



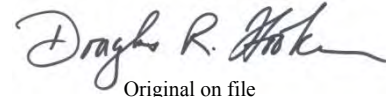
REGIONAL REVIEW NOTICE

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

DATE: April 17, 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 a preliminary regional review of the following Development of Regional Impact (DRI). ARC 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 as well as state, federal, and other agencies. The preliminary report does not address whether the DRI is or is not in the best interest of the local government.

Name of Proposal: Columbia Park

Review Type: DRI

Submitting Local Government: City of Decatur

Date Opened: April 17, 2015

Deadline for Comments: May 2, 2015

Date to Close: 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.

PRELIMINARY 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/landuse>.



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):

Individual Completing Form:

Local Government:

Department:

Telephone: ()

Signature:

Date:

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*

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: April 17, 2015

ARC REVIEW CODE: R15041701

TO: ARC Community Development, Natural Resources, Transportation Access and Mobility, Research and Analytics, and Aging and Health Resources Division Chiefs

FROM: Jon Tuley, Extension: 3-3307

Reviewing staff by Jurisdiction:

Community Development: Tuley, Jon **Transportation Access and Mobility:** Studdard, Daniel

Natural Resources: Santo, Jim **Research and Analytics:** Skinner, Jim

Aging and Health Resources: Rader, Carolyn

Name of Proposal: Columbia Park

Review Type: Development of Regional Impact

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.

Submitting Local Government: City of Decatur

Date Opened: April 17, 2015

Deadline for Comments: May 2, 2015

Date to Close: May 2, 2015

Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

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.

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
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Developments of Regional Impact

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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
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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
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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

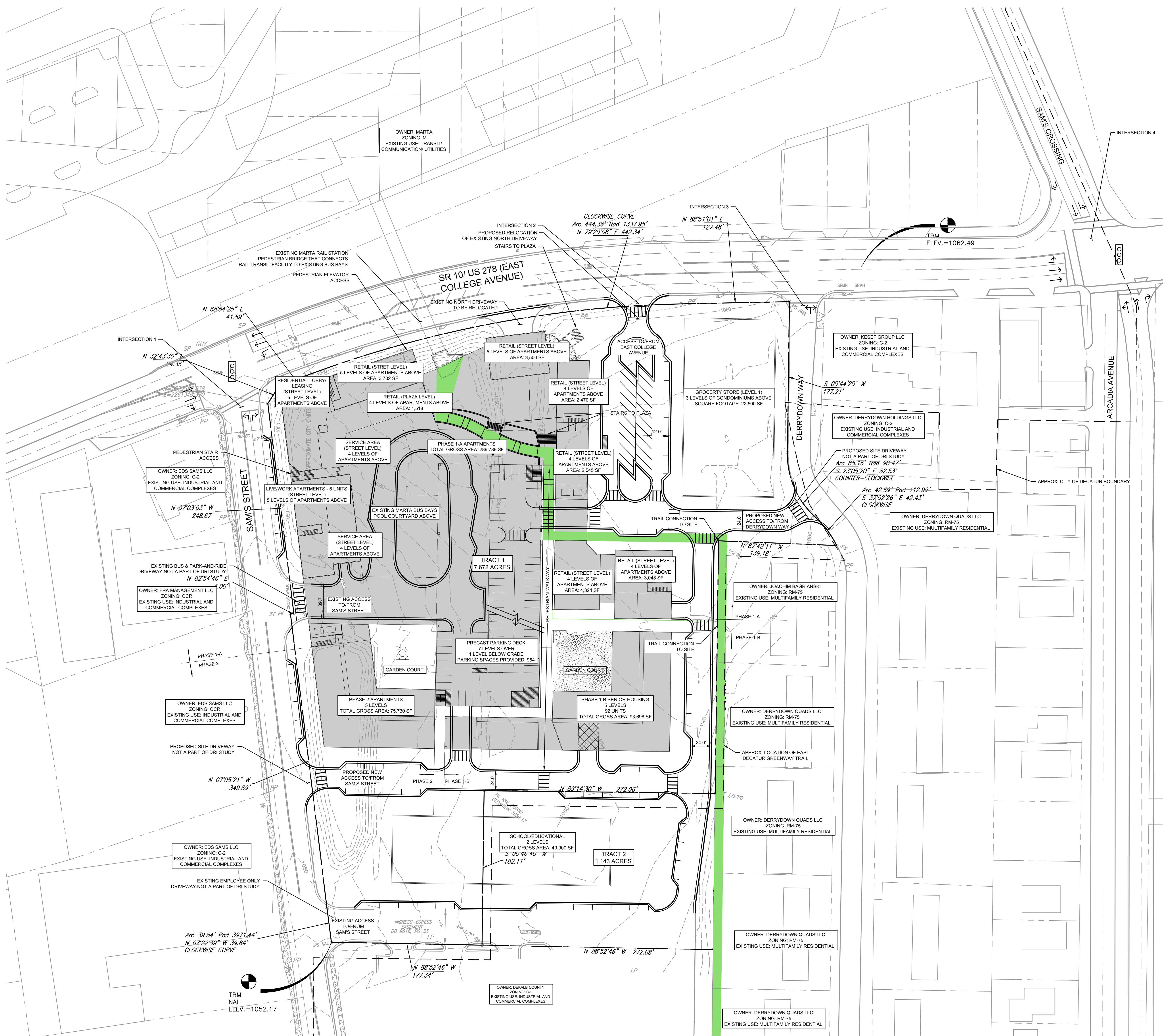
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You are logged in to the DRI Website as **jtuley**. | [Change Password](#) | [Go to Applications Listing](#)

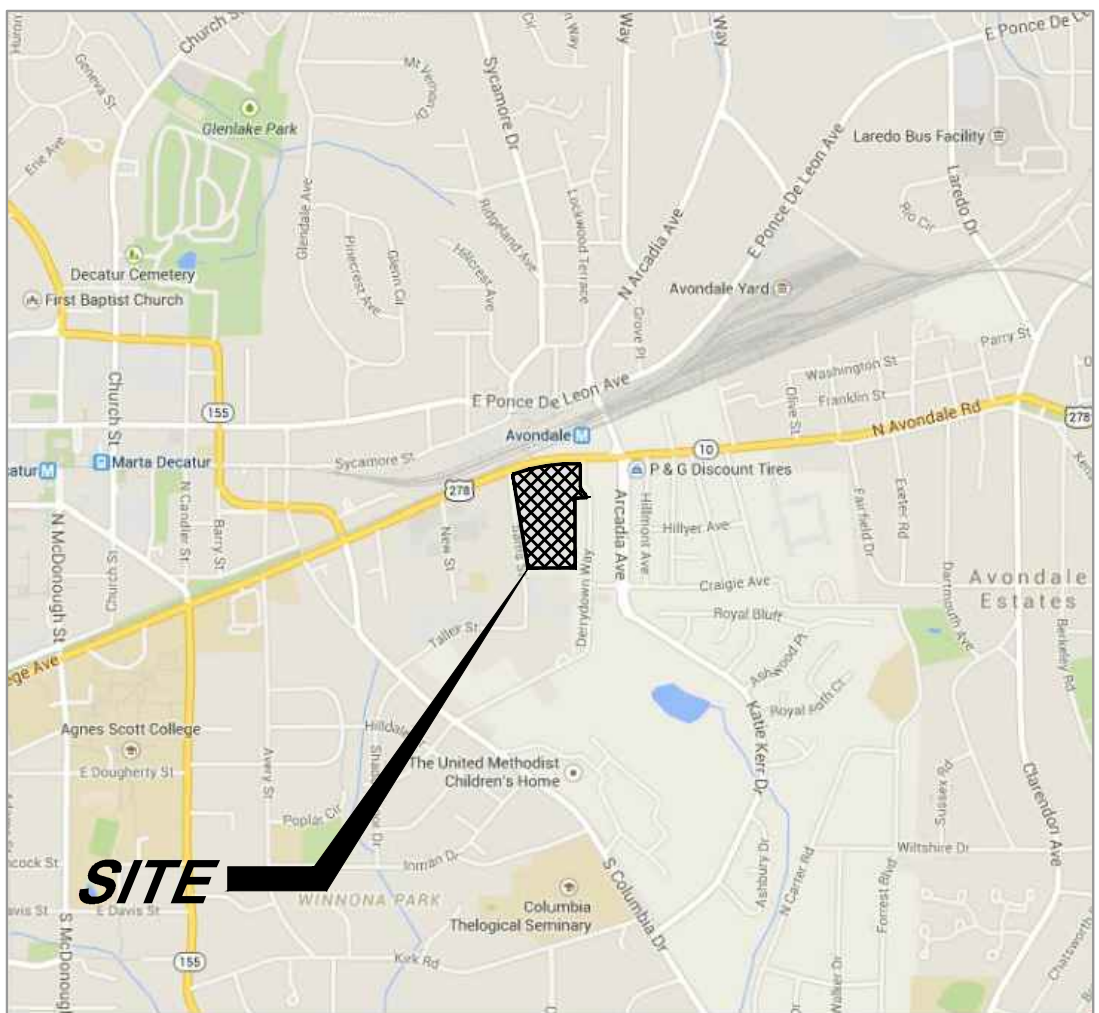
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LOCATION MAP:



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:

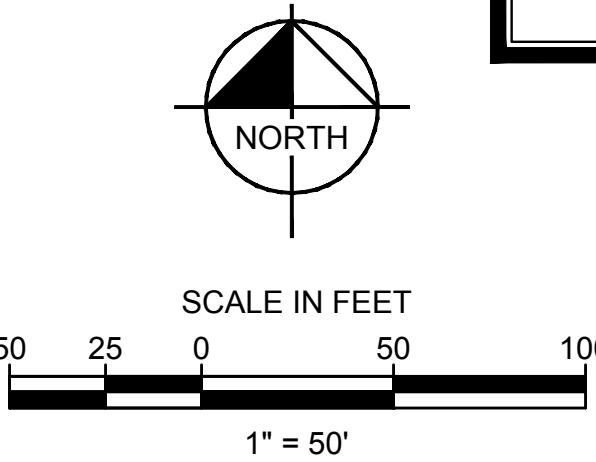
PROVIDED:	
LOWER LEVEL PLAZA:	11,051 SF
UPPER LEVEL PLAZA:	15,754 SF
COURTYARDS (PHASE 1-A AND 2):	19,566 SF
PEDESTRIAN WALK AND COURTYARD	
AT PHASE 1-B:	15,155 SF
RESIDENTIAL BALCONIES:	15,900 SF
STREETSCAPE:	10,500 SF
TOTAL	87,926 SF

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
© 2014 KIMLEY-HORN AND ASSOCIATES, INC.
817 WEST PEACHTREE ST. NW, SUITE 601
ATLANTA, GEORGIA 30308-1121
PHONE (404) 419-8700
WWW.KIMLEY-HORN.COM

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
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DATE:

DRI SITE PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

JOB NUMBER: 018978000

DRAWN BY	CHECKED BY
MMC	ALF
Author	Checker

DRI #2479