

Development of Regional Impact (DRI) Update

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- Program Updates
- Questions

Community Resources Committee

July 13, 2022

Donald Shockey

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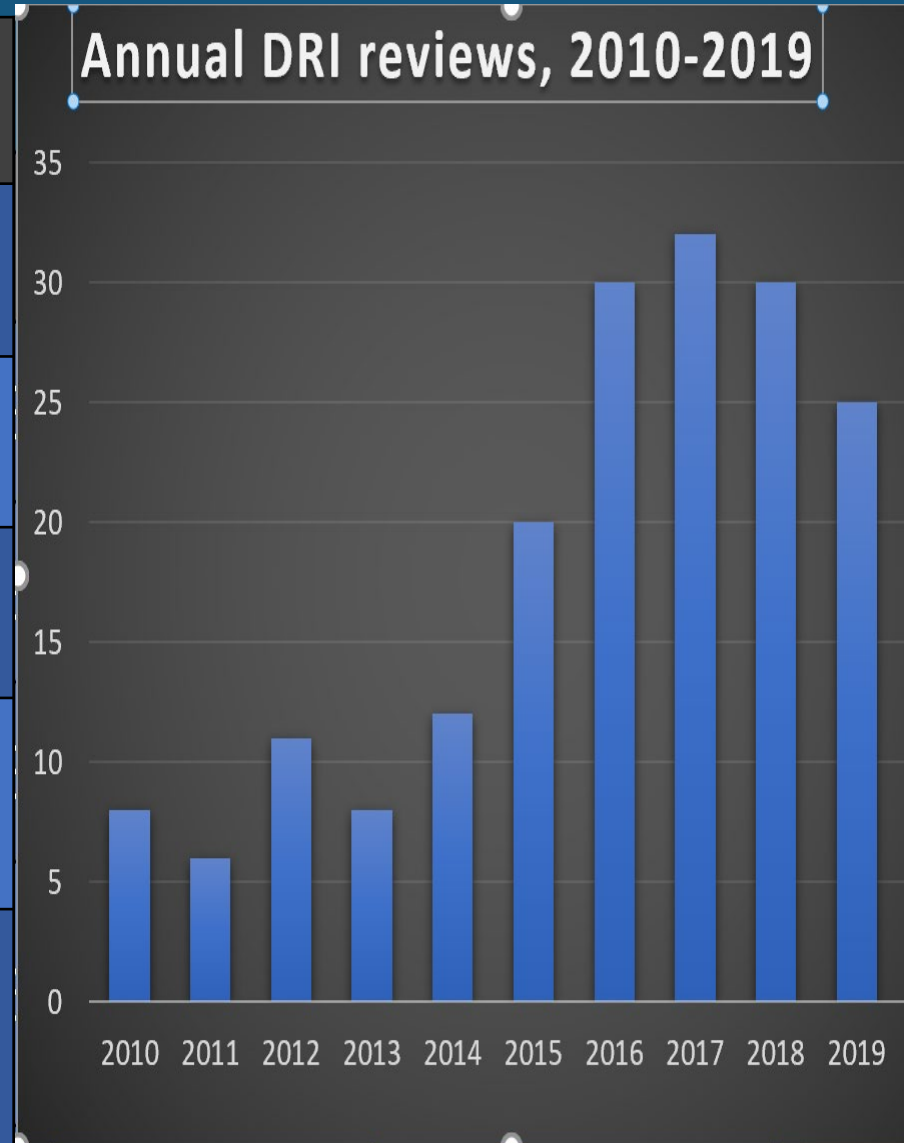


DRI Program

- Provides an additional layer of stakeholder and agency review/coordination for projects with a regional impact
- Administered jointly by ARC/GRTA
- ARC's role is advisory while GRTA specifies required transportation improvements
- Thresholds for review are set according to the Atlanta Region's Plan
- Review is triggered by an application for local development action – rezoning, land disturbance permit, etc.

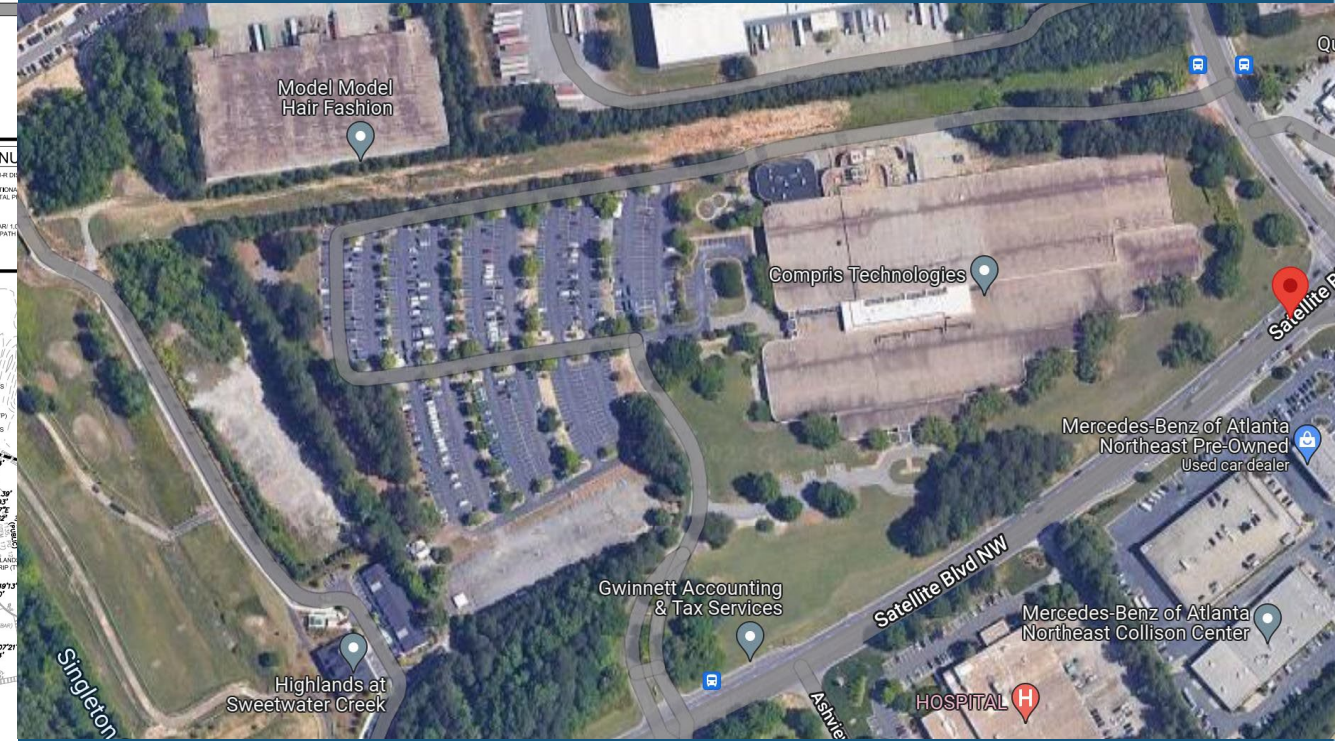
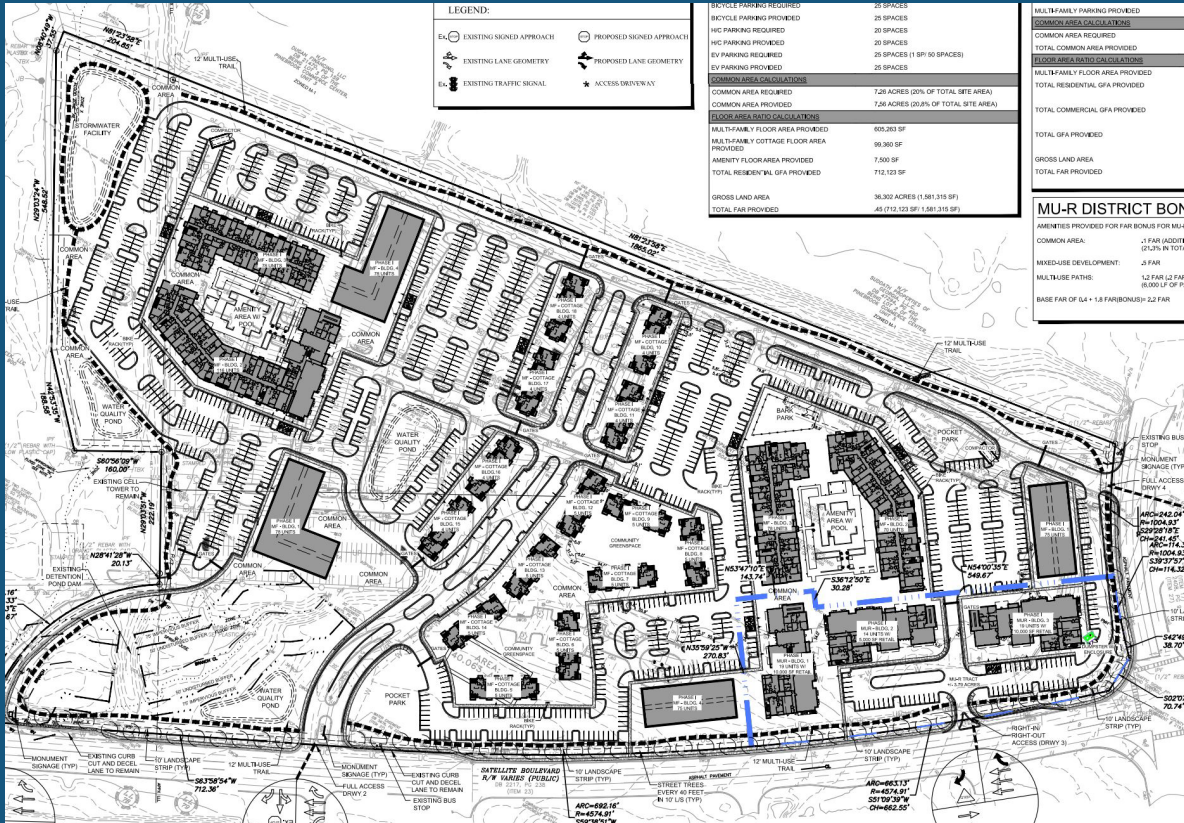
DRI reviews 2020-2022

DRI type	2020	2021	2022 YTD
Industrial (sf)	21,366,423	13,720,989	10,853,203
Commercial (sf)	3,490,143	965,581	1,209,075
Multifamily (units)	5,933	8,390	9,551
Single-family (attached + detached)	2,665	3,753	5,184
DRI reviews	27	26	completed 27 pending 25



2022 Q2 Trends

- Continued warehouse/distribution facility development, especially in west and south metro but even inside Perimeter.
- Continued strong residential, both multi-family and single-family (primarily attached).
- Continued demand for mixed-use projects, especially in-town.



Highlighted Project: Mixed-use Development at Satellite Boulevard DRI 3650

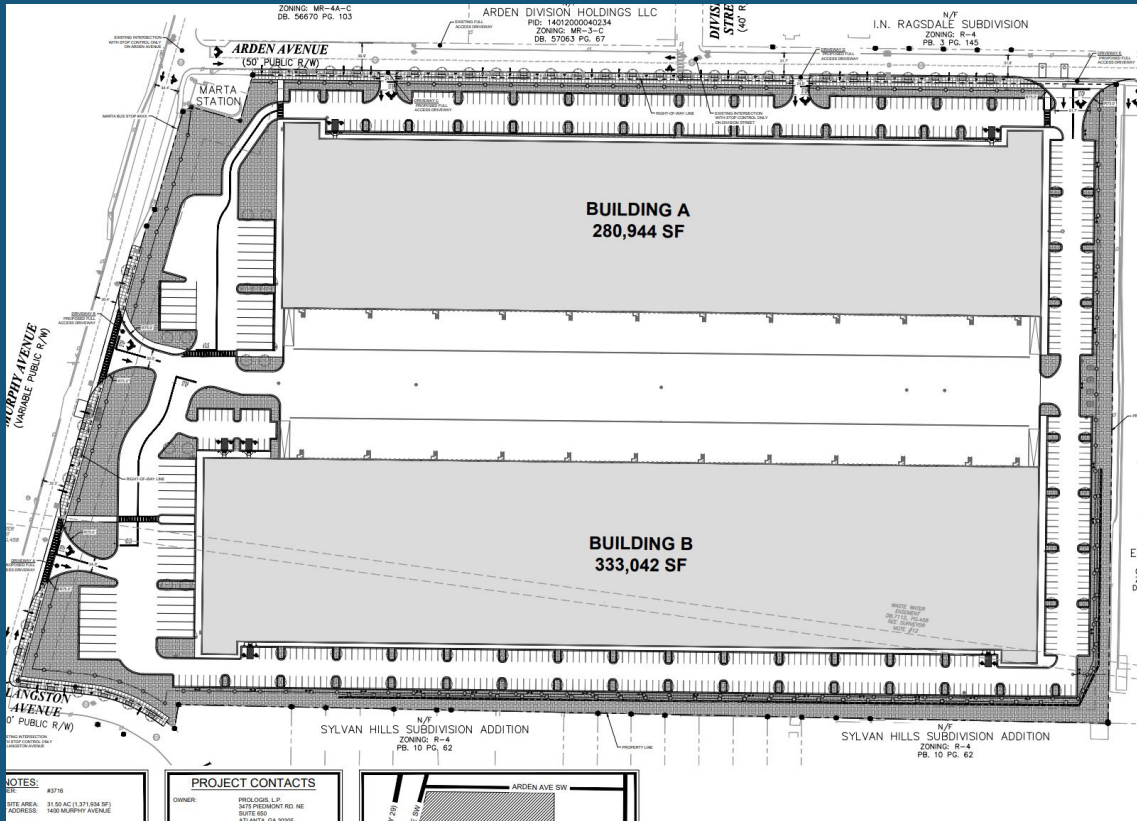
- Gwinnett County
- Redevelopment of one story office building and large surface lots

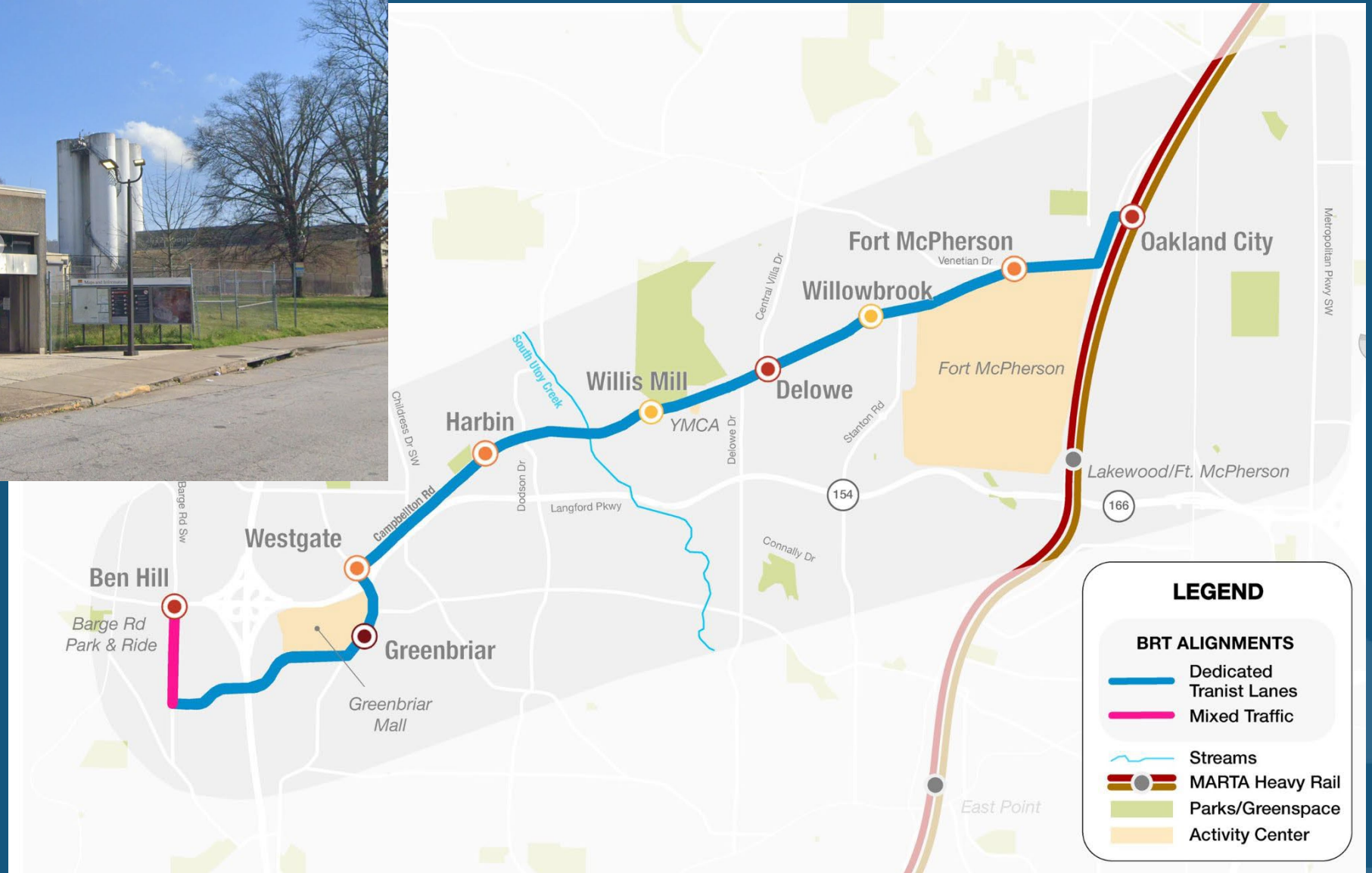
ARC Role:

- Coordination with Gwinnett County
- Planned future BRT along Satellite Boulevard

Highlighted Project: 1400 Murphy Avenue DRI 3716

- Redevelopment of a historic baking factory site as a proposed truck distribution facility
 - Currently allowed as zoned industrial
 - Trucking distribution facility completely inconsistent with site's location at a MARTA station with a dedicated entrance
 - Use of 40 acre site for trucking facility will severely compromise efforts to improve MARTA ridership – 100 daily riders projected
 - Would also limit future ridership from Cambellton Corridor BRT which also terminates here
- ARC Role:**
- Close coordination with City of Atlanta
 - Working to recommend modified options with a TOD component





1400 Murphy Avenue

All Reviews DRI MRPA Comp IGC						
ID	Project Name	Type	Jurisdiction	Date Opened	Date to Close	Date Closed
4171	Town Old Peachtree	DRI	Gwinnett County	3/7/2022	3/28/2022	
4170	Phelps Bowen Residential Development RC-21-01GC	MRPA	Gwinnett County	2/2/2022	2/12/2022	2/17/2022
4169	Strategic West Logistics Center IV - Douglas Hills DRI 3515	DRI	Douglas County	2/3/2022	2/23/2022	3/6/2022
4168	930 River Overlook Court RC-22-01SS	MRPA	City of Sandy Sp...	1/31/2022	2/10/2022	2/15/2022
4167	Douglas County Graduation, Multipurpose Arena DRI 3523	DRI	City of Douglasvi...	1/28/2022	2/18/2022	2/28/2022
4166	Lawrenceville Gateway DRI 3525	DRI	City of Lawrence...	1/28/2022	2/18/2022	2/23/2022
4165	9650 Dogwood Road RC-22-01R	MRPA	City of Roswell	1/26/2022	2/7/2022	2/7/2022
4164	NS Logistics South	DRI	City of Locust Gr...	1/19/2022	2/7/2022	2/1/2022
4163	Continuum Alpharetta DRI 3508	DRI	City of Alpharetta	12/20/2021	1/14/2022	1/14/2022
4162	2022 Fayette County CIE Annual Update	Comp	Fayette County	12/17/2021		
4161	Project Revive DRI 3489	DRI	City of Atlanta	12/3/2021	12/30/2021	
4160	2021 City of Powder Springs CIE Annual Update	Comp	City of Powder S...	12/2/2021		
4159	2022 City of Canton CIE Annual Update	Comp	City of Canton	11/24/2021		

Add New Project View/Edit Project

REGIONAL REVIEW FINAL

Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3300 fax: 404.463.3205 • atlantaregional.org

DATE: August 24, 2020 ARC REVIEW CODE: R20080

TO: Mayor Keisha Lance Bottoms
ATTN: Monique Forte, Urban Planner III
FROM: Douglas R. Hooker, Executive Director
RE: Development of Regional Impact (DRI) Review

Douglas R. Hooker
Digital signature
Original on file

The Atlanta Regional Commission (ARC) has completed regional review of the following Development of Regional Impact (DRI). ARC reviewed the DRI with regard to its relationship to regional plans, goals and policies - and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This final report does not address whether the DRI is or is not in the best interest of the host local government.

Name of Proposal: GT Technology Enterprise Park (DRI #3131)
Submitting Local Government: City of Atlanta
Review Type: Development of Regional Impact. **Date Opened:** August 7 2020 **Date Closed:** August 24 2020

Description: Description: A Development of Regional Impact (DRI) review of a proposed project to build a mixed-use project at Georgia Tech Technology Enterprise Park, located at the southeast corner of Northside Drive (US 41/SR 3) and North Avenue (US 29/SR 8) in the City of Atlanta. The project proposes 10,000 SF of industrial space, 1 million SF of office space, 100,000 SF of commercial space, and 416 multifamily apartment units. The local trigger is a rezoning from I-1 and I-2 to I-MIX. Expected buildout is approximately 2025.

According to the ARC Unified Growth Policy Map (UGPM), a component of The Atlanta Regional Commission's (ARC) Unified Growth Policy, the project is located in the Region Core area, which is the densest part of the Atlanta region. The Region Core area is the most walkable area of metro Atlanta, and redevelopment is the most appropriate use for this area. The Regional Employment Corridor areas together contain approximately 10 percent of the region's population. ARC's Unified Growth Policy Map (UGPM) shows the project is located in the Region Core area, which is the densest part of the Atlanta region.

365 Lynhurst Drive DRI #TBD, City of Atlanta



DRI Location: 365 Lynhurst Drive SW, Atlanta, GA 30311

Description: A proposed mixed-use development with 750 multifamily apartment units for seniors (including some affordable units) and 20,000 square feet of commercial retail space.

Access streets: Lynhurst Drive SW

ARC Process Updates

- Continued holding all DRI meetings remotely
- New plan review database interface implemented March
- Still working on updated formats for reports and forms
- Still planning forum with developers and local government representatives to review process and hear suggestions for improvements
- Focus remains on managing the current record inflow of DRI submissions

Questions or suggestions

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<https://atlantaregional.org/developments-of-regional-impact>

