



ARC

Developments of EXCELLENCE



In July of 1998, the Atlanta Regional Commission voted to establish an annual recognition program for “Developments of Excellence.” The award is given to developments in the 10-county metro region that raise the bar for sustainable growth and fostering community.

Now, ARC and the Livable Communities Coalition (LCC) annually recognize the development projects that are shaping the way the Atlanta region grows with the Developments of Excellence awards, given out each fall at the ARC’s State of the Region breakfast. These developments go beyond the status quo to create more livable and mobile communities that offer a range of living environments for the region’s citizens.

The awards seek to recognize leaders of innovation within the planning and development community. Since the inception of the Developments of Excellence, selected projects have varied greatly in their mix of uses, as well as in size and style. This awards program celebrates unique and forward-thinking designs, with each of the past winners exemplifying quality growth practices in the region and illustrating the policies and best practices of ARC’s Regional Development Plan (RDP).

Envision6 Regional Development Plan Land Use Policies

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



WEST VILLAGE, COBB COUNTY



GLENWOOD PARK, CITY OF ATLANTA



METROPOLIS, CITY OF ATLANTA

Essence of INNOVATION

Developments of Excellence are spread across the region and have been built with various styles, sizes and combination of mixes. Here is a representative sampling of the many forms DOEs can take.

West Village, Cobb County *Development of Excellence, 2007*

West Village is a 60-acre mixed use community located on a former industrial and residential tract at the intersection of I- 285 and Atlanta Road in Cobb County. Designed as a true mixed use commercial and residential site, the development incorporates well designed public spaces, single and multi family homes, townhomes, and a community center. The town square integrates retail and residential in a main street configuration, allowing for pedestrian-friendly, tree-lined streetscapes, and the feeling of a small town atmosphere. Seventeen acres are devoted to green space and recreation with trails throughout the development that enhance its walkability, allowing residents to easily access the town square, community center and the Silver Comet Trail. West Village exemplifies Regional Development Policies by successfully tackling suburban redevelopment in a responsible manner to create a vibrant live, work, play community.

Glenwood Park, City of Atlanta *Development of Excellence 2005*

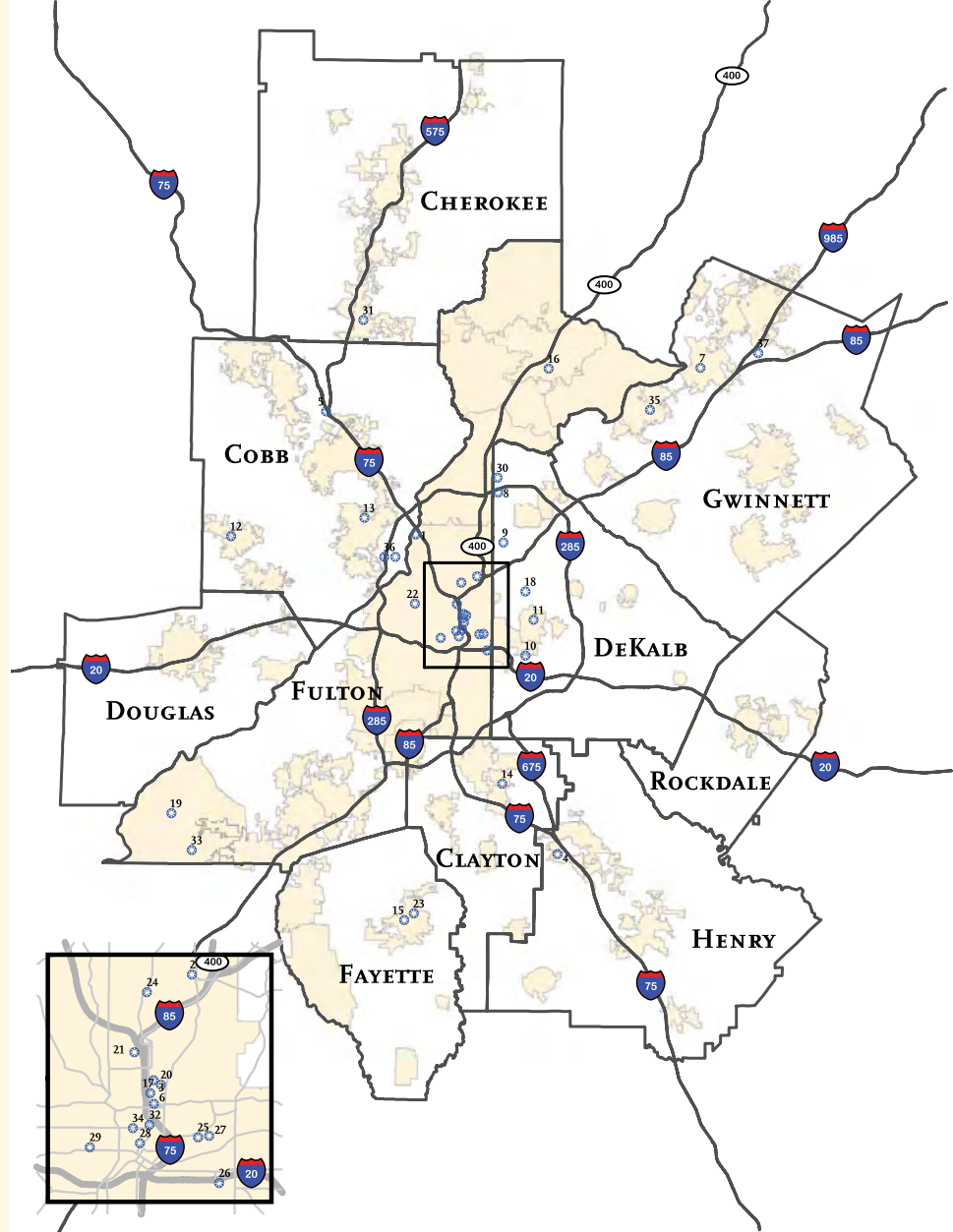
Glenwood Park was conceived as a real life model, testing “good growth” design principles on a challenging greyfield site in the heart of Atlanta. Based on the vision of a three-day design charrette, the development includes all necessary components to create a true community. On its 20 acres, there are single-family lots, townhouses, urban lofts, live/work units, retail, restaurants and office space. These places are bound together with graceful parks and greenways. Through exceptional design, they have recreated a great urban fabric that meshes with and enhances the immediate neighborhoods. It is a community with parks and beautiful human-scale spaces where not only can you walk – it’s a place where you want to walk.

Metropolis, City of Atlanta *Development of Excellence 2004*

Metropolis is an exciting high-rise residential and retail development located on a two and a half acre site in the heart of Midtown’s arts and entertainment district. This attractive development offers 498 residential units and 40,000 square feet of continuous street-level retail – a significant contribution to the evolving retail experience along Peachtree Street. Metropolis was the first of this new development type in Atlanta, and its success is a prototype for many others now under construction in Midtown and elsewhere in the region. Metropolis strikes a balance between housing and employment opportunities that is the hallmark of active, desirable urban places. Metropolis broke the mold by providing condominium living for both first time homebuyers and professionals of all ages and incomes seeking a unique urban living experience. It created a new housing market that is having a dramatic and permanent impact on the residential development pattern of the region.

Location of Development of Excellence Winners

1. Post Riverside – 1999
2. Lindbergh City Center – 2000
3. Millenium in Midtown – 2000
4. Monarch Village – 2000
5. Ridenour – 1999
6. Bell South Metro Plan – 2001
7. Old Suwanee – 2001
8. Perimeter Summit – 2001
9. Townhomes at Fernwood Park – 2001
10. East Lake Commons – 2001
11. Downtown Decatur Development Program – 2001
12. Silver Springs Village – 2002
13. Smyrna Market Village – 2002
14. Gateway Village – 2002
15. The Villages at Lafayette Park – 2002
16. Milton Park – 2002
17. Technology Square and Centergy – 2003
18. Emory Parc Manor – 2003
19. Chattahoochee Hill County Master Plan – 2003
20. Metropolis – 2004
21. Atlantic Station – 2004
22. West Highlands – 2004
23. Jeff Davis Intown Condominiums – 2004
24. The Aramore – 2005
25. Lampkin Street Cottages – 2005
26. Glenwood Park – 2005
27. Imnan Park Village – 2005
28. Glenn Hotel – 2006
29. Sky Lofts – 2006
30. Perimeter Place – 2006
31. Woodstock Downtown – 2006
32. Twelve Centennial Park – 2007
33. Serenbe – 2007
34. Park Pavillion – 2007
35. Downtown Duluth – 2007
36. West Village – 2007
37. Gwinnett Environmental and Heritage Center – 2007



The Developments of Excellence Awards are presented each year at the State of the Region Breakfast and the Regional Roundtable and Awards Lunch. The award is given to developments in the 10-county metro region that exemplify the policies and practices of ARC's Regional Development Plan. Developments are eligible for selection as a Development of Excellence if they advance the policies and best development practices of the Regional Development Plan. Nominations are accepted throughout the summer and selected in early fall.

For additional information contact ARC at 404-4630-3100



Atlanta Regional Commission
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Previous Recipients

The Development of Excellence Award

1315 Peachtree Street by Perkins+Will, 2011

Perkins+Will

White Provision by White Provision Development Co., 2010

City of Atlanta

**Suwanee Town Center by the City of Suwanee,
Main Street Corners LLC, Madison Retail, & Bowen Family Homes, 2009**

City of Suwanee

**Oakland Park by Melavar, Inc. Urban Realty Partners and
Surber, Barber Choate & Hertlein Architects, P.C., 2008**

City of Atlanta

**West Village by The Pacific Group,
Branch Properties and Highland Companies, 2007**

Cobb County

**Woodstock Downtown by Hedgewood Properties
and City of Woodstock, 2006**

City of Woodstock

Glenwood Park by Green Street Properties, LLC, 2005

City of Atlanta

Metropolis, 2004

City of Atlanta

Technology Square and Centergy, 2003

City of Atlanta

Milton Park, 2002

City of Alpharetta

Old Suwanee, 2001

City of Suwanee

Lindbergh City Center, 2000

City of Atlanta

Millennium in Midtown, 2000

City of Atlanta

Monarch Village, 2000

City of Stockbridge

Riverside, Post Properties, 1999

Fulton County

Ridenour, Macauley Properties, 1999

Cobb County

Exceptional Merit Award for Excellence in the Enhancement of an Existing Suburban Employment Center
Perimeter Summit by Hines Development
DeKalb County

Exceptional Merit Award for Excellence in Live/Work Design and Transit-Oriented Development
Townhomes at Fernwood Park by Jack Honderd and Betsy Eggers
DeKalb County

Exceptional Merit Award for Excellence in the Design of Mixed Income Housing and Ecological Protection
East Lake Commons by East Lake Commons Inc. and Village Habitat Design
DeKalb County

Excellence Award for Business Vision and Implementation of Regional Policies
The BellSouth Metro Plan by Bellsouth

Excellence in Planning Award for Local Government Vision Initiative and Implementation of Regional Policies
The Downtown Decatur Development Program by
City of Decatur

Exceptional Merit Award for a Visionary Public-Private Redevelopment Partnership
Gateway Village Gateway Development Systems by The University Financing Foundation and the City of Morrow
City of Morrow

Exceptional Merit Award for Affordable Traditional Neighborhood Development
Silver Springs Village by Oakley Development
City of Powder Springs

Exceptional Merit Award for Mixe-Use Development
Smyrna Market Village by John Wieland Homes and Neighborhoods and G.K. Johnson Development
City of Smyrna

Exceptional Merit Award for Development Design in the Expansion of a Town Center
The Villages at Lafayette Park by Eagle Real Estate Advisors
City of Fayetteville

Exceptional Merit Award for a Visionary Cooperative Planning Process
Chattahoochee Hill Country Master Plan by Chattahoochee Hill Country Alliance

Exceptional Merit Award for Pedestrian-Friendly Design
Emory Parc by The Pacific Group
DeKalb County

Exceptional Merit Award for Innovative Infill Redevelopment
Sutherland Place at Lake Claire by John Willis Homes, Sutherland Place Development and Preston and Associates
City of Atlanta

Exceptional Merit Award for Environmental Innovation in Brownfield Remediation and Restoration
Atlantic Station by Atlantic Station, LLC
City of Atlanta

Exceptional Merit Award For Mixed-Income community Design
West Highlands by Perry Homes Redevelopment, LLC and the Atlanta Housing Authority
City of Atlanta

Exceptional Merit Award for a Visionary Cooperative Development Process
Jeff Davis Intown Condominiums by Alex Thompson and the City of Fayetteville
City of Fayetteville

Exceptional Merit Award for Context-Sensitive Neighborhood Infill Design
Lampkin Street Cottages by McConnell Homes
City of Atlanta

Exceptional Merit Award for Mixed-Use Development
The Aramore by Kairos Development Corporation
City of Atlanta

Exceptional Merit Award for Context-Sensitive Neighborhood Infill Design
Inman Park Village by Wood Partners and Surber Barber Choate & Hertlein Architects, P.C.
City of Atlanta

Exceptional Merit Award for Historic Preservation
The Glenn Hotel by Legacy Property Group, LLC
City of Atlanta

Exceptional Merit Award for Infill Redevelopment
Sky Lofts by Russell New Urban Development, LLC
City of Atlanta

2006 Livable Centers Initiative Achievement Award
Perimeter Place by The Sembler Company,
The Perimeter Community Improvement District and DeKalb County
DeKalb County

Exceptional Merit Award for Sustainable Building and Design
Gwinnett County Environmental and Heritage Center by Gwinnett County, Lord Aeck and Sargent and Juneau Construction Company
Gwinnett County

Exceptional Merit Award for Conservation Development
Serenbe by Serenbe Development Corporation
City of Chattahoochee Hills

Exceptional Merit Award for Transit-Oriented Development and Affordable Housing
Twelve Centennial Park by Novare, Atlanta Neighborhood Development Partnership and Atlanta Development Authority
City of Atlanta

Exceptional Merit Award For Urban Revitalization
Park Pavilion by The Legacy Property Group
City of Atlanta

2007 Livable Centers Initiative Achievement Award
Downtown Duluth by City of Duluth, Dan Woodley Communities and Spohntown Corporation
City of Duluth

2008 Livable Center Initiative Achievement Award
Sovereign @ 3344 Peachtree by Regent Partners and Buckhead CID
City of Atlanta

Exceptional Merit Award for Neighborhood Infill and Sustainable Site and Infrastructure Design
Davis Oaks by Richport
DeKalb County

10th Anniversary Development of Excellence Visionary Award
Blueprint Midtown by Midtown Alliance
City of Atlanta

Exceptional Merit Award for Context Sensitive Infill
Renaissance Walk at Sweet Auburn by the Integral Group
City of Atlanta

Exceptional Merit for Historic Preservation
The Ellis on Peachtree by RD Management LLC, Atlanta Development Authority, and Central Atlanta Progress
City of Atlanta

2009 Livable Centers Initiative Achievement Award
Cornerstone on the Square by City of Lawrenceville and the Morsberger Group
City of Lawrenceville

2010 Livable Centers Initiative Achievement Award
Hapeville Town Center and Virginia Avenue LCIs
City of Hapeville

Exceptional Merit for Neighborhood Sensitive Infill
Kirkwood Station by The Plinth Group
City of Atlanta

Exceptional Merit Award for Leadership in Sustainability
Southface Eco Office by the Southface Energy Institute
City of Atlanta

Exceptional Merit for Comprehensive Community Revitalization & Design
Mechanicsville by Columbia Residential, Atlanta Housing Authority, RHA, SUMMECH
City of Atlanta

2011 Great Place Award
Arabia Mountain National Heritage Area by the Partners of the Arabia Mountain National Heritage Area

2011 Livable Centers Initiative Achievement Award
Fairburn Educational Campus by the City of Fairburn

Exceptional Merit for Leadership in Sustainability
Trees Atlanta Kendeda Center by Trees Atlanta

Exceptional Merit for Context-Sensitive Infill
Duluth Downtown Phase I by Stantec and Mathias Corporation

Exceptional Merit for Adaptive Reuse
The Brickworks by Midtown West Associates, LLC