Silver Jackets Meeting

Tuesday May 21, 2019

CODA Building

Minutes

Members Attending (27): John Balsam (GTRI), Ron Bohlander (GTRI), Steve Bomar (GTRI), Wayne Book (ME), Bill Bulpitt (Energy Inst.), Aubrey Bush (ECE), Earl Cagle (Purchasing), Pat Davis (CoS), Steve Dickerson (MS), Nan Dooley (Library), Ian Gatland (Physics), Jo McIver (Registrar), Chris Mitchell (ISyE), Helena Mitchell (Public Policy), Chuck & Sheila Parsons (Scheller), Kimsey Pollard (IEN), Ed Rondeau (Real Estate), Annette Satterfield (Registrar), Andy Smith (Psychology), Bob Springfield (EII), Dean Sutter (IEN), Sandra Thornton (Public Policy), Kathy & Ron Tomajko (Library), Kristin Turgeon (IEN), Ward Winer (ME)

Business Meeting:

John Balsam, Chair, invited introductions around the room. He introduced Rob Connolly of the GT Police Department who brought two opportunities to the Silver Jackets: 1) space for our future meetings in the new Police Dept Bldg on the corner of Tenth St and Hemphill, along with space for a Silver Jackets office if we needed such, and 2) chances for Silver Jacket members to volunteer to work with students working on projects for the police. We could provide mentoring and oversight.

Ed Rondeau then introduced the speaker, Anthony J. Zivalich, Executive Director, GT Real Estate Development Office. Tony is the responsible for all acquisition, sale, leasing, development, and strategic planning of the Institute's real property assets, consisting of 15.4 million square feet in 250 buildings on the 400+ acre Midtown Atlanta campus. Tony is also responsible for the real estate holdings of Georgia Advanced Technology Ventures, consisting of 12 buildings totaling 1.2 million square feet located on 82+ acres with a market valuation in excess of $200M which supports the economic development within Atlanta and the State of Georgia through executing real estate activities that create jobs, new tax revenues, and technology clusters. Tony advises the real estate, finance and investment committees for the Georgia Tech Foundation, which has an endowment of over $2 billion. Prior to joining Georgia Tech, Tony advised and represented Georgia Tech in the feasibility and delivery of the ULI award winning, 1.1 MM RSF development at Technology Square and $325MM expansion of Technology Square known as CODA, enabling the advancement of big data analytics research.

Program: "Evolution of Tech Square District from 1998 to Present"

The talk covered the evolution of the Tech Square district from 1998 to the present including economic development impacts, the new CODA Building, and what's next.

Technology Square was an initiative begun by President Wayne Clough. Feasibility was determined in 1996, land acquired in 1997-98, and occupancy begun in August 2003. Original goal was to create an innovation cluster and connect to the midtown community. To do this, plans were implemented to create:

- A lifelong learning venue.
- Retail center
- New place for the Business College
- A place for collaborative and interdisciplinary research, and
- A hub for economic development and incubation

The new hotel and conference center had unique features:

- Multiple price points on rooms
- 30,000 sq. ft. of conference space

In 2004, the Fifth St Bridge project created a better and attractive connection to the original campus. More residential space began to grow up around the original project.

The recession era 2009-2013 created a pause in development. In 2016 the GT Foundation acquired the historic Biltmore for office space. Industry began to locate research centers in incubator space and to acquire buildings of their own in the area. This continues today at an accelerating pace.

In 2019, the CODA high performance computing center building was completed and occupied as a public-private enterprise.

Stats for the Tech Square District (approximate):

- Academic Space   510,000 SF
- Office Space   2,300,000 SF
- Retail Space   357,000 SF
- Residential Units   2,787
- Hotel Rooms   560
- Parking Spaces   12,905

Following the presentation, the Silver Jackets enjoyed a tour of the CODA Building, learning that CODA is not an acronym – it is just a name.