



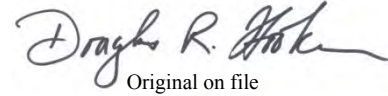
REGIONAL REVIEW FINDING

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

DATE: May 2, 2015

ARC REVIEW CODE: R15041701

TO: Mayor Jim Baskett
ATTN TO: Amanda Thompson, Planning Director
FROM: Douglas R. Hooker, Executive Director
RE: Development of Regional Impact Review



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.

Name of Proposal: Columbia Park

Submitting Local Government: City of Decatur

Review Type: Development of Regional Impact **Date Opened:** April 17, 2015 **Date Closed:** May 2, 2015

Description: This project is a proposed mixed-use development located in the City of Decatur, near the intersection of East College Avenue and Sams Street, on the Avondale MARTA Station south parking lot. It is proposed to include 338 apartment units, 34 condominium units, 92 senior housing units, 17,220 SF retail space, 4,500 SF restaurant space, 22,550 SF grocery store and 40,000 SF institutional space.

Comments: According to the ARC Unified Growth Policy Map (UGPM) and Regional Development Guide (RDG), the proposed development is located in a Maturing Neighborhood and is within to a Station Community. The UGPM and RDG state that Maturing neighborhoods are denser than established suburbs and the development pattern is more similar to that of pre-1970s urban development. These areas represent the part of the region that is facing infill and redevelopment pressures. In many cases, the infrastructure is in place to handle the additional growth.

These areas represent the part of the region that is facing infill and redevelopment pressures. In many cases, the infrastructure is in place to handle the additional growth, however in some areas, infrastructure is built out with limited ability to expand. This may constrain the amount of additional growth possible in certain areas. Many arterial streets in this area are congested due to their use as a regional route for commuters.

The proposed development is adjacent to the Avondale MARTA Station which is an identified station community. While many transit stations are located in existing centers with transit supportive development and density, many transit stations are underutilized from a land use perspective. This makes it more difficult to fund and operate transit in these places, and transit supportive development will be critical to increase ridership in these locations. Based on the area and place type that station communities are found in, different station communities will have different levels of development and density.

The proposed development is located in an area that needs transit supportive density and infrastructure. The City of Decatur, MARTA and the developer should identify all potential non-motorized connections to the site and to the adjacent MARTA station. Additionally, where possible, future potential connections to adjacent parcels, development sites and public streets should be identified and retained. The submitted site plan includes sidewalks and a proposed multi-use path, these should connect with existing and proposed bicycle and pedestrian facilities in the surrounding community, including those located outside the city limits and within adjacent jurisdictions.

See additional staff comments included in this review report.

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

ARC COMMUNITY DEVELOPMENT
ARC RESEARCH AND ANALYTICS
GEORGIA DEPARTMENT OF NATURAL RESOURCES
DEKALB COUNTY

ARC TRANSPORTATION ACCESS AND MOBILITY
ARC AGING AND HEALTH RESOURCES
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF AVONDALE ESTATES

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

If you have any questions regarding this review, Please contact Jon Tuley at (404) 463-3307 or jtuley@atlantaregional.com. This finding will be published to the ARC website.

The ARC review website is located at: <http://www.atlantaregional.com/land-use/planreviews>.



MEMORANDUM

TO: Jon Tuley, Land Use Division

FROM: Daniel Studdard, Transportation Access and Mobility Division

DATE: April 29, 2015

SUBJECT: **Transportation Division Review of DRI # 2453**

Project: Columbia Park

County: DeKalb, City of Decatur

Location: On the south side of E College Avenue/US 278, across the street from the Avondale MARTA station

Analysis:

Expedited

☒

Non-Expedited

☐

cc: David Haynes
TAMD

The Transportation Access & Mobility Division has reviewed the traffic study performed by Kimley-Horn and Associates, Inc., on behalf of Columbia Ventures LLC, the developer of Columbia Park. The following input is provided for the Infrastructure section of the DRI Report. This DRI proposal is being considered for review under the Georgia Regional Transportation Authority Expedited Review Process, based on compliance with the Expedited Review Criteria in Section 3-102, Part F – Livable Centers Initiative (LCI). This development is located within and is consistent with the *City of Decatur Livable Centers Initiative (LCI)* study.

The proposed 8.82 acre site is located along the south side of E College Avenue/US 278/SR 10, between Sams Street and Derrydown Way, across the street from the Avondale MARTA heavy rail station. The site is owned by MARTA and will retain existing MARTA transit features including the existing Avondale Station South Loop bus bays, the existing Avondale MARTA rail station pedestrian bridge that connects the rail transit facility with the existing bus bays, and the 214 park-and-ride parking spaces that are utilized today. The proposed development will include transit-oriented-design (TOD) elements and provide a mix of residential housing options, retail, restaurant and proposed educational or institutional space. Build-out of the proposed redevelopment project is expected to be completed by 2021. The proposed site consists of the following land uses and densities:

Table 1: Columbia Park DRI Proposed Land Uses	
Residential Apartment	339 dwelling units (incl. 6 live/work units)
Residential Condominium	34 dwelling units
Senior Adult Housing - Attached	92 dwelling units
School/ Educational	350 students (40,000 square feet)
Retail	17,220 square feet
Grocery	22,550 square feet
Restaurant	4,500 square feet

INFRASTRUCTURE

Transportation

How many site access points and parking facilities will be associated with the proposed development? What are their locations?

There are five site access points:

- Proposed relocated site driveway on E. College Avenue/US 278/SR 10 (driveway is proposed to be relocated 150 feet east of existing location)
- Proposed new driveway on Derrydown Way
- Two existing driveways on Sams Street
- Proposed new driveway on Sams Street

A variety of surface and structured parking will be provided throughout the site including angled surface parking lot spaces accessible by the site driveway on E. College Avenue/US 278/SR 10, a single parking structure directly accessible via a site driveway on Sams Street as well as internally accessible via two parking garage entrances internal to the site, and parallel parking spaces along internal roadways and adjacent to proposed buildings throughout the development. These parking options include the following:

Total New Parking Provided (approx.):	785
MARTA Park-and-Ride Parking Replaced (approx.):	214
TOTAL Parking Provided (approx.):	999 (54 street/surface, 945 deck)

How much average daily traffic will be generated by the proposed project?

The traffic consultant calculated traffic volumes for the proposed land uses and densities using equations contained in the *Institute of Transportation Engineers' (ITE) Trip Generation Manual, Ninth Edition, 2012*. Trip generation for this proposed development is calculated based upon the following land uses: apartment dwelling units (ITE Code 220), residential condominiums (ITE Code 230), senior housing dwelling units (ITE Code 252), private school (ITE Code 536), retail shopping square footage (ITE Code 820), supermarket square footage (ITE Code 850), and restaurant square footage (ITE Code 932).

A total of 3,686 net new daily trips are projected. This includes mixed-use, alternative mode, and pass-by trip reductions. The total (net) trips generated and analyzed were listed in Table 6 of the report.

Table 2: Columbia Park DRI Net Trip Generation							
	Daily Traffic			AM Peak Hour		PM Peak Hour	
	TOTAL	Enter	Exit	Enter	Exit	Enter	Exit
Gross Project Trips	7,824	3,912	3,912	306	336	378	302
<i>Mixed-Use Reduction</i>	<i>-1,174</i>	<i>-587</i>	<i>-587</i>	<i>0</i>	<i>0</i>	<i>-47</i>	<i>-47</i>
<i>Alternative Mode Reduction</i>	<i>-1,662</i>	<i>-831</i>	<i>-831</i>	<i>-77</i>	<i>-85</i>	<i>-84</i>	<i>-64</i>
<i>Pass-By Reduction</i>	<i>-1,302</i>	<i>-651</i>	<i>-651</i>	<i>0</i>	<i>0</i>	<i>-59</i>	<i>-59</i>
Net New Trips	3,686	1,843	1,843	229	251	188	132

Summarize the transportation improvements as recommended by the traffic study consultant

The consultant recommended no roadway improvements based on the existing condition analysis.

The 2021 No Build analysis showed Intersection 4, East College Avenue/US 278/SR 10 at Arcadia Avenue/Sams Crossing, operating at LOS F during the AM peak hour. The consultant recommends constructing a westbound right-turn lane along East College Avenue/US 278/SR 10 at Arcadia Avenue/Sams Crossing. This would change the AM peak hour LOS to E, which meets the LOS standard for that intersection during the AM peak hour.

The addition of this proposed westbound right-turn lane would also result in LOS E during the AM peak hour in the 2021 Build analysis. No additional traffic recommendations were made based on the 2021 Build analysis.

The transportation study also states that the proposed development has placed an emphasis on creating new pedestrian and bicycle connectivity throughout and adjacent to the proposed residential, retail, restaurant, and educational space. All proposed new street connections through the site will include sidewalks and crosswalks, while existing block faces on Sams Street and E. College Avenue are intended to be updated during the construction process. The proposed East Decatur Greenway Trail is intended to traverse the site via an entry point just south of the driveway entrance on Derrydown Way and will connect as a non-vehicular access way through the development adjacent to the structure parking facility to the MARTA pedestrian bridge to the north, and to the proposed educational facility to the south.

List the transportation improvements that would affect or be affected by the proposed project.

The transportation study stated that the consultant researched ARC's Transportation Improvement Plan (TIP), GDOT's Statewide TIP (STIP), ARC's Plan 2040 Regional Transportation Plan (RTP), GDOT's Construction Work Program, and the 2014 DeKalb County Transportation Plan, for currently programmed transportation projects within the

vicinity of the proposed development. Several projects are programmed for the area surrounding the study network. The identified projects are listed in Table 12 of the study, shown below, and fact sheets identifying characteristics of these projects are included in Appendix E of the transportation study.

Table 3: Planned and Programmed Improvement Projects

No	Year	Project Number	Project Description
1	2015*	DK-344A (PLAN 2040) 1676 (DeKalb 2014)	Upgrades to approximately 40 signals in/ around Downtown Decatur - Howard Ave, E Lake Rd, W Ponce de Leon, E. College Ave, Clairmont Ave, Trinity Pl, Commerce Dr. loop, Church St.
2	2015*	DK-352 (PLAN 2040) 1591 (DeKalb 2014)	South Fork Peachtree Creek Trail from Mason Mill Tennis Center to North Druid Hills Road (0.36-mile, Phase 4 of the South Fork Peachtree Creek Trail).
3	2020	AT-243 (PLAN 2040)	SR 154 (Memorial Drive) corridor improvements from I-75/85 to SR 155 (Candler Road) including improvements such as streetscape elements.
4	2020	AT-281 (PLAN 2040)	SR 154 (Memorial Drive) multimodal safety improvements from US 23 (Moreland Avenue) to SR 155 (Candler Road).
5	2020*	DK-032B (PLAN 2040) 1593 (DeKalb 2014)	Glenwood Road pedestrian facilities from SR 155 (Candler Road) to Columbia Drive: Phase II.
6	2020	DK-377 (PLAN 2040)	North McDonough Road bicycle and pedestrian facilities from College Avenue to West Trinity Place.
7	2020	DK-406 (PLAN 2040) LCI Project	Clairmont-Commerce-Church bicycle/pedestrian improvements.
8	2020	DK-423 (PLAN 2040)	SR 155 (Clairmont Road) signal upgrades at 8 locations.
9	2020	DK-424 (PLAN 2040)	US 29 (Scott Boulevard/ Lawrenceville Hwy) and SR 236 (Hugh Howell Road) signal upgrades at 9 locations.
10	2020	DK-426 (PLAN 2040)	SR 154 (Memorial Drive) and SR 155 (Candler Road) signal upgrades at 14 locations.
11	2020*	DK-344C (PLAN 2040) 1675 (DeKalb 2014)	Upgrades to approximately 31 signals on Briarcliff (from Sheridan Rd to Johnson Rd), Clifton (from Briarcliff Rd to N Decatur Rd), Clairmont (from LaVista Rd to N Decatur Rd), and Church St (from N Decatur Rd to Bell St).
12	2020*	0264 (DeKalb 2014)	Church Street Road Diet – add center turn lane and on-street parking along with bicycle lanes from N Decatur Rd to Medlock Rd.
13	*	1958 (DeKalb 2014)	N. Clarendon Road at E Ponce de Leon Avenue intersection improvements: signal upgrade with railroad preemption.
14	*	5093 (DeKalb 2014)	Clairmont Road multimodal corridor improvements to include a median (center turn lane or landscaped) as well as bike and pedestrian accommodations and operational recommendations at key intersections.
15	*	6011 (DeKalb 2014)	DeKalb Industrial Way at Milscott Drive pedestrian improvements - this location requires an enhanced pedestrian crossing, which could include a median, pedestrian refuge or RRFB.
16	*	6031 (DeKalb 2014)	Covington Trails and Kensington MARTA Station road diets: Phase I: Create a trail system to connect the Kensington MARTA Station to the Indian Creek MARTA station and surrounding neighborhoods; Road diet on Kensington Rd and Mountain Dr. including the removal of two vehicular lanes and addition of bicycle lanes.

Table 3: Planned and Programmed Improvement Projects

17	**	0198 (DeKalb 2014) T-7 (Avondale Master Plan)	College Avenue/ N Avondale Road/ Covington Road multimodal corridor study and improvements require a detailed engineering study. Improvements should include operational, pedestrian, and possibly bicycle accommodations (DeKalb 2014). US 278 Road Diet from Sams Crossing to S Avondale Rd (Section A) will remove one travel lane in each direction, bike lanes in each direction, provide landscaping, sidewalks, street trees, pedestrian lighting, and median refuges at pedestrian crossings (Avondale).
18	2015 ¹	0302 (DeKalb 2014)	East Decatur Greenway Trail/ PATH Foundation Shoal Creek Trail Phase I; Expansion of the PATH Foundation trail system from Candler Road/ South River Trail to Avondale MARTA station.

** Completion dates for projects included in the adopted 2014 DeKalb Transportation Plan are unknown at this time. All 2014 DeKalb Transportation Plan projects noted were identified for constrained Tier 1 funding.*

*** Funding allocations and completion dates are currently unknown for the proposed projects along E.*

College Avenue, although there are multiple agencies with interest in the completion of these projects.

1 The East Decatur Greenway Trail anticipates breaking ground mid-summer of 2015 for the 1.1 mile multipurpose segment between 890 Columbia Drive and the Avondale MARTA station. Completion of the trail is anticipated by the end of 2015 through a public-private partnership including the PATH Foundation, East Decatur Greenway Inc., DeKalb County, and private donors.

Is the site served by transit? If so, describe type and level of service and how it will enhance or be enhanced by the presence of transit? Are there plans to provide or expand transit service in the vicinity of the proposed project?

The proposed project is located on MARTA property and will incorporate existing Avondale MARTA Station elements within the proposed development with transit-oriented design elements (TOD) including appropriate pedestrian and bicycle infrastructure/circulation throughout the development. Existing elements that are proposed to remain in the future development include:

- Avondale Station South Loop bus bays (bus routes 8, 36, 75, and 114)
- Avondale rail station and pedestrian bridge over railroad/E. College Avenue
 - Includes connections to bus routes 120 and 125
- 214 Park-and-Ride parking spaces that exist today on-site

The existing bus bays will be enclosed within the proposed structured parking facility, adding shelter for waiting passengers. Additionally, the pedestrian bridge associated with the Avondale MARTA rail station will receive enhancements as part of the proposed project including a larger gateway/plaza at its existing location on the site with active use including plaza-level retail and restaurant space.

What other issues should be considered during the traffic study or in general for the proposed development?

Adequate loading zones should be provided for all uses, particularly all retail and restaurant uses. The proposed grocery store will generate a significant amount of truck traffic. It is unclear from the site plan where trucks will park while unloading at the grocery store. Adequate truck parking and loading zones should be provided on-site for the grocery store and not on adjacent roadways. Additionally, the site design and access points should provide adequate space and turning radii for trucks to enter and exit the site without creating turning conflicts with vehicles on the adjacent roadways or impacting the curbs or streetscape features at the access points.

COLUMBIA PARK AT AVONDALE STATION DRI
City of Decatur
Natural Resources Division Comments
April 14, 2015

Watershed Protection and Stream Buffers

The proposed project is located on an already developed site in the South River Watershed, which is not a water supply watershed in the Atlanta Region and no Part 5 Environmental Minimum Planning Criteria for water supply watersheds apply.

The USGS coverage for the project area shows no perennial streams on or near the. Any unmapped streams on the property may be subject to the 75-foot DeKalb County stream buffers and the 25-foot State Erosion and Sediment Control Buffer. Any waters of the state on the property will subject to the 25-foot State erosion and sediment control buffer.

Stormwater / Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to all relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. ARC has estimated the amount of pollutants produced after the construction of the proposed development. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr). The loading factors are based on regional storm water monitoring data from the Atlanta Region with impervious areas based on estimated averages for land uses in the Atlanta Region. Given the proposed coverage shown on the submitted plans, commercial was selected as the use for the entire property. The project is being built on an already developed property with existing impervious surfaces, which will affect the actual increases in loading amounts. Where actual impervious percentages are higher or lower than the estimate, or where the land use varies, the pollutant loads will differ accordingly. The following table summarizes the results of the analysis:

Estimated Pounds of Pollutants Per Year:

Land Use	Land Area (ac)	Total Phosphorus	Total Nitrogen	BOD	TSS	Zinc	Lead
Commercial	8.82	15.08	153.47	952.56	8670.06	10.85	1.94
TOTAL	8.82	15.08	153.47	952.56	8670.06	10.85	1.94

Total % impervious 85%

For all new or upgraded on-site detention that is required for this project, the facilities should adhere to the applicable Metropolitan North Georgia Water Planning District 2009 Watershed Management Plan's Stormwater and Watershed Protection Ordinances, as adopted by the City of Decatur. In addition, the design should include stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual (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.



REGIONAL REVIEW NOTIFICATION

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



DEVELOPMENT OF REGIONAL IMPACT REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Development Center for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and give us your comments in the space provided. The completed form should be returned to the RDC on or before the specified return deadline.

Preliminary Findings of the RDC: **Columbia Park** *See the Preliminary Report.*

Comments from affected party (attach additional sheets as needed):

Per the Georgia Department of Transportation Office of Planning's review, the Columbia Park DRI (#2479) DRI does not appear to affect any GDOT projects currently programmed in the immediate area.

Individual Completing Form: Julia Billings

Local Government:

Department: GDOT, Office of Planning

Telephone: (404) 631 -1774

Signature:

Date: 4/29/15

Please return this form to:

Jon Tuley, Atlanta Regional Commission
40 Courtland Street NE
Atlanta, GA 30303
Ph. (404) 463-3307 Fax (404) 463-3254
jtuley@atlantaregional.com

Return Date: *May 2, 2015*

Jonathan Tuley

From: Hood, Alan C. <achood@dot.ga.gov>
Sent: Monday, April 20, 2015 11:21 AM
To: Jonathan Tuley
Cc: maevans@dekalbcountyga.gov; Brian, Steve
Subject: RE: DRI Review Notification - Columbia Park (DRI #2479)
Attachments: Preliminary Report - Columbia Park (DRI 2479).pdf

Jon,

The proposed development, of 338 apartment units, 34 condominium units, 92 senior housing units, 17,220 SF retail space, 4,500 SF restaurant space, 22,550 SF grocery store and 40,000 SF institutional space, is located approximately 6.7 miles south east of the DeKalb – Peachtree Airport (PDK), and is located outside of any of their FAA surfaces, and compatible land use areas, and does not appear to impact the airport.

However, the proposed development is located within 7 miles of the PDK VOR Navaid, and the FAA requests that a 7460-1 be filed with the Federal Aviation Administration in order to determine if the development would impact the navigation signal reception. That may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notification, no later than 90 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. Mario Evans with DeKalb – Peachtree 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

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

From: Jonathan Tuley [<mailto:JTuley@atlantaregional.com>]
Sent: Friday, April 17, 2015 5:54 PM
To: jud.turner@gaepd.org; Fowler, Matthew; VanDyke, Cindy; Ware, Alan; Comer, Carol; Hood, Alan C.; Allen, Patrick; Olson, David W; Giles, Shane; Crowe, Richard; lbeall@grta.org; DRI; 'Jon West'; amanda.thompson@decaturga.com; lyn.menne@decaturga.co; kstevens@avondaleestates.org; jvontrapp@columbiaven.com; dbaynes@columbiaven.com; jsilverman@dwelldesignstudio.com; angela.fanney@kimley-horn.com; John.Walker@kimley-horn.com; 'ana.eisenman@kimley-horn.com' (ana.eisenman@kimley-horn.com); pgkeeter@dekalbcountyga.gov; aabaker@dekalbcountyga.gov
Cc: Community Development; Jim Santo; Daniel Studdard; Jim Skinner; Sammie Carson; Carolyn Rader
Subject: DRI Review Notification - Columbia Park (DRI #2479)

Development of Regional Impact Request for Comments

This e-mail serves as notice that the Atlanta Regional Commission (ARC) staff has begun the Development of Regional Impact (DRI) review for **Columbia Park (DRI #2479)**. This project is a proposed mixed-use development located in the City of Decatur, near the intersection of East College Avenue and Sams Street, on the Avondale MARTA Station south parking lot. It is proposed to include 338 apartment units, 34

condominium units, 92 senior housing units, 17,220 SF retail space, 4,500 SF restaurant space, 22,550 SF grocery store and 40,000 SF institutional space.

We request that you or a member of your staff review the attached preliminary report, and provide comments to ARC by April 17, 2015.

Review opened on: April 17, 2015

Comments Due: May 2, 2015

Review will close on: May 2, 2015 (expedited review)

For more information regarding the DRI processes, information needed for the review or other DRI's reviewed by ARC, please see the [DRI 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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Georgia DOT has launched a new, more relevant, professional and user-friendly website. Take a look at www.dot.ga.gov. A brief video explaining the new site can be viewed at <https://youtu.be/e3Mu5jW9VKM>. Also, see our Fact Sheet at www.dot.ga.gov/AboutGeorgia/Pages/TravelSmart.aspx. If you have questions and feedback, drop us a line at TravelSmart@dot.ga.gov

Developments of Regional Impact

[DRI Home](#) [DRI Rules](#) [Thresholds](#) [Tier Map](#) [FAQ](#) [Apply](#) [View Submissions](#) [Login](#)

DRI #2479

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government:

City of Decatur

Individual completing form:

Amanda Thompson

Telephone:

678-553-6513

E-mail:

amanda.thompson@decaturga.com

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project:

Columbia Park

Location (Street Address, GPS Coordinates, or Legal Land Lot Description):

2615-2661 East College Avenue (Avondale MARTA Station parking lot)

Brief Description of Project:

Mixed use development with 338 apartment units, 34 condominium units, 92 senior housing units, 17,220 SF retail space, 4,500 SF restaurant space, 22,550 SF grocery store and 40,000 SF institutional space.

Development Type:

☐ (not selected)

☐ Hotels

☐ Wastewater Treatment Facilities

☐ Office

☒ Mixed Use

☐ Petroleum Storage Facilities

☐ Commercial

☐ Airports

☐ Water Supply
Intakes/Reservoirs

☐ Wholesale & Distribution

☐ Attractions & Recreational
Facilities

☐ Intermodal Terminals

☐ Hospitals and Health Care
Facilities

☐ Post-Secondary Schools

☐ Truck Stops

<input type="radio"/> Housing <input type="radio"/> Waste Handling Facilities <input type="radio"/> Any other development types	
<input type="radio"/> Industrial <input type="radio"/> Quarries, Asphalt & Cement Plants	
If other development type, describe:	
Project Size (# of units, floor area, etc.):	464 residential units, 44,270 SF retail/restaurant/commercial, 40,000 SF institutional
Developer:	Columbia Ventures
Mailing Address:	1718 Peachtree ST NW
Address 2:	Suite 684
	City:Atlanta State: GA Zip:30309
Telephone:	404-872-8300
Email:	jvontrapp@columbiaven.com
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, property owner:	MARTA
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, in what additional jurisdictions is the project located?	
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, provide the following information:	Project Name:
	Project ID:
The initial action being requested of the local government for this project:	<input type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input checked="" type="checkbox"/> Permit <input type="checkbox"/> Other
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: 2021 Overall project: 2021
Back to Top	

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Developments of Regional Impact

[DRI Home](#) [DRI Rules](#) [Thresholds](#) [Tier Map](#) [FAQ](#) [Apply](#) [View Submissions](#) [Logout](#)

DRI #2479

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government:	City of Decatur
Individual completing form:	Amanda Thompson
Telephone:	678-553-6513
Email:	amanda.thompson@decaturga.com

Project Information

Name of Proposed Project:	Columbia Park
DRI ID Number:	2479
Developer/Applicant:	Columbia Ventures
Telephone:	404-872-8300
Email(s):	jvontrapp@columbiaven.com

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
---	--

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
---	--

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out:	Total: \$110 MM (\$100 MM excluding land, \$10 MM land)
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Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	Total: \$1.55 MM (\$1.5 MM Property Tax, \$50K Sales Tax)
Is the regional work force sufficient to fill the demand created by the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Will this development displace any existing uses?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please describe (including number of units, square feet, etc): This development will replace the existing MARTA surface parking lot; however new, structured parking will provide the same amount parking spaces that are being utilized today by MARTA customers.	
Water Supply	
Name of water supply provider for this site:	DeKalb County
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.16 (MGD)
Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand the existing water supply capacity:	
Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, how much additional line (in miles) will be required? TBD	
Wastewater Disposal	
Name of wastewater treatment provider for this site:	DeKalb County
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.13 (MGD)
Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing wastewater treatment capacity:	
Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, how much additional line (in miles) will be required? TBD	

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)

Net New: 3,686, 481 AM peak, 322 PM peak

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?

☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project?

☐ (not selected) ☐ Yes ☒ No

If yes, please describe below:

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?

2,771 tons

Is sufficient landfill capacity available to serve this proposed project?

☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development?

☐ (not selected) ☐ Yes ☒ No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?

96%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:

The site will provide stormwater detention and water quality per the current City of Decatur stormwater ordinance.

Environmental Quality

Is the development located within, or likely to affect any of the following:

- | | |
|---|--|
| 1. Water supply watersheds? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 2. Significant groundwater recharge areas? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 3. Wetlands? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 4. Protected mountains? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 5. Protected river corridors? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 6. Floodplains? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 7. Historic resources? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 8. Other environmentally sensitive resources? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |

If you answered yes to any question above, describe how the identified resource(s) may be affected:

Save Updates to Submitted Form

Save without Submitting

Cancel

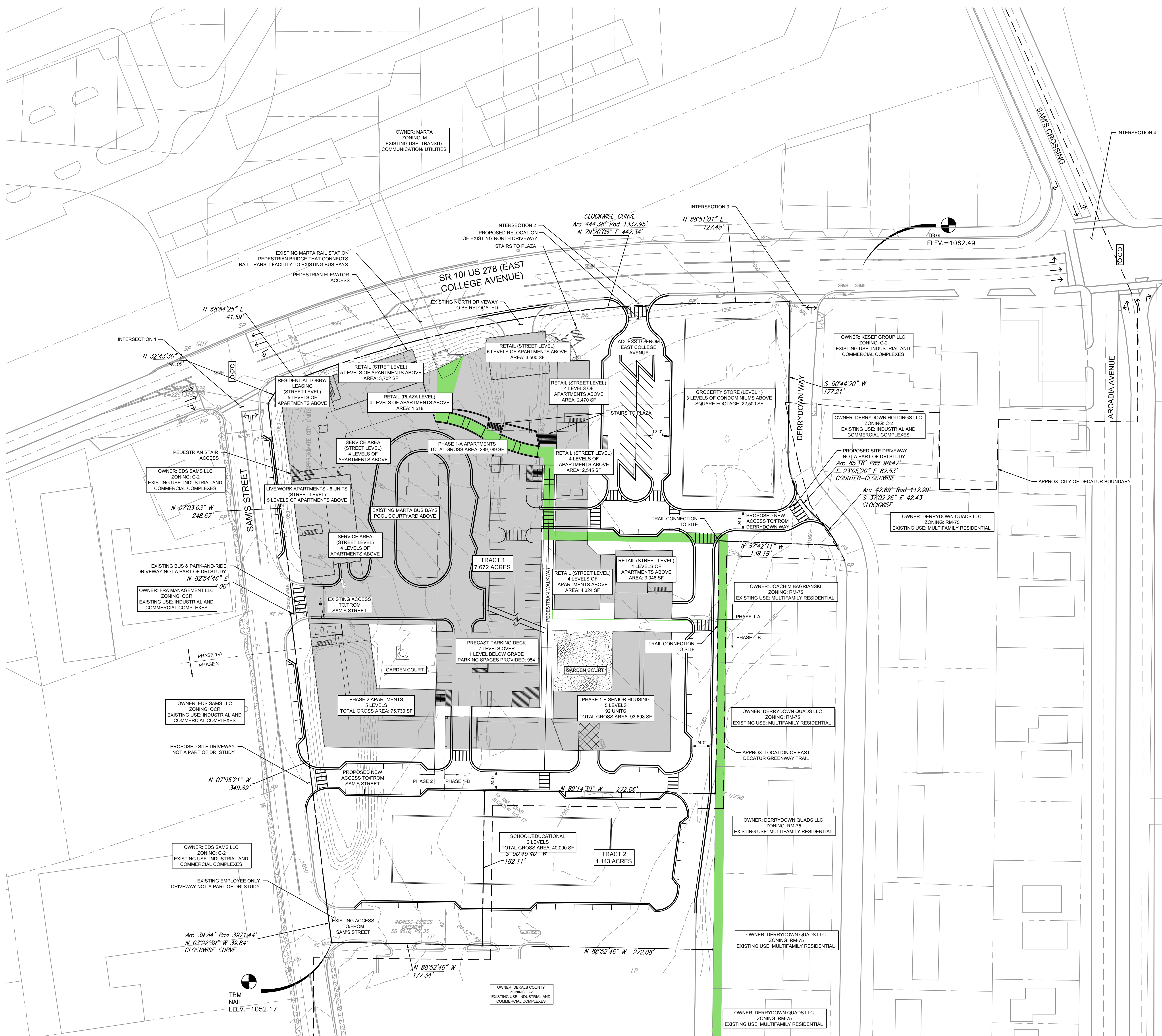
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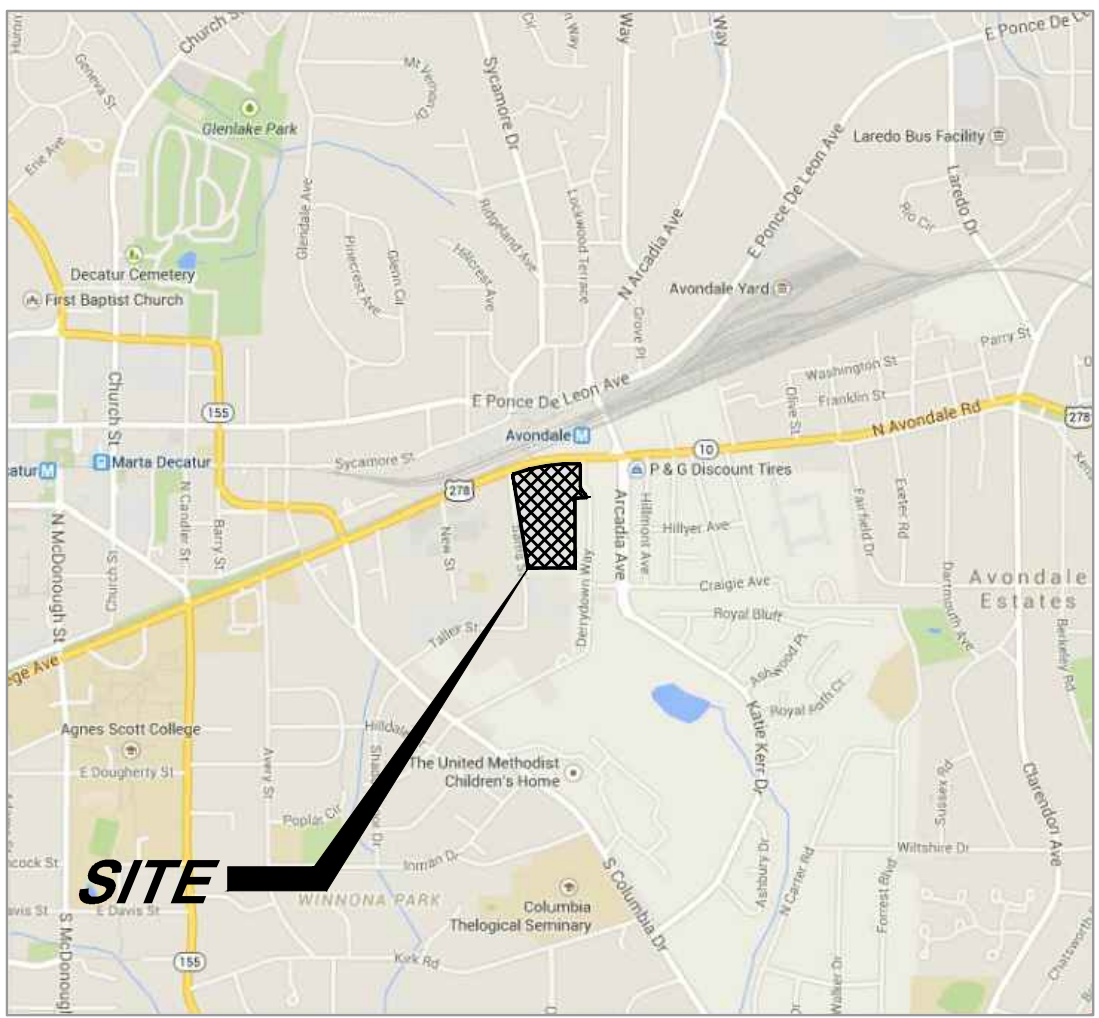
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LOCATION MAP:



CONTACTS:

APPLICANT: COLUMBIA VENTURES
1718 PEACHTREE STREET NW, SUITE 684
ATLANTA, GA 30309
CONTACT: JAKOB VON TRAPP
PHONE: 404.872.8300

TRAFFIC CONSULTANT: KIMLEY-HORN AND ASSOCIATES, INC.
2 SUN COURT, SUITE 450
PEACHTREE CORNERS, GA 30092
CONTACT: JOHN WALKER
PHONE: 770.825.0744

ARCHITECT: DWELL DESIGN STUDIO, LLC
3655 BROOKSIDE PARKWAY, SUITE 150
ALPHARETTA, GA 30022
CONTACT: JOSE PEREZ
PHONE: 770.864.1035

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
817 WEST PEACHTREE ST. NW, SUITE 601
ATLANTA, GA 30308
CONTACT: ANGELA FANNEY
PHONE: 404.419.8700

SUMMARY TABLE:

SITE ACREAGE:

TRACT 1: 7.672 ACRES
TRACT 2: 1.143
TOTAL: 8.815

PROPOSED DEVELOPMENT:

PARK-AND-RIDE:	214 PARKING SPACES (EXISTING)
APARTMENT:	339 DWELLING UNITS (INCLUDING 6 LIVE/WORK UNITS)
CONDOMINIUM:	34 DWELLING UNITS
SENIOR HOUSING:	92 DWELLING UNITS
SCHOOL/EDUCATIONAL:	40,000 SF
RETAIL:	17,220 SF
GROCERY:	22,550 SF
RESTAURANT:	4,500 SF

DENSITY:

52 UNITS PER ACRE

FLOOR AREA RATIO:

COMMERCIAL/EDUCATIONAL
(SCHOOL, RETAIL, GROCERY, AND RESTAURANT): 4.56

PARKING:

PARKING SPACES PROVIDED	
STREET/SURFACE PARKING:	54
PRECAST PARKING DECK:	945
TOTAL	999

MINIMUM PARKING SPACES REQUIRED:

TOTAL PHASE 1-A, 1-B, AND 2	662
BUILDING PROGRAM PARKING:	214
MARTA PARKING	10,500 SF
TOTAL	876

OPEN SPACE CALCULATIONS:

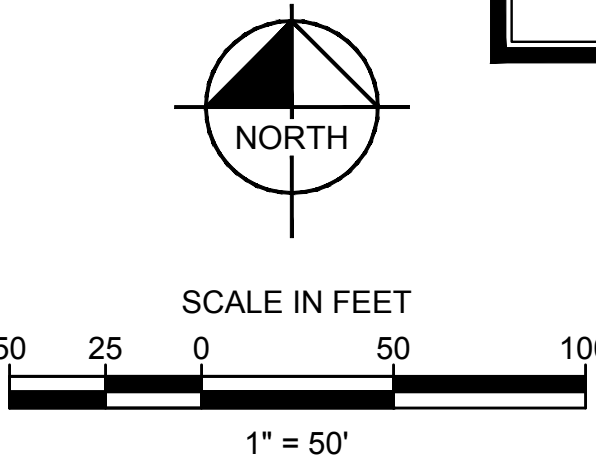
PROVIDED:	
LOWER LEVEL PLAZA:	11,051 SF
UPPER LEVEL PLAZA:	15,754 SF
COURTYARDS (PHASE 1-A AND 2):	19,566 SF
PEDESTRIAN WALK AND COURTYARD	
AT PHASE 1-B:	15,155 SF
RESIDENTIAL BALCONIES:	15,900 SF
STREETSCAPE:	10,500 SF
TOTAL	87,926 SF

REQUIRED: 66,838 SF



ANGELA L. FANNEY
Level II Certified Design Professional

CERTIFICATION NUMBER: 0000059731
ISSUED: 12/03/2012 EXPIRES: 12/03/2015



Kimley»Horn
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COLUMBIA PARK DRI# 2479
A TRANSIT ORIENTED DEVELOPMENT AT
AVONDALE STATION
CITY OF DECATUR, GEORGIA



ISSUED
REVISION
DATE: 04/03/2015

REVISION
REVISION NUMBER DESCRIPTION DATE

DATE:

DRI SITE PLAN

PRELIMINARY - NOT FOR
CONSTRUCTION

JOB NUMBER: 018978000

DRAWN BY: MMC
Author

CHECKED BY: ALF
Checker

DRI #2479