



NOTICE OF DECISION

To: Doug Hooker, ARC
(via electronic mail) Bob Voyles, GRTA
Dick Anderson, GRTA
Kathryn Zickert, GRTA
Sharon Mason, GRTA
Sonny Deriso, GRTA

To: City of College Park
(via electronic mail and certified mail) City of College Park's Business and Industrial Development Authority

From: Christopher Tomlinson, GRTA Executive Director

Copy: Jon West, DCA	Megan Wilson, GDOT
(via electronic mail) Annie Gillespie, GRTA	Daniel Parker, GDOT
Parker Martin, GRTA	Josh Montefusco, GDOT
Andrew Smith, ARC	Justin Hatch, GDOT
Greg Giuffrida, ARC	Paul DeNard, GDOT
Monique Forte, City of Atlanta	Robert Herrig, AeroATL
James Washington, City of Atlanta	Shannon James, AeroATL
Greg Floyd, MARTA	Michelle Alexander, College Park
Rob MacPherson, College Park	Bill Ruhsam, Michael Baker
Artie Jones III, College Park	Jackson Myers, College Park

Date: June 16, 2020

Re: DRI 3063 Airport City

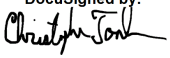
Notice of Decision for Request for Non-Expedited Review of DRI 3063 Airport City

The purpose of this notice is to inform the City of College Park's Business and Industrial Development Authority (the Applicant) and the City of College Park (the local governments), the GRTA Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Atlanta Regional Commission (ARC) of GRTA's decision regarding DRI 3063 Airport City (the DRI Plan of Development). GRTA has completed a non-expedited Review for the DRI Plan of Development pursuant to sections 3-101 and 3-103.A of the *Procedures and Principles for GRTA Development of Regional Impact Review* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Sections 3-101 and 3-103 A. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

Subject to the conditions set forth in Attachment A and Attachment B, GRTA will approve the expenditure of state and/or federal funds for providing the Land Transportation Services and Access improvements listed in Section 2 of Attachment C. The need for said approval shall terminate and be of no further force and effect after ten (10) years from the date of this Notice of Decision, unless the local government has issued a permit for the construction of any part of the proposed DRI Plan of Development prior to the end of the ten-year period.

The notice of decision is based on a review of the applicant's DRI review package received by GRTA on May 12, 2020. The review package includes: (1) the site development plan (Site Plan) titled "Airport City Master Plan" prepared by Michael Baker International, the transportation analysis dated May 6, 2020 prepared Michael Baker International received by GRTA on May 12, 2020.

Pursuant to Section 2-501 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) working days of the date on this letter by filing a Notice of Appeal with the GRTA Land Development Committee. A Notice of Appeal must specify the grounds for the appeal and present any argument or analysis in support of the appeal. For further information regarding the right to appeal, consult Part 5 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, available from GRTA. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will hear the appeal at its next available meeting.

DocuSigned by:

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Christopher Tomlinson
Executive Director
Georgia Regional Transportation Authority

Attachment A – General Conditions

General Conditions of Approval to GRTA Notice of Decision:

Phase 1 (2025):

Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings and uses.
- Construct sidewalks along the development frontage of SR 6 / Camp Creek Parkway
- Provide a bus pad located on the northern side of SR 6/ Camp Creek Parkway between the Main Entrance/Airport Drive and Conley Street. Coordinate with MARTA on the preferred exact location.
- Coordinate with appropriate stakeholders to consider how the site plan's proposed shared-use path network connects to external shared-use path plans

Phase 2 (2040):

Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings and uses.
- Coordinate with appropriate stakeholders to consider how the site plan's proposed shared-use path network connects to external shared-use path plans

Roadway Improvement Conditions to GRTA Notice of Decision:

Phase 1 (2025):

SR 6/Camp Creek Parkway at Airport Drive/Airport City Main Entrance

- Construct one eastbound SR 6/Camp Creek Parkway left turn bay approximately 300 feet in length, if approved by the Georgia Department of Transportation
- Construct one westbound SR 6/Camp Creek Parkway right turn bay approximately 250 feet in length, if approved by the Georgia Department of transportation
- If approved by the Georgia Department of Transportation, construct the southbound Main Entrance approach from the project to include:
 - One left turn bay approximately 500 feet in length
 - One right turn bay approximately 150 feet in length
 - One southbound through lane
- Restripe the northbound Airport Drive approach to convert the existing inner left turn lane to a dual left turn / through lane, if approved by the Georgia Department of Transportation.
- Add crosswalks to all intersection legs, if approved by the Georgia Department of Transportation

SR 6/Camp Creek Parkway at Conley Street/Convention Center

- Restripe pavement to add a second eastbound left turn lane on SR 6/Camp Creek Parkway, if approved by the Georgia Department of Transportation
- If approved by the Georgia Department of Transportation, construct the southbound approach to include:
 - Dual left turn bays approximately 300 feet in length
 - One right turn bay approximately 100 feet in length

- One through lane

Phase 2 (2040):

SR 6/Camp Creek Parkway at Airport Drive/Airport City Main Entrance

- Construct an additional eastbound SR 6/Camp Creek Parkway left turn bay approximately 300 feet in length, if approved by the Georgia Department of Transportation

Attachment B – Required Elements of the DRI Plan of Development

Conditions Related to Altering Site Plan after GRTA Notice of Decision:

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All “Proposed Conditions of Approval to GRTA Notice of Decision” set forth in Attachment A are provided.

Attachment C – Required Improvements to Serve the DRI

Pursuant to Section 1-201.R. of the *Procedures and Principles for GRTA Development of Regional Impact Review*, a “Required Improvement means a land transportation service [def. in Section 1-201.N] or access [def. in Section 1-201.A.] improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI.”

The Required Improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state/and or federal funding for the improvements contained in Section 2.

Section 1:

General Conditions of Approval to GRTA Notice of Decision:

Phase 1 (2025):

Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings and uses.
- Construct sidewalks along the development frontage of SR 6 / Camp Creek Parkway
- Provide a bus pad located on the northern side of SR 6/ Camp Creek Parkway between the Main Entrance/Airport Drive and Conley Street. Coordinate with MARTA on the preferred exact location.
- Coordinate with appropriate stakeholders to consider how the site plan’s proposed shared-use path network connects to external shared-use path plans

Phase 2 (2040):

Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings and uses.
- Coordinate with appropriate stakeholders to consider how the site plan’s proposed shared-use path network connects to external shared-use path plans

Roadway Improvement Conditions to GRTA Notice of Decision:

Phase 1 (2025):

SR 6/Camp Creek Parkway at Airport Drive/Airport City Main Entrance

- Construct one eastbound SR 6/Camp Creek Parkway left turn bay approximately 300 feet in length, if approved by the Georgia Department of Transportation
- Construct one westbound SR 6/Camp Creek Parkway right turn bay approximately 250 feet in length, if approved by the Georgia Department of transportation

- If approved by the Georgia Department of Transportation, construct the southbound Main Entrance approach from the project to include:
 - One left turn bay approximately 500 feet in length
 - One right turn bay approximately 150 feet in length
 - One southbound through lane
- Restripe the northbound Airport Drive approach to convert the existing inner left turn lane to a dual left turn / through lane, if approved by the Georgia Department of Transportation.
- Add crosswalks to all intersection legs, if approved by the Georgia Department of Transportation

SR 6/Camp Creek Parkway at Conley Street/Convention Center

- Restripe pavement to add a second eastbound left turn lane on SR 6/Camp Creek Parkway, if approved by the Georgia Department of Transportation
- If approved by the Georgia Department of Transportation, construct the southbound approach to include:
 - Dual left turn bays approximately 300 feet in length
 - One right turn bay approximately 100 feet in length
 - One through lane

Phase 2 (2040):

SR 6/Camp Creek Parkway at Airport Drive/Airport City Main Entrance

- Construct an additional eastbound SR 6/Camp Creek Parkway left turn bay approximately 300 feet in length, if approved by the Georgia Department of Transportation

Section 2:

Roadway Improvement Conditions to GRTA Notice of Decision:

Phase 1 (2025):

Washington Road at Fairway Drive

- Install a traffic signal, if and when warranted
- Construct a westbound left turn lane on Washington Road approximately 200 feet in length

Columbia Avenue at Main Street

- Evaluate the feasibility of changing the Columbia Avenue combined right/left turn lane into one separate right turn lane and one separate left turn lane.
- Install a traffic signal, if and when warranted
- Add a crosswalk to the southern leg of the intersection

SR 6/Camp Creek Parkway

- Evaluate and adjust signal timing along the corridor as necessary

Phase 2 (2040):

SR 6/Camp Creek Parkway

- Evaluate and adjust signal timing along the corridor as necessary

SR 6/Camp Creek Parkway at Washington Road

- Construct a second southbound right turn lane approximately 100 feet in length, if approved by the Georgia Department of Transportation