

# Development of Regional Impact (DRI) Update

- Overview
- 2021 Summary
- 2022 Year to Date Reviews
- Selected 2022 Reviews/Projects
- Program Updates
- Questions

Community Resources  
Committee

March 9, 2022

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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 constitutes 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.

2. Thresholds Table. See ARC alternative threshold table.

Developments of Regional Impact Development Thresholds					
Type of Development	Notification Only	Rural and Developing Rural	Maturing Neighborhoods, Established Suburbs, Developing Suburbs, and other places not mentioned in this table	Regional Centers, and Regional Employment Corridors	Region Core
(1) Office	400,000 gross square feet	400,000 gross square feet	500,000 gross square feet	600,000 gross square feet	700,000 gross square feet
(2) Commercial	Greater than 300,000 gross square feet	300,000 gross square feet	400,000 gross square feet	500,000 gross square feet	600,000 gross square feet
(3) Wholesale & Distribution	Greater than 500,000 gross square feet	500,000 gross square feet	500,000 gross square feet	500,000 gross square feet	500,000 gross square feet
(4) Hospitals and Health Care Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day	300 new beds	400 new beds	500 new beds	600 new beds
(5) Housing	Greater than 400 new lots or units	400 new lots or units	500 new lots or units	600 new lots or units	700 new lots or units
(6) Industrial	Greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres	500,000 SF or 1600 workers	500,000 SF or 1600 workers	500,000 SF or 1600 workers	500,000 SF or 1600 workers
(7) Hotels	Greater than 400 rooms	400 rooms	500 rooms	600 rooms	700 rooms
(8) Mixed Use	Gross square feet of 400,000 or more (with residential units calculated at either 1800 square feet per unit or, if applicable, the minimum square footage allowed by local development regulations); or covering more than 120 acres; or if any of the individual uses meets or exceeds a threshold as identified herein	400,000 gross square feet (with residential units calculated at 1800 square feet per unit, or the minimum allowed by the host local government)	500,000 gross square feet (with residential units calculated at 1500 square feet per unit, or the minimum allowed by the host local government)	600,000 gross square feet (with residential units calculated at 1000 square feet per unit, or the minimum allowed by the host local government)	700,000 gross square feet (with residential units calculated at 1000 square feet per unit, or the minimum allowed by the host local government)
	All new airports,	New airports and	New airports and runway	New airports and runway	New airports and runway

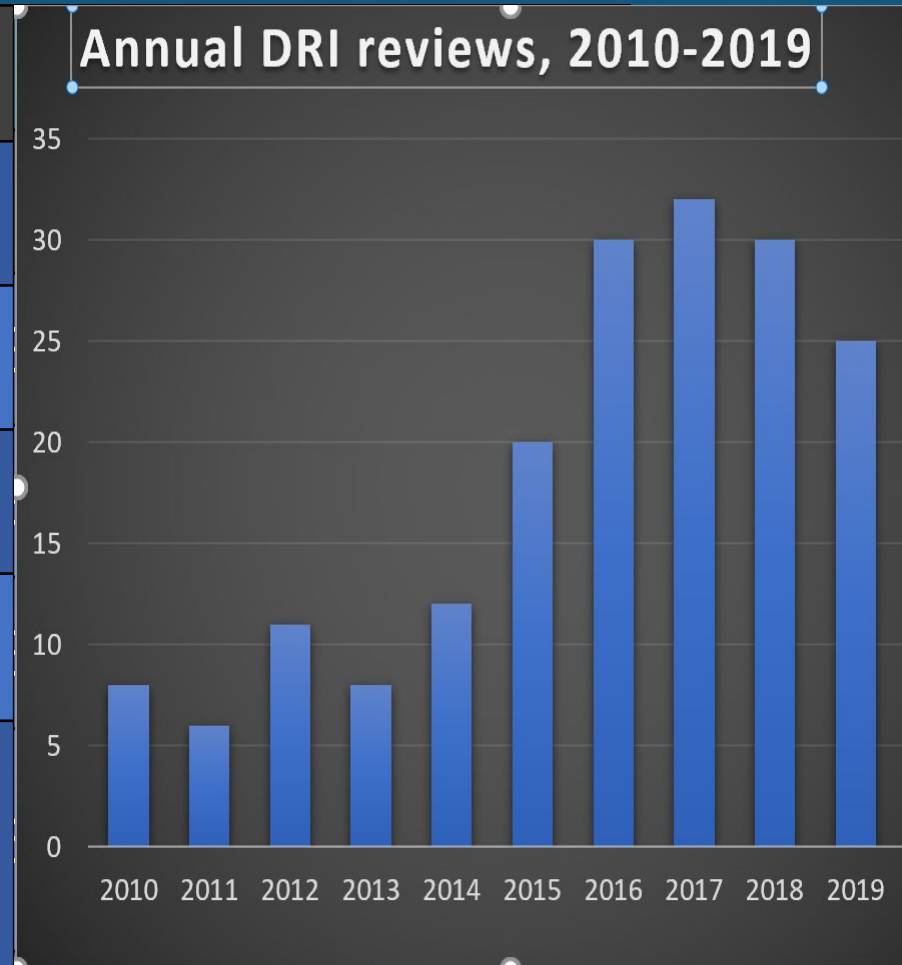
# What triggers a DRI?

- 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 2020-2022

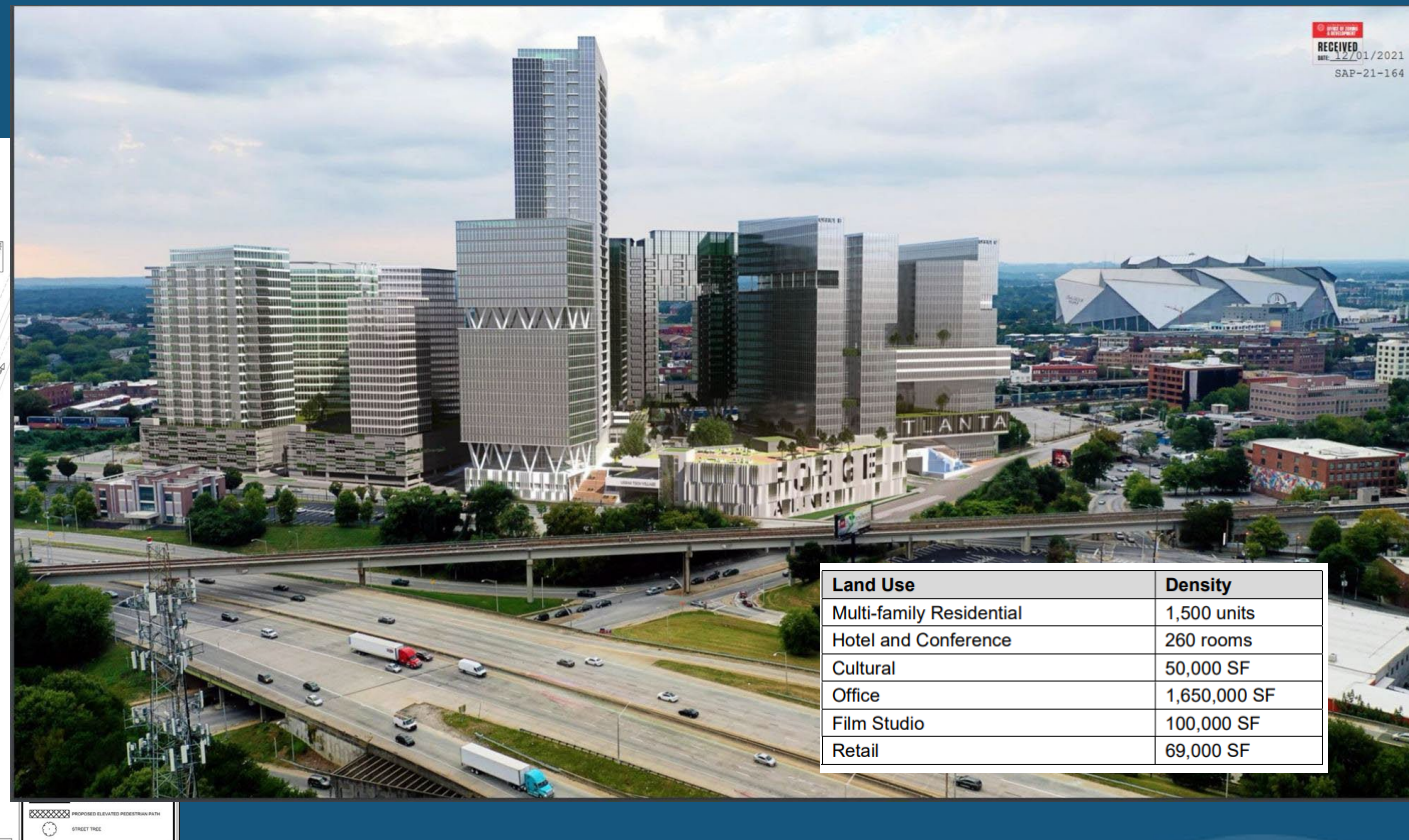
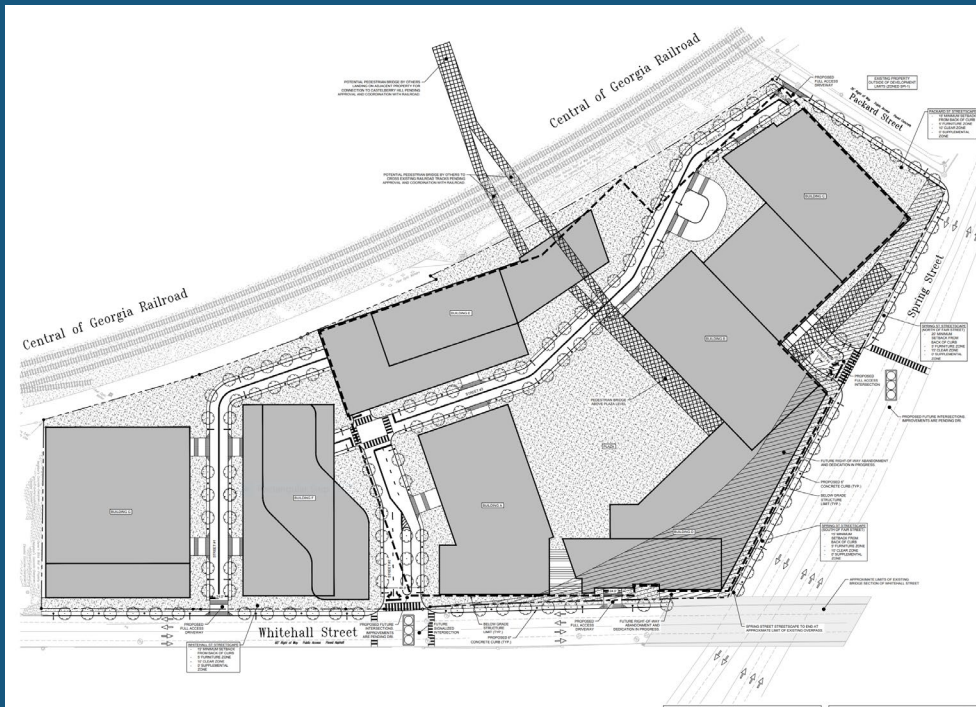
DRI type	2020	2021	2022 YTD
Industrial (sf)	21,366,423	13,720,989	2,829,440
Commercial (sf)	3,490,143	965,581	126,775
Multifamily (units)	5,933	8,390	1,308
Single-family (attached + detached units)	2,665	3,753	16
DRI reviews	27	26	5 open, 20+ pending



# 2022 Trends

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





## Highlighted Project: Forge Atlanta DRI 3533

- South Downtown Atlanta
- Huge mixed-use with multiple towers
- Direct link to Garnett MARTA

### ARC Role:

- Coordination with City of Atlanta
- Hybrid Vehicular and Multi-Modal Transportation Study
- Maximize TOD aspects

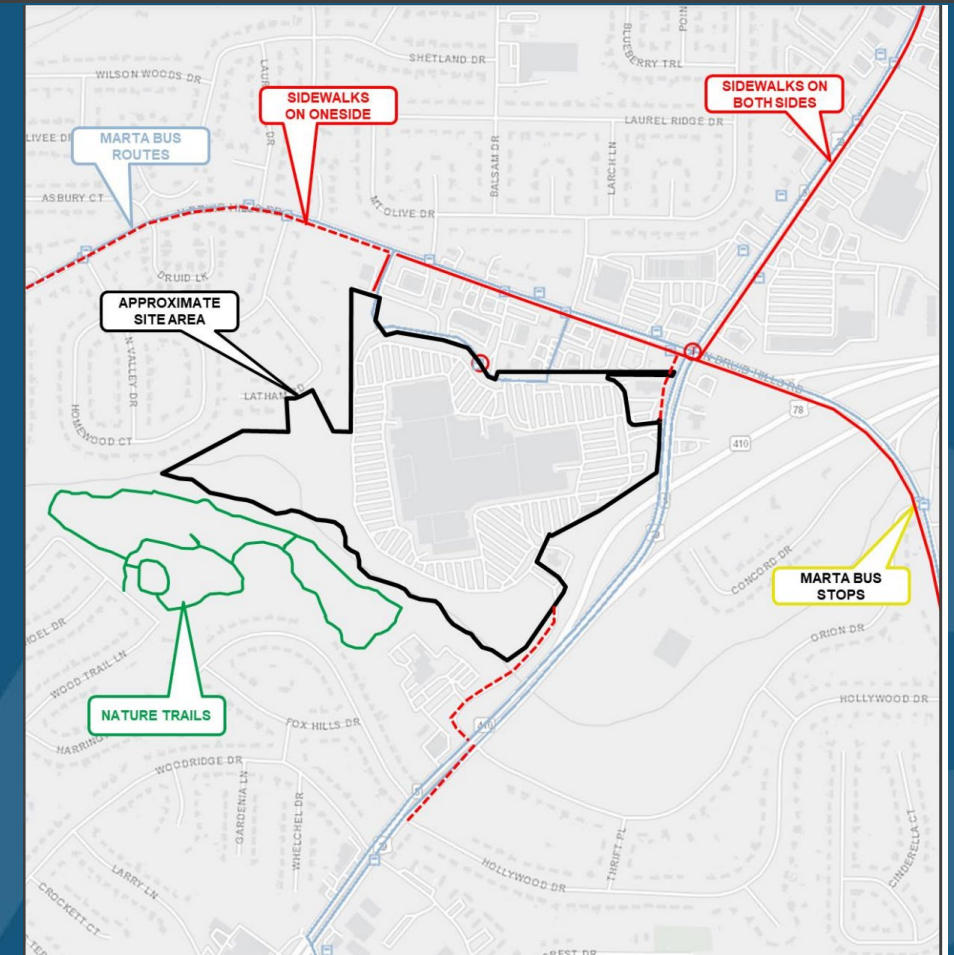
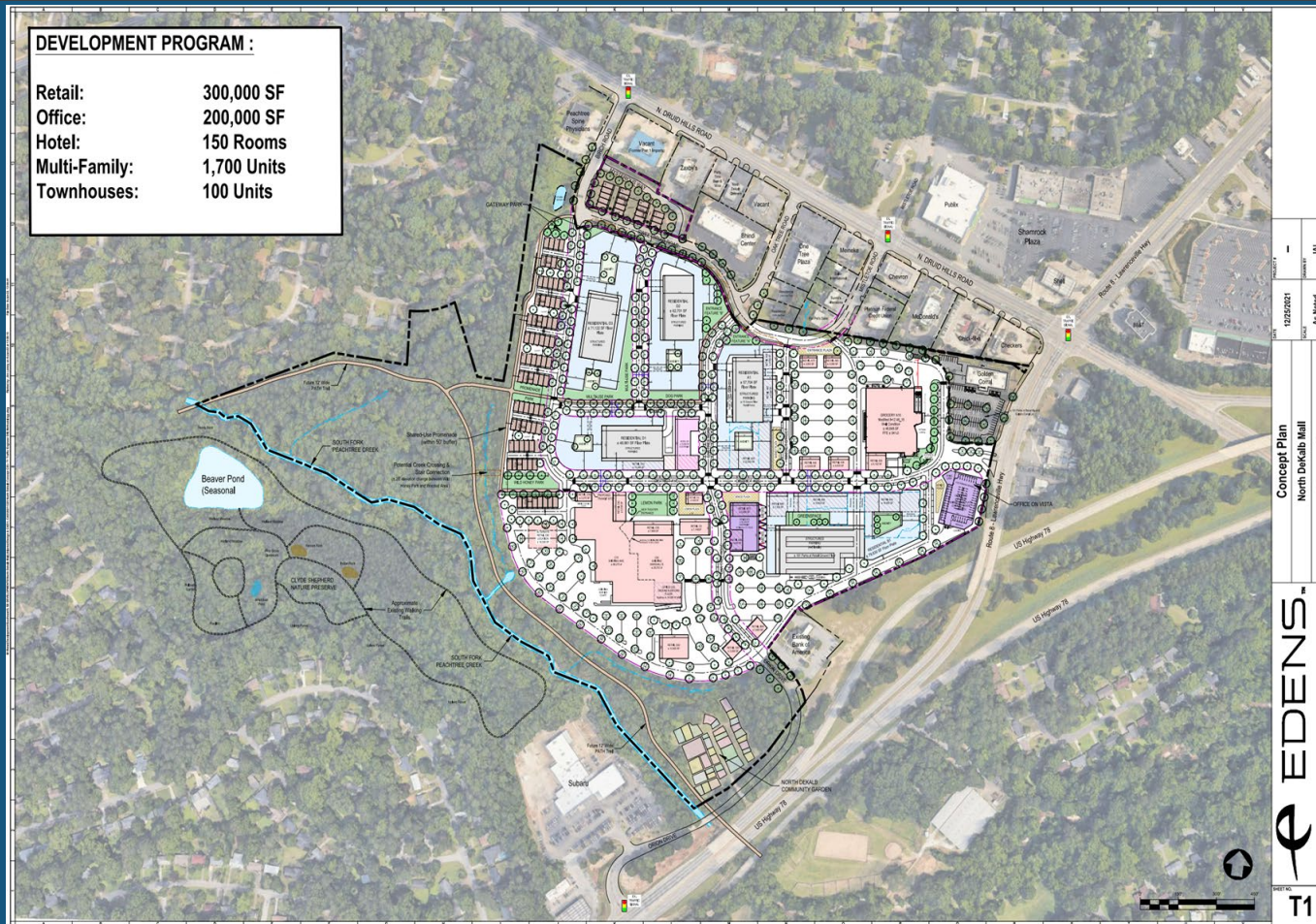


Highlighted Project:  
North Dekalb Mall DRI  
3582

- Redevelopment of vacant mall as a vibrant mixed-use center
- Integration of higher density project with surrounding lower density residential

**ARC Role:**

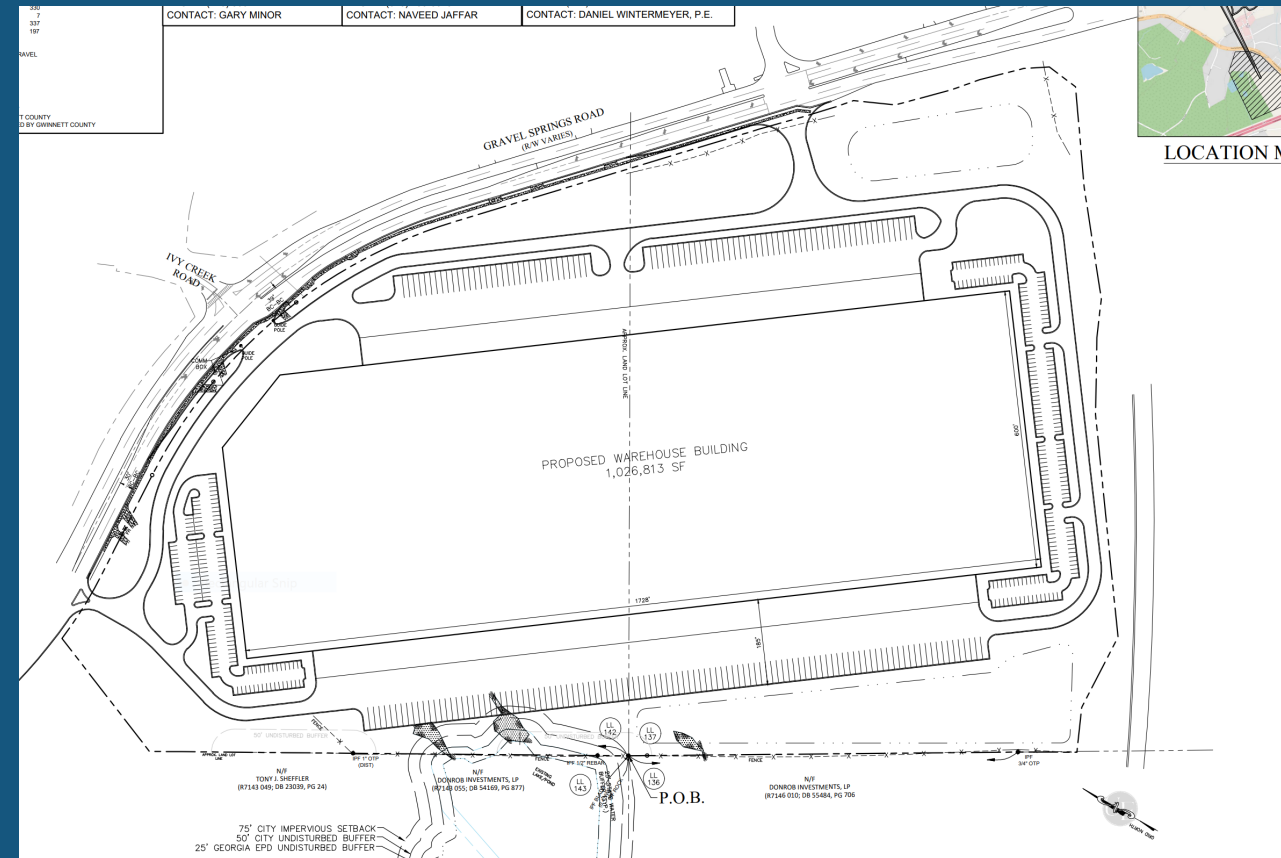
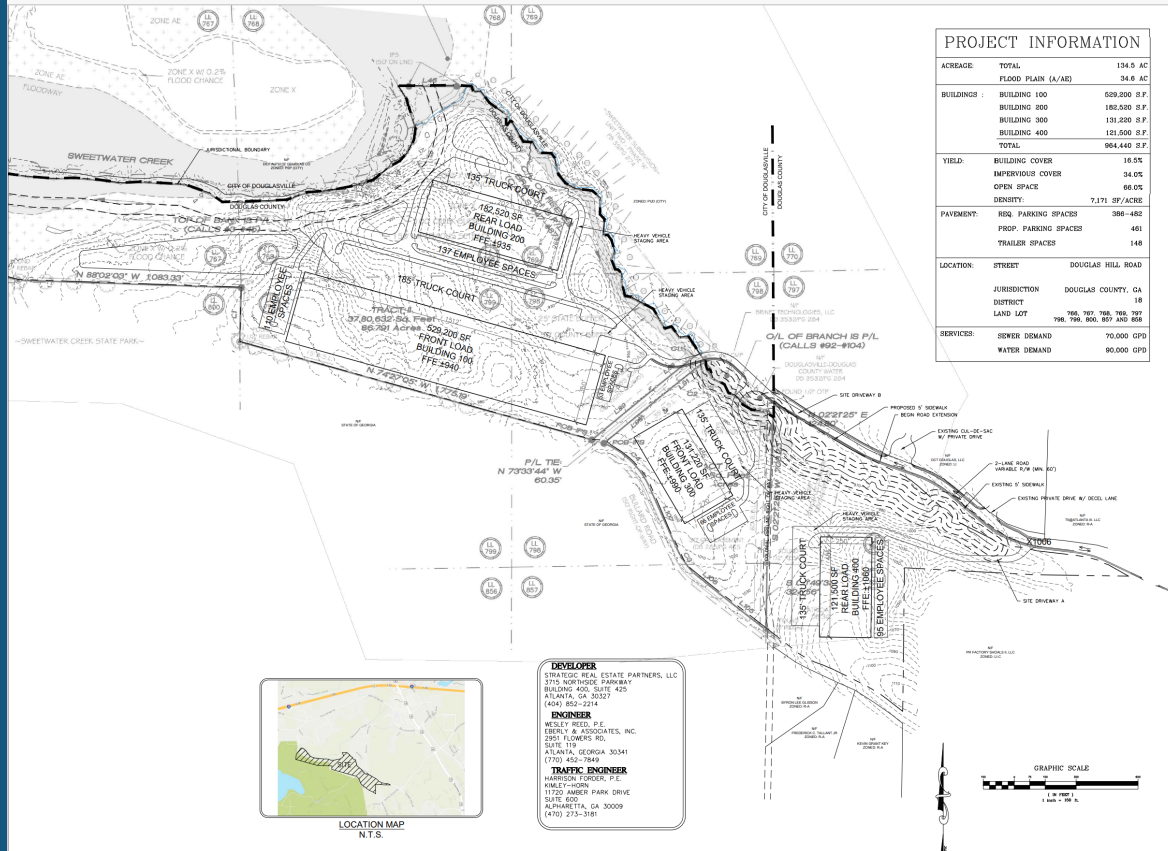
- Close coordination with DeKalb Co.
- Applying concepts and strategies to multiple mall redevelopment projects





# Highlighted Project Type: Logistics/Distribution Centers

- Very strong demand for more logistics space
- Challenge of fitting huge rectangular footprints with parking and loading space on irregular lots with streams
- Because of single-use harder to integrate with surrounding uses/infrastructure
- Truck traffic a concern to nearby residents
- **ARC Role:**
- Coordination with counties and cities



# ARC Process Updates

- Donald Shockey assumed DRI review management
- Continued remote meetings
- Close coordination with interim and new permanent GRTA staff
- New plan review database interface
- Planned 2022
  - ARC DRI rules update
  - Updated report and form formats



## Development of Regional Impact (DRI) preliminary report

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


### 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 ATLANTA REGIONAL COMMISSION		REGIONAL REVIEW FINDING	
Atlanta Regional Commission • 229 Peachtree Street NE   Suite 100   Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org			
DATE: August 24, 2020		ARC REVIEW CODE: R2008071	
TO: Mayor Keisha Lance Bottoms		 Digital Signature Original on File	
ATTN TO: Monique Forte, Urban Planner III			
FROM: Douglas R. Hooker, Executive Director			
RE: Development of Regional Impact (DRI) Review			
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.			
<b>Name of Proposal:</b> CT Technology Enterprise Park (DRI #3131)			
<b>Submitting Local Government:</b> City of Atlanta			
<b>Review Type:</b> Development of Regional Impact <b>Date Opened:</b> August 7 2020 <b>Date Closed:</b> August 24 2020			
<b>Description:</b> 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 610,000 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 2029.			
<b>Comments:</b> According to the ARC Unified Growth Policy Map (UGPM), a component of The Atlanta Region's Plan, this DRI is located in the Region Core area, which is the densest part of the Atlanta region. Connected with transit, it is the most walkable area of metro Atlanta, and redevelopment is the main driver of growth. The Region Core and Regional Employment Corridor areas together contain 26 percent of the 10-county region's jobs and eight percent of the region's population. ARC's Regional Development Guide (RDG) details recommended policies for areas on the UGPM. Those policy recommendations are listed at the bottom of this report.			

atlantaregional.org  
International Tower  
229 Peachtree St. NE | Suite 100  
Atlanta, Georgia 30303

# ARC Process Updates

## New Plan Review Database Interface

**Cal Dates** **Review Form** **Comm** **DRIForm** **IGC FORM**

All Reviews DRI MRPA Comp IGC

ID	Name of Review	Type of Review	Jurisdiction	Opened	Date to Close
2054	RC-20-02CA 2004 Whittier Avenue	MRPA	City of Atlanta	8/25/2020	
2054	2020 Cherokee County CIE Annual Update	Comp	Cherokee County	8/24/2020	
2053	2020 City of Peachtree City CIE Annual Update	Comp	City of Peachtree	8/17/2020	
2052	2020 City of Alpharetta CIE Annual Update	Comp	City of Alpharetta	8/12/2020	
2051	RC-20-01CA 2022 West Paces Ferry Road	MRPA	City of Atlanta	8/3/2020	8/13/2020

**ID** **Project Name** RC-20-02CA 2004 Whittier Avenue **Jurisdiction:** City of Atlanta

**Major Stage of Review:** 1. Under Review Seeking Co **Informal/Formal:** Formal **Is the Project Active** ☒

**Form 1** **Form 2** 8/25/2020 GRTA Meth Mtg **Form 1 Mtg** **Opened On** 8/25/2020 **Close On** 9/8/2020

**End of Comment Period** 9/4/2020 **Public Hearing** **DCA Comments Due** **DCA Comm Rec**

**ARC Findings Due** **Date Closed** **Adoption to take place after:** **Date Closed**

**Jurisdiction County** Fulton County **Major Review Type** MRPA **Review Type** Metro River

**ARC Code** V2008251 **DCA ID** 0 **MRPA Code** **State Cde** **Loc Cde**

**Fed Cde** **Value** **Primary Access St** 2004 Whittier Ave. NW

**Tax Parcel** **Census Tract** 0 **Superdistrict** **Applicant:**

**ARC Land Use Planner:** Giuffrida, Greg **ARC Transportation Planner:**

**ARC Environmental Planner:** Santo, Jim **ARC Research Planner:**

**ARC Aging Planner:**

**District:** 17 **Land Lot:** 256 **Section:** **Subdivision**

**Total Acreage:** 0 **SF Res Detached** 0 **SF Res Attached:** 0 **MF Res:** 0

**Commercial (Sqft):** 0 **Office (Sqft):** 0 **Industrial (Sqft):** 0

**Hotel (#of rooms):** 0 **Attraction/Recreation Facility (sqft):** 0

**Waste Handling Facility (Ac):** 0 **Truck Stops (Ac):** 0 **Wastewater Treatment Facility (Ac):** 0

**Quarries Asphalt/Concrete Plants (Ac):** 0

**ARC** Power Apps | LandUse

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 Logisitics 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

ARC ID Project Name

4170 Phelps Bowen Residential Development RC-21-01GC

**Review Type** **Submitting Local Government** **Jurisdiction County** **Stage of Review**

MRPA Gwinnett County Gwinnett County 4. Review Completed

**Opened Date** **Comments Due Date** **Scheduled Closing Date** **Closed Date**

2/2/2022 2/12/2022 2/12/2022 2/17/2022

**\* Is the Project Active** **MRPA Review Code**

On RC-21-01GC

**Total Acreage** **Access Street** **District** **Land Lot** **Section**

80 Acres Kennedy Road 7 342

**Elected Official Title** **FirstName** **LastName**

Chairwoman Nicole Love Hendrickson

**Submit** **Reset**

# Questions?

Donald Shockey, Plan Review Manager

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(470) 378-1531

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

