanta International Village

Dekalb County - Proposal by Atlanta International to construct 797 residential units with 120,000 square feet of associated office and retail space. The 88 acre site is located adjacent to Moreland Avenue just south of the South River. The site is located in the Soapstone Ridge area.

Action by local policy body: Approval

Project Status:

No immediate plans for construction.

31. Principal Place

City of Atlanta - Proposal by Rostland Georgia, Inc., to replace 60,000 square feet of strip retail uses and six single family homes with 3.5 million square feet of office space in seven towers, 100 residential units, a 400 room hotel, and 50,000 square feet of retail space. The 15 acre site is bounded by Peachtree Road, Roxboro Road, Prichard Way and Oak Valley Road.

Action by local policy body: Approved original project and revision described below.

Project Status:

In December, 1988, a revised application was approved which would allow construction of approximately 165,000 square feet of commercial space on 7.5 acres as an interim use. No construction scheduled at present.

32. Lake Hearn

DeKalb County - Proposal by Albrighton Properties to redevelop the 144 unit Lake Hearn subdivision to a mixed use development containing 3,154,000 square feet of office space, a 300 room hotel and associated retail uses. The 83 acre site is located just south of I-285 between Ashford-Dunwoody Road and the Fulton County line.

Action by local policy body: Approved at a maximum density of 42,500 square feet per acre (3,527,500 square feet total) with a 23 story building height limitation.

Project Status:

Property sold to Dalford Associates, Ltd. (General Electric Pension Fund and Genoa Development). Planning work underway, no construction initiated.

33. Gwinnett Progress Center

Gwinnett County - Proposal by Atlanta Research Properties to construct a 1,486 acre mixed use development containing over 24 million square feet of industrial, commercial, research and development, business park, office, and office/warehouse space and 500 residential units. The site is located along Ga. 316 near its end at U.S. Highway 29.

Action by local policy body: Approval

Project Status:

Infrastructure improvements completed in 420 acre Phase I and to start on 800 acre Phase II in 1991. Buildings totaling 1,520,000 square feet completed, the CSX 20,000 square feet office is under construction, and five additional buildings are

planned for construction during 1991. The original project proposal has been modified for light industrial use for 41 acres formerly planned for multi-family residential.

34. Wood Hills

Dekalb County - Proposal by Wood Properties to construct 614 multi-family residential units on a 51 acre site located on the north side of North Druid Hills Road near Toco Hills.

Action by local policy body: Approval at lower density.

Project Status:

Project completed March, 1988, with a total of 500 units. Property acquired by Kemper-Bedford Real Estate, Inc., in late 1988 and renamed Arbor Hills Apartments.

35. Luv Homes

Gwinnett County - Proposal by Luv Homes, Inc., to construct 935 residential units and 104,990 square feet of retail space on an 87 acre site located at the intersection of Bethesda Church Road and the proposed Pleasant Hill Parkway.

Action by local policy body: Denial

36. River Center

North Fulton County - Proposal by Sanbury Corporation to develop 1.2 million square feet of office space in six buildings. The 55 acre site is located on Roswell Road just south of the Chattahoochee River. This proposal is also subject to review under the Metropolitan River Protection Act.

Action by local policy body: Approval

Project Status:

Property rezoned in 1988 for a mixed use development consisting of 700,000 square feet of office space, 50,000 square feet of retail space, and 500 apartment units. Construction not initiated.

37. Roberts Residential/Commercial

Gwinnett County - Proposal by Roberts Properties to construct 600 multi-family residential units and 93,200 square feet of retail space on 59 acres on Lawrenceville Highway (U.S. 29) approximately one mile from the DeKalb County line.

Action by local policy body: Denial

38. Sweetwater Oaks Residential

Gwinnett County - Proposal by Gary Brock & Assoc. to construct 1,335 multi-family residential units and 50,000 square feet of office space on 109 acres on Old Norcross Road near Boggs Road. Portions of the site are in the Sweetwater Creek floodplain.

Action by local policy body: Approval at lower density (874 units maximum).

Project Status:

This development project was changed to a 295 unit single family residential subdivision called Sweetwater Oaks and sold to L. J. Hooker Homes. One hundred fifty-one homes are complete with another 20 under construction.

39. Oak Forest

DeKalb County - Proposal by Lincoln Property Co. to redevelop the 121 unit Oak Forest subdivision with 3,100,000 square feet of office space and a 500 room hotel. The 79 acre site is located just south of I-285 and east of Ashford-Dunwoody Road.

Action by local policy body: Denial

40. Timber Trace

DeKalb County - Proposal by Fogelman Properties to construct up to 1,300 adult apartment units on nearly 109 acres. The site is located along Juliett Road between East Ponce de Leon Avenue and the Stone Mountain Freeway.

Action by local policy body: Approval at slightly lower density (up to 1,250 units).

Project Status:

Completed - 989 units.

41. Big Haynes Plantation

Gwinnett County - Proposal by Southern Properties of Georgia, Inc., to develop 830 single family homes on 483 acres along both sides of Big Haynes Creek at Pate Road. The site is within the Big Haynes Creek Watershed which is designated for protection in the Regional Development Plan (RDP).

Action by local policy body: Denial

42. Durham Park Residential

Dekalb County - Proposal by Durham Park Properties to construct up to 810 apartment units on a 45 acre site on Durham Park Road at Elder Lane just outside of I-285. MARTA's Indian Creek Station is planned for this site, creating an obvious conflict.

Action by local policy body: Approval at a lower density (up to 540 units).

Project Status:

MARTA acquired this property on March 20, 1986. Construction of Station has begun.

43. Falls of Bells Ferry

City of Marietta - Proposal by Riata Development Corporation to construct 720 apartment units on 60 acres on Bells Ferry Road between U.S. 41 and the Ernest Barrett Parkway.

Action by local policy body: Approval

Project Status:

Project completed February, 1988.

44. Northbrook

Gwinnett County - Proposal by Weeks and Assoc. to develop a 292 acre distribution center containing 2,100,000 square feet of office/warehouse space. The project site is located on Old Peachtree Road just north of its intersection with I-85.

Action by local policy body: Approval with conditions including height limitations and setback requirements.

Project Status:

Twelve office/warehouse facilities totaling approximately 1.4 million square feet completed. No additional construction underway.

45. Dunwoody Springs Office Center II

North Fulton County - Proposal by Burson Properties, Inc., to construct 660,000 square feet of office space, a 145 room hotel, and 4,000 square feet of retail space. The 25 acre project site is located on Peachtree-Dunwoody Road one-quarter mile north of Hammond Drive.

Action by local policy body: Approval

Project Status:

Three office buildings totaling 50,600 square feet were constructed prior to project review. Construction of a 150 suite Marriott Courtyard Hotel completed. No additional construction activities initiated.

46. Stone Mountain Freeway

DeKalb County - Proposal by Mountain-Freeway Associates for office, institutional, and multi-family uses on 164 acres (no specific densities given). The site is located adjacent to and north of the Stone Mountain Freeway and west of Juliett Road.

Action by local policy body: Approval with conditions. Multi-family use denied. Approximate total development 2,242,800 square feet (1,392,000 square feet office space, 850,800 square feet office/warehouse space).

47.

Morris Mobile Home Park

Construction not initiated.

Project Status:

Dekalb County - Proposal by Morris Land Company to develop a 624 lot mobile home park. The 79 acre site is located on Stone Mountain-Lithonia Road, due north of the City of Lithonia.

Action by local policy body: Denial

48.

Amwest Northeast Center

Dekalb County - Proposal by David Roan Companies to construct the Northeast Office Park consisting of six office buildings totaling 1,298,000 square feet. The 36.2 acre site is located east of the intersection of I-85 and I-285 at Northeast Road.

Action by local policy body: Approval with conditions.

Project Status:

Property sold to Amwest Investments, Ltd. Construction not initiated.

49.

Remington Park

Dekalb County - Proposal by Rosewood Properties for a mixed use development which includes 942,000 square feet of office space, a 250 room hotel, 130,000 square feet of retail space, and 200 residential units. The 19 acre project site is located at the southwest intersection of Ashford-Dunwoody Road and Hammond Drive.

Action by local policy body: Approved at a lower density with conditions.

Project Status:

Construction not initiated.

50. Interstate West

Cobb and Douglas counties - Proposal by Kern & Company for a mixed use development which includes 653,400 square feet of office space, 108,000 square feet of retail space, 1,403,250 square feet of office/warehouse space, and a 200 room hotel. The 160 acre project site is located south of I-20 on Six Flags Road in both Cobb and Douglas counties.

Action by local policy body: Approval

Project Status:

Current planned scope of project is 1,450,000 square feet industrial space, 100,000 retail and the 200 room hotel. Infrastructure improvements and buildings totaling 196,720 square feet completed. A speculative building with 174,000 square feet under construction with another 300,000 square feet scheduled for 1991.

51. West Oak Center

City of Marietta - Proposal by Trammell Crow Company to develop 127,000 square feet of office space, 180,000 square feet of retail space, and 1,900,000 square feet of industrial space. The 175 acre project site is located near Sandy Plains Road and West Oak Drive, east of the intersection of I-75 and Ga. Highway 5.

Action by local policy body: Approval

Project Status:

First phase light industrial warehouse construction consisting of four buildings totaling 221,000 square feet completed. Second phase totaling 22,000 square feet under construction with another 225,000 planned for 1991.

52. Saddle Brook

City of Marietta - Proposal by Southmark Corporation to develop 210,000 square feet of office space, 600 residential units, 50,000 square feet of retail space, and 2,200,000 square feet of industrial space. The 393 acre project site is located south

of Sandy Plains Road and borders both the north and south sides of Allgood Road. It is adjacent to the West Oak development proposal.

Action by local policy body: Approval with conditions. Request for multi-family use denied. Residential section restricted to 10,000 and 20,000 square foot single family lots -- approximately 246 units.

Project Status:

Project site acquired by Striton Properties. Initial infrastructure improvements completed. A 64,000 square foot office building constructed in 1989 on a 21 acre tract sold to a pharmaceutical company. No further construction initiated.

53. Clairmont Place

Dekalb County - Proposal by Decatur Retirement Group for two seven-story apartment buildings (418 residential units) and a 40,000 square foot community service building. The 23 acre project site is located at the intersection of Clairmont Road and Old Clairmont Road, north of the City of Decatur.

Action by local policy body: Approved a revised application with a modified site design, densities unchanged.

Project Status:

Phase one construction consisting of a 209 unit apartment tower and a 35,000 square foot service building completed. The second phase is not scheduled at this time.

54. American Financial

Dekalb County - Proposal by American Financial Resources to develop 1,134 residential units and 136,000 square feet of retail space. The 101 acre site is located at the intersection of Bouldercrest and Moore Roads, southeast of I-285.

Action by local policy body: Denial

55. Roan Mixed Use

City of Doraville/Dekalb County - Proposal by David Roan Companies for a mixed use development which includes 471,000 square feet of office space, 100,000 square feet of retail space, and 70,000 square feet of hotel space. The 42 acre site is located northeast of I-285 at the intersection of Tilly Mill Road and Peachtree Industrial Boulevard. Of the total, 26 acres are in Doraville, 16 acres in unincorporated Dekalb County.

Action by the City of Doraville: Denial
Action by Dekalb County: Approval

Project Status:

Details are being resolved for a Home Depot project on 18 acres in Dekalb and Doraville with construction expected in 1991.

56. Bentley Mixed Use

Gwinnett County - Proposal by the Bentley Group to construct 1,044 residential units and 90,000 square feet of retail space on 116 acres. The site is located at the intersection of Old Norcross and Herrington Roads, south of the I-85/Ga. 316 intersection.

Action by local policy body: Approval with conditions. Development limited to 818 residential units and 174,000 square feet of office space. Commercial use denied.

Project Status:

Site acquired by Roberts Properties. No immediate plans for construction until December, 1992.

57. Cobb North

Cobb County - Proposal by Continental Southern to construct a 4.3 million square foot mixed use development which includes 893,000 square feet of office space, 480,000 square feet of retail space, 635 residential units, a 450 room hotel, 1,676,000 square feet of industrial space, and 718,000 square feet of office/service space. The 482 acre project site is located north of the City of Kennesaw at the intersection of I-75 and Wade Green Road.

Project Status: A portion of the project site, 287 acres, sold to Shell Oil Company in February, 1987. First phase infrastructure work including a 1-1/2 mile parkway complete. Continental Southern has not initiated construction on their part.

Action by local policy body: Approval with conditions.

58. Post Gwinnett

Gwinnett County - Proposal by Post Partners II, Ltd. to develop a 644 unit apartment complex on 50 acres located at the intersection of Old Norcross and Davenport Roads, immediately north of Gwinnett Place Mall.

Action by local policy body: Approval with conditions.

Project Status:

Construction not initiated.

59. St. Ives

North Fulton County - Proposal by North Fulton Land Equity, Ltd., to develop a 580 acre mixed use project with a maximum of 767 single family units, 1,169,200 square feet of office space, and an 18 hole golf course. The project site is on the Chattahoochee River northeast of the intersection of State Bridge and Medlock Bridge Roads. This project is also subject to review under the Metropolitan River Protection Act.

Action by local policy body: Approved original application and the increase in residential use described below (commercial use denied).

Project Status:

In January, 1988, the developer submitted a revised development plan to increase the site by 40 acres, increase and change the residential use (984 total units - 780 single family and 204 multi-family), delete the office use, and add 165,000 square feet of retail space.

Total lots platted to date 474. Construction of the golf course, clubhouse and 250 homes completed. Fifty-five additional residences under construction.

60. Abderdeen Forest

North Fulton County - Proposal by Five Kings, Inc., to develop 2,324,200 square feet of office and 100,000 square feet commercial floor space and a 350 room hotel. The 63 acre project site is located southeast of the intersection of Mount Vernon Highway and Glenridge Drive and would redevelop the existing 80 unit Abderdeen Forest subdivision.

Action by local policy body: Approved revised application totaling 86 acres with conditions. Total gross office space allowed 3,134,300 square feet with 100,000 square feet of service/commercial space and a 250 room hotel.

Project Status:

Ivey Realty Services, Inc. has a land disturbance permit for a 30,000-60,000 square foot single tenant owned building on three acres. Also, Vernon Woods Doctors Group is reportedly starting a 100,000 square feet building December 1, 1990.

61. Perimeter West

DeKalb County - Proposal by Robinson Real Estate Company for a mixed use development consisting of 768,000 square feet of office space, 100,000 square feet of retail space, and 200 residential units. The 16 acre project site is located on Perimeter Center West.

Action by local policy body: Approval with conditions including set-aside allowance for future MARTA construction easement and rail line right-of-way.

Project Status:

Construction not initiated.

62. Tuxford/Dunmoor Residential

North Fulton County - Proposal by Cowart Companies, Inc., for a community unit plan to construct a total of 665 single family residential units. The project site of 302 acres is located near the intersection of Jones Bridge and Kimball Bridge Roads. This proposal is also subject to review under the Metropolitan River Protection Act.

Action by local policy body: Approved a total of 605 single family, detached units.

Project Status:

Five hundred eighty-nine homes are planned. Approximately 144 houses and 208 lots completed within the Tuxford Subdivision and 50 houses and 78 lots within the Dunmoor Subdivision. Approximately 35 additional houses under construction within Tuxford and 16 within Dunmoor Subdivision.

63. Meadow Lane

North Fulton County - Proposal by Meadow Lane, Inc., to construct two buildings as a second phase of an existing office development. The 25 acre project site contains a 430,000 square foot office building which was constructed as phase one of a previously approved development plan. See project No. 22. The revised application would increase the number of proposed buildings to three and increase the overall project to 988,540 square feet. The development site is located west of Perimeter Center West and east of Peachtree-Dunwoody Road.

Action by local policy body: Approved with a 20-story height limitation.

Project Status:

In November, 1988, a revised development plan was submitted for review. See project No. 140.

64. Gray Properties Residential

City of Atlanta - Proposal by Lindbergh Development Group to develop a nine acre, high density housing project (units undetermined) on Piedmont Road

immediately north of MARTA's Lindbergh Center Station. Construction would involve demolition of the existing 144 unit Ambassador Apartments complex.

Action by local policy body: Approval

Project Status:

Property acquired by MARTA for \$7,000,000 during 1988. A portion of the site eventually may be used for expansion of the transit authority's headquarters building.

3630 Peachtree

65.

City of Atlanta - Proposal by Peachtree-Dunwoody Associates to develop a 1,031,704 square foot multi-use project on four acres at the northwest corner of Peachtree and Peachtree-Dunwoody Roads. The project would include one 200 unit, 27 story residential tower; a 500,239 square foot, 24 story office tower; and a 476 room, 16 story hotel.

Action by local policy body: Approval

Project Status:

Construction not initiated.

Lenox Park

66.

City of Atlanta/Dekalb County - Proposal by Technology Park/Atlanta, Inc., to construct a 165 acre mixed use development containing a total of 3.0 million square feet of office space, 93,000 square feet of retail space, 1,800 residential units, and a 600 room hotel. The project site bordered by Roxboro Road and North Druid Hills Road lies within unincorporated Dekalb County and the City of Atlanta.

Action by Dekalb County: Approved 1.6 million square feet of office space, 1,836 residential units, a 600 room hotel, and 43,000 square feet of accessory retail space.

Action by City of Atlanta: Approved high density residential use (maximum of 1,208 units).

DeKalb County - Proposal by Wilwat Properties, Inc., to construct 900 units of multi-family housing. The 113 acre project site is located east of South Hairston Road and south of Redan Road.

69. TreeHills

Action by local policy body: Denial

City of Atlanta - Proposal by Wood Properties, Inc., to construct 15 mid-rise to high-rise residential structures containing a total of 1,575 housing units. The project site of 19 acres, located east of Roswell Road, west of Ivy Road and north of Piedmont Road, currently contains a 38 unit single family subdivision.

68. Allison Drive Residential

Phase one development consisting of the 440 room 25 story Nikko Hotel underway with opening date of October 8, 1990.

Project Status:

Action by local policy body: Approval

City of Atlanta - Proposal by Prudential Life Insurance Company to develop an office/hotel complex on 16 acres located at the northeast intersection of Piedmont and Peachtree Roads in the Buckhead area. The project would include five office towers varying in height from 25 to 55 stories with a total floor space of 3,240,530 square feet and a 19 story, 400 room hotel.

67. City Center

Current planned scope of project is 1,585,000 square feet office space, 158,500 retail, the hotel and 3,036 residential units. First phase residential construction complete includes the 375 unit, mid-rise apartment complex called the Gables at Lenox Park and 15 single-family homes. Construction underway includes the remaining 45 single family houses of the Villages at Lenox Park. The first office complex is scheduled for construction beginning early 1991.

Project Status:

Action by local policy body: Approval

Project Status:

Completed - 822 units.

70. Bristol Residential

Douglas County - Proposal by Bristol Associates to construct a planned unit development containing a mix of residential uses totaling 2,164 housing units. The project site of 856 acres is located southwest of Sweetwater Creek State Park and east of Fairburn Road.

Action by local policy body: Approved with stipulation for dry sewers if necessary.

Project Status:

Public elementary school built on 20 acres of site. Approval of project has expired and County anticipates a new development plan when the remaining property is sold.

71. Camp Creek Center

City of Atlanta - Proposal by Matheson Associates to construct an office distribution center with 2,102,000 square feet of warehouse space, 1,081,400 square feet of office space, and 10,000 square feet of retail space. The 338 acre site is located west of I-285 and north of Camp Creek Parkway.

Action by local policy body: Denial

72. Brookside

City of Alpharetta/North Fulton County - Proposal by Trammell Crow Company to develop a 7.4 million square foot mixed use complex of office, distribution, and service uses. The 495 acre project site is located east of Ga. 400 and south of State Bridge Road. Approximately 360 acres are in unincorporated Fulton County and 135 acres in the City of Alpharetta.

Action by local policy body: Denial

Cobb County - Proposal by Kern and Company to redevelop existing office uses to higher density through the construction of an 865,200 square foot business park. Three, 16-story office buildings are proposed. The 23 acre development site is located on Interstate North Parkway East, south of Windy Hill Road and west of Powers Ferry Road.

75. Interstate Northwest

Property is under contract but construction not initiated.

Project Status:

Action by local policy body: Approved entire site for office/distribution (904,000 square feet) with conditions.

Dekalb County - Proposal by W.H. Luesing to construct a mixed use development consisting of a 140,000 square foot office park and 762 apartment units. The project site of 93 acres is located east of I-285 and south of I-20, fronting on Miller Road.

74. Miller Road Mixed Use

Action by local policy body: Denial

Dekalb County - Proposal by Post, Buckley, Schuh, and Jernigan to construct a 500,000 square foot office and business park. The 86 acre site is located east of I-285 and south of I-20 at the intersection of Panola Road and West Fairington Parkway.

73. Panola - West Fairington

Construction not initiated.

Project Status:

Action by Fulton County: Approved a total of 2.3 million square feet of office space and 3.4 million square feet of warehouse/distribution space.

Project withdrawn from the City of Alpharetta and on hold.

76. Royal 400

City of Alpharetta/North Fulton County - Proposal by Essex Properties, Inc., to construct a 7.5 million square foot office park. The 300 acre development site is located southeast of the intersection of State Bridge Road and Ga. 400. Approximately 200 acres of the site lie in Alpharetta.

Action by Fulton County: Approved a total of 2.3 million square feet of office space.

Action by City of Alpharetta: Approved a total of 5.2 million square feet of office space.

Project Status:

Infrastructure completed. Buildings not initiated.

77. Peachtree Point

City of Atlanta - Proposal by D.L. Smith Realty Company to construct a multi-use redevelopment project containing 200 apartment units, a 140 room hotel, and 350,000 square feet of office space. The project site of three acres is currently occupied by the 72 unit Peachtree Point Apartment complex which would be demolished.

Action by local policy body: Approval

Project Status:

Current planned scope of project is 375,000 square feet office, 200 apartments, 180 room hotel. Site has been cleared but construction has not been initiated.

78. King's Landing

City of Roswell - Proposal by Bailey and Associates to construct a mixed use development consisting of two hotels totaling 553 rooms, 48,000 square feet of retail space, and 1.3 million square feet of office space. The 140 acre project site originally called Roswell Landing is located east of Ga. 400 and south of Holcomb Bridge Road.

The nearly 90 acre residential tract was sold to a church. Also, a few small out parcels were sold, but the majority of the remaining office, retail, and multi-family owned by American Investment Management. Scope of remaining project is now 390,000 square feet office, 450 multi-family units and 300,000 retail. Multi-family to start Spring, 1991.

Project Status:

Action by local policy body: Approval

North Fulton County - Proposal by Hickman-Sherill to construct a mixed use development of 1,128,400 square feet of office space, 100,000 square feet of retail space, and 226 single family residences. The 188 acre site is located west of Medlock Bridge Road, north and south of State Bridge Road.

North Fulton Tract

80.

Construction completed on six buildings totaling 330,000 square feet industrial space. An additional 46,000 square foot structure is scheduled for construction during 1990.

Project Status:

Action by local policy body: Approval

City of Roswell - Proposal by Anderson, McDonald, Senkbeil, Inc., to construct a mixed use light industrial and retail development consisting of 685,500 square feet of office/warehouse/industrial space and 313,400 square feet of retail space. The 74 acre project site is located southwest of the intersection of Alpharetta and Willis Roads.

North Meadow

79.

Property sold to Sibag, New Market, and Marriott Corporation. Current scope of project is 553 hotel rooms, 480,000 square feet retail, and 1,100,000 square feet office. A Marriott Courtyard Hotel with 153 rooms completed in addition to the 300,000 square foot King's Market Shopping Center. Individual sites will be sold for future development.

Project Status:

Action by local policy body: Approval

81. Corporate Lakes

Gwinnett County - Proposal by Atlanta Continental, Ltd., to construct a mixed use development consisting of 868,400 square feet of office space, 400,000 square feet of commercial recreation space, and 2,229,200 square feet of light industrial space (approximately 3.5 million square feet total). The 327 acre project site is located north of Ga. 316, east of Atkinson Road, and south of Ga. 120 (Duluth-Lawrenceville Highway).

Action by local policy body: Approval

Project Status:

Project design has been expanded to 450 acres including additional office and commercial space approved as part of the Corporate Lakes/Fairview mixed use development project adjoining the Corporate Lakes property. Project is now 1,633,400 square feet office, 2,229,200 light industrial, 250,000 retail, and 400,000 commercial recreation. Buildings totaling 615,595 square feet industrial space along with 293,400 retail. An additional 62,100 square feet of office/industrial space are under construction.

82. Royal 85 South

South Fulton County - Proposal by Shell Oil Company to construct a 174 acre mixed use development consisting of 189,300 square feet of retail space, 740,000 square feet of office space, and 1,300,000 square feet of warehouse/distribution space. The project site is located north of I-85, southwest of Buffington Road, and northeast of Flat Shoals Road.

Action by local policy body: Approval

Project Status:

Six acres of the project site were rezoned in July 1987 to allow for construction of the Carriage House Mercedes-Benz car dealership which opened February 1988. A road connecting Buffington to Feldwood was constructed. No other construction activity scheduled at present.

83. Hillbrooke, Windgate, Ashland Residential
- North Fulton County - Proposal by Continental Southern, Inc., to construct a 508 unit single family subdivision on 175 acres. The project site is located east of Jones Bridge Road, south of Sargent Road, and north of Abbotts Bridge Road.
- Action by local policy body: Approval
- Project Status:
- Property sold to Firstmark Corporation which subsequently sold the property plus 23 additional acres to UDC Homes and Composite Properties. UDC Homes is developing the Hillbrooke Subdivision - 263 lots on 105 acres - of which 180 homes are completed and 30 homes are under construction with further plans for 40 per homes per year. Composite Ltd. has developed the Windgate Subdivision and Composite Properties the Ashland Subdivision - 247 lots on 92 acres. Windgate (185 lots) is complete and all but 40 lots in Ashland (62 lots) are complete.
84. Hampton Green
- Gwinnett County - Proposal by A. R. Weeks and Associates to construct an office park consisting of six buildings totaling 1,200,000 square feet. The 66 acre development site is located south of I-85 and north of Shackelford Road.
- Project withdrawn prior to completion of local review process. In the spring of 1988 a revised development plan was submitted for review. See Project No. 126.
85. Shawnee Ridge
- Gwinnett County - Proposal by Richard M. Stein/Triland Georgia, Inc., to construct a 10.2 million square foot mixed use development consisting of office (2,603,900 square feet), retail (870,100 square feet), and light industrial (6,732,700 square feet) uses. The 797 acre project site is located north of I-85, both east and west of Lawrenceville-Suwanee Road.
- Action by local policy body: Approved an expanded project with 985.8 acres and a total of 9.6 million square feet (6,862,700 square feet light industrial,

1,995,500 square feet office, and 760,100 square feet of retail uses) plus 94 single family residential units and 480 multi-family units.

Project Status:

Shawnee Ridge is the 587 acre project being developed by General Industries, Inc., and Industrial Developers International. The remaining properties are owned by United General Industries and have 22,000 square feet industrial complete and 94 lots to be developed during 1991. First Federal Bank of Winder developed one commercial tract. Shawnee Ridge has two distribution/warehouse buildings totaling 192,000 square feet and a one mile section of Satellite Boulevard extension complete and three more miles under construction.

86. River's Edge Plantation

South Clayton County - Proposal by Twin Lakes Associates/Hampton Lakes Corporation to construct a 2,420 unit residential development consisting of 1,276 single family and 1,144 multi-family dwellings. The 850 acre project site is generally located east of County Line Road, west of the Flint River, and north of North Bridge Road.

Action by local policy body: Approval of 2,134 units.

Project Status:

Property originally called River Chase sold to The Pacific Group. Infrastructure and golf course construction, 128 lots and 30 homes complete with another 20 homes under construction and 150 scheduled for 1991. Current scope of project is 1,078 single family and 580 condominium units, 21.8 acres commercial, 203.68 acres golf course, and 34 acres school, parkway, greenbelt.

87. Westchester Lakes

Rockdale County - Proposal by Grove Development, Inc., to construct an 820 unit single family subdivision. The 450 acre project site is located southeast of the City of Conyers, northwest of the intersection of Old Salem and Underwood Roads, and east of McDonough Highway.

Action by local policy body: Permitted project to be withdrawn.

89.

Georgia Mills

Gwinnett County - Proposal by Western Development Corporation to construct a regional shopping mall and ancillary commercial uses including an hotel/conference center and office space. The total development on 261 acres is estimated at 2.8 million square feet (retail - 2,618,000 square feet; office - 132,000 square feet). The project site is located on the eastern side of the intersection of I-85 and Georgia Highway 316.

88.

Fairview Station

Atlanta Suburbia is in the process of foreclosing, but development will continue. 50 houses completed and 15 under construction. Development proceeding under existing density which will allow a maximum of 640 units. Infrastructure improvements for a first phase of 65 lots completed with

Project Status:

Action by local policy body: Approval

Project Status:

Project development plan reduced by 35 acres with office and commercial uses incorporated into the adjoining Corporate Lakes project. Of the total 660 acres, 460 acres are single family residential and consist of the 140 acre Jackson Township Subdivision and the 320 acre River Colony Subdivision. The remaining 200 acres are approved for 1,846 multi-family units. Approximately 700 homes are completed in the subdivisions with another approximate 15 under construction.

Gwinnett County - Proposal by Atlanta Continental, Ltd., to construct a mixed use development consisting of 765,000 square feet of office space, 237,500 square feet of retail space, and 2,946 residential units (1,000 single family and 1,846 multi-family dwellings). The 695 acre project site is located north and south of SR 120 (Duluth Highway), east of Sever Road, and west of Lawrenceville-Suwanee Road. Portions of this proposal about the Corporate Lakes Mixed Use Development proposal (No. 81) previously approved by Gwinnett County.

Development proposal withdrawn

90. Old Peachtree/85 Place

Gwinnett County - Proposal by Striton Properties to construct a mixed use development consisting of a total of 2.0 million square feet of office, office distribution, and retail space, and 534 multi-family residential units. The 156 acre project site is located due east of the intersection of I-85 and Old Peachtree Road and lies south of Old Peachtree Road and north of Sever Road.

Action by local policy body: Approved with conditions. Multi-family use denied; 175 single family residential units allowed. Maximum allowable office space 390,000 square feet; maximum retail space 790,000 square feet.

Project Status:

Construction not initiated.

91. Landmarks Concourse

Fulton County - Proposal by Landmarks Group Properties to construct a mixed use development consisting of 2,094,307 square feet of office space, 85,900 square feet of retail space, and a 371 room hotel. The 64 acre project site is located southwest of the intersection of Hammond Drive and Peachtree-Dunwoody Road (the northeast quadrant of the I-285-Ga. 400 intersection).

Action by local policy body: Approved the initial project proposal as well as the minor addition of 1.7 acres. The total project as revised is reflected in the description above.

Project Status:

Concourse I Office Building (303,148 square feet), Concourse II (322,092 square feet), Concourse IV (181,913 square feet), the 371 room Doubletree Hotel, the Concourse Tower V (767,775 square feet) and an athletic club completed. Building IV (779,000 square feet) under construction. Building III (300,000 square feet) planned.

92. **Spalding Triangle**
Gwinnett County - Proposal by Peterson Properties to construct a 1,024,000 square foot office park consisting of 14 buildings. The 69 acre project site is located north of Spalding Drive, west of Peachtree Parkway, and south of Peachtree Corners Circle.
Action by local policy body: Approval
Project Status:
93. **City Chateau**
City of Atlanta - Proposal by New American Cities, Inc., to construct a residential and mixed use community consisting of 1,200 housing units, 200 hotel rooms, and 50,000 square feet of specialty retail space. The nine acre project site is located in downtown Atlanta east of the MARTA Civic Center Transit Station and formerly housed a MARTA bus storage and maintenance facility.
Action by local policy body: Approval
Project Status:
94. **Asbury Park**
Gwinnett County - Proposal by Oxford Development Enterprises, Inc., to construct a 556 unit apartment complex. The 49 acre project site is located west of Jimmy Carter Boulevard and north of Lawrenceville Highway near the DeKalb County line.
Action by local policy body: Approval

Project Status:

Project site originally called Oxford Residential acquired by Summit Properties. Phase one of 312 units complete recently, with work underway to start final 260 units this year.

95. The Pavilion

North Fulton County - Proposal by Quest Ventures to construct an office park consisting of 10 buildings totaling 1.2 million square feet and a 19,000 seat amphitheater with associated service facilities. The 128 acre site is located east of Cumming Highway, north of Webb Road, and west of Bethany Road. The property is part of a site previously reviewed by ARC as Major Development Area Plan Number 13 - Piedmont Properties Office/Industrial Park - which was withdrawn prior to final Fulton County review.

Action by local policy body: Approval

Project Status:

Quest no longer involved. Property owned by Orkin. Construction not initiated.

96. Chastain Corners

Cobb County - Proposal by Striton Properties to construct a mixed use development on 252 acres consisting of 587,500 square feet of office space, 547,500 square feet of retail space, and a total of 983 single family and multi-family residential units. The project site is located east of I-575, primarily northeast of the intersection of Bells Ferry Road and New Chastain Road.

Action by local policy body: Denial

97. Northpark Town Center

North Fulton County - Proposal by Northpark Associates, Ltd., to increase the density and height of a previously approved project. The revised project consists of six office buildings (one 50 stories high) totaling 3,237,530 square feet, 50,000 square feet of retail space and a 600 room hotel. The original project was approved for a total of 1,245,555 square feet of floor space with an 18 story height limitation. The 15 acre project site is located east of Ga. 400, north of Mount Vernon Highway.

Action by local policy body: Approved a total of 3,799,103 square feet of office space, 50,000 square feet of retail space, and a 600 room hotel. Office buildings on three of four parcels reviewed limited to 18 stories with one parcel approved for a 25 story building and a 50 story building. The hotel limited to eight stories.

Project Status:

The Northpark 400 office building completed at 484,000 square feet and the Northpark 500 building completed at 441,330 square feet. No additional construction underway.

98. Westlake Industrial Park

South Fulton County - Proposal by Taylor & Mathis to construct an industrial park consisting of approximately 50 buildings totaling 4,581,500 square feet of floor space. The 375 acre project site is bordered on the west by Fulton Industrial Boulevard, on the east by Camp Creek Parkway, and on the north by Boat Rock Road.

Action by local policy body: Approved a maximum of 5,737,500 square feet.

Project Status:

Project site acquired by McDonald Development Corporation. Buildings totaling 471,800 square feet complete with two more buildings totaling 300,000 scheduled late 1990.

99. Scottish Rite Hospital

North Fulton County - Proposal by the Scottish Rite Hospital for Crippled Children to expand an existing 166,000 square foot medical facility up to 320,000 square feet of diagnostic, treatment and hospital bed space and two medical office buildings totaling 240,000 square feet. The 16 acre project site is located at the southwest corner of Johnson Ferry Road and Peachtree-Dunwoody Road.

Action by local policy body: Approved as requested. Maximum of 160 additional hospital beds.

The site currently has four hospital buildings complete and an acute care center under construction with a January, 1991, completion date. The five will total 279,200 square feet. In addition, a 100,000 square foot medical office building was completed in March, 1989.

Project Status:

100. Seven Oaks Residential

North Fulton County - Proposal by Gulfstream Development Corporation to construct a 1,235 unit single family subdivision. The 625 acre project site is located east of Jones Bridge Road, west of McGinnis Ferry Road, and north of Sargent Road at the Forsyth County line.

Action by local policy body: Approval

Project Status:

One hundred twenty homes completed and five under construction.

101. North Georgia Mail Facility

Gwinnett County - Proposal by the U.S. Postal Service to construct a 529,113 square foot central post office facility and an associated 7,272 square foot vehicle maintenance building. The 97 acre project site is located south of Ga. 316 and east of Boggs Road and is adjacent to the intersection of Ga. 316 and I-85.

Action by local policy body: Project submitted to ARC under the U.S. Postal Service's Environmental Review Procedures.

Project Status:

Construction contract in the amount of \$34.7 million awarded to Metric Constructors, Inc., in October, 1988. A 642,364 square foot facility plus a 22,223 square foot vehicle maintenance facility completed October, 1990.

102. Windsor Parkway

North Fulton County - Proposal by N. G. Bazan to construct a mixed use development consisting of 396 apartment units and 80,000 square feet of retail space. The 34 acre project site is located south of Windsor Parkway, east and west of Peachtree-Dunwoody Road.

Development proposal withdrawn.

103. Douglas Place

City of Douglasville - Proposal by The Conroy Company to construct a mixed use development on 87 acres consisting of 465,000 square feet of commercial retail space, 80,000 square feet of office space, and a 150 room hotel. The 87 acre project site is located in southwest Douglasville, north of the intersection of Ga. Highway 5 and Interstate 20.

Action by local policy body: Approval

Project Status:

No immediate construction plans.

104. Homart Douglas Mall

City of Douglasville - Proposal by the Homart Development Company to construct a 650,000 square foot regional shopping mall. The 100 acre project site is located in southwest Douglasville, north of Interstate 20 and across Ga. Highway 5 from the Douglas Place location.

Action by local policy body: Approval

Project Status:

Construction not initiated.

105. Clark Residential

Clayton County - Proposal by Thomas H. Clark to construct a 653 unit single family subdivision. The 204 acre project site is located in the southern portion of Clayton County, north of the intersection of Panhandle and McDonough Roads.

Action by local policy body: Approval

Project Status:

Property has been divided into two tracts - each approximately 100 acres - and sold. One tract is being developed by Bales Properties, Inc., as Foxvalle Forest

Subdivision with 57 houses completed, seven under construction, and 172 planned through 1991. The remaining 100-acre tract is still vacant.

106. Lakeside Commons

North Fulton County - Proposal by Metro Development Corporation to construct a 20 story, 350,000 square foot office tower as a second phase of a nine acre office park which contains a 10 story, 196,000 square foot building. The project site is located north of Hammond Drive, east of Ga. 400. The proposal would add an additional 220,000 square feet of office space above the amount originally approved and increase the building height from 11 to 20 stories.

Action by local policy body: Approved a total of 510,588 square feet of office space with a 21 story height limitation.

Project Status:

Zoning has now reverted to original 383,529 square feet office space.

107. Pace Office Park

City of Alpharetta/North Fulton County - Proposal by David Roan Companies to construct a 1,296,000 square foot office park of 10 or more buildings and an amphitheater with a capacity of 20,000 seats. The 181 acre project site is located east of Ga. 400 and south of Kimball Bridge Road.

Action by Fulton County: Denial. Project site was subsequently annexed into the City of Alpharetta and approved for development.

Project Status:

Land now owned by Sanjac Financial Services. Construction not initiated.

108. Chatahoochee Polo

South Fulton County - Proposal by John McDonald/Ameritas to construct a mixed single family and multi-family development totaling 979 units on 149 acres. The project will feature an existing polo field in addition to new recreational amenities. The development site is located adjacent to the Chatahoochee River, north of Campbellton Road.

Building construction begun August, 1988, on the 1.2 million square feet facility with completion scheduled for January 1, 1991.

Project Status:

Action by local policy body: Project approved - to be developed under currently approved density.

City of Atlanta - Proposal by Cousins Properties, Inc., and G. D. Hines to construct a 48 story, 1.0 million square foot office tower. The project site contains two acres and is located on Peachtree Street in downtown Atlanta, immediately north of the Ritz-Carlton Hotel.

111. 191 Peachtree Building

Action by local policy body: Denial

Douglas County - Proposal by The Pacific Group to construct a 640 unit single family subdivision. The 294 acre project site is located south of Lake Greystone Road and northwest of Ben Hill Road and Bankhead Highway.

110. Lake Greystone Residential

Construction complete on multi-family units (558) and underway on single family.

Project Status:

Action by local policy body: Approved a total of 541 apartment units and 23 single family units.

City of Atlanta - Proposal by Post Properties to construct a 1,546 unit apartment complex. The 43 acre project site is located between Roswell Road and Lake Forest Drive, immediately east of Chastain Memorial Park.

109. Post Chastain

Developer who had option on property decided not to complete purchase or pursue project.

Project Status:

Action by local policy body: Approval

City of Atlanta - Proposal by Portman/Equitable to construct a 1.5 million square foot information technology mart. The project site is located in downtown Atlanta and covers an entire city block bordered by Harris, Baker, and Williams Streets and Techwood Drive.

Action by local policy body: Project approved - to be developed under currently approved density.

Project Status:

Complete in September, 1989.

113. Potomac Hills - Revised

North Fulton County - Proposal by Portman-Barry Investments, Inc., to construct a mixed use development consisting of a retail shopping center (936,000 square feet), two office towers (703,800 square feet total), and a 350 room hotel.

This 1.9 million square foot proposal is a revision of a previously approved development plan. See project No. 21. The current project includes a 16 story, 236 unit residential tower to be developed at a later date. Potomac Hills is a 31 acre extension of the Northpark Town Center development. The Potomac Hills site is located east of Mount Vernon Highway and north of Perimeter Center West. This proposal would increase density from the currently approved 30,000 square feet per acre to 55,000 square feet per acre.

Action by local policy body: Approved 936,000 square feet retail space, 827,669 square feet office space, and hotel use. The residential use request was withdrawn, thereby adding approximately 400,000 square feet of additional office space.

Project Status:

Construction not initiated.

114. GSA Warehouse

Clayton County - Proposal by Clayton Turner Joint Venture to construct a 1.2 million square foot warehouse facility that would be leased to the U.S. General

Services Administration. The 115 acre project site is located southeast of the City of Jonesboro, east of Turner Road and north of Noahs Ark Road.

Action by local policy body: Denial

115. Juniper Center

City of Atlanta - Proposal by Great Oaks Properties, Inc., to construct two 350 unit apartment buildings, each building to be a 42 story structure. The three acre project site originally called Great Oaks Residential is located at the northeast corner of the intersection of Juniper Street and 12th Street in Midtown Atlanta and contains all of the property facing Juniper Street between 12th and 13th Streets.

Action by local policy body: Approval

Project Status:

Construction not initiated. Property for sale.

116. Mayfair

City of Atlanta - Proposal by Laine Properties, Inc., to construct two highrise apartment buildings (30 and 34 stories) containing a total of 675 units and 40,000 square feet of retail space. The three acre project site is located in Midtown Atlanta south of 14th Street, between Piedmont Avenue and Juniper Street.

Action by local policy body: Approval

Project Status:

Construction completed on first apartment tower of 323 units. Construction of the second apartment building will commence in 1991. Currently underway is 40,000 square feet office building.

117. Post Dunwoody Apartments

North Fulton County - Proposal by Peachtree-Dunwoody Investors, Ltd., to construct an 816 unit apartment complex. The 32 acre project site is located south of Spalding Drive, east of Ga. 400 and west of Peachtree-Dunwoody Road.

Phase one consisting of a 17 story, 410,000 square foot One Capitol City Plaza was constructed under previous densities and was completed in December, 1988. MARTA and Ga. 400 extension are currently under construction at the site. Two Capitol City Plaza scheduled for early 1991 start.

Project Status:

Action by local policy body: Approval

City of Atlanta - Proposal by Capital City Plaza Associates to expand an office development to five office buildings totaling 3.0 million square feet of office space, a 350 room hotel, 100 apartment units, and 109,000 square feet of retail space. The 12 acre project site is located at 3354 Peachtree Road. This is a revision and expansion of a previously submitted development plan, see project No. 5, which was denied by the City of Atlanta.

119. Capital City Plaza - Revised

Two hundred seventy-eight apartment units completed with amenities under construction and scheduled for completion 1st Quarter, 1991. Additional residential construction to start Fall, 1990.

Project Status:

Action by local policy body: Approved single family, retail, and office uses as submitted - townhomes and apartments limited to 1,462 units.

Clayton County - Proposal by Perini Land and Development Company to develop 348 acres as a mixed use project containing 200 single family units, 1,725 fee simple townhomes and apartments, 210,000 square feet of retail space, and 220,000 square feet of office space. The project site is located southwest of the City of Riverdale, south of Highway 138 and west of Ga. Highway 85. The property is within both Clayton and Fayette counties.

118. Villages at Lake Ridge

Project complete with 202 units. No new construction planned at this time.

Project Status:

Action by local policy body: Approved a total of 580 units.

120. Riverwood Center - Revised

Cobb County - Proposal by Portman-Barry Investments, Inc., to construct 2.7 million square feet of office space and a 250 room hotel on 23.4 acres. The project site is adjacent to Cumberland Mall Shopping Center on the southwest side of Cobb Parkway (U.S. Highway 41). This proposal is a revision and expansion of a portion of a previously approved development plan. See project No. 17.

Action by local policy body: Approval

Project Status:

Construction completed on the 100 Riverwood office tower totaling 22 stories and 505,583 square feet. Construction of a second office building and the hotel scheduled for 1993 completion.

121. Gambrell Tract

North Fulton County - Proposal by SBC Investors/Myco Medlock Ltd., to construct a mixed use development consisting of 488,000 square feet of commercial shopping space, 828,075 square feet of office space, 708 garden apartment units, and 195 units of cluster housing. The 262 acre project site is located east of Medlock Bridge Road and north and south of State Bridge Road and is partially within the Chattahoochee River Corridor.

Action by local policy body: Approved 283,000 square feet of retail space, 708 multi-family units, 117 units of cluster housing and 497,875 square feet of office space on 196 acres. An additional 22 acres were approved as a church site.

Project Status:

Portions of site sold to St. Ives for inclusion in subdivision. Parkway Baptist Church constructed. No further construction underway.

122. Central Park - Revised

North Fulton County - Proposal by Vantage Properties, Inc., to construct a mixed use development consisting of 4,137,600 square feet of office space, 410,000 square feet of retail space, and a 350 room hotel. This is an expansion and revision of a previously approved development plan. See project No. 1. The 60 acre project

site is located east of Peachtree-Dunwoody Road, south of Mount Vernon Highway, and north of I-285.

Action by local policy body: Approval

Project Status:

The 9000 Central Park Building (205,358 square feet) completed in 1986 and the 7000 Central Park Building (416,000) square feet) completed in 1988. Development site purchased by Equitable Real Estate in 1988. No additional construction activity initiated.

123. Crestline - Revised

North Fulton County - Proposal by Homart Development Company to construct a mixed use development consisting of 3,298,000 square feet of office space, 50,000 square feet of retail space, and a 375 room hotel. This is a revision of a previously approved office park development plan. See project No. 11. The 48 acre site is located west of Peachtree-Dunwoody Road, east of Ga. 400, and south of Mount Vernon Highway.

Action by local policy body: Approval

Project Status:

Four-lane parkway complete. No further construction initiated.

124. Koger Center of Gwinnett

Gwinnett County - Proposal by Koger Properties, Inc., to construct an office park on 38 acres consisting of five buildings totaling 547,600 square feet. The project site is located south of I-85, at the southeast corner of the intersection of Pleasant Hill Road and Breckinridge Boulevard.

Action by local policy body: Approved an overall density of 20,000 square feet per acre (760,000 square feet total).

Project Status:

First building (88,000 square feet) and road system complete. Timing of other buildings depends on market.

125. Pinebrook Center

Gwinnett County - Proposal by L & N Land Corporation to construct a mixed use development to include 1 million square feet of office space on 51 acres and two hotels totaling 610 rooms on 23 acres. The overall project site of 74 acres is bordered on the north by Satellite Boulevard and on the south by I-85. It is located both east and west of Boggs Road.

Action by local policy body: Approved (1,013,000 square feet office, 390 hotel rooms, 300,000 square feet retail).

Project Status:

Project now includes an additional 151 acres with 1,644,390 square feet light industrial space. A 210,000 square feet building is complete. Two buildings totaling 250,000 square feet are under construction.

126. Hampton Green - Revised

Gwinnett County - Proposal by A. R. Weeks and Associates, Inc., to construct an office park consisting of 11 buildings totaling 2.0 million square feet. Approximately 1,720,000 square feet of office space and 280,000 square feet of warehouse space are proposed. The 91 acre project site is located immediately south of I-85, north of Shackleford Road, and both east and west of Steve Reynolds Boulevard (Franklin Road). This is a revision and expansion of a previously submitted development plan. See project No. 84 which was withdrawn prior to completion of local review.

Action by local policy body: Approved an overall density of 20,000 square feet per acre (1,565,200 square feet office space and 254,800 square feet industrial space).

Project Status:

Project planned is now 1,320,000 square feet light industrial and 490,000 square feet retail. It also includes 3.5 acres residential (no density).

A 141,190 square foot Gwinnett Daily News building is complete. No additional buildings underway.

127. Park Lake

South Fulton County - Proposal by Continental Southern, Inc., to construct a mixed use development consisting of 248,850 square feet of office space, 615,400 square feet of retail space, 1,811 residential units (767 single family and 1,044 multi-family), and 1,180,750 square feet of industrial space. The 584 acre project site is located north of the City of Fairburn, east of Ga. Highway 92 (Campbellton-Fairburn Road).

Action by local policy body: Approved with conditions.

Project Status:

No construction underway. Negotiating for public golf course construction.

128. Indian Brook Park

Gwinnett County - Proposal by Hendon Properties to construct a mixed use development consisting of 348,800 square feet of office space and 346,200 square feet of retail space. The 95 acre project site is located south of I-85 and east of Indian Trail-Lilburn Road.

Action by local policy body: Approved a revised application consisting of 552,700 square feet of retail space and 378,750 square feet of office space on a project site totaling 81 acres.

Project Status:

Now being developed by Indian Brook Park. Extensive site work, grading, and infrastructure improvements installed with initial building under construction.

129. AT&T Promenade

City of Atlanta - Proposal by AT&T and the Landmarks Group to construct a mixed use development consisting of 2,550,000 square feet of office space in three buildings, 130,000 square feet of retail space, and a 300 room hotel. The 12 acre development site is located on Peachtree Street between 14th and 15th streets.

Action by local policy body: Project approved - to be developed under currently approved density.

Project Status:

Construction of Promenade Two consisting of a 780,000 square foot office tower, 50,000 square feet of retail space, and a 2,140-space parking deck was completed in July, 1990. (Promenade One of 450,000 square feet was completed prior to review). No additional buildings underway.

130. Venture Point

Gwinnett County - Proposal by Center Developers, Inc., to construct a mixed use development consisting of 230,279 square feet of retail space, 266,000 square feet of office space, and a 250 room hotel. The 52 acre project site is located on both sides of Steve Reynolds Boulevard, due west of the intersection of I-85 and Pleasant Hill Road.

Action by local policy body: Approval (274,000 commercial including hotel and 305,500 offices).

Project Status:

Being developed by Crown Ventures, Ltd. Extensive grading, infrastructure, and construction on 130,000 square feet Sam's Wholesale Club underway on 13 acres on north side of Steve Reynolds Boulevard. Opening is scheduled for November 19.

131. Millennium 400

City of Alpharetta - Proposal by Shelter/Easian Associates to construct a mixed use development consisting of 1,530,500 square feet of office space and a 300 room hotel. The 81 acre project site is located at the northwest intersection of Ga. 400 and Haynes Bridge Road.

Action by local policy body: Approval

Project Status:

Now owned by Metropolitan. Construction not initiated.

132. Breckinridge
Gwinnett County - Proposal by Peterson Properties to construct an office park with 753,900 square feet of office space. The 50 acre project site is located south of the intersection of I-85 and Ga. Highway 316, between Breckinridge Boulevard and Old Norcross Road.

Action by local policy body: Approval

Project Status:

Construction not initiated on this site.

133. Collins Hill Crossing
Gwinnett County - Proposal by Atlanta Continental, Ltd., to construct an office park consisting of 737,700 square feet of office space. The 119 acre project site is located north of Ga. Highway 316, west of Collins Hill Road.

Action by local policy body: Denial

134. West Fork
Douglas County - Proposal by West Fork Development Corporation to construct a light industrial area with 2,340,000 square feet of warehousing space. The 183 acre project site is located north of I-20 and south of Thornton Road, on the north and south sides of Skyview Drive.

Action by local policy body: Approval

Project Status:

This is a phase of an industrial park which has 1.5 million square feet completed in previous phases. Two buildings totaling 190,000 square feet scheduled for construction after January 1, 1991.

135. Holcomb Bridge/Scott Road

North Fulton County - Proposal by Cowart Properties, Inc., to construct a mixed use development with 1,696,000 square feet of office space, 291,500 square feet of

retail space, and 80 single family residential units. The 182 acre project site is located at the northern quadrant of the intersection of Holcomb Bridge Road and Scott Road.

Action by local policy body: Development proposal withdrawn.

136. Glenlake Office Park

North Fulton County - Proposal by Carter and Associates to construct a mixed use development consisting of 9,024,000 square feet of office space, 100,000 square feet of retail space, and an 800 room hotel. The 131 acre project site is located north of Abernathy Road between Glenlake Parkway and Ga. Highway 400.

Action by local policy body: Approval

Project Status:

One 120,000 square foot office building existed prior to project review. No additional construction initiated.

137. Cowart Lake

South Fulton County/City of Atlanta - Proposal by Habersham Investment and Development Corporation to construct a mixed use development consisting of 895,000 square feet of retail space, 528 multi-family residential units, 1,251,000 square feet of office space, 1,012 single family residential units, 1,275,000 square feet of industrial space, a 330 room conference center and motel, and a golf course. The 871 acre project site surrounds Cowart Lake and is located in unincorporated Fulton County (673 acres) and the City of Atlanta (198 acres), north of the Camp Creek Parkway and east of Butner Road.

Action by the Fulton County Commission: Approval

Action by the City of Atlanta: Approval

Project Status:

Construction not initiated.

138. Brookhaven Center
DeKalb County - Proposal by FBI Brookhaven, Ltd., to construct a mixed use development consisting of 1,100,000 square feet of office space, 50,000 square feet of retail space, and 178 multi-family residential units. The 11 acre project site is located at the southwest intersection of Peachtree Road and Brookhaven Drive, near the Brookhaven MARTA station.

Action by local policy body: Approved a revised application for up to 750,000 net rentable square feet of office space, 50,000 net rentable square feet of retail space, and 150 residential units. Conditions include building height limitations and the allowable conversion of office space to additional residential space at a ratio of 1,113 net rentable square feet of office space to one residential unit.

Project Status:

Construction not initiated.

139. 1100 Peachtree Building

City of Atlanta - Proposal by Carter and Associates to construct an office building with 617,000 square feet of office space. The three acre project site is located at the northwest corner of Peachtree Street and 12th Street.

Action by local policy body: Project approved - to be developed under currently approved density.

Project Status:

Under construction - to be occupied December, 1990.

140. 1117 Perimeter Center West - Revised

North Fulton County - Proposal by Butler Properties to construct the second phase of an office park which would consist of two, 31 story buildings, each containing 676,000 square feet. The total project, including an existing office building of 430,000 square feet would contain three buildings with a combined 1,782,000 square feet of office space. This proposal is a revision of a previously approved office park development plan. See project No. 63. The 25 acre project site is

located at the southeast corner of the intersection of Peachtree-Dunwoody Road and Mount Vernon Road.

Action by local policy body: Approval

Project Status:

Building with 430,000 square feet existed prior to review. Further construction not initiated.

141. Hammond Venture

North Fulton County - Proposal by the Allen Morris Company to construct an office park of three buildings totaling 1,188,000 square feet. Phase one and phase two of the project will each consist of a 12 story office building with 264,000 square feet, and phase three will consist of a 30 story building with 660,000 square feet. The 18 acre project site is located at the northwest corner of the intersection of Hammond Drive and Peachtree-Dunwoody Road.

Action by local policy body: Approval

Project Status:

Construction not initiated.

142. Tara Plantation

Clayton County - Proposal by MRT Corporation to construct a single family residential development consisting of 1,803 units on 521 acres. Approximately 30 acres of the site will be reserved until December, 1989, for construction of a GONE with the Wind amusement facility. The project site is located south of the City of Jonesboro at the intersection of Tara Road and Folsom Road.

Action by local policy body: Approved a revised application without the amusement facility for a reduced density of 1,100 single family units.

Project Status:

Construction not initiated.

143. Powers Ferry Landing North

North Fulton County - Proposal by Fidelity Management and Investment Corporation to amend a previously approved office/hotel development by deleting the hotel portion of the project and substituting a second office building at 294,000 square feet and 12,000 square feet of retail space. The project would total 588,000 square feet of office space with an additional 12,000 square feet of commercial space. The six acre project site is located north of I-285 and is bordered on the west by Northside Drive and on the north and east by New Northside Drive.

Action by local policy body: Withdrawn prior to final local review.

Project Status:

A 294,000 square foot office building has been constructed. No additional building underway.

144. Horizon Industrial Park

Gwinnett County - Proposal by Horizon Joint Venture to develop an industrial park on 422 acres consisting of 6,382,695 square feet of industrial space and 387,342 square feet of retail space. The project site is located on Old Peachtree Road, southeast of the intersection of I-85 and Lawrenceville-Suwanee Road.

Action by local policy body: Approved 7,360,000 square feet light industrial and 121,495 square feet retail.

Project Status:

Project now includes an additional 43 acres commercial property (no density). A 96,000 square feet building is complete and a 361,000 square feet Avon office/distribution facility is underway.

145. Powers Ferry Landing West

North Fulton County - Proposal by Powers Ferry Landing Associates to redevelop an existing 53 acre, 500,000 square foot office park with 3,300,000 square feet of office space in twelve buildings and a 350 room hotel. The Powers Ferry Landing project site is located south of I-285 paralleling Powers Ferry Road and extends from the Chattahoochee River to Northside Drive.

Action by local policy body: Denial (Following unsuccessful Court action, a new application for office, retail, and multi-family was recently submitted).

146. Roswell/285 Mixed Use

North Fulton County - Proposal by Wilma Southeast to redevelop two existing apartment complexes on 64 acres with 2,559,538 square feet of office space, 275,000 square feet of retail space, a 600 room hotel, and 1,100 apartment units. The project site consisting of the Executive Villas and Windermere Apartments totaling 700 units is located in the southeast quadrant of the intersection of I-285 and Roswell Road.

Action by local policy body: Approved 2,284,533 square feet office space, 275,000 retail, 750 apartment units.

Project Status:

Wilma Southeast chose not to complete contract. Project not initiated.

147. Blum Residential

North Fulton County - Proposal by Peter E. Blum to develop a 730 unit single family subdivision on 293 acres. The project site is located on McGinnis Ferry Road, east and west of Rogers Bridge Road.

Action by local policy body: Approved approximately 630-640 lots.

Project Status:

Subdivision being developed by Composite Properties, Inc. Infrastructure, lots, and initial houses under construction.

148. The Woodlands

South Fulton County - Proposal by East-West Partners to develop a mixed residential/commercial project on 592 acres consisting of 852 single family units and 118,000 square feet of retail space. The project site is located north of Butner Road with the majority of the property lying south of the Cascade-Palmetto Highway.

Action by local policy body: Approval

Project Status:

Construction not initiated.

149. LOR Industrial Park

Douglas County - Proposal by LOR, Inc., to develop a 2,347 acres industrial park that would consist of 11,000,000 square feet of industrial/warehouse space. Approximately 800 acres of the project site is Chattahoochee River flood plain which will be utilized for open space including an 18 hole golf course. The project site is located south of I-20 in east Douglas County bordering the Chattahoochee River and is both north and south of Lower River Road.

Action by local policy body: Approval

Project Status:

Construction not initiated.

150. Atlanta Plaza I

City of Atlanta - Proposal by Vantage Southeast (now Courtland Properties) to construct the second phase of a mixed use development project at the Lenox MARTA Station. The first phase of the project consisted of the existing 600,000 square foot Atlanta Plaza Office Tower. The second phase will consist of a 272 suite Marriott Hotel and additional phases will include up to 750,000 square feet of office space and 60 residential condominium units.

College Park - Proposal by Webb/Atlanta to construct a mixed use development on 471 acres. The project will consist of 2,816,000 square feet of office space on 144 acres, 389,000 square feet of retail space on 47 acres, 647,000 square feet of commercial and training space on 69 acres, 1,874 hotel rooms on 19 acres, and

153. College Park Redevelopment Area

Construction not initiated.

Project Status:

Action by local policy body: Approval with office limited to 460,000 square feet.

Fulton County - Proposal by Hammond Center Joint Venture to redevelop a portion of the existing Hammond Center office park to a mixed use development consisting of 540,000 square feet of office space, 50,000 square feet of retail space, and a 200 room hotel. The seven acre project site is located at the southeast corner of Hammond Drive and Peachtree-Dunwoody Road and currently contains 84,000 square feet of office space in five buildings.

152. Hammond Center

Action by local policy body: Denial

Fulton County - Proposal by Palmetto Industrial Development, Ltd., to construct a 4,000,000 square foot industrial park, a sanitary landfill, a materials recycling center, and other solid waste management facilities on 842 acres. The project site is located east of the Cascade-Palmetto Highway and is south of Campbellton Road and west of Stonewall Tell Road.

151. Resource Technology Center

Atlanta Plaza Office Tower completed in 1986. Further construction not initiated.

Project Status:

Action by local policy body: None required - project previously approved.

1,370,000 square feet of industrial space on 128 acres. The project will also include 64 acres of road right-of-way. The site is located in the City of College Park in two separate areas: the first is immediately west of Hartsfield Atlanta International Airport bordering on the west side of Main Street; the second is located immediately north of Hartsfield Airport on the east side of Main Street, lying north and adjacent to the College Park MARTA Station.

Action by local policy body: Approval

Project Status:

Road construction including the extension of Riverdale Road through to Camp Creek Parkway scheduled for June, 1991.

154. North Atlanta Mall

Alpharetta - Proposal by Homart Development Company to construct a 1,303,500 square foot regional mall shopping center with five major department stores. The 100 acre project site is located in north Fulton County in the City of Alpharetta and is at the southwest corner of the intersection of Ga. 400 and Haynes Bridge Road.

Action by local policy body: Withdrawn by the developer prior to final local review. Project resubmitted as part of a regional office/retail complex. See project No. 171.

155. Roswell Road Apartments

Fulton County - Proposal by Grove Development to construct a 960 unit apartment complex on 32 acres. The project site is located on Roswell Road across from Morgan Falls Road and immediately behind the North Fulton Government Annex.

Action by local policy body: Approval

Project Status:

Construction not initiated.

Atlanta - Proposal by Portman Properties to construct a 60 story office building (1,427,923 square feet) and an adjoining office/parking structure (750,000 square feet and 3,100 parking spaces) totaling 2,177,923 square feet of office space. The six acre project site is located in downtown Atlanta and is divided in two parcels: the first parcel is located in the block bounded by Peachtree Street, Baker Street, and Peachtree Center Avenue; the second parcel is located in the western portion of the block bounded by Courtland Street, Baker Street, Peachtree Center Avenue, and Ralph McGill Boulevard.

158. One Peachtree Center

Construction scheduled to start October, 1990 with completion scheduled for 1st Quarter, 1992.

Project Status:

Action by local policy body: Approved a total of 420 units.

Fulton County - Proposal by Kahili-Gibralter Land to construct a 505 unit apartment complex consisting of 289 one-bedroom units and 216 two-bedroom units. The 14 acre project site is located on the east side of Peachtree-Dunwoody Road, south of the intersection of Peachtree-Dunwoody and Johnson Ferry Road.

157. Peachtree-Dunwoody Apartments

Construction is scheduled to start by the end of 1990 on joint-venture apartment project with Post Properties. Details concerning the establishment of a housing enterprise zone within the project area now being finalized with City.

Project Status:

Action by local policy body: Approval

Atlanta - Proposal by Ackerman and Company to redevelop the 23 acre parking lot of the Civic Center complex on Piedmont Avenue with a major mixed use project. The project will consist of 2,400,000 square feet of office space, 200 residential units, a 300 room hotel, and a 100,000 square feet aquarium.

156. Renaissance City Centre

The development plan calls for the office building and office/parking structure to be connected to each other by an aerial walkway over Peachtree Center Avenue. They will also be similarly connected to other portions of the Peachtree Center complex.

Action by local policy body: Approval

Project Status:

Construction underway on 2,392,714 square feet.

159. Graham Mixed Use Development

Cobb County - Proposal by Graham Development, Inc., to construct a mixed use development consisting of 100,000 square feet of office space, 47,200 square feet of retail space, and 525 apartments. The 37 acre project site is located in east Cobb County and is bounded by Log Cabin Drive on the north, South Atlanta Road on the south, and North Church Road on the west. The Property is approximately one-half mile east of the intersection of South Atlanta Road and I-285.

Action by local policy body: Denial

160. Wildwood Office Park

Cobb County - Proposal by Cousins Properties, Inc., to increase the height of buildings within a previously approved office park up to a maximum of 15 stories. The overall development is approved up to a total of 8,652,691 square feet of office space. The 289 acre project site is divided into two parcels located in east Cobb County on Powers Ferry Road, north and south of the intersection of Powers Ferry and Windy Hill Road.

Action by local policy body: Approved height change with no change in project density.

Project Status:

Wildwood Office Park currently consists of four office buildings totaling 1,390,000 square feet of office space (2300 Building - 750,000 square feet; 2500 Building - 330,000 square feet; 3100 Building - 210,000 square feet; 3301 Building - 100,000 square feet). All buildings are located on Windy Ridge Parkway.

Construction underway on the 750,000 square feet 3200 Building.

161. Oxford Green

Alpharetta - Proposal by Oxford Green, Ltd., to expand a previously approved mixed use development by 22 acres to a total of 278 acres to allow for additional office space. The revised total project will include 4,444,400 square feet of office space, 433,200 square feet of retail space, and two hotels. The project site is located in north Fulton County at the southwest corner of the intersection of Ga. 400 and Windward Parkway. The property extends along Windward Parkway from Ga. 400 west to Ga. Highway 9.

Action by local policy body: Approval

Project Status:

The Oxford Green mixed use development project currently consists of the 100 acre southern regional headquarters facility of the Digital Equipment Corporation (560,000 square feet), the 30 acre Oxford Lake business park (102,000 square feet), a 102 room Marriott Residence Inn, and two small commercial lots which house a gasoline station and a branch bank. No additional construction scheduled until Spring, 1991.

162. Kingswood Mixed Use

Alpharetta - Proposal by Kingswood Joint Venture to construct a mixed use development consisting of 2,196,000 square feet of office space and 1,064,000 square feet of retail space. The retail portion of the project will include a 432,000 square foot shopping center. The 198 acre project site is located south of Old Roswell Road and Rockmill Road and west of Ga. 400. The site lies in the southwest quadrant of the proposed intersection of Ga. 400 and the Mansell Road Extension.

Action by local policy body: Approval

Project Status:

Construction not anticipated until completion of the Mansell Road project (approximately 1992).

163. Hurricane Shoals Mixed Use

Gwinnett County - Proposal by Geiger, L. P. to construct a mixed use development consisting of 1,900 single family housing units, 257 multi-family units, 226,000 square feet of retail space, and 20,800 square feet of office space. The development will include major recreational and open space facilities and feature an 18-hole golf course. The 1,158 acre project site is located in eastern Gwinnett County near the intersection of Old Fountain Road and Old Peachtree Road. A portion of the project site's western boundary lies adjacent to the proposed alignment of the regional outer loop highway project.

Action by local policy body: Approval

Project Status:

Construction is on hold as the project has been remanded to County for reconsideration following suit by area homeowners and others. New application was recently submitted with major change being deletion of multi-family portion and reduction of single family to approximately 1,400 units.

164. Gwinnett Commerce Center

Gwinnett County - Proposal by Gwinnett Commerce Center, Ltd., to increase the density and height of an existing office park to allow for the construction of four buildings totaling 1,198,000 square feet of office space. The 33 acre project site is located southwest of the intersection of I-85 and Pleasant Hill Road and is bordered on the north by Crestwood Parkway and on the south by Shackleford Road.

Action by local policy body: Approval

Project Status:

The development site includes one existing office building which has 232,000 square feet. No additional construction initiated.

165. Mansell Ridge Park

Alpharetta - Proposal by Amstar Properties, Ltd., to construct a mixed use development consisting of 2,151,000 square feet of office space and 169,500 square

- feet of retail space. The 122 acre project site is located in North Fulton County south of the intersection of Ga. 400 and Haynes Bridge Road.
- Action by local policy body: Approval (requires only site plan change but no change in density).
- Project Status:
- Construction not anticipated until Mansell Road project completed in two years.
166. Mospar Mixed Use
- Atlanta - Proposal by Mospar Georgia Company to construct a high-rise project consisting of 900 residential units and 83,000 square feet of retail space. The 3.6 acre project site is located in and includes the block bordered by Juniper Street, Piedmont Avenue, Sixth Street, and Seventh Street in Midtown Atlanta. The project will consist of four buildings ranging in height from three to 33 stories.
- Action by local policy body: City Council Zoning Committee is still considering project.
167. GLG Center
- Atlanta - Proposal by GLG Center, Inc., to construct a single 51 story tower that will consist of a 19 story, 246 room hotel; five stories of office space totaling 62,000 square feet; and, 27 stories of apartments totaling 129 units (50 one bedroom, 59 two bedroom, and 20 three bedroom units). The 1.3 acre project site is located south of 14th Street in Midtown Atlanta between Peachtree and West Peachtree Streets. The site lies adjacent to the recently completed Marriott Suites Hotel one block south of the MARTA Arts Center Transit Station.
- Action by local policy body: Approval (change land use category from commercial to commercial/residential).
- Project Status:
- Construction scheduled to begin November, 1990.

168. Lain-Stratford

Atlanta - Proposal by Lain Properties, Inc., to construct a mixed use development of six buildings. One building of 58 stories will contain 1,390,000 square feet of office space; a one story building will contain 10,000 square feet of retail space; three residential towers (two of 43 stories and one of 50 stories) will contain a total of 1,400 residential units - 750 one bedroom, 600 two bedroom, and 50 three bedroom units; and a 30 story hotel will contain 700 hotel rooms. The nine acre project site is located in the Buckhead area of Atlanta, north of Peachtree Road and east of Stratford Road. The site will be bordered on the north by the proposed Buckhead Loop and will lie within one block of the proposed MARTA Buckhead Transit Station.

Action by local policy body: Approval

Project Status:

Construction not anticipated until 1993.

169. Hartsfield Centre

Proposal by London Edinburgh Trust/Balfour Beatty to construct a mixed use development consisting of five office buildings containing a total of 700,000 square feet and a 400 room hotel. The 32 acre project site is located within the boundaries of Hartsfield Atlanta International Airport and is situated in the area of the former airport terminal building which has been demolished.

Action by local policy body: Administrative permits issued.

Project Status:

Offices will total 750,000 square feet. The first office building of 150,000 square feet is complete. The 400 room Stouffers Hotel is under construction. Further development anticipated at 150,000 square feet of office space every two years.

170. South Gwinnett Mall

City of Snellville - Proposal by Homart Development Company to construct an 860,000 square foot regional shopping center. The project site of 134 acres is

located north of downtown Snellville, northeast of the intersection of Ga. Highway 124 and the proposed Ronald Reagan Parkway.

Action by local policy body: Approval

Project Status:

Construction not scheduled. Homart did not exercise option.

171. North Atlanta Mall/Office Park

Alpharetta - Proposal by Cousins Properties/Homart to construct a mixed use

development consisting of 10,925,000 square feet of office space, 604,800 square feet of mixed office/retail space, and a regional shopping center with 1,392,132

square feet. A portion of this project was originally reviewed as a regional mall on a 100 acre site (see project No. 154). The 421 acre project site is located in the

City of Alpharetta east of Ga. 400 and south of Haynes Bridge Road.

Action by local policy body: The City of Alpharetta approved the shopping

center portion of the project and is still considering the remainder of the

project.

Project Status:

Construction not initiated.

172. Westgate Center Phase IV

Fulton County - Proposal by Radnor/Fulton Industrial Corp. to construct the

fourth phase of an industrial park consisting of 6,036,763 square feet of industrial space. The 277 acre project site is located in Fulton County on Fulton Industrial

Boulevard and is northeast of the intersection of Fulton Industrial Boulevard and Campbellton Road.

Action by local policy body: Approval

Project Status:

Construction of this phase not anticipated for three years.

173. Corners Office Park

Gwinnett County - Proposal by The Myrick Company to develop two 15 story office buildings totaling 700,000 square feet and a 300 room hotel. The development site of 23 acres is located at the northeast intersection of Ga. Highway 141 and Holcomb Bridge Road.

Action by local policy body: Approval

Project Status:

Hotel is proposed to be 250 rooms. Construction not initiated. Pre-development marketing just beginning.

174. Old Peachtree Road Mixed Use

Gwinnett County - Proposal by T. M. Lowe to develop a mixed use industrial park consisting of 343,680 square feet of retail space, 1,367,250 square feet of industrial space, and a 250 room hotel. The 125 acre project site is located at the northeast quadrant of I-85 and Old Peachtree Road.

Action by local policy body: Approval

Project Status:

Construction not initiated.

175. Hearthstone Village

Union City and Fulton County - Proposal by American General Construction Company to construct up to 1,500 single family residential units. The project site of 580 acres is located in both the City of Union City and unincorporated Fulton County, south and east of the intersection of Dodson Road and Koweta Road. In addition to seeking approval for the development proposal, the applicant has requested that Union City annex the 214 acres of the site currently located in unincorporated Fulton County.

Action by local policy body: Deferred review - original applicant has not purchased property. One owner of a 300 acre tract in the site is pursuing development of his portion but construction has not been initiated.

176. Wesley Lakes

McDonough - Proposal by BES Corporation to construct a residential community comprising 662 single family units, 1,410 multi-family units, and a 30 acre retail site. The project site of 553 acres is located west of the City of McDonough towncenter on Jonesboro Road.

Action by local policy body: Approval

Project Status:

Phase I of 216 single family lots is under development.

177. C&S Plaza

Atlanta - Proposal by C&S Bank and Cousins Real Estate Corporation to construct a 1,250,000 square foot office building. The project would replace an existing 120,000 square foot office tower and would be located on a four acre tract of land at 600 Peachtree Street, south of North Avenue, between West Peachtree and Peachtree Streets.

Action by local policy body: Approval

Project Status:

Construction underway and scheduled for completion in 1992.

178. Phipps Plaza Renovation/Expansion

Atlanta - Proposal by Equitable Real Estate to renovate an existing regional shopping center and develop additional structures. The construction activity will include a total of 1,200,000 square feet of retail space (includes existing retail space of 600,000 square feet), 850,000 square feet of office space, and 500 residential units. The project site of 20 acres is located north of Peachtree Road, between Lenox and Wieuca Roads.

Action by local policy body: Approval (1.5 million square feet retail, 600 residential units, 250,000 square feet office).

Project Status:
 Construction underway on 440 car parking deck for project. Construction on mall expansion (from 600,000 to 1.5 million square feet) scheduled to begin Spring, 1991.

179. **5825 Glenridge Drive**
 Fulton County - Proposal by Norman Radow to redevelop the 110,000 square foot Glenridge 400 Office Complex with a mixed use project consisting of 500,000 square feet of office space, 45,000 square feet of retail space, a 250 room hotel, 200 apartment units, and 45,000 square feet of miscellaneous space. The 11 acre project site is located east of Glenridge Drive, northwest of the intersection of Ga. 400 and I-285.

Action by local policy body: Approval

Project Status:

Construction not initiated.

180. **Rock Springs Apartments**
 DeKalb County - Proposal by Rock Springs Apartments, Inc., to replace an existing 185 unit apartment project with 662 apartment units. The 22 acre project site is located both north and south of Rock Springs Road, east of the intersection of Rock Springs Road and Briarcliff Road.

Action by local policy body: Denial. Existing zoning, however, allows 18 units per acre for a total of 396 units.

181. **Cox Broadcasting Office Park**

DeKalb County - Proposal by Cox Communications, Inc., to add three office buildings totaling 900,999 square feet and a 350 room hotel to an office site currently containing one building with 246,500 square feet of space. The total revised office space would equal 1.2 million square feet. The 27 acre project site is located on Lake Hearn Drive, immediately southwest of the intersection of I-285 and Ashford-Dunwoody Road.

Action by local policy body: Scheduled for review on September 25, 1990.
Deferred to October 23, 1990.

182. Breckinridge Place

Gwinnett County - Proposal by Kern and Company, Inc., to expand a previously approved office project. The revised development proposal totals 3,271,400 square feet of office space, 10,000 square feet of day care space, and a 250 room hotel. The existing development encompasses 299,400 square feet of office space and could total slightly over 2.0 million square feet of office space under existing zoning. The project site is 128 acres and is located north and south of Breckinridge Boulevard at the southwest quadrant of the intersection of I-85 and Old Norcross Road.

Action by local policy body: Approval

Project Status:

Existing development is 299,400 square feet. Further construction not initiated.