



DEVELOPMENT LEGEND

- > A - 1st Story Commercial/ 2nd Story Office
- > B - 2 Story Restaurant/ Retail
- > C - Entertainment
- > D - Grocery
- > E - Surface Parking
- > F - Stormwater Quality Area
- > G - Urban Plaza
- > H - Open Space/ Pedestrian Connection
- > I - Tree Save

PROJECT REDEVELOPMENT DATA

Site Data

Parcels: 13 0005 LL0231, 13 0004 LL0646, 13 0004 LL0654, 13 0005 LL0363, 13 0004 LL0133, 13 0004 LL0653, 14 019300020329, 14 019300020337, 14 019300020196, 14 019300020204

Total Acreage: +/- 95 acres

Jurisdiction: City of College Park, GA

Existing Use: Vacant

Proposed Use: Commercial Mixed-Use

Existing Zoning: Office Professional (OP)

Proposed Zoning: Planned Development (PD)

Adjacent Zoning: R1, RM, BP, PC

Future Land Use: Mixed Use Hospitality

Development Data

Proposed Building/ Use Square Feet

General Commercial/ Office: 276,850 SF

Office: 157,365 SF

Restaurant/ Retail: 210,350 SF

Entertainment: 43,600 SF

Grocery: 30,800 SF

+/- 718,965 Total Building SF

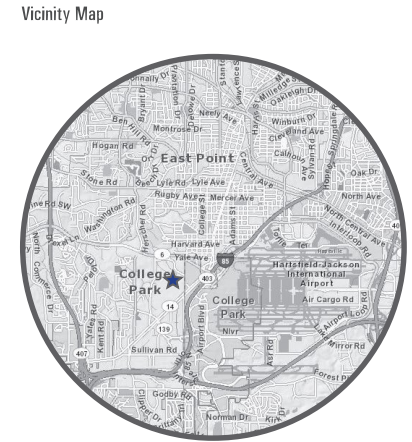
Parking

Required Parking: TBD

Provided Parking: 2,115 Spaces

* Parking requirements subject to change with proposed PD development and final tenants.

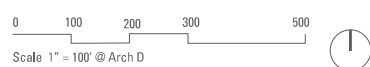
- Development Notes:**
1. Base information provided by Fulton County GIS and other publicly available information. A survey was not performed for this project. Layout subject to change with information provided in official survey of site.
 2. No portion of project area is located within the floodplain per FEMA Map Number 13121C0364F and Map Number 13121C0363F.
 4. The project site is located within the 70 DNL Airport Noise Contour. Residential development is strongly discouraged.
 5. No deed restrictions were found for the parcels included in this master plan at the time of completion. No Environmental, Activity, or Use Limitations were found for the property.
 7. This Redevelopment Concept Plan is preliminary in nature and for visioning purposes only. Site plan is subject to change due to actual site conditions and surveyed base information.
 8. Proposed location and size of stormwater areas are conceptual in nature and subject to change. All stormwater treatment facilities must be constructed per Federal Aviation Administration Standards for Construction Near Airports.
 9. Proposed entry points are conceptual in nature and subject to change per GDOT review and permitting requirements.
 10. No stream, wetlands, or water bodies are present on the site per the National Wetlands Inventory. Site should undergo a wetlands investigation prior to development. Layout subject to change per actual on site stream and wetlands investigation results.



DRAFT FOR REVIEW



planning
civil engineering
landscape architecture
brownfields revitalization



PRELIMINARY CONCEPT PLAN

COMMERCIAL MIXED-USE DEVELOPMENT, CITY OF COLLEGE PARK, GA

February 3rd, 2020 CONCEPT NO. 1