

ATLANTA'S FIRST LOCALLY-SOURCED MASS TIMBER OFFICE

ABOUT THE PROJECT

Designed with a focus on sustainability and wellness, 619 Ponce is constructed with locally-sourced mass timber and will target net zero operational carbon. The building features 93,000 square feet of office space and 27,000 square feet of ground-level retail space, and is pursuing LEED Core & Shell certification as well as Fitwel certification. The development aims to leverage best practices for material specification, minimizing chemicals of concern, reducing embodied carbon, and supporting the local economy by sourcing materials from within 100 miles where possible. Defining features include:



MASS TIMBER

Mass timber is a strong, beautiful, and low-carbon alternative to concrete and steel. It provides exceptional strength and stability, while connecting people to nature via the exposed timber structure. Timber columns and beams can create long spans to frame signature spaces and take advantage of wood's natural aesthetic.



CROSS-LAMINATED TIMBER (CLT)

CLT is a type of wood panel that uses layered lumber boards stacked at 90-degree angles to comprise panels that become the floor slabs at 619 Ponce. Alternating the wood grain means CLT has great dimensional stability and strength, and brings the beauty of natural wood to the entire ceiling for building occupants.



BIOPHILIC DESIGN

Biophilic design is an architectural approach that prioritizes connectivity to the natural environment by incorporating natural light, ventilation and air quality improvements, external and internal views of nature, and the use of natural materials (such as mass timber). 619 Ponce's operable windows, roof access, and multiple balconies on each floor provide measurement improvements to the well-being of its occupants.

FEATURES & AMENITIES

- Targeting Net Neutral Carbon operating standards
- Natural wood columns and ceilings
- 85,000 sf (28,000 sf per floor)
- Floor-to-ceiling windows with operable panels
- Three large balconies per floor provide outdoor space on every level
- Art-inspired open-air courtyard
- Wellness-focused biophilic design
- Targeting LEED Certification
- MERV 13 air filtration system which has the ability to remove 98% of air particles and synthetic dusts
- Lower level, PCM-connected parking with direct-to-space elevator / stair access
- A New West Passage connection provides direct connection to Glen Iris Drive
- Building specific rideshare drop-off spots on Glen Iris Drive
- Bike parking and showers

GLOSSARY

Cross-laminated timber: Engineered wood panels composed of dimensional lumber glued together with the alternate layers oriented perpendicular to one another. CLT is similar to plywood but composed of thicker layers, enabling it to be used structurally.

Glue-laminated timber ("glulam"): An engineered wood product created by binding together dimensional lumber; can carry heavier loads than similarly sized conventional timbers.

Often left exposed in completed buildings for its natural beauty. Requires a moisture resistant glue applied via heat and pressure in a factory.

Mechanical fasteners: Engineered, industry-specific connectors used to create non-permanent joints for mass timber building projects.

Prefabrication: Engineered wood products are "prefabricated" in factories, enabling faster assembly and precise quality control.

Red List compliant: Adhering to International Living Future Institute standards for toxic materials.

Sustainable Forestry Initiative (SFI): A sustainable forest certification program offered in the US and Canada. The timber used at 619 Ponce is SFI-certified. Jamestown Timberlands are also SFI-certified.