



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: May 15, 2015

ARC REVIEW CODE: R1505151

TO: CEO Lee May
ATTN TO: John Reid, DeKalb County
FROM: Dan Reuter, Manager, Community Development Division


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 related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: Avondale Park

Review Type: Area Plan Review

Submitting Local Government: DeKalb County

Date Opened: May 15, 2015 **Deadline for Comments:** May 24, 2015 **Date to Close:** May 24, 2015

Description: The proposed Avondale Park development is located in unincorporated DeKalb County, near the intersection of Mountain Drive and Memorial Drive and within a quarter mile of the Kensington MARTA Station. It will be a mixed-use development consisting of 12 single-family detached homes, 33 single-family attached townhomes, 315,000 square feet of office space and 24,000 square feet of commercial and retail space.

Additional Comments: According to the ARC Unified Growth Policy Map (UGPM) and the Regional Development Guide (RDG), the proposed development is located within the Maturing Neighborhoods area of the region. Additionally, the proposed development is located with the Kensington Livable Centers Initiative (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 Maturing Neighborhoods are areas in the region characterized by older neighborhoods that include both single and multifamily development, as well as commercial and office uses at connected key locations. Though commercial and office buildings are aging, they nonetheless are often incorporated into neighborhoods, providing an active mix of uses and amenities. 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, 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. Limited premium transit service is available in these areas.

The demand for infill development, redevelopment and adaptive reuse of existing buildings in this area should be balanced with the preservation of existing single family neighborhoods. Consideration should be given to the need for additional usable parks and greenspace close to residents, as well as developing and maintaining pedestrian-friendly amenities such as trails and sidewalks. Maturing Neighborhoods are areas where people are aging in place. These areas should integrate Lifelong Communities principles to ensure options for housing and transportation in the community that support older adults that want to remain in their communities for a lifetime.

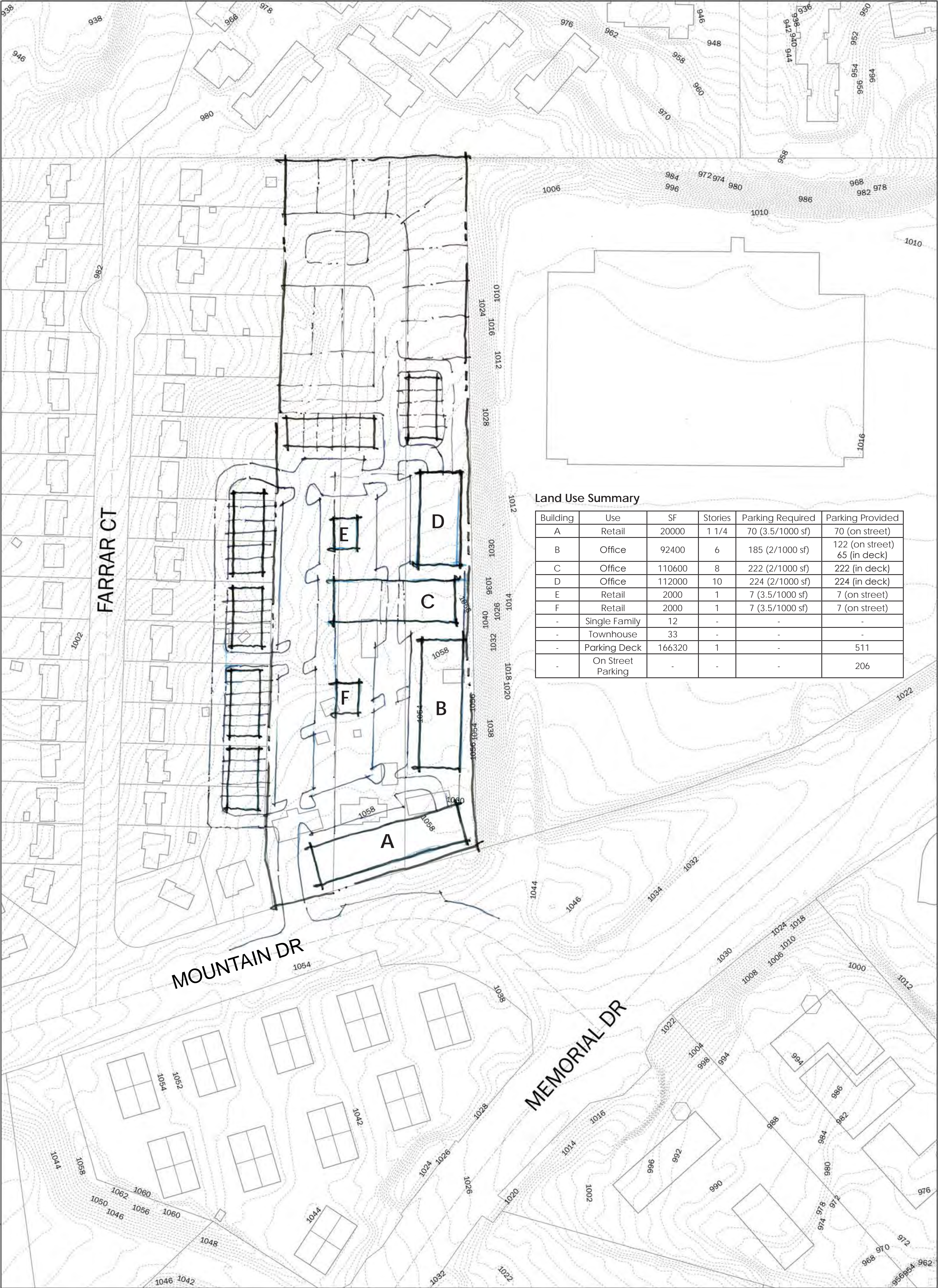
DeKalb County, MARTA, GDOT and the developer should work together to ensure safe pedestrian crossings are provided from the development site, across Mountain Drive to the Kensington MARTA Station. This may include, but is not limited to, sidewalks, bike paths, pedestrian crossing signals and crosswalks. The specific facility type and technology depends on local conditions.

Additionally, DeKalb County and the developer should identify potential points of interparcel access and preserve these points for future connections. While the access might not be constructed during the development of the proposed development, the design of the development should not preclude this access from occurring in the future.

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

ARC COMMUNITY DEVELOPMENT	ARC TRANSPORTATION ACCESS & MOBILITY	ARC NATURAL RESOURCES
ARC RESEARCH & ANALYTICS	ARC AGING & HEALTH RESOURCES	GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA DEPARTMENT OF NATURAL RESOURCES	GEORGIA DEPARTMENT OF TRANSPORTATION	GEORGIA REGIONAL TRANSPORTATION AUTHORITY
METRO ATLANTA RAPID TRANSIT AUTHORITY	DEKALB COUNTY	CITY OF AVONDALE ESTATES

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>.



Land Use Summary

Building	Use	SF	Stories	Parking Required	Parking Provided
A	Retail	20000	1 1/4	70 (3.5/1000 sf)	70 (on street)
B	Office	92400	6	185 (2/1000 sf)	122 (on street) 65 (in deck)
C	Office	110600	8	222 (2/1000 sf)	222 (in deck)
D	Office	112000	10	224 (2/1000 sf)	224 (in deck)
E	Retail	2000	1	7 (3.5/1000 sf)	7 (on street)
F	Retail	2000	1	7 (3.5/1000 sf)	7 (on street)
-	Single Family	12	-	-	-
-	Townhouse	33	-	-	-
-	Parking Deck	166320	1	-	511
-	On Street Parking	-	-	-	206

