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## Groundbreaking Scheduled for Major New Mixed-Use Gateway Center Development Near Hartsfield

### *Work Started On Pair of New Hotels Anchoring New Grove Street Partners/College Park Development*

A groundbreaking ceremony is scheduled for Thursday, October 16th, to mark the beginning of construction of two new hotels that will anchor the one-million-square-foot, mixed-use development called Gateway Center under development by Grove Street Partners and the City of College Park.

The hotels, a new full-service, 403-room Marriott and 147-room LEED-certified SpringHill Suites, represent a \$135 million investment by Grove Street and its investment partners, Fidelity Investments of Boston and Williams Opportunity Fund. The project, which will eventually include office and retail components, is located a quarter-mile from Hartsfield-Jackson International Airport, near the first station on the airport's expanded Automated People Mover (APM) system, currently under construction in what is the first expansion of the airport's internal transit system. The APM also will connect the airport to a consolidated car rental area, CONRAC, west of Gateway Center and the airport.

"In a year when few mixed-use projects have been financed, we've been able to overcome significant obstacles and break ground on this development," said Kevin Kern, president of Grove Street Partners.

Architecture firm Smallwood, Reynolds, Stewart, Stewart & Associates designed the Marriott Hotel and Goode Van Slyke Architecture designed the SpringHill Suites Hotel. Brasfield & Gorrie will serve as general contractor for both hotels. Grading and construction work began September 10, immediately following the financial closing on the project. The seven-story, full-service convention Marriott hotel will include 20,000 square feet of meeting space in addition to a Marriott-branded restaurant and a third-party restaurant to be named later. It is expected to open in August 2010. The latest "Generation Four" design of the SpringHill Suites will be the first LEED-certified facility in the hotel chain and is expected to open in February 2010.

Additionally, Grove Street is planning to develop three Class-A office buildings totaling 400,000 square feet as well as 50,000 square feet of retail space. The APM's expansion and the CONRAC facility are scheduled to open later this year. In addition to Kern, Atlanta-based Grove Street Partners is headed by Partners Jim Stormont and Chip Groome.