



# REGIONAL REVIEW NOTIFICATION

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

**DATE:** 7/28/2004

**ARC REVIEW CODE:** Q407281

**TO:** Potentially Affected Local Governments and Other Interested Parties

**FROM:** Charles Krautler, Executive Director

NOTE: This is digital  
signature. Original on file.

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments regarding related to the proposal not addressed by the Commission's regional plans and policies.

**Name of Proposal:** MARTA Area Plan Review for the Talley Street Lofts

**Review Type:** Marta Corridor Area Plan

**Description:** The proposed Talley Street lofts is located within a 1/4 mile of the Decatur Marta Station and is being reviewed under the Area Plan Review Process as initiated in June of 2001 by the ARC Board. This is a 5 story, 90 dwelling mid rise residential project on a 1.75 acre property in the Decatur- Avondale LCI district. The project includes a two level parking deck. At least 15 of the dwellings will be designated as affordable.

**Submitting Local Government:** City of Decatur

**Action Under Consideration:** Approval

**Date Opened:** 7/28/2004

**Deadline for Comments:** 8/9/2004

**Earliest the Regional Review can be Completed:** 8/9/2004

## THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING 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

## Attached is information concerning this review.

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. If the ARC staff does not receive comments from you by 8/9/2004, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

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

**City of Decatur  
Request for MARTA Area Plan Review**

**Project Description:**

Talley Street Lofts  
2626 Talley Street

Decatur Housing Authority  
750 Commerce Drive, Suite 110  
Decatur, GA 30030  
Contact: Paul Pierce  
404-270-2105

Life General Contractors  
770 Old Roswell Place, Suite A-400  
Roswell, GA 30076  
770-650-1513  
Contact: Mike Maschmeyer

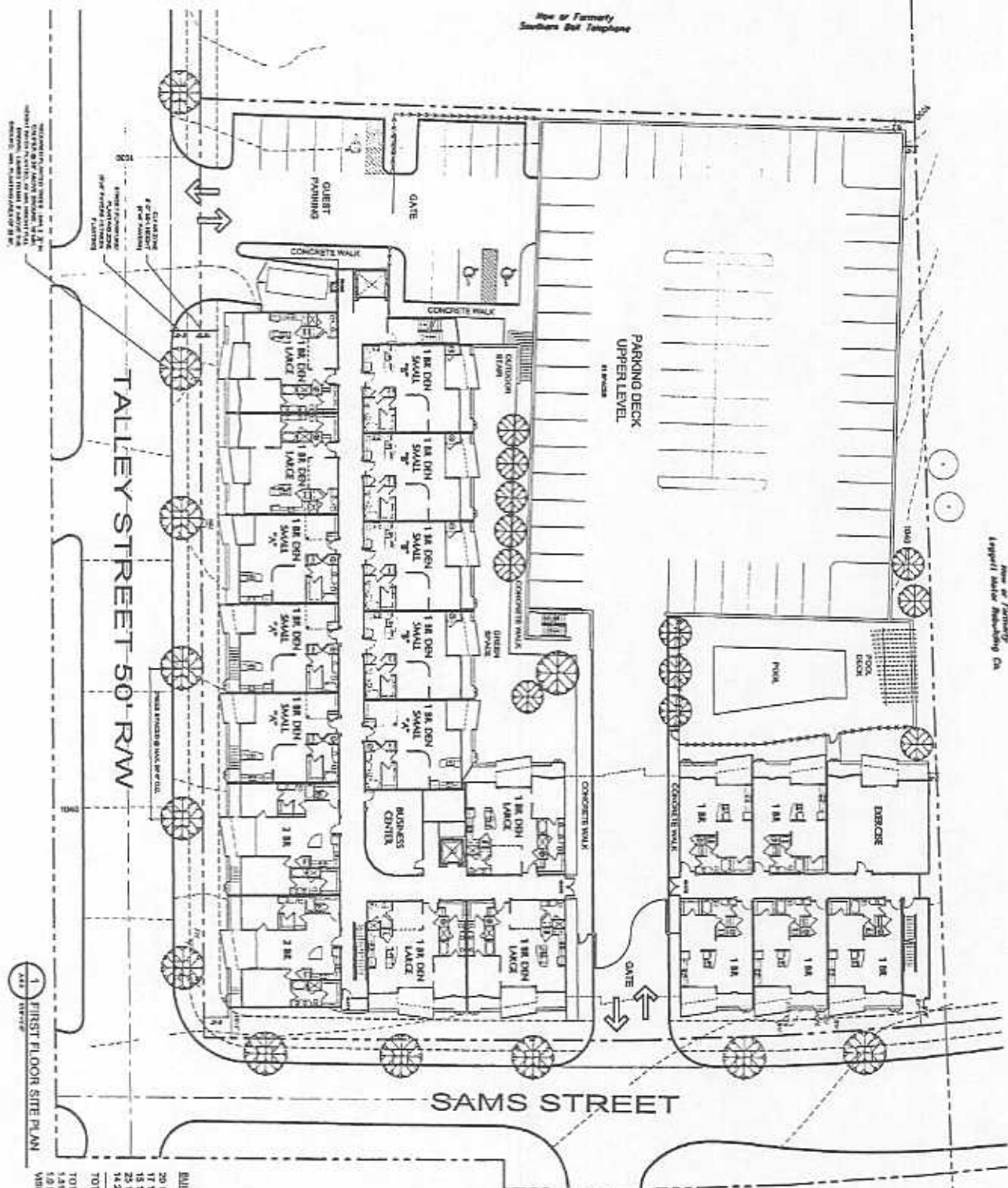
This is a 5-story, 90-dwelling mid-rise residential project on a 1.75 acre property in the Decatur –Avondale LCI district. Project includes a 2-level parking deck. At least 15 of the dwellings will be designated as affordable. Site plan and elevations are attached.



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COLUMBIA THEOLOGICAL SEMINARY

*More or Fairly*  
Support Motor Relucting Co.



**BUILDING UNIT MIX**

20 HR DEN SUITE	17 HR DEN SUITE
18 HR DEN SUITE	15 HR DEN SUITE
14 HR DEN SUITE	12 HR DEN SUITE
10 HR DEN SUITE	8 HR DEN SUITE

TOTAL = 81 UNITS - 130 BEDROOMS

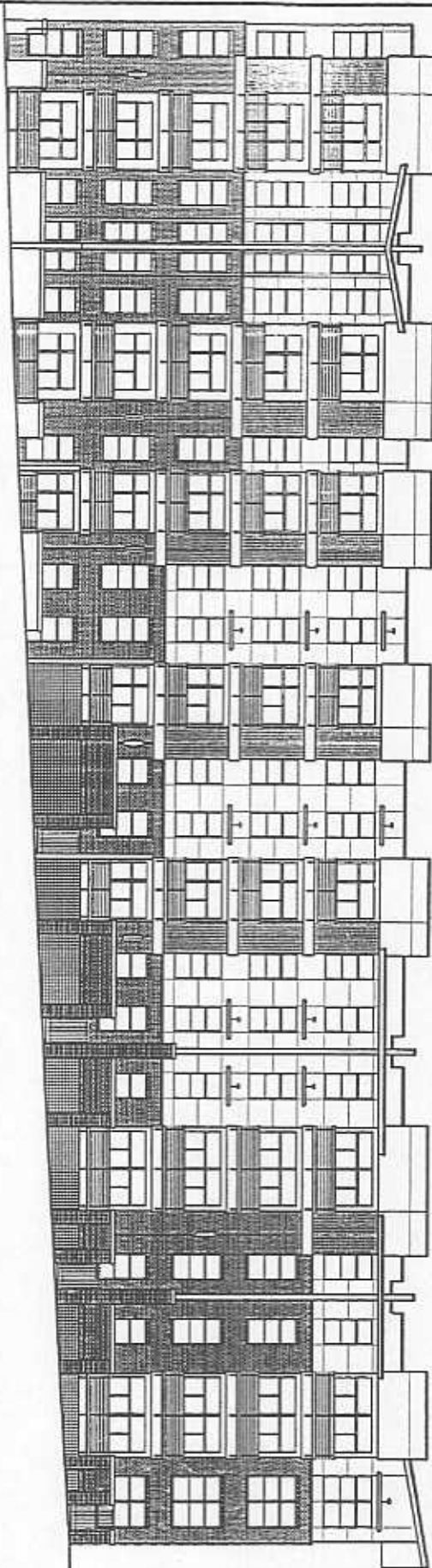
TOTAL PARKING = 230 SPACES  
1.51 SPACES PER UNIT  
1.0 SPACE PER BEDROOM  
VANTON PARKING = 6 SPACES

[illegible]

**TALLEY STREET  
LOFTS**  
DECATUR, GA



1. The first step is to identify the problem.



1 TALLEY STREET ELEVATION

**TALLEY STREET  
LOFTS**  
DECATUR, GA

**gla**

GENERAL CONTRACTOR  
1000 WEST END AVENUE, SUITE 100  
NASHVILLE, TN 37203  
615.259.1234  
WWW.GENERALCONTRACTOR.COM

REVISIONS

NO.	DATE	DESCRIPTION
1	01/10/01	ISSUED FOR PERMIT
2	02/10/01	ISSUED FOR CONSTRUCTION
3	03/10/01	ISSUED FOR OCCUPANCY
4	04/10/01	ISSUED FOR AS-BUILT
5	05/10/01	ISSUED FOR FINAL
6	06/10/01	ISSUED FOR ARCHIVE
7	07/10/01	ISSUED FOR DESTRUCTION
8	08/10/01	ISSUED FOR RECONSTRUCTION
9	09/10/01	ISSUED FOR RENOVATION
10	10/10/01	ISSUED FOR REPAIR
11	11/10/01	ISSUED FOR REPLACEMENT
12	12/10/01	ISSUED FOR REMOVAL

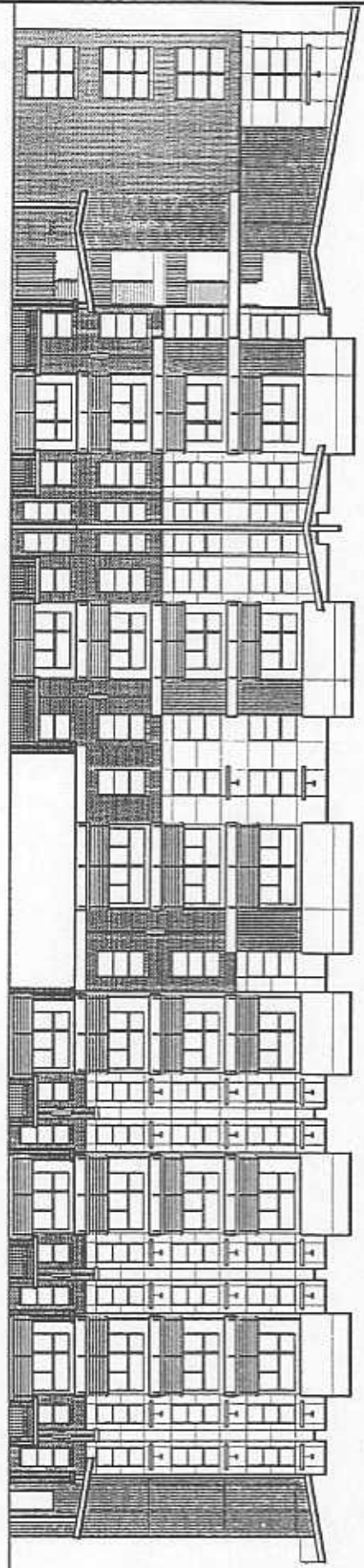
A-5.1

NOT FOR CONSTRUCTION



1000 MARKET AVENUE  
SUITE 100  
DECATUR, GA 30030  
PHONE: 404.252.1000  
FAX: 404.252.1001  
WWW.GLADEVELOPMENT.COM

# TALLEY STREET LOFTS DECATUR, GA



1  
TALLEY STREET ELEVATION

NOTES DATE

NO.	DATE	DESCRIPTION
1	10/1/03	ISSUED FOR PERMIT
2	10/1/03	ISSUED FOR PERMIT
3	10/1/03	ISSUED FOR PERMIT
4	10/1/03	ISSUED FOR PERMIT
5	10/1/03	ISSUED FOR PERMIT
6	10/1/03	ISSUED FOR PERMIT
7	10/1/03	ISSUED FOR PERMIT
8	10/1/03	ISSUED FOR PERMIT
9	10/1/03	ISSUED FOR PERMIT
10	10/1/03	ISSUED FOR PERMIT

A-5.2

NOT FOR CONSTRUCTION



1  
SITE SECTION  
MAY 1968

[illegible]

A-7.1