



REGIONAL REVIEW FINDING

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: 8/12/2004

ARC REVIEW CODE: Q407282

TO: MAYOR WILLIAM FLOYD
ATTN TO: HUGH SAXON, ASSISTANT CITY MANAGER
FROM: Charles Krautler, Director

NOTE: This is digital
signature. Original on file.

The Atlanta Regional Commission (ARC) has completed regional review of the following Development of Regional Impact (DRI). Below is the ARC finding. The Atlanta Regional Commission reviewed the DRI with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies. The finding does not address whether the DRI is or is not in the best interest of the local government.

Submitting Local Government: City of Decatur

Name of Proposal: MARTA Area Plan Review for 335 West Ponce Condominiums

Review Type: Marta Corridor Area Plan

Date Opened: 7/28/2004

Date Closed: 8/12/2004

FINDING: The ARC staff has completed review of the Area Plan Review for the proposed development and has found no conflict between the proposed development and projects included in ARC's plans and policies.

Additional Comments: The location of the condominiums is the most senior friendly component of this development. One level living is downtown Decatur within walking distance of the Decatur MARTA station is ideal for an older adult population. Not only is Decatur a very pedestrian accessible environment but the retail opportunities available within walking distance make Decatur very attractive for older adults aging in place. See MARTA comments attached.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
AVONDALE ESTATES

ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF ATLANTA

ARC ENVIRONMENTAL PLANNING
METRO ATLANTA RAPID TRANSIT AUTHORITY
DEKALB COUNTY

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. This finding will be published to the ARC website.

The ARC review website is located at: <http://www.atlantaregional.com/qualitygrowth/reviews.html>.

Mike Alexander

From: Pendergrast, Scott M. [spendergrast@itsmarta.com]
Sent: Thursday, August 12, 2004 9:36 AM
To: Mike Alexander; 'hfleming@atlantaregional.com'
Cc: Beasley, Cynthia Moss
Subject: Area Plan Reviews, City of Decatur

August 12, 2004

To: Atlanta Regional Commission, Land Use Planning

On behalf of MARTA, I am responding to your request regarding three developments under area plan review in the City of Decatur.

1. Decatur MARTA Station Plaza Improvement - Jayant Patel, Senior Project Manager, serves as MARTA's primary contact with the City of Decatur's team working on the Decatur Station improvements. He continues to review construction drawings and advise the city's team as they finalize plans and prepare for the start of construction. The project will greatly improve pedestrian flow and connectivity between the rail station's east faregate and the sidewalks and storefronts on Church Street, East Court Square, and old Sycamore Street. It will also enhance the increased use of station's rooftop plaza as a public space for both organized events and informal gatherings.
2. Talley Street Lofts - This 90-unit condo development will be an important early phase of the City of Decatur's implementation of its LCI Plan for the Avondale Station-Columbia Park area.
3. 335 West Ponce - A residential condo and retail project well along in its construction, 335 West Ponce is an excellent manifestation of downtown Decatur's continuing redevelopment. Located approximately 0.3-mile from the Decatur MARTA Station's west entrance on Swanton Way, this high-density mixed-use development represents a westward extension of the Decatur's vibrant downtown district along the city's main street.

Scott Pendergrast
MARTA
Manager of Real Estate

8/12/2004