



# 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: May 30, 2014

ARC REVIEW CODE: Q1405201

TO: MAYOR KASIM REED  
ATTN TO: JAMES SHELBY, COMMISSIONER  
FROM: Dan Reuter, Land Use Division Chief

The Atlanta Regional Commission (ARC) has completed regional review of the following Area Plan Review (APR). Below is the ARC finding. The Atlanta Regional Commission reviewed the APR 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.

**Name of Proposal:** Falcons Stadium

**Review Type:** Area Plan Review

**Submitting Local Government:** City of Atlanta

**Date Opened:** May 20, 2014

**Date Closed:** May 30, 2014

**Description:** A new stadium has been proposed to replace the current Georgia Dome stadium in Downtown Atlanta. The new stadium will host Atlanta Falcons football games and other large events beginning in 2017. The new stadium will be located south of the existing stadium and will be bounded by Northside Drive, Centennial Olympic Park, Mitchell Street and the existing stadium.

**FINDING:** No conflicts with regional plans or development guides were determined during the review.

**Additional Comments:** Regional Context:

According to the ARC Unified Growth Policy Map (UGPM) and the Regional Development Guide (RDG), the proposed Falcons Stadium development is located within the Region Core and Regional Employment Center as well as within a Recreation District. Additionally, the proposed development is located with the Vine City Livable Centers Initiative (LCI) study area and is immediately adjacent to the Downtown LCI study area. As such, the development proposal should be consistent with the plans, policies and recommendations within the LCI plan.

The RDG states that the Region Core is the major economic, cultural and transportation hub of the region. This area is the densest in terms of employment, residential, and cultural offerings throughout the region, with the most developed transit service in the region. The Region Core can handle the most intense development due to the amount of infrastructure already in place; however this infrastructure may need improvements due to its age.

The Region Core is in competition with other central city areas in the southeast. The region must work together to keep this area as competitive as possible in order to lure additional jobs and residents. With a growing regional population and growing congestion, this center needs to maintain easy accessibility by expanding multi-modal transportation options and housing options.

The lack of accessible public greenspace within the Region Core affects the area's aesthetics and overall quality of life for residents and workers.

The RDG states that Regional Centers have 10,000 jobs or more in approximately four square miles. People travel from around the region to these centers for employment, shopping and entertainment.

These centers should be connected to the regional transportation network with existing or planned high capacity transit service. In most cases, these centers have a jobs–housing imbalance, so housing options should be expanded within their boundaries, especially around existing or planned transit. Some Regional Centers could also be considered “Edge Cities,” developed in a suburban, auto–oriented way. They have limited multi modal transportation options and are challenged by increasing congestion. Local plans and policies should support efforts to transform these areas into highly accessible mixed–use urban hubs.

Some Regional Centers may have high concentrations of logistics or industrial uses. The retention of these uses is a key regional strategy. While some housing and other uses can be added, special attention should be given to reducing the impacts these will have on the existing logistics/industrial uses.

The RDG states that Recreation Districts are the major stadiums, concert venues, cultural and recreational areas within the region. Locally, these places are seen as important to the regional economic development strategy. These places also have sporadic, but high impacts on the local and regional transportation network.

These districts may be good locations to focus additional growth and attract related and associated uses. Local jurisdictions should partner with managing organizations of these places to plan for and mitigate transportation and land use impacts.

#### Staff Comments and Recommendations:

According to the traffic study submitted for the review (contact ARC to access this document), several major roadway and intersection improvements need to be made, in order to accommodate the large footprint of the new stadium site. This includes realignments of both Martin Luther King Jr. (MLK) Boulevard and Mangum Street, and the reconfiguration of several intersections surrounding the new stadium site.

The Georgia Institute of Technology, along with other partners and several of the neighborhoods surrounding the existing and new stadium, have developed alternative plans and site layout that respond to many of the community’s outstanding issues. ARC encourages the City of Atlanta to consider these plans, in order to find the best possible solution for all parties involved and affected. The City, State and other partner organizations should investigate all potential connections between the neighborhoods to the west, the stadium site and downtown Atlanta to the east.

Better connectivity in this area and pedestrian improvements can stitch this area of downtown together as well as provide additional routes for traffic to and from the new stadium as well as the Georgia World Congress Center. Achieving this will require a coordinated effort among all parties that own land and manage right-of-way in the area. ARC encourages the parties to come together on the issues on a regular basis during the construction of the new stadium

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

ARC LAND USE PLANNING	ARC TRANSPORTATION PLANNING	ARC ENVIRONMENTAL PLANNING
ARC DATA RESEARCH	ARC AGING DIVISION	GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA DEPARTMENT OF NATURAL RESOURCES	GEORGIA DEPARTMENT OF TRANSPORTATION	GEORGIA REGIONAL TRANSPORTATION AUTHORITY
METRO ATLANTA RAPID TRANSIT AUTHORITY	GEORGIA WORLD CONGRESS CENTER AUTHORITY	CITY OF ATLANTA
FULTON COUNTY	CENTRAL ATLANTA PROGRESS	

If you have any questions regarding this review, Please call Jon Tuley, Review Coordinator, at (404) 463–3307. This finding will be published to the ARC website. The ARC review website is located at: <http://www.atlantaregional.com/landuse>.

**FALCONS STADIUM AREA PLAN REVIEW**  
**City of Atlanta**  
**ARC Natural resources Division Comments**

**May 22, 2014**

There are no streams shown on or near the proposed project site on the USGS coverage for the project area. The project site is predominantly impervious and is in an existing, heavily developed urbanized area. The applicants should be aware that there are currently flooding issues in the area. In order to address the flooding issues, as well as post-construction stormwater runoff quantity and quality, the project should include stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual ([www.georgiastormwater.com](http://www.georgiastormwater.com)) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should utilize the stormwater better site design concepts included in the Manual. It should also adhere to all City stormwater regulations.

## Jonathan Tuley

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**From:** Hood, Alan C. <achood@dot.ga.gov>  
**Sent:** Wednesday, May 21, 2014 9:05 AM  
**To:** Jonathan Tuley  
**Cc:** Comer, Carol; Cobb, Nancy C.; Sands, Carla; Barrett, Douglas; Shelley.Lamar@atlanta-airport.com  
**Subject:** FW: Area Plan Review Notification - Falcons Stadium  
**Attachments:** Preliminary Report - Falcons Stadium (APR).pdf

Jon,

The proposed new Falcon's Stadium, is located approximately 6.2 miles east of the Fulton County Airport – Brown Field (FTY) and 7.3 miles north of the Hartsfield – Jackson Atlanta International Airport (ATL), and is located outside of any of their FAA surfaces, and compatible land use areas, and does not appear to impact the airports.

However, if the proposed project's vertical construction, or equipment exceeds 200ft above ground level, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration. That may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notification, no later than 60 days prior to construction. The FAA will evaluate the potential impact of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

I have copied Mr. Doug Barrett with the Fulton County Airport-Brown Field and Ms. Shelley Lamar with Hartsfield – Jackson Atlanta International Airport on this email.

Thank you for the opportunity to comment on the proposed development.

**Alan Hood** | Airport Safety Data Program Manager  
Georgia Department of Transportation - Aviation Programs  
600 West Peachtree Street, N.W. | 2nd Floor | Atlanta, Georgia 30308  
T: 404-631-1343 | F: 404-631-1935 | M: 404-660-3394 | E: [achood@dot.ga.gov](mailto:achood@dot.ga.gov)

View our website at <http://www.dot.ga.gov/aviation>

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**From:** Comer, Carol  
**Sent:** Tuesday, May 20, 2014 2:34 PM  
**To:** Hood, Alan C.  
**Cc:** Sands, Carla  
**Subject:** FW: Area Plan Review Notification - Falcons Stadium

**Carol L. Comer** | Director, Division of Intermodal  
Aviation - Rail - Transit - Waterways  
Georgia Department of Transportation  
600 W. Peachtree St., NW | Atlanta, GA 30308  
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**From:** Jonathan Tuley [<mailto:JTuley@atlantaregional.com>]

**Sent:** Tuesday, May 20, 2014 1:33 PM

**To:** Fowler, Matthew; VanDyke, Cindy; Ware, Alan; Comer, Carol; Lobdell, Mike; [lbeall@grta.org](mailto:lbeall@grta.org); 'wstinson@itsmarta.com'; 'Crocker, John'; 'Floyd, Greg'; 'Jon West'; Shelby, James E; 'tweyandt@AtlantaGa.Gov' ([tweyandt@AtlantaGa.Gov](mailto:tweyandt@AtlantaGa.Gov)); Lewis, Jonathan; [aj@atlantadowntown.com](mailto:aj@atlantadowntown.com); Jennifer Ball; Ellington, Morgan

**Cc:** Community Development; Jim Santo; Marshall Willis; Jim Skinner; Sammie Carson; Carolyn Rader

**Subject:** Area Plan Review Notification - Falcons Stadium

## **Area Plan Review Request for Comments**

This e-mail serves as notice that the Atlanta Regional Commission (ARC) staff has begun the Area Plan Review (APR) for the proposed **Falcons Stadium** development. We request that you or a member of your staff review the attached preliminary report and provide comments to ARC by **Friday, May 30, 2014**. This proposed development is a new stadium that will replace the current Georgia Dome stadium in Downtown Atlanta. The new stadium is expected to open in 2017. This new facility will be bounded by Northside Drive, Mitchell Street and the existing stadium site.

Review opened: May 20, 2014

**Comments Due:** May 30, 2014

Review will close on: May 30, 2014

For more information regarding the APR process, please see the [APR page](#) on ARC's website.

Please let me know if you have any questions about the review.

Jon Tuley, AICP  
Principal Planner

**Atlanta Regional Commission**  
**regional impact + local relevance**

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The Georgia DOT Teens in the Driver Seat initiative is a peer-to-peer program that educates teens and parents on the dangers of distracted driving, delivers safe driving messages, and helps prevent teens from becoming a statistic. Car crashes are the number one killer of teenagers in America. Almost 6,000 teens die every year in preventable car crashes, which means a teenage driver dies every 90 minutes. Help to drive down these numbers. Visit <http://www.t-driver.com/whatyoucando/get-started/gainfo/> to get more information on teen driving; visit us at <http://www.dot.ga.gov>; or follow us on <http://www.facebook.com/GeorgiaDOT> and <http://twitter.com/gadeptoftrans>.



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Atlanta, GA 30324-3330  
404-848-5000

May 30, 2014

Jon Tuley, AICP  
Principal Planner  
Atlanta Regional Commission  
40 Courtland Avenue  
Atlanta, GA 30303

**Re: MARTA Response to Area Plan Review for Atlanta Falcons Stadium.**

Hello Jon,

MARTA is excited about the energy that will be generated from the new Atlanta Falcons stadium in the vicinity of our two nearby stations. We anticipate heavier utilization at our Dome/GWCC/Philips/CNN Station than the Vine City Station. The Dome/GWCC/Philips/CNN Station is closest to the new stadium and has a much higher capacity than Vine City. MARTA does not anticipate any adversities with the development of the new Atlanta Falcons Stadium.

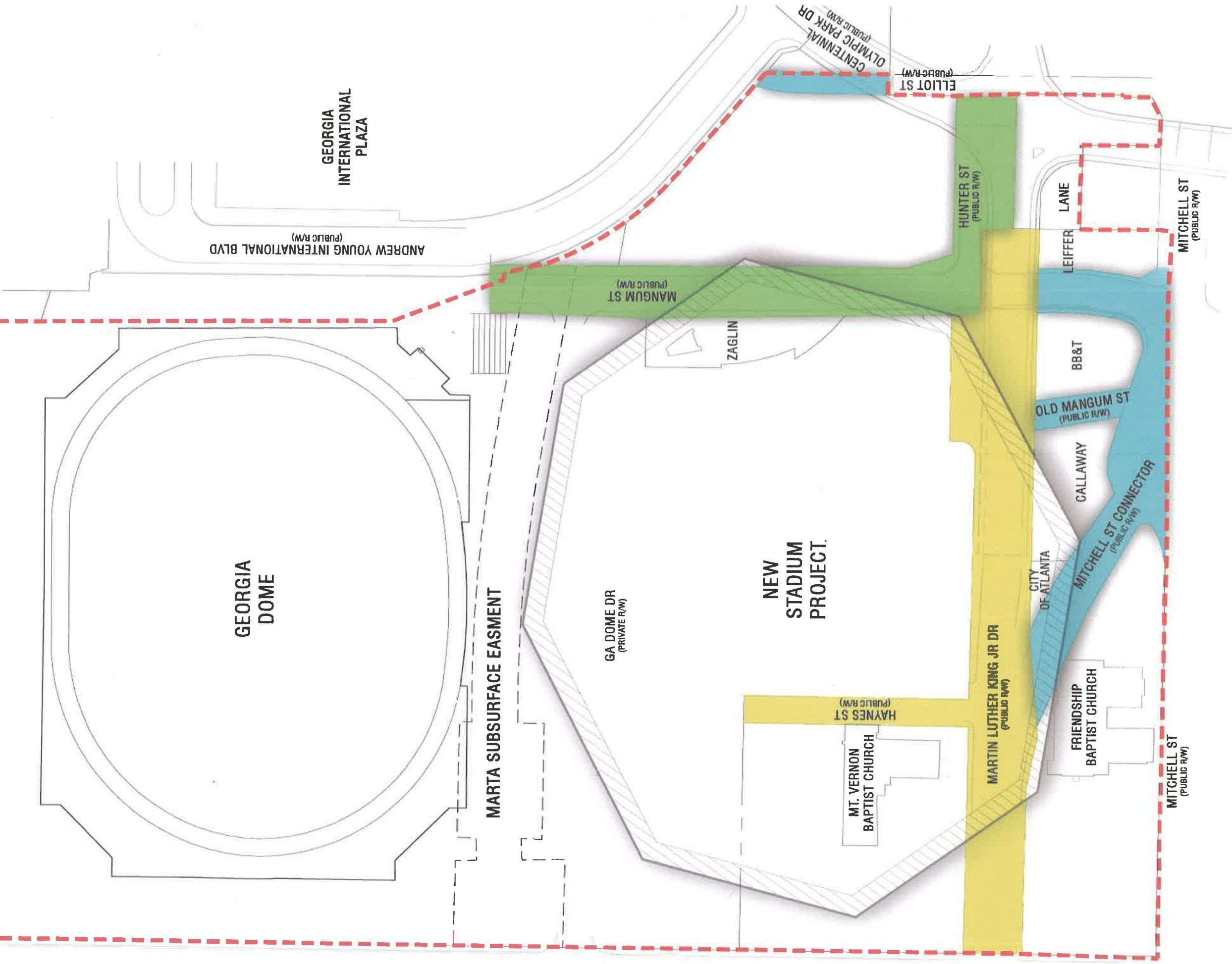
As always, thank you for the opportunity to be a part of the planning process.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gregory T. Floyd", is written over the typed name.

Gregory T. Floyd, AICP  
Senior Land Use Planner  
404-848-5508  
[gffloyd@itsmarta.com](mailto:gffloyd@itsmarta.com)





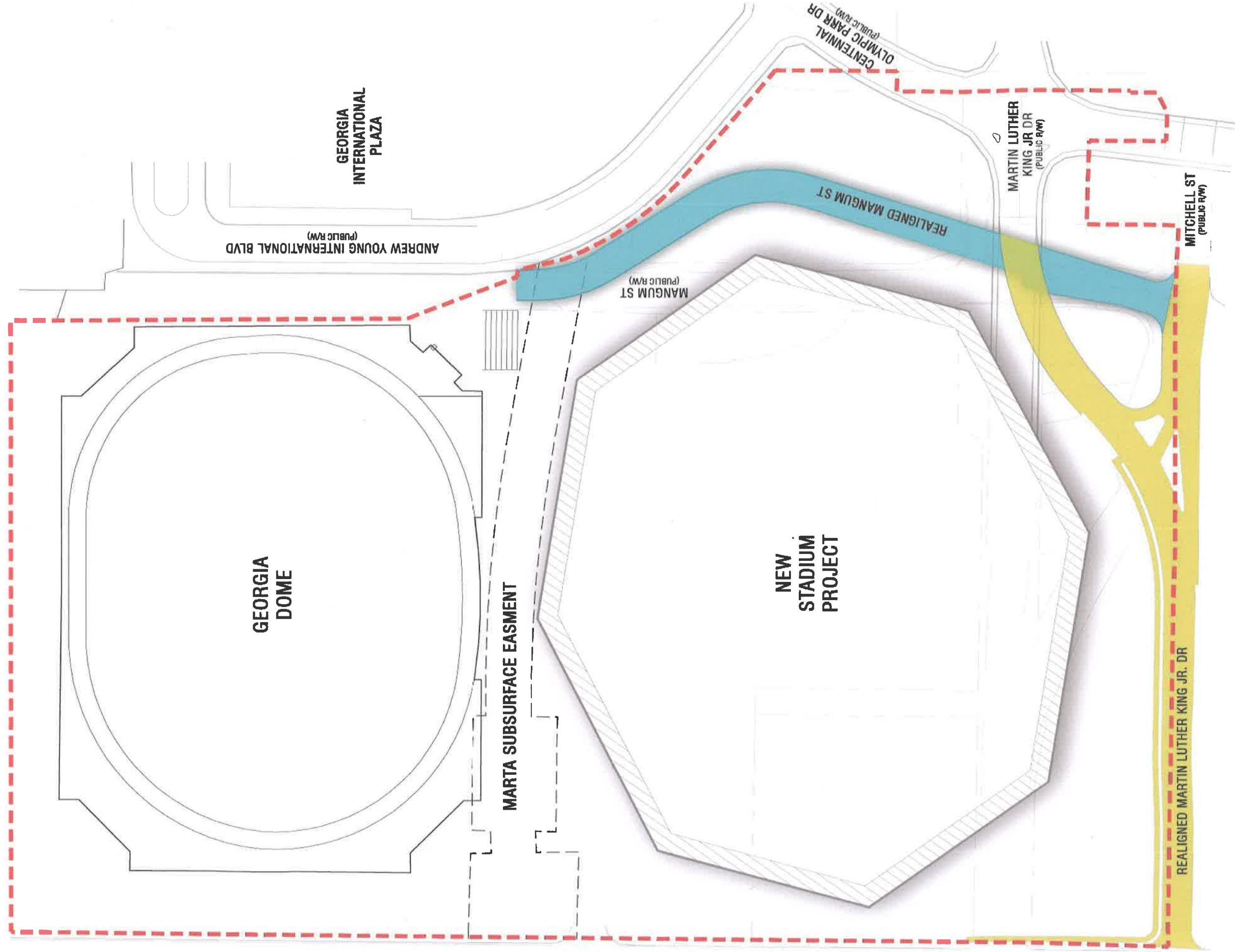
SP LIMITS = - - - - -

PHASE I = ABANDONMENT COMPLETE

PHASE II = ABANDONMENT

PHASE III = ABANDONMENT





NSP LIMITS = ---

PHASE 1 = MANGUM ST. RELOCATION

PHASE 2 = MLK JR. DR RELOCATION

