



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 25, 2016

ARC REVIEW CODE: R1604252

TO: Mayor Kasim Reed, City of Atlanta
ATTN TO: Jonathan Lewis, Assistant Director of Planning - Transportation
FROM: Douglas R. Hooker, Executive Director, ARC
RE: Development of Regional Impact Review

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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 its relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This preliminary report does not address whether the DRI is or is not in the best interest of the local government.

Name of Proposal: 905 Memorial Drive

Review Type: DRI

Submitting Local Government: City of Atlanta

Date Opened: April 25, 2016

Deadline for Comments: May 10, 2016

Date to Close: May 16, 2016

Description: This DRI is located in the City of Atlanta, north of Interstate 20 and southeast of the intersection of Memorial Drive SE and Bill Kennedy Way SE. The project is an approximately 990,000-sq.ft. mixed-use development consisting of 120,000 sq. ft. of commercial space, 60,000 sq. ft. of office space, and 700 residential units (400 multi-family, 200 age-restricted, 100 condominium). This project is a redevelopment of an existing industrial property. The trigger for this DRI is a rezoning.

PRELIMINARY COMMENTS: According to the ARC Unified Growth Policy Map (UGPM), a component of the Atlanta Region's Plan, the proposed development is located within the Maturing Neighborhoods area of the region. Maturing Neighborhoods were primarily developed prior to 1970. These areas are typically adjacent to the Region's Core and Regional Employment Corridors, and in total they contain 49 percent of the region's jobs and 18 percent of its population.

The ARC Regional Development Guide (RDG), a related Atlanta Region's Plan component, details recommended policies for areas and places on the UGPM. Recommended policies for Maturing Neighborhoods include:

- Improve safety and quality of transit options by providing alternatives for end-of-trip facilities (such as bicycle racks) and sidewalks and/ or shelters adjacent to bus stops
- Identify and remedy incidents of "food deserts" within neighborhoods, particularly in traditionally underserved neighborhoods and schools
- Promote mixed-use where locally appropriate, specifically in areas served by existing or planned transit
- Develop policies and establish design standards to ensure new and infill development is compatible with existing neighborhoods

This DRI appears to manifest many of the above policies for this area of the region, including enhancing food access in an underserved area. In addition, the mix of uses, along with the site's proximity to bus transit and future BeltLine transit, offers the potential for residents to work and shop on site and for visitors to park once – or arrive on foot or by bicycle or transit – and conduct multiple trips on foot. These conditions can eliminate dependency on cars for internal site circulation and can encourage the use of alternative transportation modes.

-CONTINUED ON NEXT PAGE-

Therefore, care should be taken to ensure that the development promotes a functional, safe, clearly marked and comfortable pedestrian experience on all streets, paths and parking lots on the site, as well as all connections from the project to neighboring uses. The development team is also encouraged to ensure that end-of-trip facilities (bicycle racks, etc.) are provided at key locations throughout the site.

The planned intensity of this DRI generally aligns with the RDG's recommended range of densities in the Maturing Neighborhoods area. Care should be taken to ensure that the design is compatible, to the greatest extent possible, with the character and context of uses in the surrounding area.

This site is in close proximity to two ARC Livable Centers Initiative (LCI) study areas. The boundary of the Memorial Drive LCI area is roughly 0.2 miles to the west, and the boundary of the Moreland Avenue LCI area is roughly 0.1 miles to the east. As a result, the development team, along with City staff and leadership, should work together to ensure that the project is generally consistent with the recommendations of both LCI plans to the greatest extent possible, and that impacts of the proposed project do not negatively affect the potential for those LCI areas to develop as planned.

The current development plan proposes 1,872 parking spaces, 644 more than required by City code. In keeping with the goals of ARC's LCI program, the developer and City staff should work together to consider reducing the amount of parking on the site to reinforce and encourage the use of alternative transportation modes such as transit, bicycling and walking. Use of these modes is already present in the area, and parking reductions can be accomplished, at least in part, through additional shared parking strategies (shared parking is already contemplated in the development plan) and tools such as a Transportation Management Plan. Parking on site appears to be effectively screened.

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

ARC COMMUNITY DEVELOPMENT DIVISION
ARC RESEARCH & ANALYTICS DIVISION
GEORGIA DEPARTMENT OF NATURAL RESOURCES
DeKALB COUNTY
METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY

ARC TRANSPORTATION ACCESS & MOBILITY DIVISION
ARC AGING & HEALTH RESOURCES DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
ATLANTA BELTLINE, INC.

ARC NATURAL RESOURCES DIVISION
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
IMAGINE MEMORIAL/CENTRAL ATLANTA PROGRESS

If you have any questions regarding this review, please contact Andrew Smith at (404) 463-5581 or asmith@atlantaregional.com. This finding will be published to the ARC review website located at <http://www.atlantaregional.com/land-use/planreviews>.



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DEVELOPMENT OF REGIONAL IMPACT REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Commission for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient scale or importance that it is likely to generate impacts beyond the jurisdiction in which the project is located, for example in 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 in this packet and offer your comments in the space provided. The completed form should be returned to ARC on or before the specified return deadline.

Preliminary Findings of the RDC: 905 Memorial Drive *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:

Andrew Smith, Atlanta Regional Commission
40 Courtland Street NE
Atlanta, GA 30303
Ph. (404) 463-5581 Fax (404) 463-3254
asmith@atlantaregional.com

Return Date: *May 10, 2016*

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: April 25, 2016

ARC REVIEW CODE: R1604252

TO: ARC Division Managers

FROM: Andrew Smith, Ext. 3-5581

Reviewing staff by Jurisdiction:

Community Development: Smith, Andrew

Transportation Access and Mobility: Rushing, Byron

Natural Resources: Santo, Jim

Research and Analytics: Skinner, Jim

Aging and Health Resources: Ray, Renee

Name of Proposal: 905 Memorial Drive

Review Type: Development of Regional Impact

Description: This DRI is located in the City of Atlanta, north of Interstate 20 and southeast of the intersection of Memorial Drive SE and Bill Kennedy Way SE. The project is an approximately 990,000-sq.ft. mixed-use development consisting of 120,000 sq. ft. of commercial space, 60,000 sq. ft. of office space, and 700 residential units (400 multi-family, 200 age-restricted, 100 condominium). This project is a redevelopment of an existing industrial property. The trigger for this DRI is a rezoning.

Submitting Local Government: City of Atlanta

Date Opened: April 25, 2016

Deadline for Comments: May 10, 2016

Date to Close: May 16, 2016

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:

MEMORIAL DRIVE SHOPPING CENTER DRI
City of Atlanta
Natural Resources Division Review Comments
April 14, 2016

Watershed Protection and Stream Buffers

The proposed project is located on an already developed property in the Intrenchment Creek basin of the South River watershed, which is not a water supply watershed in the Atlanta Region. The USGS coverage for the project area shows no blue line streams on or near the project property. Any unmapped streams on the property may be subject to the City of Atlanta's Stream Buffer Ordinance. Any waters of the state that may be on the property will also be subject to the State 25-foot erosion and sedimentation buffer requirements.

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 the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. The amount of pollutants that will be produced after construction of the proposed development are dependent on the type and intensity of the use and the impervious coverage, which will affect the design of stormwater controls for the project. The project is being built on an already developed property with existing impervious surfaces, which will affect the actual increases in stormwater and loading amounts.

In order to address post-construction stormwater runoff quality, the project should implement 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.

We would also suggest the following additional measures to help reduce stormwater reduction and provide for its reuse:

- Use green spaces and tree planting beds as stormwater controls. These can be designed to provide maximum aesthetic value while also providing for water quality treatment and run-off reduction, potentially reducing the need for larger stormwater facilities and helping to minimize the negative effects of stormwater runoff on streams and water quality.
- Use pervious concrete or other pervious materials in parking areas. With the proper substrate, such materials can provide a large storage capacity, which will further help to reduce stormwater runoff.
- Use rainwater capture in the project design to provide for landscape irrigation during dry periods.

April 25, 2016

DRI #2557 – 905 Memorial Drive

ARC Transportation Access & Mobility Division – Preliminary Comments

Parking is significantly higher than required by the City – 50-70% depending on use – and should be reevaluated given this location's urban location, proximity to transit and regional alternative transportation routes, and adjacent neighborhood character;

Bike lanes along Glenwood Avenue should be expanded northwards or connected to Atlanta Beltline Trail section to improve bicycle access to surrounding neighborhoods;

Add bike lanes to Gibson Street;

Bike parking provided along Bill Kennedy Way and Memorial Drive, consistent with City policy or industry best practices;

Driveways along both sides of development should be consolidated to as few as necessary (four is probably too many, need to review data in more detail).

Developments of Regional Impact

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

DRI #2557

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:

Atlanta

Individual completing form:

Jonathan S. Lewis

Telephone:

404-865-8593

E-mail:

JLewis@atlantaga.gov

*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:

905 Memorial Dr

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

905 Memorial Dr, Atlanta GA 140012000200700

Brief Description of Project:

Speculative mixed use development, which will exceed 500,000 gross square feet. Details are still under development through a community process.

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.):	will exceed 500,000 sf		
Developer:	Fuqua Development LP		
Mailing Address:	Fifteen Piedmont Center		
Address 2:	3375 Piedmont Rd, Suite 800		
	City:Atlanta State: GA Zip:30305		
Telephone:	404-907-1709		
Email:	sharon.gay@dentons.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:	Leggett & Platt, Inc		
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 checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input 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: Unknown Overall project:		
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Developments of Regional Impact

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

DRI #2557

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: Atlanta
Individual completing form: Jonathan S. Lewis
Telephone: 404-865-8593
Email: JLewis@atlantaga.gov

Project Information

Name of Proposed Project: 905 Memorial Dr
DRI ID Number: 2557
Developer/Applicant: Fuqua Development LP
Telephone: 404-907-1709
Email(s): sharon.gay@dentons.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.)
☐ (not selected) ☒ Yes ☐ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?
☐ (not selected) ☒ Yes ☐ No

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

Economic Development

Estimated Value at Build-Out: \$210M

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$4.8M

Is the regional work force sufficient to fill the demand created by the proposed project?
☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses?
☐ (not selected) ☒ Yes ☐ No

If yes, please describe (including number of units, square feet, etc): The existing 383,113 SF of manufacturing facility on the site will be demolished.

Water Supply

Name of water supply provider for this site: Atlanta City

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.22MGD

Is sufficient water supply capacity available to serve the proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

Wastewater Disposal

Name of wastewater treatment provider for this site: Atlanta City

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.22 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

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.) 528 AM peak (net new), 780 PM peak (net new)

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: See DRI traffic study prepared by Foresite

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 92 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? 90%

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

Environmental Quality

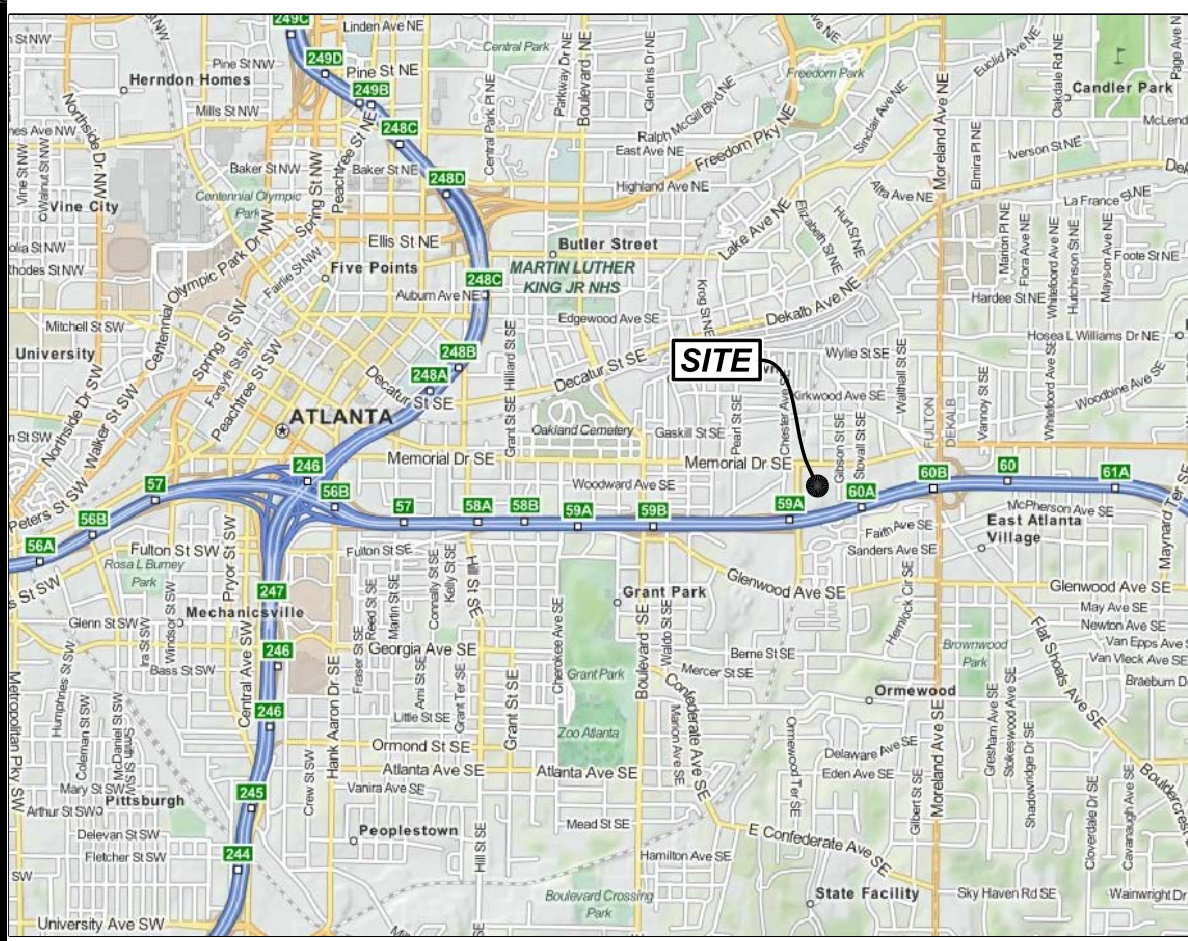
Is the development located within, or likely to affect any of the following:

- 1. Water supply watersheds? ☐ (not selected) ☐ Yes ☒ No
- 2. Significant groundwater recharge areas? ☐ (not selected) ☐ Yes ☒ No
- 3. Wetlands? ☐ (not selected) ☐ Yes ☒ No
- 4. Protected mountains? ☐ (not selected) ☐ Yes ☒ No
- 5. Protected river corridors? ☐ (not selected) ☐ Yes ☒ No
- 6. Floodplains? ☐ (not selected) ☐ Yes ☒ No
- 7. Historic resources? ☐ (not selected) ☐ Yes ☒ No
- 8. Other environmentally sensitive resources? ☐ (not selected) ☐ Yes ☒ No

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

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[GRTA DRI Page](#) | [ARC DRI Page](#) | [RC Links](#) | [DCA DRI Page](#) | [Site Map](#) | [Statements](#) | [Contact](#)



LOCATION MAP

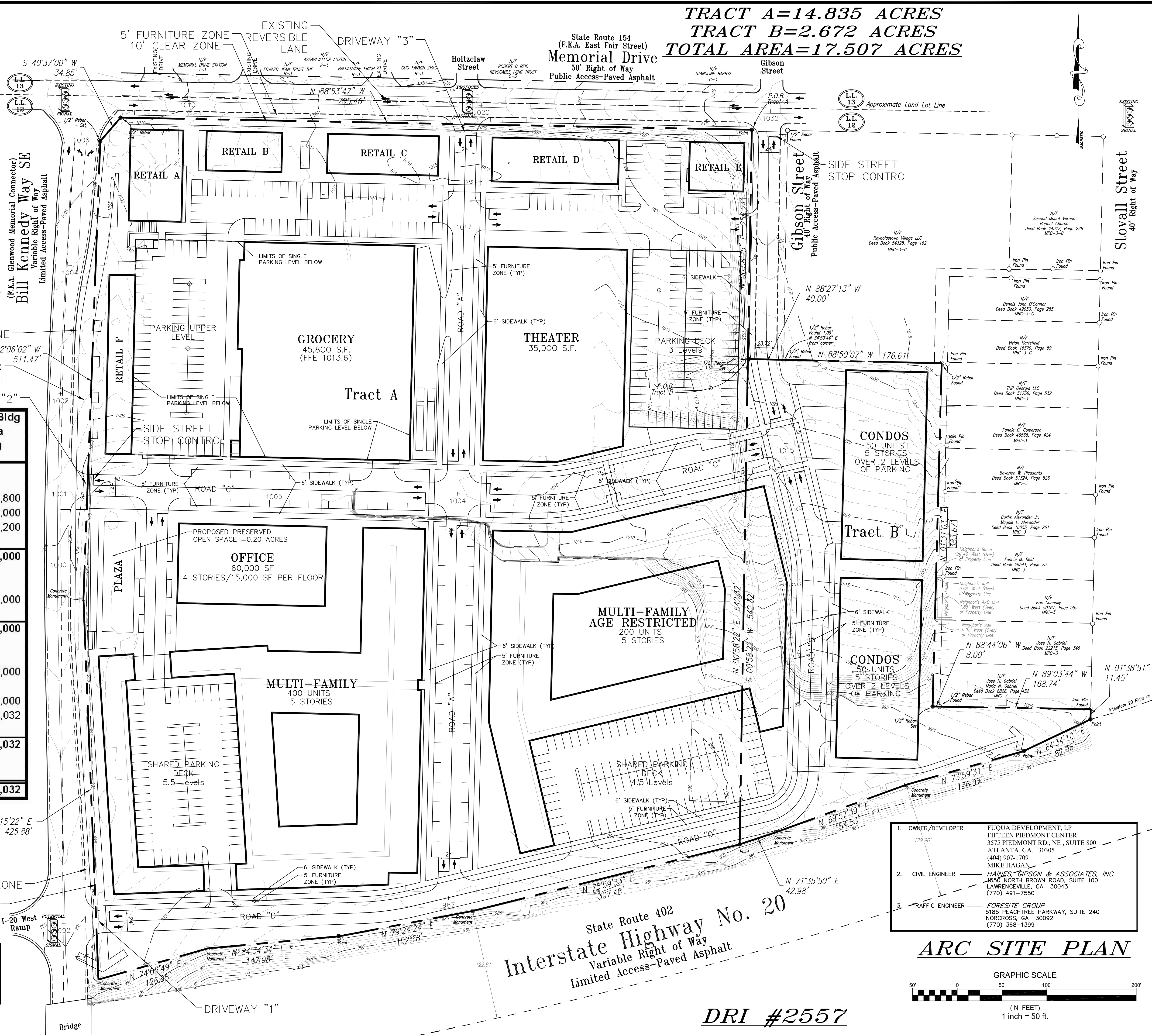
GENERAL NOTES:

- THE SITE IN ITS ENTIRETY LIE WITH IN THE CITY LIMITS OF ATLANTA, GEORGIA.
- THE SITE IS PROPOSED TO BE DEVELOPED IN A SINGLE PHASE.
- NO JURISDICTIONAL WATERS ARE LOCATED ON THE PROPOSED SITE.

Description	Res. Units	SF/Unit (Avg)	Gross Bldg Area (SF)
Retail			
Grocery			45,800
Theater (8 Screens)			35,000
Retail A - F			39,200
RETAIL TOTAL			120,000
Office			
Office			60,000
OFFICE TOTAL			60,000
Residential			
Multi Family Apts	400	900	432,000
Multi Family Apts (Age Restricted)	200	925	222,000
Condos	100	950	156,032
RESIDENTIAL TOTAL	700		810,032
PROJECT TOTAL	700		990,032

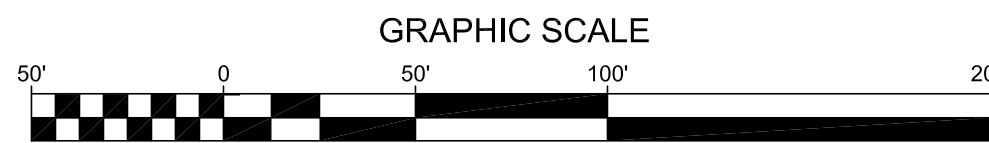
PARKING STATISTICS:
MINIMUM PARKING REQUIRED PER CODE 1,228 SPACES.
PARKING PROVIDED 1,872 SPACES.

DENSITY CALCULATION	QUANTITY	ACRES	DENSITY
GROSS RESIDENTIAL UNITS	700 UNITS	17.5	40 UNITS/ACRE
FLOOR AREA RATIO (NON-RESIDENTIAL USES)	180,000 s.f.	17.5	0.24 FAR



- OWNER/DEVELOPER: FUQUA DEVELOPMENT, LP
FIFTEEN PIEDMONT CENTER
3575 PIEDMONT RD., NE, SUITE 800
ATLANTA, GA. 30305
(404) 907-1799
MIKE HAGAN
- CIVIL ENGINEER: HANES GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GA 30043
(770) 491-7550
- TRAFFIC ENGINEER: FORESITE GROUP
5185 PEACHTREE PARKWAY, SUITE 240
NORCROSS, GA 30092
(770) 368-1399

ARC SITE PLAN



HANES GIPSON & ASSOCIATES
CONSULTING ENGINEERS
CIVIL & STRUCTURAL SERVICES
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GA 30043
PHONE: (770) 491-7550
FAX: (770) 491-7750

SEAL
REGISTERED PROFESSIONAL ENGINEER
STATE OF GEORGIA
NO. 10000
MICHAEL A. BERKUMER

PROJECT NO. 2018-041

905 MEMORIAL DRIVE
REDEVELOPMENT
CITY OF ATLANTA, GEORGIA
BILL KENNEDY & MEMORIAL DRIVE

NO.	DESCRIPTION	DATE	BY	CHECKED BY
1	OWNER/DEVELOPER	04/19/18	SCA	SCA
2	CIVIL ENGINEER			
3	TRAFFIC ENGINEER			

DRAWN BY: SCA
CHECKED BY: SCA

SHEET TITLE: PLAN
SHEET NUMBER: ARC