

1. When does Invest Atlanta expect to select a developer?
[Invest Atlanta intends to select a developer in Fall 2023.](#)
2. Are there other entities/individuals involved in the review and decision-making process outside of Invest Atlanta?
[Invest Atlanta is assembling a committee comprised of various experts to assist with the selection process.](#)
3. Will the RFP include the plaza parcel across the street in front of the parking garage? Parcel 14 007700030204
[Invest Atlanta owns 1 Peachtree, including Parcel 14, located across the street from the Project. Invest Atlanta welcomes respondents to consider creative uses of the plaza parcel. Respondents may include within the proposal narrative description and/or rendering\(s\) detailing plaza improvements and intended use of the plaza parcel.](#)
4. Will the 94 Central Ave parking garage be included in the RFP?
[As stated in the RFQ, Invest Atlanta has access to several parking solutions in the immediate vicinity of Two Peachtree and 14 Marietta.](#)
5. Has Invest Atlanta confirmed that the main building will qualify for historic tax credits?
[Currently, Invest Atlanta has not yet determined whether the building qualifies for historic tax credits.](#)
6. Do you all have a current schedule for the improvements being made at Five Points MARTA and Broad Street Plaza?
[Refer to <https://www.fivepointstransformation.com> for current MARTA improvement plans and schedule.](#)
7. What is the city proposing as far as other grants, Atlanta Housing authority assistance, other tax abatements, or otherwise to bridge the market rate gap in addition to LITHC, New Market Tax Credits, Historic Tax Credits etc.
[Invest Atlanta has a broad set of financial tools that may be applied to projects on a case-by-case basis. For additional information, please refer to <https://www.investatlanta.com/developers/get-started>](#)
8. How does the city expect the phasing of the delivery of units to be delivered? Number of phases, timing, timing for student housing versus affordable housing etc.
[Invest Atlanta is seeking input from the development community on this question related to phasing and the integration of various use components.](#)
9. Will the city expect an ownership position (other than a ground lessor) from the developer?
[No, Invest Atlanta intends to maintain ownership of the land through a long-term ground lease with the selected developer.](#)
10. Does the city expect the ground lease payment to account for the “vertical improvements”?
[Ground lease payments will be established through a competitive negotiation with the short-listed respondents during the RFP stage.](#)
11. What is Invest Atlanta’s capacity and/or to guaranty loans, bonds, financial instruments etc. in order to deliver the project.
[To be further discussed during the RFP stage.](#)
12. Are there any uses that the city would look to prohibit in the building(s)?
[Please refer to the RFQ for a description of Invest Atlanta’s priorities. Invest Atlanta is seeking creative ideas that are consistent with these priorities.](#)
13. Where are the specific locations of the other parking solutions for the project that the City of Atlanta controls.
[Please refer to the response to question 4.](#)
14. Is there a property condition report available for the project?

Yes, Invest Atlanta has a property condition report, and this will be made available to shortlisted developers during the RFP stage.

15. Are there any known hazardous materials in the project?

A Phase 1 Environmental was completed in December 2022. This report will be shared with shortlisted developers in the RFP stage.

The Executive Summary of the Phase I concludes with the following paragraph:

“We have performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E1527-21 of the Peachtree Street Properties located at 1 Peachtree Street NE (Plaza Area); 2 Peachtree Street (Tower); and 14 Marietta Street (Annex), in Atlanta, Fulton County, Georgia, the subject property. Any exceptions to, or deletions from, this practice are described in Section 2.6 of this report. This assessment has revealed the following Business Environmental Risk in connection with the subject property: Two abandoned 6,000-gallon heating oil USTs situated on concrete saddles within an enclosed fuel room, not in contact with subsurface soil, on the second sub-basement level which are covered with sand backfill present a BER for the subject property.

It is the opinion of redacted that additional environmental assessment of the subject property is not warranted at this time.”

Furthermore, the previous owner conducted asbestos remediation to the property.

16. What is considered successful tenancy? (Question 6b)

This is related to a lease-up period that was successful in the respondent’s experience.

17. How can the city facilitate expedited code review or gray-area discussions related to the complicated nature of office building conversion?

Invest Atlanta will work with City partners to address reasonable permitting and code reviews.

18. Are there an exterior façade assessment reports for each building?

The exterior façade was reviewed as part of the overall existing conditions report for 2 Peachtree and 14 Marietta, which will be made available to selected developer teams during the RFP stage.

19. Are the windows single glazed?

Exterior windows include aluminum framed units with insulating glass.

20. Has there been any recent repairs to the exterior of the building?

Refer to addendum 1, *Major Capital and Improvement Projects*

21. Is there a building systems assessment report or existing conditions report for each building?

Yes, this information will be provided to shortlisted respondents during the RFP stage.

22. How old are the elevators in each building?

Elevators in the Tower are approximately 30 years old.

23. What kind of mechanical system is in each building?

Heat in 2 Peachtree is provided by (30) gas-fired hot water boilers located in the upper mechanical room. Cooling is provided by (3) centrifugal chillers located on the top floor of 2 Peachtree.

24. RFQ section 4C: ID lead team member – are you looking for the lead entity or individual?

Both

25. Will the City want any role beyond being the ground lessor? Will there be restrictions in the ground lease? (We acknowledge that housing with affordable component will be required.)

Please see response to question 9.

26. What subsidies/incentives will be available – InvestATL, State, Federal, City, TAD, CFGA/COA fund etc?
Please see response to question 7.
27. What are the City’s financial goals?
Invest Atlanta has committed substantial financial resources to this project. It desires to recuperate its investment and earn a return over time. Invest Atlanta recognizes the substantial investment required for this project to be a success, and it is willing to be patient in realizing its return. This is to be further discussed and negotiated during the RFP stage.
28. Schedule
- a) When will the City select a developer (RFP due Sept 1)
Please see response to question 1.
- b) When would the City want to see the project completed?
The project schedule and key milestones will be negotiated during the RFP stage. Invest Atlanta desires the project to be completed as soon as is reasonably possible.
- c) Will the City have any development related constraints or expectations due to the world cup in 2026 that could impact the project?
Invest Atlanta knows of no constraints related to the 2026 World Cup that would impact this project at this time.
29. Will there be tax abatement opportunities for “Bonds for Title” programs?
Please see response to question 7.
30. Are there any negotiated or pre-arranged capital relationships?
No
31. Can we get more detail on MARTA re-development plans, timetable?
Please see response to question 6.
32. Parking – what are the conditions under which the state-owned parking deck can be purchased?
Please see response to question 4.
33. What is the city’s plan to enhance security in the area?
Invest Atlanta will work with City partners to discuss security concerns in the area.
34. What, if any, are City’s / CAP’s plans to improve surrounding areas?
Refer to www.atlantadowntown.com/cap
35. Proposal makes mention of potentially “reimagining the plaza at One Peachtree.” What are contingencies around that? Any restrictions?
Please see response to question 3.
36. Is there a parcel plot available for the One Peachtree property?



37. With the new upper development of the 5 Points Station, is there any direct tie-in subgrade or above grade that might be possible?
Invest Atlanta encourages respondent creativity in connecting to the new Five Point Station.
38. If both developments have overlapped construction will Broad St/Area be available for staging and other related use long term?
Construction staging opportunities will be discussed during the RFP stage.
39. Is there any information on floor loads as relates to possible alternate uses on lower floors?
Not at this time
40. Other than the tower, are any existing structures considered for replacements in conversion to greenspaces/outdoor areas, at grade or rooftop?
We will need additional detail to properly answer this question.
41. Should this office conversion be recognized exteriorly as residential upon completion (perhaps if only the tower)?
Invest Atlanta welcomes developer creativity in responding to this RFQ.
42. Is the building subject to any historic designation? Has any work been done toward pursuing that designation? Is there any negotiated memorandum with respect to preservation?
Please see response to question 5.
43. What is the environmental status of the building? Are there any reports reflecting status (e.g., Phase I environmental assessment)?
Please see response to question 15.
44. Are there test fits, engineering studies, or other DD items that will be made available?
A condition assessment, appraisal, and Phase 1 Environmental will be made available to shortlisted developers during the RFP stage.
45. What is the City's preference for retail and other uses in addition to market and affordable residential? The RFQ lists: Student housing, office, retail, office, hospitality. What about other uses? E.g. Data Center?
Invest Atlanta is open to considering additional uses that are consistent with the goals stated in the RFQ.
46. Are there known tenancy prospects within city or state government that should be planned for?
There is a possibility that a municipal lease could be included for a portion of the space in either or both buildings, should that use be consistent with the vision for the project and beneficial to the transaction from a financial perspective.

47. Are there use preferences or known limitations for 14 Marietta? We've seen a graphic from the city that called it out as office space?
[Invest Atlanta is open to creative uses of 14 Marietta including office, and the vision is not limited to office from Invest Atlanta's perspective.](#)
48. Any philanthropic organizations known to have an interest in the project?
[Invest Atlanta released a Request for Information \(RFI\) on May 15th related to the lower floors of the tower seeking input from the community about ideas for the use of that space. Responses to this RFI may include uses from philanthropic organizations. Invest Atlanta will share responses to the RFI with the shortlisted firms during the RFP stage. Invest Atlanta is seeking ideas for this space and does not intend to require the selected developer to adopt any of the responses to the RFI unless the developer and Invest Atlanta find them beneficial to the project.](#)
49. What is the anticipated ground lease structure?
[Invest Atlanta anticipates a long-term ground lease with the selected developer.](#)
50. Will there be unique exceptions or prioritization for this project with regard to subsidies, grants, and other incentives?
[Invest Atlanta expects to discuss potential incentives in detail in the RFP stage.](#)
51. Can you provide a property condition report, environmental reports, and existing building documentation (drawings, specs, etc.)?
[This information will be provided to shortlisted developers during the RFP stage.](#)
52. What are the referenced parking solutions the City of Atlanta has access to "in the immediate vicinity of Two Peachtree and 14 Marietta"?
[See responses to question 4.](#)