

# FINDING THE FUTURE

## College Park to benefit from Gateway



Staff/Danielle Hutlas

James Stormont, a partner with the development firm Grove Street Partners, stands in front of construction of a new Marriott Hotel at the Georgia International Convention Center.

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Construction is underway for the first in three office buildings with the 1.1 million square foot Gateway Center development. Grove Street Partners, the development firm, is planning three office buildings, retail space and two hotels on the property adjacent to the Georgia International Convention Center.

Kevin Kern, president, said they are "anticipating a fabulous mixed use project with office, retail and hotels complementing the south Fulton neighborhood and airport market."

This development, along with the city of Atlanta's Automated People Mover (APM) and the airport's Consolidated Rental Car Facility (CONRAC) will draw more airport traffic closer to the GICC area.

The timeline of when these projects will be complete, further complement

that overall goal. Jim Stormont, partner with Grove Street, said the 147-room Spring Hill Suites hotel will be complete by January 2010, the 403-room Marriott is due to open in August 2009. The APM and CONRAC should be complete by December of this year.

The current office building under construction is 130,000 square feet of space, according to Kern. It will be ready for occupancy in September.

Grove Street Partners handles a multitude of projects in the southeast, but this one because of its mixed-use component is unique for the firm.

"I've done a lot of public private hotel development but none that have this mixture of office, retail and hotel," said Stormont. "So this is definitely an exciting project."

The project is planned for a total of about 400,000 square feet of office space when the other buildings are completed and an additional 60,000

square feet of retail space to complement the hotels and offices, according to a news release. Kern said they hope to bring in restaurant and convenience businesses for the retail component of the development.

From the city of College Park's standpoint, Mayor Jack Longino said, "we are looking forward to the hotels for the people and the office buildings for the executive presence in our community."

The GICC will have its own train that will leave the airport on its way to the CONRAC facility. "I think it's the most unique development that has ever been in the state of Georgia," said Longino. "The uniqueness is you'll be able to fly into the airport, get on the APM and come to hotels, the convention center and the office park. We've just connected the largest employer in the state to the GICC by means of CONRAC. It's a win-win for Atlanta and for College Park."