



# Development of Regional Impact (DRI) Update

Community Resources Committee

August 9, 2023

- ☐ Program overview
- ☐ 2022 Summary
- ☐ 2023 Year to Date Reviews
- ☐ Selected Recent Reviews
- ☐ Program Updates
- ☐ Questions

ONE  
**great**  
REGION

Donald Shockey  
ARC Plan Review Manager  
[dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org)  
(470) 378-1531

# DRI Program Purpose and Roles

- Identify developments with impacts extending beyond permitting local jurisdictions
- Improve coordination among local governments and agencies on growth, development and transportation
- Assess potential impacts early on
- ARC's role is advisory
- ARC shares DRI program implementation with GRTA
- GRTA empowered to require conditions of approval – pedestrian, roadway or transit improvements - 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.

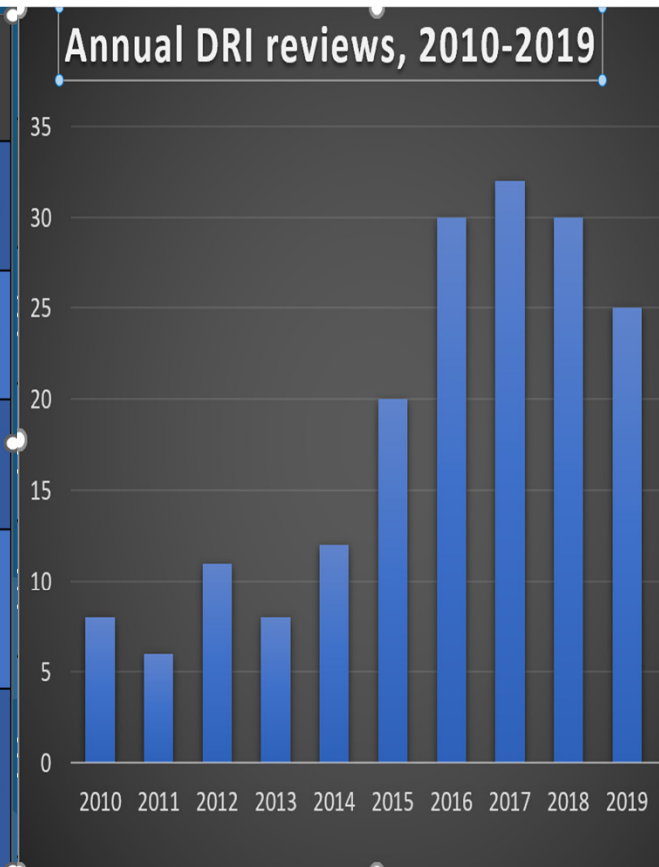
Developments of Regional Impact Development Thresholds					
Type of Development	Notification Only	Rural and Developing Rural	Maturing Neighborhoods, Established Suburbs, Developing Suburbs, and other places not mentioned in this table	Regional Centers, and Regional Employment Corridors	Region Core
(1) 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

# DRI Review Stages

- ▮ DRI “triggered” by request for local action like rezoning, building permit, etc.
- ▮ ARC determines if project qualifies as DRI based on location and thresholds
- ▮ ARC/GRTA hold Pre-Review/Methodology meeting with stakeholders to review project and develop Transportation Impact Study (TIS) methodology
- ▮ Applicant completes TIS and submits two required DCA forms
- ▮ ARC completes a Preliminary Report and Final Report incorporating any stakeholder comments received
- ▮ GRTA develops NOD based on their analysis and stakeholder input

## 2020 to 2023 DRI Review Activity

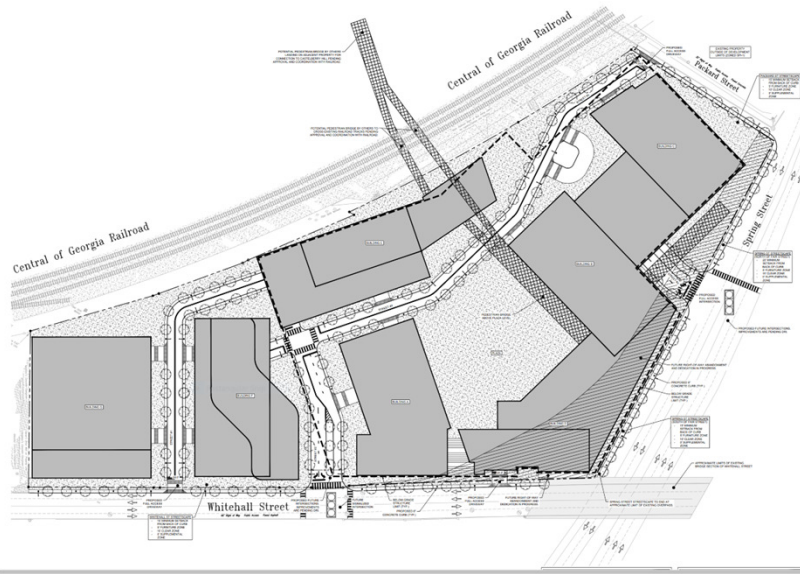
DRI type	2020	2021	2022 YTD	2023 YTD
Industrial (sf)	21,366,423	13,720,989	10,853,203	12,800,520
Commercial (sf)	3,490,143	965,581	1,209,075	2,851,280
Multifamily (units)	5,933	8,390	9,551	8,102
Single-family (attached + detached)	2,665	3,753	5,184	7,063
DRI reviews	27	29	47	18



# Trends in Review Volume and Type

- 2022 saw a record 47 total reviews
- 2023 has seen a notable decrease in submissions from 2022 although still a historically higher volume
- Mixed use residential/office/commercial, residential, data center, and warehouse/distribution center remain most common types





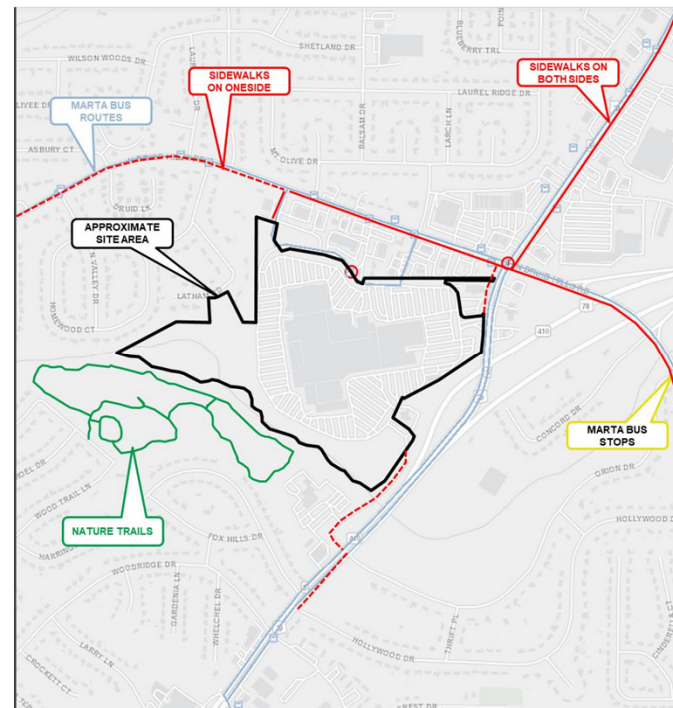
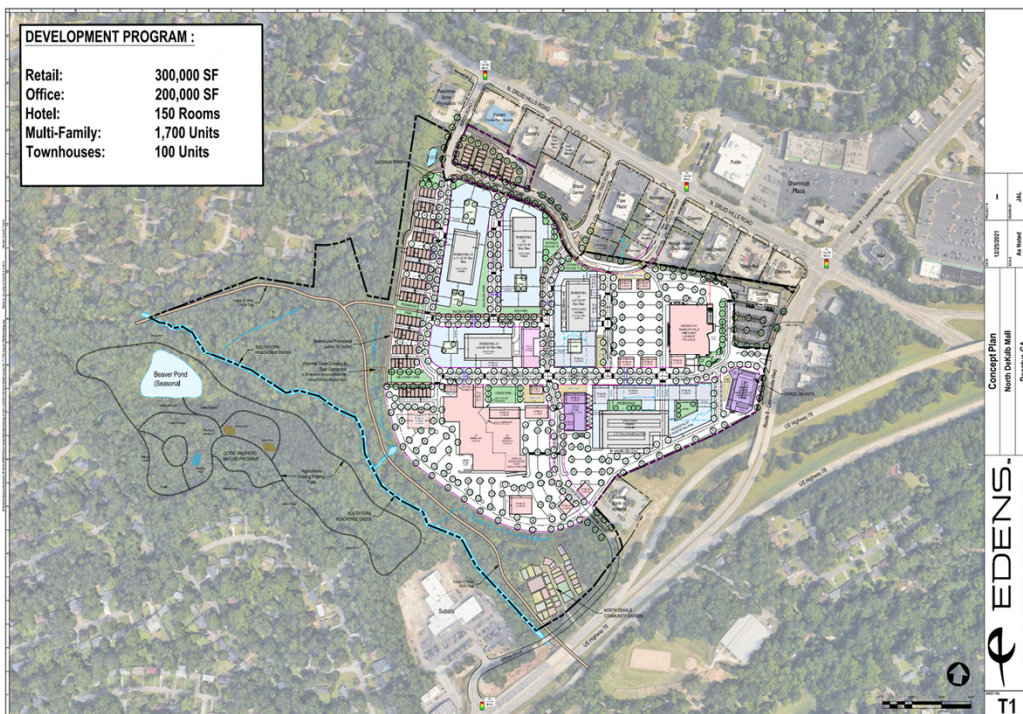
## Highlighted Project: Forge Atlanta DRI 3533 City of Atlanta

- 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

**Status: Approved, property foreclosed on**



## Highlighted Project: North Dekalb Mall DRI 3582 DeKalb County

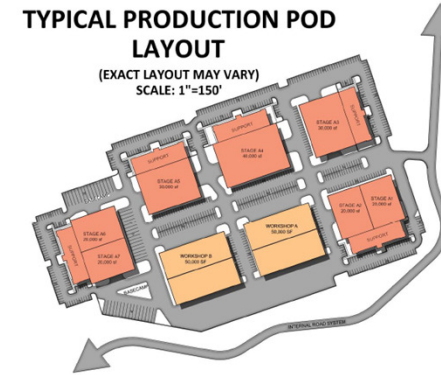
- Redevelopment of vacant mall as a vibrant mixed-use center
- Integration of higher density project with surrounding lower density residential

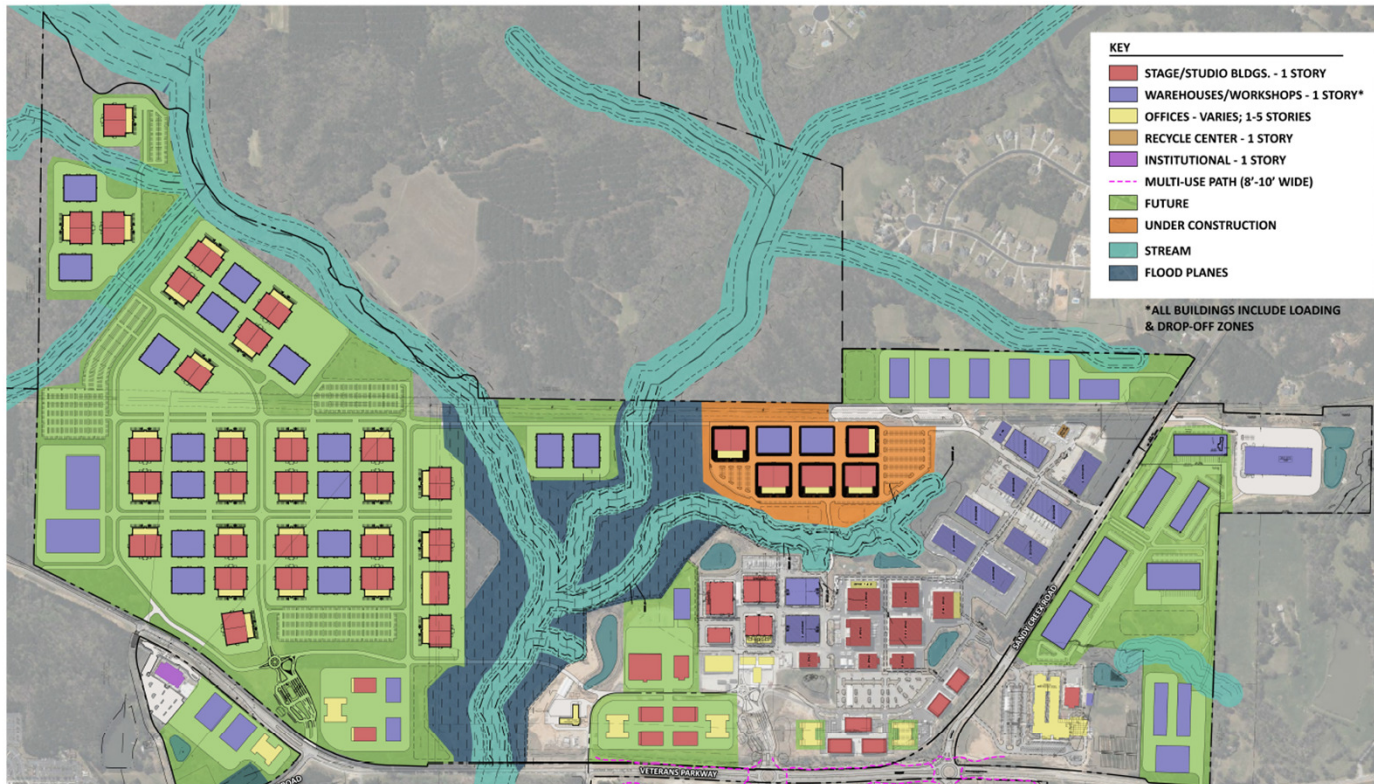
### ARC Role:

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



- Mixed-use project centered around 2,795,300 SF of film studio space
- Ancillary warehouse space, single-family homes, retail, and hotel
- 1,668-acre environmentally sensitive site along the Chattahoochee River
- Working farm elements
- Comprehensive trail system
- Preservation of extensive streams and buffers





Highlighted Project:  
Trilith Expansion DRI  
3776  
City of Fayetteville

- Expansion of Trilith studio village/new urbanist town
  - 3,876,000 million SF of studio/film production space, 300 room hotel, 487 single-family detached units, 435 multi-family attached units, 1,105,000 SF of office space, 352,785 SF of commercial space, and 100,000 SF of school/institutional space
- ARC Role:**
- Close coordination with City of Fayetteville





Highlighted Project:  
Midtown Exchange DRI  
3660  
City of Atlanta

- 465 multi-family units, 636,889 SF of office space, 24,484 SF of retail space and 1608 parking spaces in three towers (37 stories, 26 stories, and 10 stories)
- In between Midtown and Arts Center MARTA Stations



ARC Role:

- Coordination with City of Atlanta
- Used ASO Multi-Modal Transportation Study
- Emphasized TOD considerations



## Highlighted Project: 1400 Murphy DRI 3716 City of Atlanta

- 614,036 SF of industrial warehouse space in two buildings
- Completely incompatible with location at entrance Oakland City MARTA
- City did not change zoning to require TOD
- Coordination with City of Atlanta
- Worked extensively with developer on options to add TOD elements
- Developer ultimately declined TOD elements

### ARC Role:

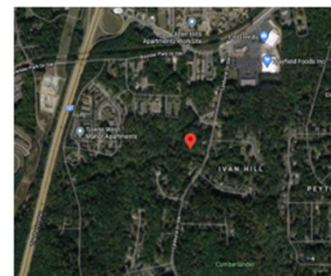
# ARC DRI Process Updates

- Continued remote meetings which see greater participation
- Continued close coordination with GRTA staff
- Record number of 2022 DRI submissions left little time for process updates, slower pace in 2023 may allow for some updates
- Process update wish list
  - Complete ARC DRI rules update
  - Updated report and form formats
  - Ability to generate reports - by location, type/quantity of use
  - Tracking of post review disposition – clues on making our advisory comments more persuasive
  - Incorporation of evolving concerns about climate change
  - Hold DRI forum for local governments/developers

## Development of Regional Impact (DRI) preliminary report

This report provides details on a proposed development that exceeds thresholds under state law for a Development of Regional Impact (DRI). The Atlanta Regional Commission is seeking comments from affected parties, with the goal of mitigating impacts and promoting goals established in the Regional Development Guide. Information and respond by the deadline provided. This DRI process are available at <https://atlantaregional.org/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 75 seniors (including some affordable units) and 20,000 square feet of office 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: 404.463.3200 • atlantaregional.org			
<b>DATE:</b> August 24, 2020		<b>ARC REVIEW CODE:</b> R2008071	
<b>TO:</b> Mayor Keisha Lance Bottoms	 Digital signature Original on file		
<b>ATTN TO:</b> Monique Forte, Urban Planner III			
<b>FROM:</b> Douglas R. Hooker, Executive Director			
<b>RE:</b> 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> GT 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



# DRI Process Challenges and Responses

- ▮ Limited ability to determine impact of ARC comments due to their advisory nature
- ▮ Forge closer relationships with local planners to get more buy-in and implementation of our input
- ▮ Continued pushback from applicants/developers on including basic sidewalks and crosswalks
- ▮ Insistence in GRTA Notice of Decision meetings on provision of basic pedestrian infrastructure
- ▮ High turnover of planners in local governments
- ▮ Share information on DRI process and procedures
- ▮ Continued proposed stream buffer intrusions
- ▮ Emphasis that buffers are minimum size and critical for water quality



# Questions?

Donald Shockey, Plan Review Manager

[dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org)

(470) 378-1531

[atlantaregional.org/developments-of-regional-impact](http://atlantaregional.org/developments-of-regional-impact)

