



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: Q407281

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 the Talley Street Lofts

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 of the proposed development and has found no conflict between the proposed development and projects included in ARC's plans and programs.

Additional Comments: The location of the condominiums is the most senior friendly component of this development. One level living in 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. The inclusion of some affordable units will be able to accommodate older adults on a fixed income. This development will be an important early phase in the implementation of its LCI plan for the Avondale Station-Columbia Park area. 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
CITY OF 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> .