

Development of Regional Impact (DRI) Update

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

Community Resources Committee

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Purpose of DRI Program



- 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?

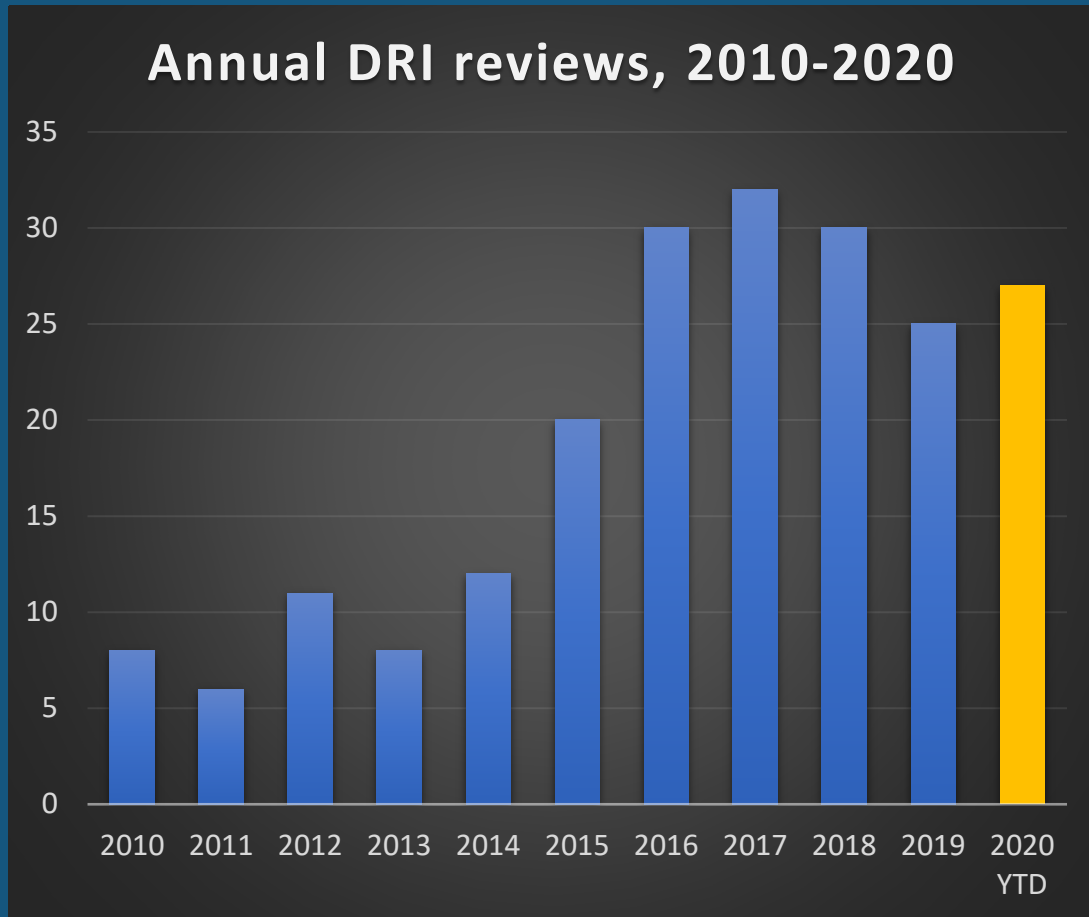
- Georgia Regional Transportation Authority
- State-level authority to address mobility and air quality in metro Atlanta
- Empowered by state to conduct its own DRI reviews and require conditions of approval to mitigate transportation impacts



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

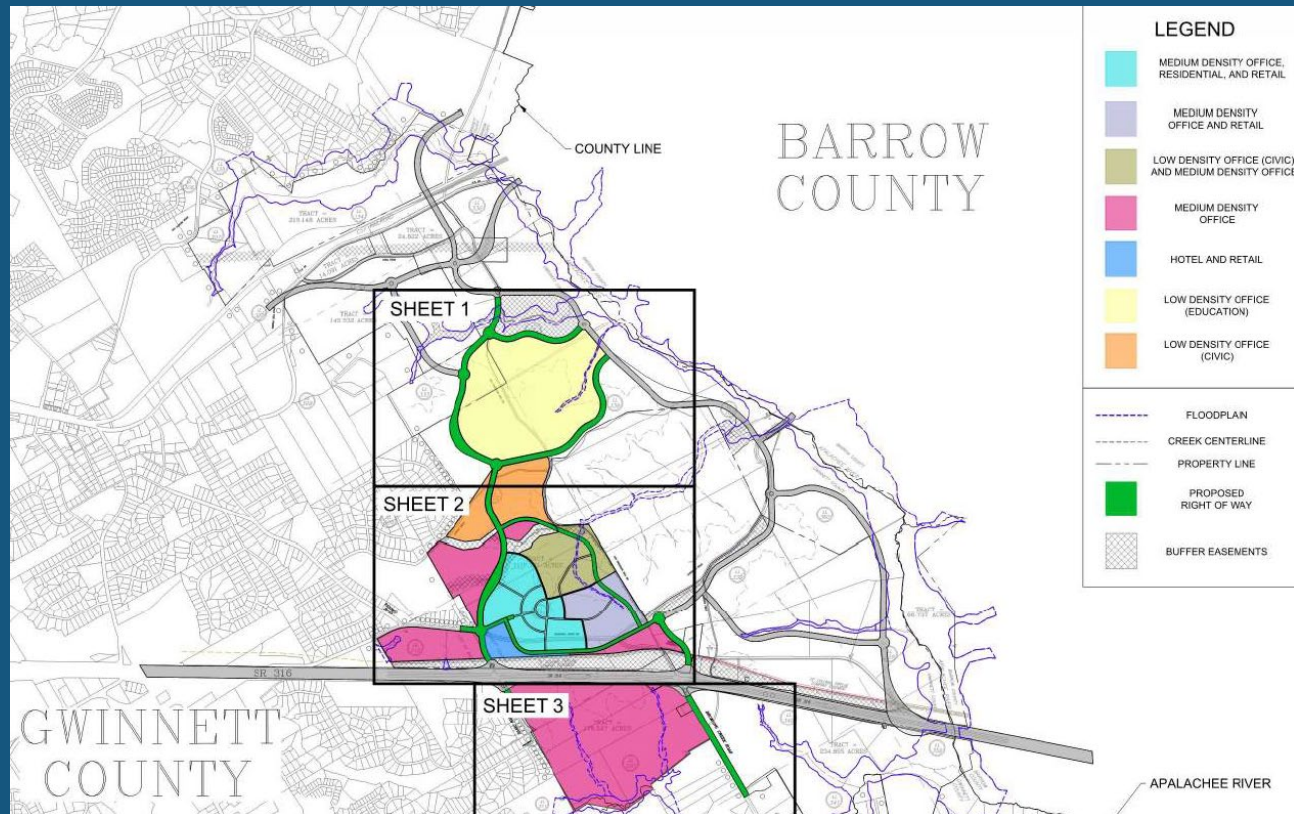
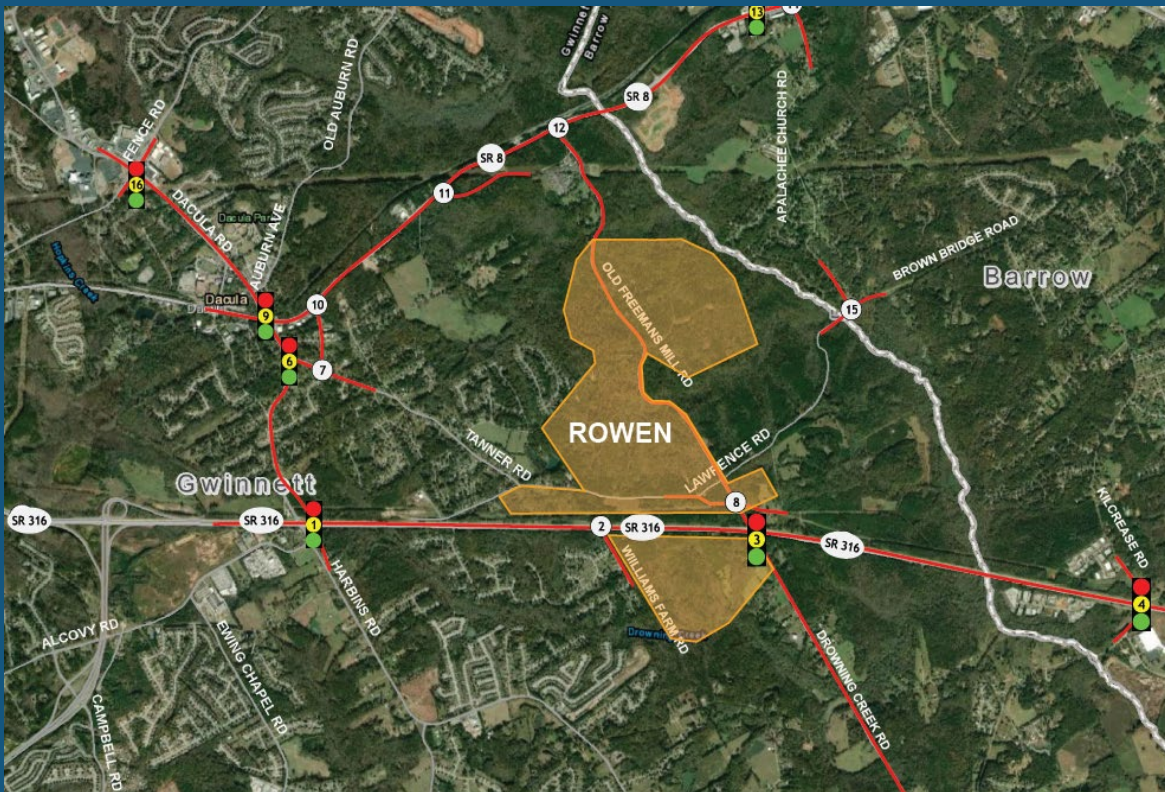
- Industrial: 12,740,989 sf
- Commercial: 961,581 sf
- Multi-family: 7,805 units
- Single-family: 3,531 units
(attached + detached)

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

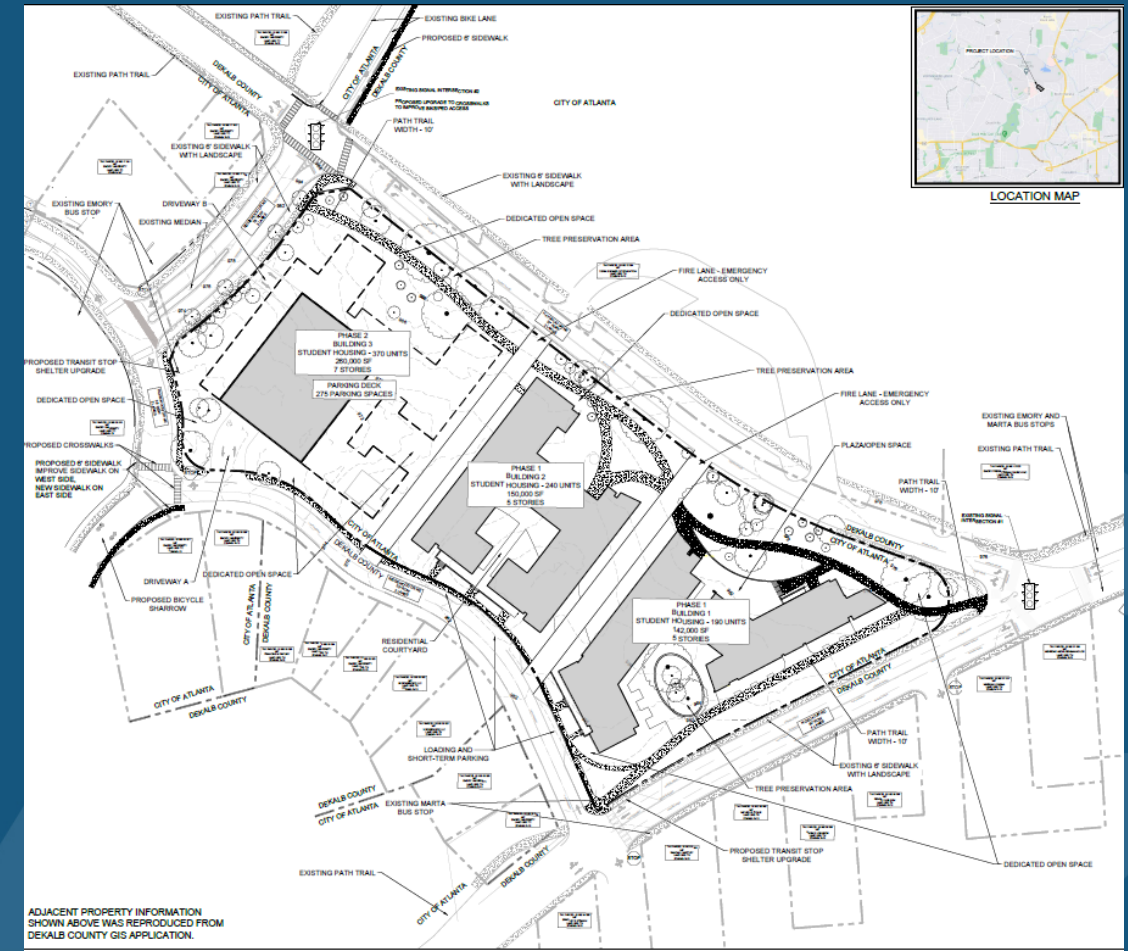
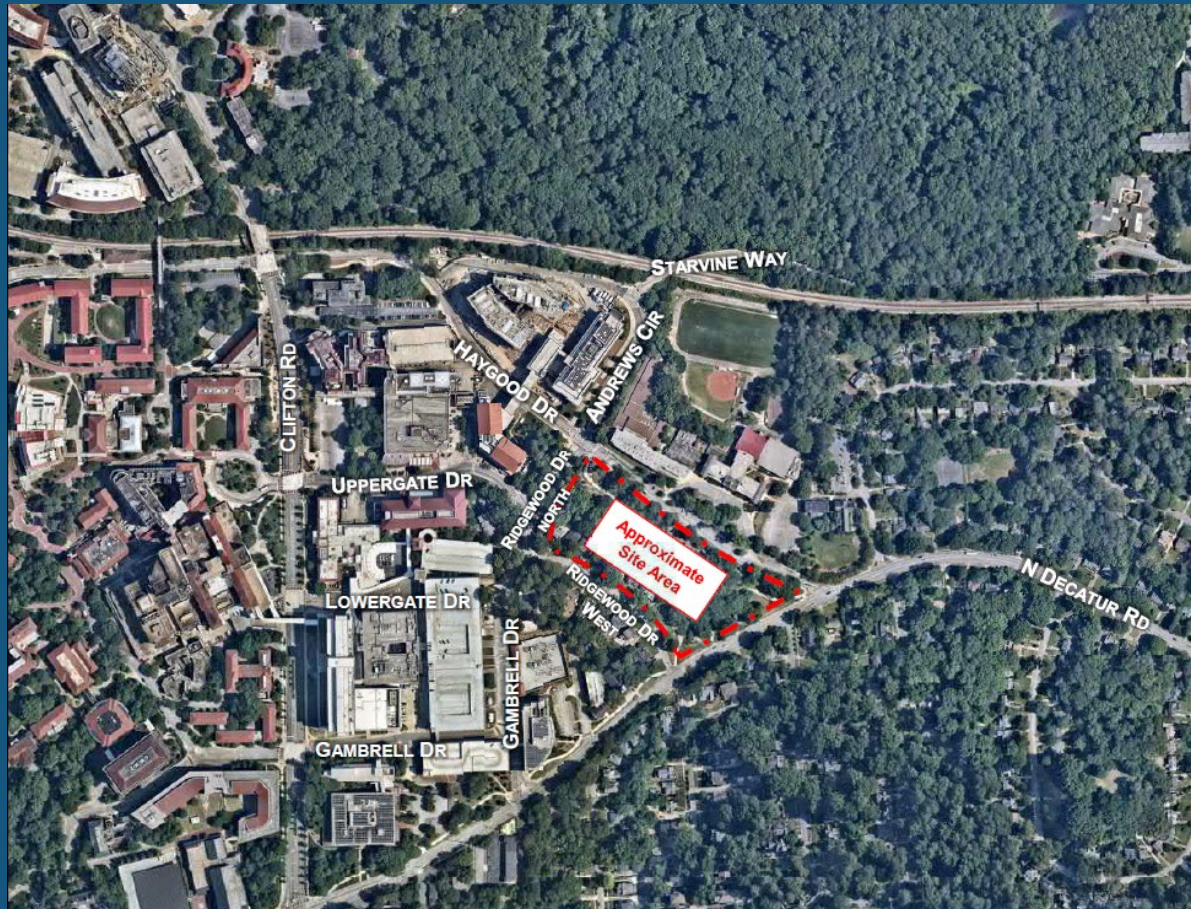
- Northeast Gwinnett Co., between Dacula and Barrow Co./Auburn
- 2,000-acre knowledge community combining offices, research facilities, public space, hotel, retail, and residential
- **ARC Role:**
- Coordination with Three Rivers RC and multiple

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

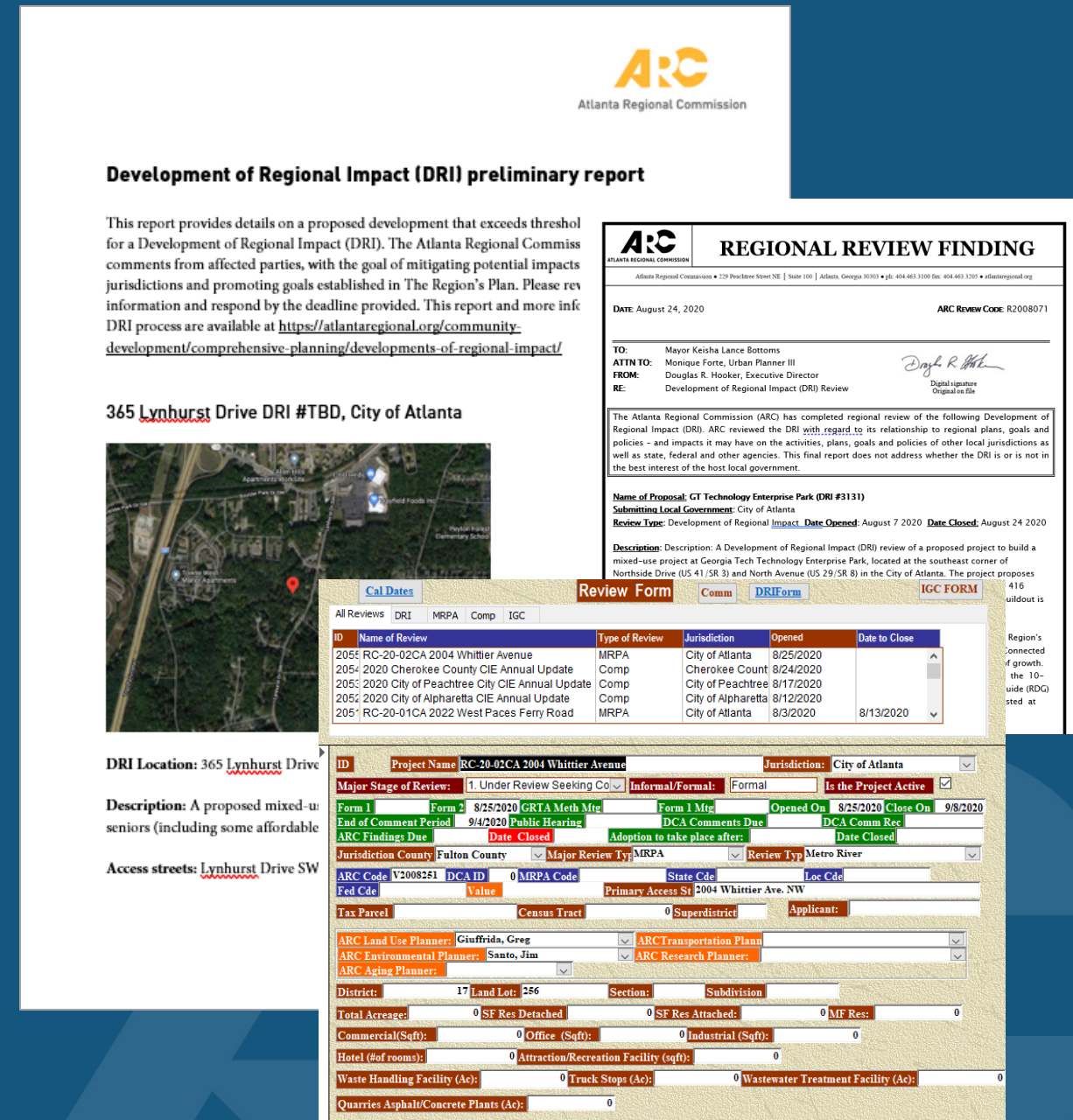


GRTA Rules Update

- 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



- 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



Questions?

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

