## Development of Regional Impact (DRI) Update

- Overview
- 2021 year to date review
- Selected 2021 reviews/projects
- Program updates
- Questions

# Community Resources Committee October 13, 2021

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- Identify developments that may have impacts outside host local jurisdictions
- Improve coordination among local governments and agencies on growth, development and transportation
- Assess potential impacts of developments early on

## What is GRTA's role?

- Georgia Regional Transportation Authority
- State-level authority to address mobility and air quality in metro Atlanta
- Empowered by state to conduct its own DRI reviews and require conditions of approval to mitigate transportation impacts

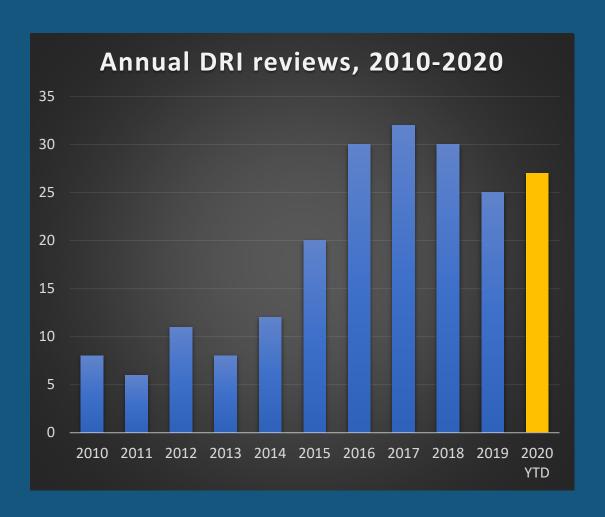


## What makes a DRI?

- When project exceeds thresholds that vary by location in ARC regional plan
- Lower threshold for Rural areas, higher for Core
- Can be large conventional developments or specific uses like quarries, cement plants, etc.

- DRI "triggered" by local action like rezoning, permits, etc.
- ARC determines whether it qualifies as DRI
- ARC determination begins separate but parallel/related GRTA review

## DRI reviews in 2021 YTD



24 projects reviewed YTD

• Industrial: 12,740,989 sf

• Commercial: 961,581 sf

• Multi-family: 7,805 units

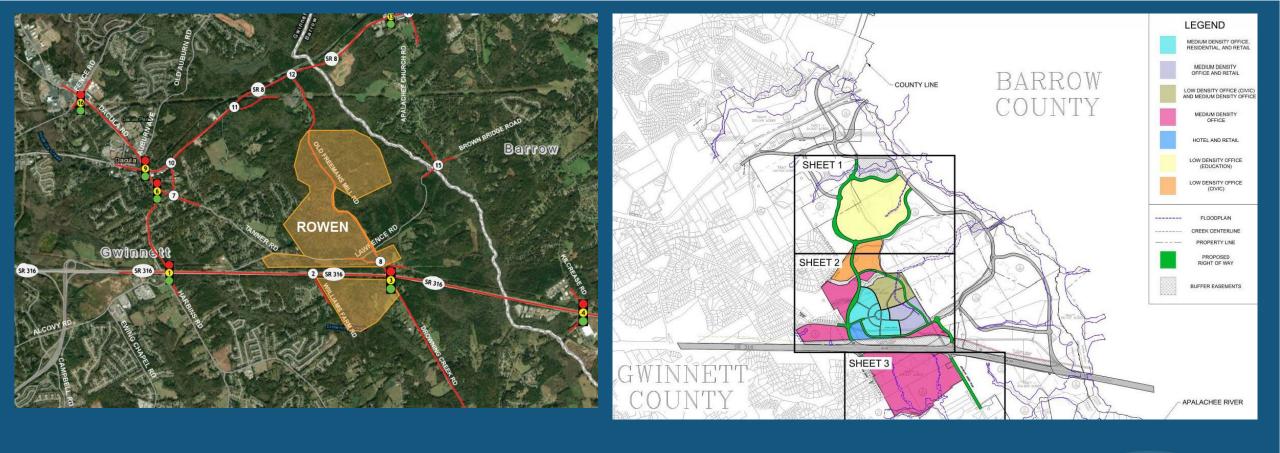
• Single-family: 3,531 units (attached + detached)

## **DRI** reviews 2019-2021

DRI type	2019	2020	2021 YTD	% Change 20 (All) to 21 (YTD)
Industrial (sf)	6,695,826	21,366,423	12,740,989	-40%
Commercial (sf)	2,215,463	3,490,143	961,581	-72%
Multifamily (units)	11,885	5,933	7,805	+32%
Single-family (attached + detached units)	4,527	2,665	3,531	+32%
DRI reviews	25	27	24	-11%

## 2021 Trends

- Continued warehouse/distribution development, especially in west and south metro.
  - Warehouse boom predated pandemic. Demand for logistics facilities continues.
  - Slowdown from 2020 but still double 2019 in terms of square footage.
- Resurgence in residential, both multi-family and single-family.
- Still seeing demand for mixed-use projects, especially in-town.
- City of Atlanta leads 2021 with 6 DRI reviews to date, followed by Gwinnett County with 3. No other jurisdiction has had more than 2.
- Forsyth County joined ARC in mid-2021. Already have had DRI reviews in Forsyth and City of Cumming.



## Highlighted project: Rowen DRI #3366

- Northeast Gwinnett Co., between Dacula and Barrow Co./Auburn
- 2,000-acre knowledge community combining offices, research facilities, public space, hotel, retail, and residential
- ARC Role:
- Coordination with Three Rivers RC and multiple

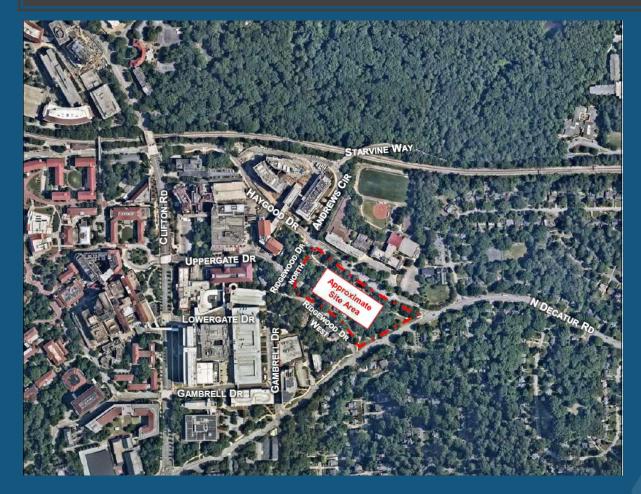
#### local governments

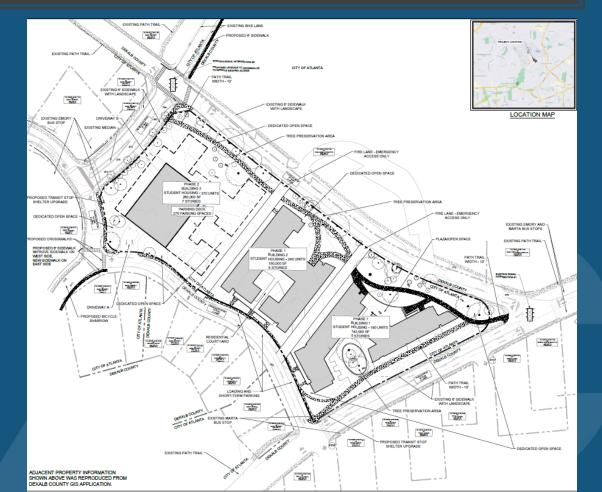
- Emphasize opportunities for tree canopy and greenspace preservation, Apalachee River protection, and bike/ped/trails as defining amenities
- Emphasize opportunity for connection to future regional transit

### Highlighted project: Emory Graduate and Professional Housing DRI #3378

- 6 acres on Emory University campus northwest of N. Decatur Rd. at Haygood Rd.
- 800 units (1,000 beds) of on-campus housing for graduate and professional students
- Applicant utilized new GRTA alternative study process
- ARC Role:
- Coordination with Atlanta and DeKalb Co.

- Emphasize opportunities for bike parking and storage, bike/ped circulation, PATH trail connection, tree canopy and greenspace preservation as defining amenities
- Emphasize opportunity for integration with future Clifton Corridor light rail transit
- Emphasize need for ped safety given proximity to Druid Hills High School





## GRTA Rules Update

- Took effect in April 2021
- Major rewrite of GRTA's own 13-county DRI process
- More options for studying alternative modes
- More options for studying specific conditions for freight traffic
- Consistency and standards for studies
- Timeline: Longer expedited time, shorter standard time, no holidays



## **ARC Process Updates**

- Recent hire: Donald Shockey
  - Will take over DRI review management gradually over rest of 2021
- Remote meetings
- Better coordination with other ARC groups
- Workflow improvements
- New document templates
- Long-term: 2022 ARC rules update



Mayor Keisha Lance Bottom:

Monique Forte, Urban Planner III

Douglas R. Hooker, Executive Director

Development of Regional Impact (DRI) Review

ATTN TO:

REGIONAL REVIEW FINDING

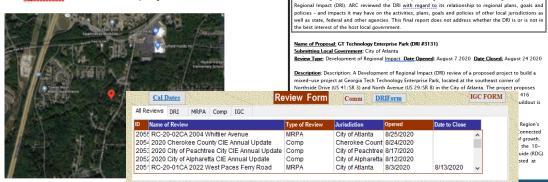
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he Atlanta Regional Commission (ARC) has completed regional review of the following Development of

#### Development of Regional Impact (DRI) preliminary report

This report provides details on a proposed development that exceeds threshol for a Development of Regional Impact (DRI). The Atlanta Regional Commiss comments from affected parties, with the goal of mitigating potential impacts jurisdictions and promoting goals established in The Region's Plan. Please revinformation and respond by the deadline provided. This report and more info DRI process are available at <a href="https://atlantaregional.org/community-development/comprehensive-planning/developments-of-regional-impact/">https://atlantaregional.org/community-development/comprehensive-planning/developments-of-regional-impact/</a>

#### 365 Lynhurst Drive DRI #TBD, City of Atlanta



DRI Location: 365 Lynhurst Drive

Description: A proposed mixed-useniors (including some affordable

Access streets: Lynhurst Drive SW

Major Stage of Revie		THE PARTY OF THE P		Is the Project Act	TOTAL STREET
	rm 2 8/25/2020 GRTA Meth Mtg				On 9/8/20
and of Comment Peri ARC Findings Due	0d 9/4/2020 Public Hearing Date Closed	DCA Comm Adoption to take place		DCA Comm Rec Date Closed	
urisdiction County I	CONTRACTOR OF THE PROPERTY OF		✓ Review Typ	****	
RC Code V2008251		State Cde		Loc Cde	
ed Cde	Value	Primary Access St 2004	Whittier Ave. NW		
ax Parcel	Census Tract	0 Superdis	trict App	licant:	
ARC Land Use Planne	Giuffrida, Greg	✓ ARCTransportat	tion Plann	A CONTRACTOR AND THE STATE OF T	$\overline{v}$
ARC Environmental I	Planner: Santo, Jim	✓ ARC Research P	lanner:		
ARC Aging Planner:	200 (200)				
District:	17 Land Lot: 256	Section: S	ubdivision		
otal Acreage:	O SF Res Detached	0 SF Res Attac	hed:	0 MF Res:	0
Commercial(Sqft):	Office (Sqft):	0 Indus	trial (Sqft):	0	
Iotel (#of rooms):	0 Attraction/Recrea	tion Facility (sqft):	0		
Vaste Handling Facili	ity (Ac): 0 Truck	Stops (Ac):	0 Wastewater T	reatment Facility (Ac)	:

## Questions?

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