



# 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: June 29, 2016

ARC REVIEW CODE: R1606131

TO: Mayor Donna Pittman, City of Doraville  
ATTN TO: Enrique Bascunana, Community Development Director  
FROM: Douglas R. Hooker, Executive Director, ARC  
RE: Development of Regional Impact Review

Digital signature  
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. 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. The finding does not address whether the DRI is or is not in the best interest of the local government.

**Name of Proposal:** Assembly (DRI #2469)

**Submitting Local Government:** City of Doraville

**Review Type:** Development of Regional Impact      **Date Opened:** June 13, 2016      **Date Closed:** June 29, 2016

**Description:** This DRI is located in the City of Doraville on the former General Motors Doraville Assembly site, southwest of I-285 and Motors Industrial Way, southeast of Peachtree Industrial Boulevard (SR 141), east of Peachtree Road, and north of the MARTA Gold Line and Norfolk Southern rail lines. The proposed project is an approximately 7,530,000 square foot mixed-use development on 165 acres, consisting of 2,950,000 sq. ft. of office space, 4,300 residential units, 150,000 sq. ft. of retail space, and 130,000 sq. ft. of film studio space. The DRI trigger for this development is a Private Development Agreement with the City of Doraville.

**Comments:** According to the ARC Unified Growth Policy Map (UGPM), a component of the Atlanta Region's Plan, the proposed development is located within a Regional Employment Corridor. 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 Regional Employment Corridors include:

- Continue to invest in the LCI program to assist local governments in center planning and infrastructure.
- Prioritize preservation of existing transit; increase frequency and availability of transit options.
- Encourage compact infill development, redevelopment and adaptive reuse.
- Create a range of housing options to accommodate all sectors of the workforce.
- Encourage active ground floor, pedestrian-scale design and pedestrian amenities in new development and redevelopment of existing sites.

This DRI appears to manifest many of the above policies for this area of the region – in particular, converting an underutilized site near rail transit, in an LCI area, to a walkable mixed-use redevelopment with significant housing and employment components. These characteristics offer the potential for site residents to work and shop on site, and for workers and visitors to park once or arrive via transit or other alternative modes and conduct multiple trips on foot. This framework can reduce or eliminate dependency on cars for internal site circulation and encourage visitors to use alternative transportation modes to access the development.

Therefore, ARC supports a strong connection between the Doraville MARTA station and the DRI site. A seamless, comfortable connection for transit users on foot or bicycle is critical to ensuring a vibrant, walkable, transit-oriented development. The development scenario featuring a "covered street" under the rail corridor appears to offer a more direct and convenient connection than other alternatives discussed in the past, including a vehicular bridge and a pedestrian elevator/bridge system, but ARC recognizes that the final design will depend on funding and coordination with MARTA and others. Care should also be taken to

ensure that the development promotes a functional, safe, clearly marked and comfortable pedestrian experience on all streets, paths and parking areas, 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 for residents, workers and visitors at key locations throughout the site.

The proposed development is located within the Doraville Livable Centers Initiative (LCI) study area. As a result, the development plan should be consistent with the recommendations of the LCI plan and any plan updates or supplemental studies. The original Doraville Town Center LCI study was completed in 2006. The study area and plan were expanded to include the former General Motors site in 2011. In general, the DRI's mixed-use characteristics, adaptive reuse, and proximity to rail transit, support the goals and recommendations of the LCI plan.

ARC recognizes that vehicle parking totals are not finalized. In terms the placement of parking, the site plan appears show that much of the parking is screened from view to minimize visual impact and distributed across the site. However, consolidating parking into fewer facilities serving multiple uses could enhance the street-level pedestrian experience on more of the site. Shared parking strategies and tools such as a Transportation Management Plan are items to explore as the parking program continues to be refined.

The intensity of this proposed project generally aligns with the RDG's recommended range of densities and building heights in Regional Employment Corridors.

Additional comments are included in this report.

<b>THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:</b>
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ARC COMMUNITY DEVELOPMENT ARC RESEARCH & ANALYTICS GEORGIA DEPARTMENT OF NATURAL RESOURCES METRO ATLANTA RAPID TRANSIT AUTHORITY CITY OF DUNWOODY GWINNETT COUNTY
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ARC TRANSPORTATION ACCESS & MOBILITY ARC AGING & HEALTH RESOURCES GEORGIA DEPARTMENT OF TRANSPORTATION CITY OF BROOKHAVEN CITY OF PEACHTREE CORNERS
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ARC NATURAL RESOURCES GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS GEORGIA REGIONAL TRANSPORTATION AUTHORITY CITY OF CHAMBLEE DeKALB COUNTY
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If you have any questions regarding this review, please contact Andrew Smith at (404) 463-5581 or <a href="mailto:asmith@atlantaregional.com">asmith@atlantaregional.com</a> . This finding will be published to the ARC review website located at <a href="http://www.atlantaregional.com/land-use/planreviews">http://www.atlantaregional.com/land-use/planreviews</a> .
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**DORAVILLE ASSEMBLY DRI**  
**City of Doraville**  
**Natural Resources Division Review Comments**  
**June 8, 2016**

**Watershed Protection and Stream Buffers**

The proposed project is located in the Nancy Creek watershed, which is part of the Peachtree Creek watershed that drains into the Chattahoochee River downstream of the water supply intakes in the Atlanta Region. The USGS coverage for the project area shows a pond on the property in the approximate location of the parking area next to the intersection of Driveway 6 and Peachtree Road on the submitted site plan. The USGS coverage also shows a blue line stream flowing from the pond, across Peachtree Road and under the street shown as West Avenue on the site plan. Any work on or near the blue line stream may be subject to the requirements of the Doraville Stream Buffer Ordinance blue line streams on or near the project property. Work on or near may also be subject to the Doraville ordinance depending on its scope and language. Any unmapped streams on the property may also be subject to the City's Stream Buffer Ordinance. All waters of the state on the property, including the mapped stream and pond, are also 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.

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](http://www.georgiastormwater.com)) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should utilize the stormwater better site design concepts included in the Manual.

We 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 the parking/storage areas. With the proper substrate, such materials can provide a large storage capacity, which will further help to reduce stormwater runoff and can help filter pollutants before reaching streams.
- Include rainwater capture in the project design to provide for landscape irrigation during dry periods.



# MEMORANDUM

**TO:** Andrew Smith, Community Development Division

**FROM:** Amy Goodwin, Transportation Access and Mobility Division

**DATE:** June 28, 2016

**SUBJECT:** **Transportation Division Preliminary Review of DRI # 2469**

Project: Assembly

County: DeKalb County

Location: Doraville former GM Assembly site

Analysis:

Expedited ☒

Non-Expedited ☐

The Transportation Access & Mobility Division has reviewed the DRI submittal package for the Assembly project in Doraville. The review includes assessing regional plan consistency, impacts on other transportation projects that are planned or underway, and recommendations to mitigate impacts to the transportation network and improve local and regional plan and policy consistency.

## **Active TIP Projects potentially affected by the proposed project:**

The project is expected to generate 35,437 daily motor vehicle trips, including 3,659 AM peak and 4,330 PM peak hour trips. The following projects are currently programmed in the TIP that serve the site. It's important to note that only two of them are currently funded.

ARC ID#	GDOT PI#	CST - FY	Project Name	Status/Notes
DK-407	0012612	2014	New Peachtree Rd Bike/Ped Improvements from N. Shallowford Rd to Stewart Rd.	Flexed & FTA grant approved in 2014, CST to begin in 2017.
AR-958	0013252	LR 2022 -2030	Revive 285 Interchange improvement at 285/I-85 NB to Pleasantdale Rd exit	Long Range. GDOT Sponsor. \$24.3 M
DK-344A	0002669	2017	Signal upgrades at 40 Signals in DeKalb, including Peachtree Rd and Peachtree Industrial Blvd.	PE auth in 2014. ROW programmed 2016.
DK-428	N/A	LR 2022 -2030	Improve Buford/Peachtree Connector for 1 mile in the City of Doraville.	Long Range. Cost estimate \$48.5M. Sponsor: City of Doraville.
DK-429	N/A	LR 2022 -2030	Park Ave extension from Buford Hwy to Peachtree Blvd.	Long Range. Sponsor: City of Doraville, cost estimate \$90,000,000.
DK-430	N/A	LR 2022 -2030	West Ave extension from Peachtree Rd to Motors Industrial Way..	Long Range. Sponsor: City of Doraville, cost estimate \$12,700,000

## **Regional Plan Consistency:**

**The Atlanta Region's Plan** was adopted in 2016. The Plan's goals and objectives fall under the 3 tenants of the Plan's Vision: Competitive Economy, World-Class Infrastructure and Healthy, Livable Communities (<http://documents.atlantaregional.com/The-Atlanta-Region-s-Plan/policy-framework.pdf>). The plan also

includes a transportation element known as the Regional Transportation Plan or RTP. The proposed DRI affects the following regional plan goals, objectives and policies:

- Goal: Developing additional walkable, vibrant centers that support people of all ages and abilities
- Objective: Invest in equitable and improved access to a variety of safe, quality housing, including options for aging in place.
- Policies:
  - Promote transit and active transportation modes to improve access
  - Promote bicycle transportation by developing safe and connected route options and facilities
  - Promote pedestrian-friendly policies and design
  - Enhance and expand Transportation Demand Management (TDM) programs
  - Prioritize solutions that improve multi-modal connectivity
  - Implement a complete streets approach on roadway projects that is sensitive to the existing community
  - Improve connectivity around transit stations and bus stops for all users
  - Encourage development, redevelopment and transportation improvements that consider impacts on neighborhoods and communities
  - Foster inclusive communities integrating residents of all ages, cultures and incomes
  - Promote and support urban design standards that enhance elements of accessibility and livability
  - Encourage appropriate redevelopment of the built environment in the region's developed areas

### **TAMD Recommendations:**

To better reflect the goals, objectives and policies of the Atlanta Region's Plan, and mitigate impacts on the regional transportation network, the following changes to the project are recommended for consideration:

1. GDOT and ARC have strong policy commitments to Complete Streets. Additionally, to reduce traffic impacts to the project, and maximize the investments in the Main Street LCI project and the MARTA stations, all streets in the development should provide for safe and convenient access for all users, including bicycles and pedestrians. West Ave and Motor's Industrial Way do not include bicycle facilities.
2. Either the Park Ave "covered street" or a pedestrian bridge connecting the site directly to MARTA should be constructed and open to the public upon completion of the first phase of the project.
3. Transit-oriented land uses should be closest to the MARTA station (i.e. not parking decks or restricted areas common with film studio developments) to promote the use of the MARTA station. If patrons, residents or employees have to walk past desolate areas, parking decks or blank office buildings that close at 5pm, they are not as likely to make use of the MARTA station after-hours or on weekends.

## Andrew Smith

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**From:** Hood, Alan C. <achood@dot.ga.gov>  
**Sent:** Tuesday, June 14, 2016 3:08 PM  
**To:** Andrew Smith  
**Cc:** Brian, Steve; Comer, Carol; Edmisten, Colette; maevans@dekalbcountyga.gov  
**Subject:** RE: ARC DRI Review Notification - Assembly (DRI #2469)  
**Attachments:** Preliminary Report - Assembly .pdf

Andrew,

The proposed development of approximately 7,530,000 square foot mixed-use development on 165 acres, consisting of 2,950,000 sq. ft. of office space, 4,300 residential units, 150,000 sq. ft. of retail space, and 130,000 sq. ft. of film studio space, is located approximately 9000' north east of the DeKalb Peachtree Airport (PDK), and under the approach to Runway 21L, and may impact the airport if any building or construction equipment exceeds 110' from ground level.

An FAA Form 7460-1 must be submitted to the Federal Aviation Administration. That may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notification, no later than 90 days prior to construction. The FAA will evaluate the potential impact of the project on protected airspace associated with the airport 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  
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View our website at <http://www.dot.ga.gov/IS/Aviation>

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**From:** Andrew Smith [mailto:ASmith@atlantaregional.com]  
**Sent:** Tuesday, June 14, 2016 11:04 AM  
**To:** 'jud.turner@gaepd.org'; VanDyke, Cindy; Fowler, Matthew; Comer, Carol; Hood, Alan C.; Allen, Patrick; Woods, Dan; Olson, David W; 'alware@dot.ga.gov'; Humphrey, James; Woods, Chris N.; Boone, Eric; 'lbeall@grta.org'; 'BDennard@grta.org'; Parker Martin; 'DRI@grta.org'; 'Jon West'; arhein@itsmarta.com; Greg Floyd (gfloyd@itsmarta.com); dfrank@itsmarta.com; ben.song@brookhavenga.gov; Patrice Ruffin (patrice.ruffin@brookhavenga.gov) (patrice.ruffin@brookhavenga.gov); Gary Cornell; Baker, Andrew (aabaker@dekalbcountyga.gov); Hudson, Cedric (chudson@dekalbcountyga.gov); 'pgkeeter@dekalbcountyga.gov'; Smith, Sylvia; Washington, Larry; Steve Foote (Steve.Foote@dunwoodyga.gov); 'Rebecca Keefer' (rebecca.keefer@dunwoodyga.gov); Michael.Smith@dunwoodyga.gov; Jeffrey.West@gwinnettcountry.com; Gerald.Oberholtzer@gwinnettcountry.com; vince.edwards@gwinnettcountry.com; mjohnson@gwinnettcountry.com; lewis.cooksey@gwinnettcountry.com; Diana Wheeler (dwheeler@peachtreecornersga.gov); jjackson@peachtreecornersga.gov; Luke Howe; Enrique.Bascunana@doravillega.us; Brianna Rindge; Eric Pinckney; David K. Scott; jimmy.penson@integralgude.com; Matt Samuelson; john.leet@integralgude.com; Rob.Ross@kimley-horn.com; elizabeth.johnson@kimley-horn.com  
**Cc:** Community Development; David Haynes; Amy Goodwin; Jim Skinner; Jim Santo; Renee Ray  
**Subject:** ARC DRI Review Notification - Assembly (DRI #2469)

### Development of Regional Impact (DRI) – Request for Comments

This e-mail serves as notice that the Atlanta Regional Commission (ARC) staff has begun a Development of Regional Impact (DRI) review for **Assembly (DRI #2469)**.

This DRI is located in the City of Doraville on the former General Motors Doraville Assembly site, southwest of I-285 and Motors Industrial Way, southeast of Peachtree Industrial Boulevard (SR 141), east of Peachtree Road, and north of the MARTA Gold Line and Norfolk Southern rail lines. The proposed project is an approximately 7,530,000 square foot mixed-use development on 165 acres, consisting of 2,950,000 sq. ft. of office space, 4,300 residential units, 150,000 sq. ft. of retail space, and 130,000 sq. ft. of film studio space. The DRI trigger for this development is a Private Development Agreement with the City of Doraville.

As a representative of an adjacent community and/or potentially affected entity, we request that you or a member of your staff review the attached Preliminary Report and provide comments to ARC on or before **June 28, 2016**. You may also view the preliminary report and other project information by visiting the [ARC Plan Reviews webpage](#) and searching for "Assembly" in the field at the bottom of the page. The report and other information will be available online as of tomorrow, June 15.

**Date opened:** June 13, 2016

**Deadline for comments:** June 28, 2016

**Close by:** July 5, 2016 (If no significant issues are identified during the comment period, the review will close on **June 28, 2016** per the LCI Expedited Review process in ARC's DRI Rules)

For more information regarding the DRI process or other DRIs reviewed by ARC, please see the [ARC DRI webpage](#).

Regards,

Andrew Smith

Senior Planner, Community Development Division

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

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Summer construction is here and Georgia DOT is conducting maintenance and construction activities on interstates, state routes and bridges across Georgia. Plan ahead and know before you go. Learn about projects in your neck of the woods. Visit [www.511ga.org](http://www.511ga.org) or call 511. Georgia DOT urges motorists to always buckle up, stay off the phone – no texting – and drive alert. And please - watch out for our workers. Help us get them home alive. #SummerConstruction



## Andrew Smith

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**From:** Billings, Julia <jbillings@dot.ga.gov>  
**Sent:** Thursday, June 16, 2016 4:09 PM  
**To:** Andrew Smith  
**Cc:** Mertz, Kaycee; Fowler, Matthew  
**Subject:** RE: ARC DRI Review Notification - Assembly (DRI #2469)

Andrew,

GDOT Planning has reviewed the Assembly DRI (#2469). In addition to the roadway projects listed in the transportation section of the preliminary report, there is also a programmed project to add managed lanes on I-285 from I-75 N to I-85 N in the long range (2022-2030) timeframe (PI 0001758 / ARC ID# AR-ML 200).

Thanks,

**Julia Billings, AICP**  
Transportation Planner  
Georgia Department of Transportation, Office of Planning  
600 West Peachtree Street NW, 5th floor  
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Begin forwarded message:

**From:** Andrew Smith <[ASmith@atlantaregional.com](mailto:ASmith@atlantaregional.com)>  
**Date:** June 14, 2016 at 11:04:22 AM EDT  
**To:** "'[jud.turner@gaepd.org](mailto:jud.turner@gaepd.org)" <[jud.turner@gaepd.org](mailto:jud.turner@gaepd.org)>, "'[cyvandyke@dot.ga.gov](mailto:cyvandyke@dot.ga.gov)" <[cyvandyke@dot.ga.gov](mailto:cyvandyke@dot.ga.gov)>, "'[mfowler@dot.ga.gov](mailto:mfowler@dot.ga.gov)" <[mfowler@dot.ga.gov](mailto:mfowler@dot.ga.gov)>, "'[ccomer@dot.ga.gov](mailto:ccomer@dot.ga.gov)" <[ccomer@dot.ga.gov](mailto:ccomer@dot.ga.gov)>, "Hood, Alan C. ([achood@dot.ga.gov](mailto:achood@dot.ga.gov))" <[achood@dot.ga.gov](mailto:achood@dot.ga.gov)>, "Allen, Patrick ([paallen@dot.ga.gov](mailto:paallen@dot.ga.gov))" <[paallen@dot.ga.gov](mailto:paallen@dot.ga.gov)>, "'Woods, Dan' ([dwoods@dot.ga.gov](mailto:dwoods@dot.ga.gov))" <[dwoods@dot.ga.gov](mailto:dwoods@dot.ga.gov)>, "David Olson ([DOlson@dot.ga.gov](mailto:DOlson@dot.ga.gov)) ([DOlson@dot.ga.gov](mailto:DOlson@dot.ga.gov))" <[DOlson@dot.ga.gov](mailto:DOlson@dot.ga.gov)>, "'[alware@dot.ga.gov](mailto:alware@dot.ga.gov)" <[alware@dot.ga.gov](mailto:alware@dot.ga.gov)>, 'Brad Humphrey' <[jhumphrey@dot.ga.gov](mailto:jhumphrey@dot.ga.gov)>, Chris Woods <[cwoods@dot.ga.gov](mailto:cwoods@dot.ga.gov)>, 'Eric Boone' <[eboone@dot.ga.gov](mailto:eboone@dot.ga.gov)>, "'[lbeall@grta.org](mailto:lbeall@grta.org)" <[lbeall@grta.org](mailto:lbeall@grta.org)>, "'[BDennard@grta.org](mailto:BDennard@grta.org)" <[BDennard@grta.org](mailto:BDennard@grta.org)>, Parker Martin <[PMartin@GRTA.org](mailto:PMartin@GRTA.org)>, "'[DRI@grta.org](mailto:DRI@grta.org)" <[DRI@grta.org](mailto:DRI@grta.org)>, 'Jon West' <[jon.west@dca.ga.gov](mailto:jon.west@dca.ga.gov)>, "[arhein@itsmarta.com](mailto:arhein@itsmarta.com)" <[arhein@itsmarta.com](mailto:arhein@itsmarta.com)>, "Greg Floyd ([gfloyd@itsmarta.com](mailto:gfloyd@itsmarta.com))" <[gfloyd@itsmarta.com](mailto:gfloyd@itsmarta.com)>, "[dfrank@itsmarta.com](mailto:dfrank@itsmarta.com)" <[dfrank@itsmarta.com](mailto:dfrank@itsmarta.com)>, "[ben.song@brookhavenga.gov](mailto:ben.song@brookhavenga.gov)" <[ben.song@brookhavenga.gov](mailto:ben.song@brookhavenga.gov)>, "Patrice Ruffin ([patrice.ruffin@brookhavenga.gov](mailto:patrice.ruffin@brookhavenga.gov))" <[patrice.ruffin@brookhavenga.gov](mailto:patrice.ruffin@brookhavenga.gov)>, Gary Cornell <[gcornell@chambleega.gov](mailto:gcornell@chambleega.gov)>, "Baker, Andrew ([aabaker@dekalbcountyga.gov](mailto:aabaker@dekalbcountyga.gov))" <[aabaker@dekalbcountyga.gov](mailto:aabaker@dekalbcountyga.gov)>, "Hudson, Cedric ([chudson@dekalbcountyga.gov](mailto:chudson@dekalbcountyga.gov))" <[chudson@dekalbcountyga.gov](mailto:chudson@dekalbcountyga.gov)>, "'[pgkeeter@dekalbcountyga.gov](mailto:pgkeeter@dekalbcountyga.gov)" <[pgkeeter@dekalbcountyga.gov](mailto:pgkeeter@dekalbcountyga.gov)>, "Smith, Sylvia" <[sasmith@dekalbcountyga.gov](mailto:sasmith@dekalbcountyga.gov)>, "Washington, Larry" <[lwashington@dekalbcountyga.gov](mailto:lwashington@dekalbcountyga.gov)>, "Steve Foote ([Steve.Foote@dunwoodyga.gov](mailto:Steve.Foote@dunwoodyga.gov))" <[Steve.Foote@dunwoodyga.gov](mailto:Steve.Foote@dunwoodyga.gov)>, "'Rebecca Keefer' ([rebecca.keefer@dunwoodyga.gov](mailto:rebecca.keefer@dunwoodyga.gov))" <[rebecca.keefer@dunwoodyga.gov](mailto:rebecca.keefer@dunwoodyga.gov)>, "[Michael.Smith@dunwoodyga.gov](mailto:Michael.Smith@dunwoodyga.gov)" <[Michael.Smith@dunwoodyga.gov](mailto:Michael.Smith@dunwoodyga.gov)>, "[Jeffrey.West@gwinnettcounty.com](mailto:Jeffrey.West@gwinnettcounty.com)" <[Jeffrey.West@gwinnettcounty.com](mailto:Jeffrey.West@gwinnettcounty.com)>, "[Gerald.Oberholtzer@gwinnettcounty.com](mailto:Gerald.Oberholtzer@gwinnettcounty.com)" <[Gerald.Oberholtzer@gwinnettcounty.com](mailto:Gerald.Oberholtzer@gwinnettcounty.com)>



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<[RRay@atlantaregional.com](mailto:RRay@atlantaregional.com)>

**Subject: ARC DRI Review Notification - Assembly (DRI #2469)**

### **Development of Regional Impact (DRI) – Request for Comments**

This e-mail serves as notice that the Atlanta Regional Commission (ARC) staff has begun a Development of Regional Impact (DRI) review for **Assembly (DRI #2469)**.

This DRI is located in the City of Doraville on the former General Motors Doraville Assembly site, southwest of I-285 and Motors Industrial Way, southeast of Peachtree Industrial Boulevard (SR 141), east of Peachtree Road, and north of the MARTA Gold Line and Norfolk Southern rail lines. The proposed project is an approximately 7,530,000 square foot mixed-use development on 165 acres, consisting of 2,950,000 sq. ft. of office space, 4,300 residential units, 150,000 sq. ft. of retail space, and 130,000 sq. ft. of film studio space. The DRI trigger for this development is a Private Development Agreement with the City of Doraville.

As a representative of an adjacent community and/or potentially affected entity, we request that you or a member of your staff review the attached Preliminary Report and provide comments to ARC on or before **June 28, 2016**. You may also view the preliminary report and other project information by visiting the [ARC Plan Reviews webpage](#) and searching for "Assembly" in the field at the bottom of the page. The report and other information will be available online as of tomorrow, June 15.

**Date opened:** June 13, 2016

**Deadline for comments:** June 28, 2016

**Close by:** July 5, 2016 (If no significant issues are identified during the comment period, the review will close on **June 28, 2016** per the LCI Expedited Review process in ARC's DRI Rules)

For more information regarding the DRI process or other DRIs reviewed by ARC, please see the [ARC DRI webpage](#).

Regards,  
Andrew Smith  
Senior Planner, Community Development Division

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

40 Courtland Street, NE  
Atlanta, Georgia 30303-2538

P | 404.463.5581

F | 404.463.3254

[asmith@atlantaregional.com](mailto:asmith@atlantaregional.com)  
[atlantaregional.com](http://atlantaregional.com)

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Summer construction is here and Georgia DOT is conducting maintenance and construction activities on interstates, state routes and bridges across Georgia. Plan ahead and know before you go. Learn about projects in your neck of the woods. Visit [www.511ga.org](http://www.511ga.org) or call 511. Georgia DOT urges motorists to always buckle up, stay off the phone – no texting – and drive alert. And please - watch out for our workers. Help us get them home alive. #SummerConstruction



2424 Piedmont Rd. N.E.  
Atlanta, GA 30324-3330  
404-848-5000

June 28, 2016

Andrew Smith  
Senior Planner  
Atlanta Regional Commission  
40 Courtland Avenue  
Atlanta, GA 30303

**Re: MARTA Response to DRI #2469 Assembly**

Hello Andrew,

MARTA has reviewed the Assembly DRI package. The Assembly project is slated to be developed just beyond the Norfolk Southern Railroad tracks to the west of the MARTA Doraville Station. This proximity is within what is defined by the MARTA TOD Guidelines as the Core TOD District area.

The design elements expected with developments in the Core TOD District: mixed use development, preferably vertical mixed use, should be closest to the station. Density should be concentrated toward the station and gradually scaled down as the distance from the station increases. Lastly, a strong and safe pedestrian network is essential. The layout is generally consistent with what is expected in a Core TOD District. The pedestrian network of this project is supported by the use of small block faces of no more than 400 feet.

We understand that the development team proposes to extend Park Avenue to create a covered street under the Norfolk Southern Rail Road tracks that would connect the development with the MARTA Doraville station. MARTA is supportive of the connection as it serves to create a pedestrian connection to transit. MARTA has and will continue to coordinate with the development team on this and other aspects of the project.

Should there be any further questions from your office, please do not hesitate to contact me at your earliest convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gregory T. Floyd".

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



## Developments of Regional Impact

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

### DRI #2469

#### 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: Doraville  
Individual completing form: Enrique Bascunana  
Telephone: 770-451-8745  
E-mail: enrique.bascunana@doravillega.us

\*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: Assembly  
Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 3900 Motors Industrial Way Doraville, Georgia 30360  
Brief Description of Project: Future redevelopment of the former General Motors Assembly Plant. A mix of residential, office, retail, and civic uses are planned for the project.

#### Development Type:

- |  |   |   |
|--|---|---|
| <input type="radio"/> (not selected)                       | <input type="radio"/> Hotels                                | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office                               | <input checked="" type="radio"/> Mixed Use                  | <input type="radio"/> Petroleum Storage Facilities    |
| <input type="radio"/> Commercial                           | <input type="radio"/> Airports                              | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution             | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals            |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools                | <input type="radio"/> 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.): 2,950,000 sf Office; 150,000 sf Retail; 130,000 sf Film Studio; 4,300 units Residential

Developer: Doraville Sixty, LLC

Mailing Address: 191 Peachtree Street, NE

Address 2: Suite 4100

City: Atlanta State: GA Zip: 30303

Telephone: 404-224-1889

Email: epinckney@integral-online.com

Is property owner different from developer/applicant? ☐ (not selected) ☐ Yes ☒ No

If yes, property owner:

Is the proposed project entirely located within your local government's jurisdiction? ☐ (not selected) ☒ Yes ☐ No

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI? ☐ (not selected) ☐ Yes ☒ No

If yes, provide the following information: Project Name:  
Project ID:

The initial action being requested of the local government for this project:

☐ Rezoning  
☐ Variance  
☐ Sewer  
☐ Water  
☐ Permit  
☒ Other Private Development Agreement

Is this project a phase or part of a larger overall project? ☐ (not selected) ☐ Yes ☒ No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates: This project/phase: 2026  
Overall project: 2026

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## Developments of Regional Impact

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### DRI #2469

#### 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: Doraville  
Individual completing form: Enrique Bascunana  
Telephone: 770-451-8745  
Email: [enrique.bascunana@doravillega.us](mailto:enrique.bascunana@doravillega.us)

#### Project Information

Name of Proposed Project: Assembly  
DRI ID Number: 2469  
Developer/Applicant: Doraville Sixty, LLC  
Telephone: 404-224-1889  
Email(s): [epinckney@integral-online.com](mailto:epinckney@integral-online.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: \$1.5 billion

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$29 million

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):

#### 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)? 1.89

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: DeKalb County

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 1.57

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? To be determined.

### 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.) Approximately 35,437 daily trips, 3,659 AM peak hour trips, 4,330 PM peak hour trips

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: Approximately \$180 million in surface transportation infrastructure has been identified, including street grid, rail crossing and connectivity to Peachtree Rd. and Peachtree Ind. Blvd.

### Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 16,487 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? 90-95%

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

### Environmental Quality



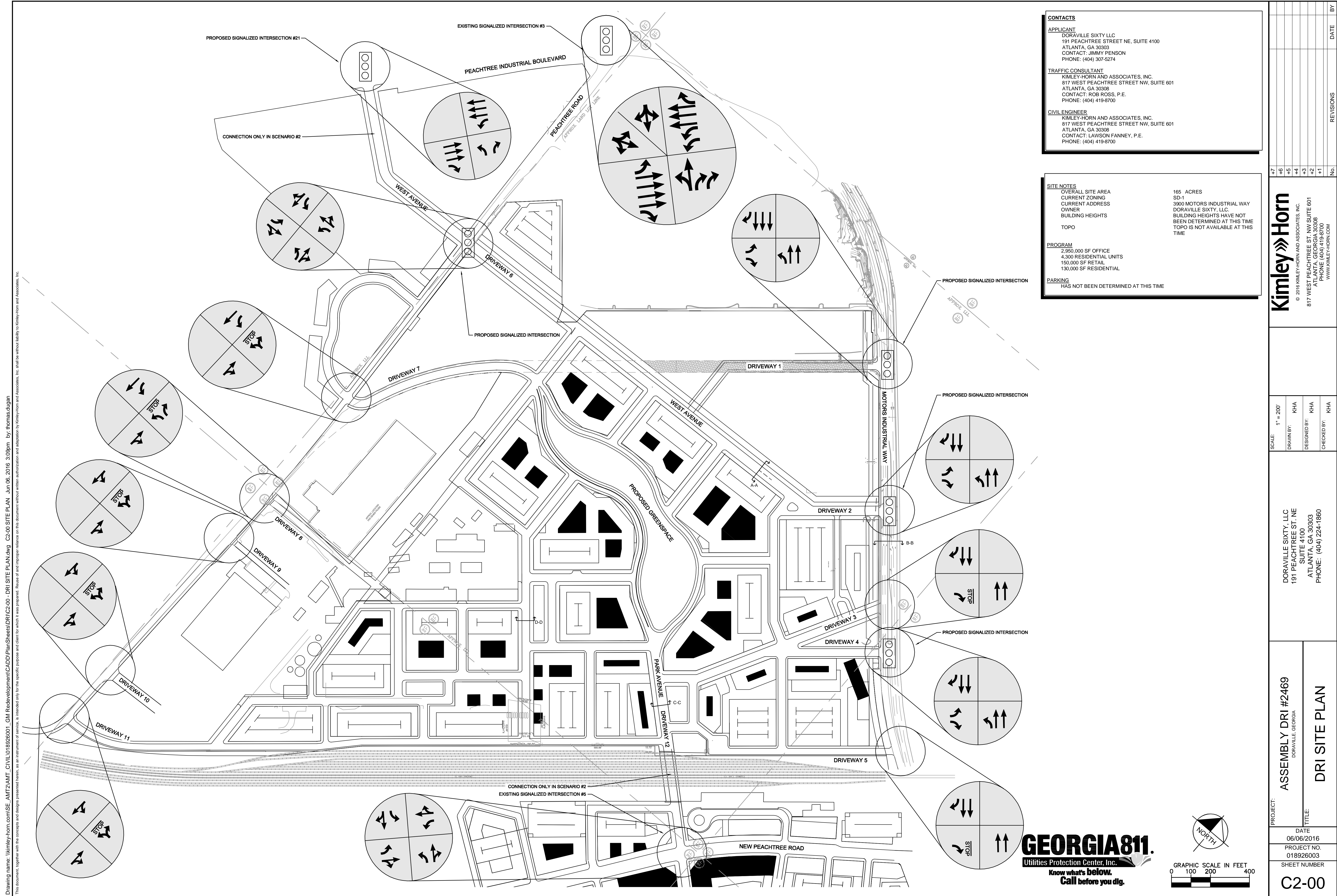
Is the development located within, or likely to affect any of the following:

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:  
An above ground retention pond will be placed on the site to control ground water.

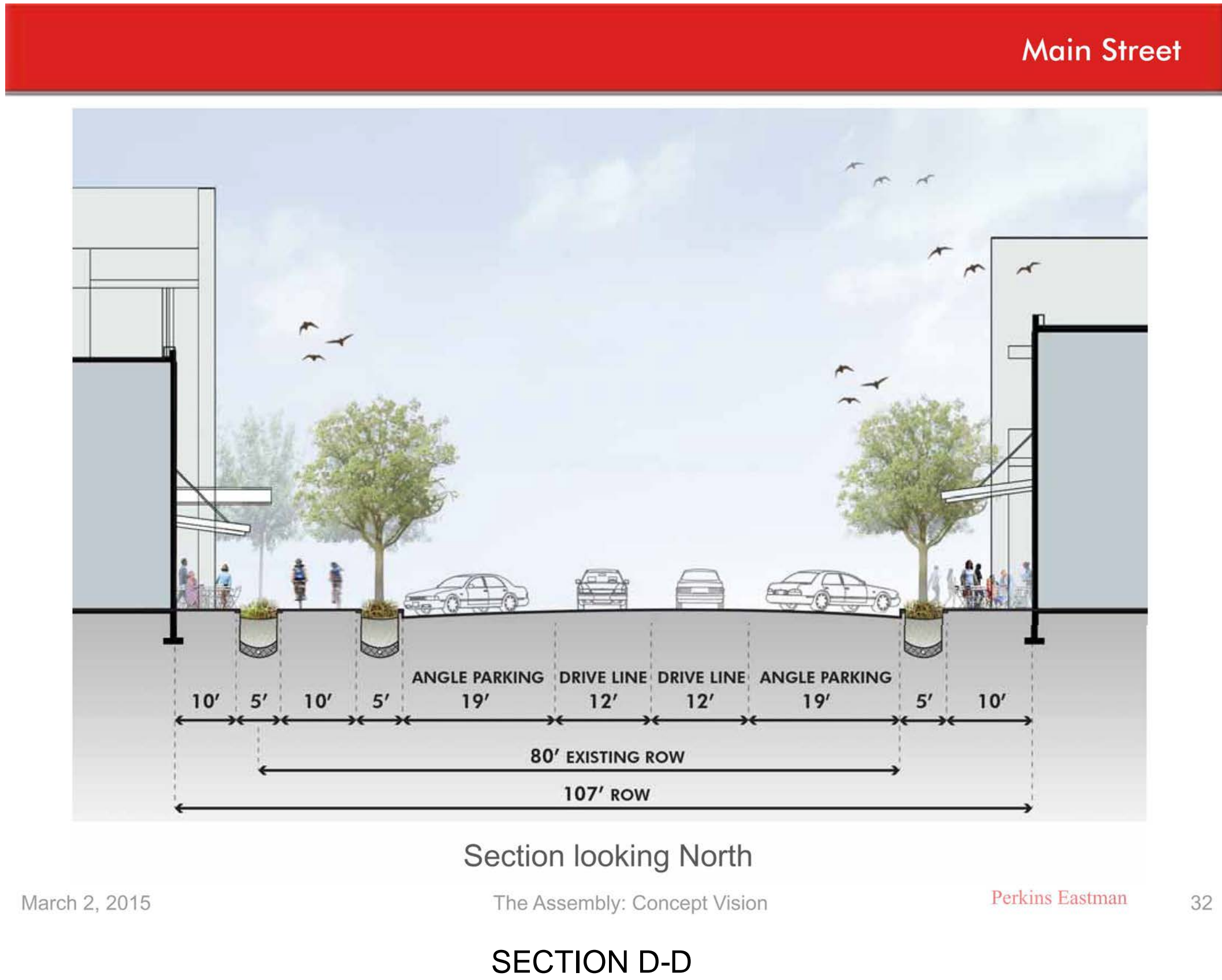
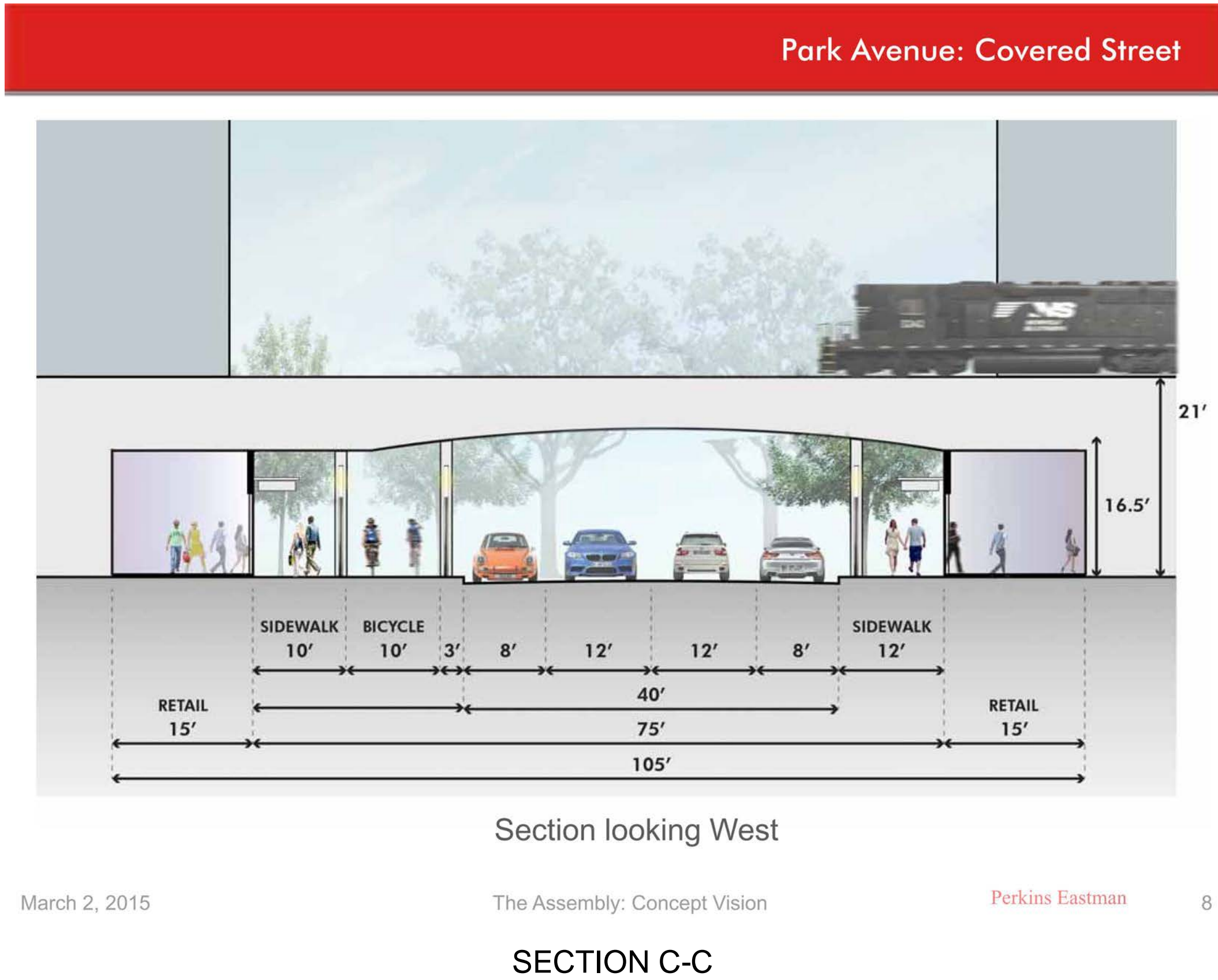
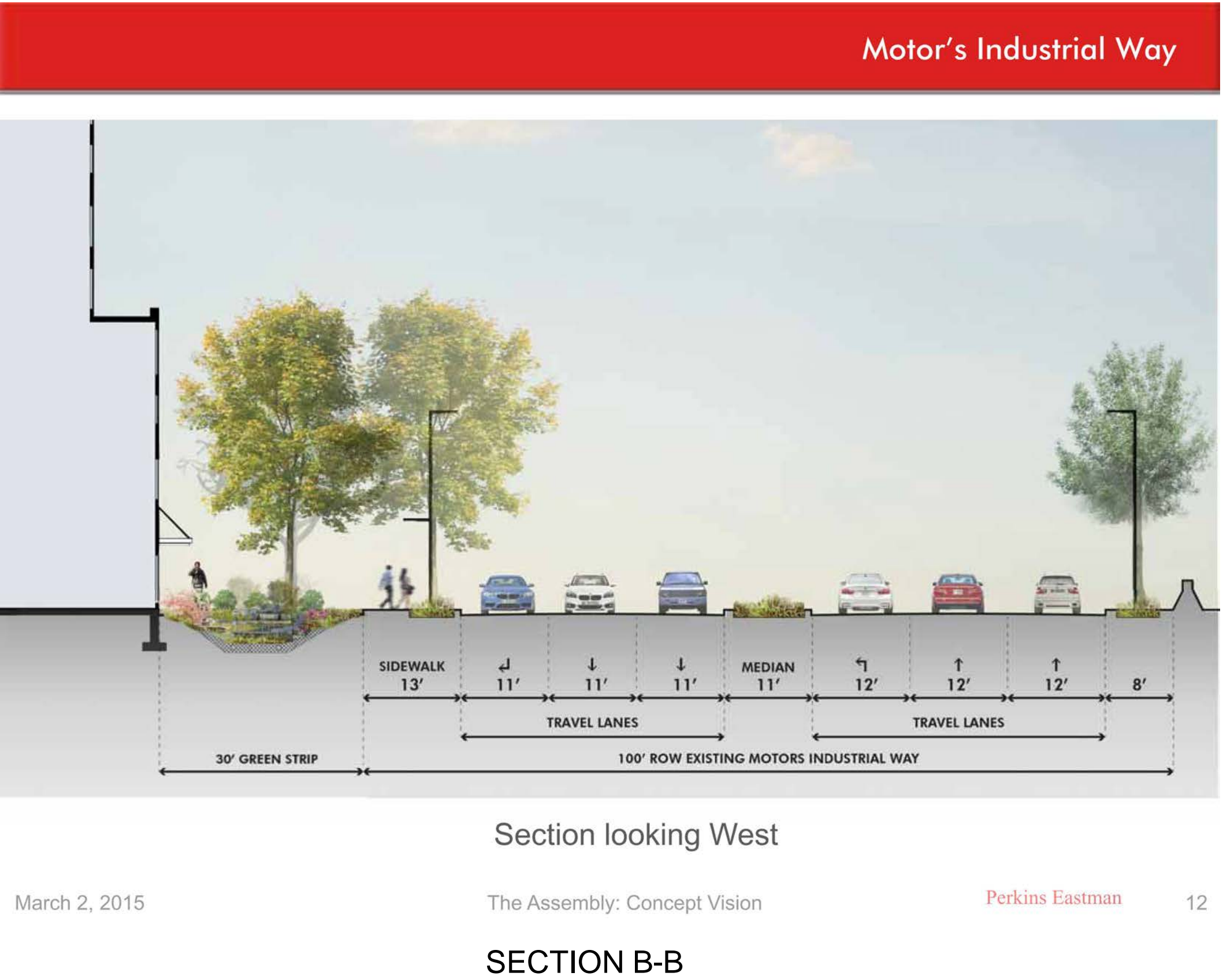
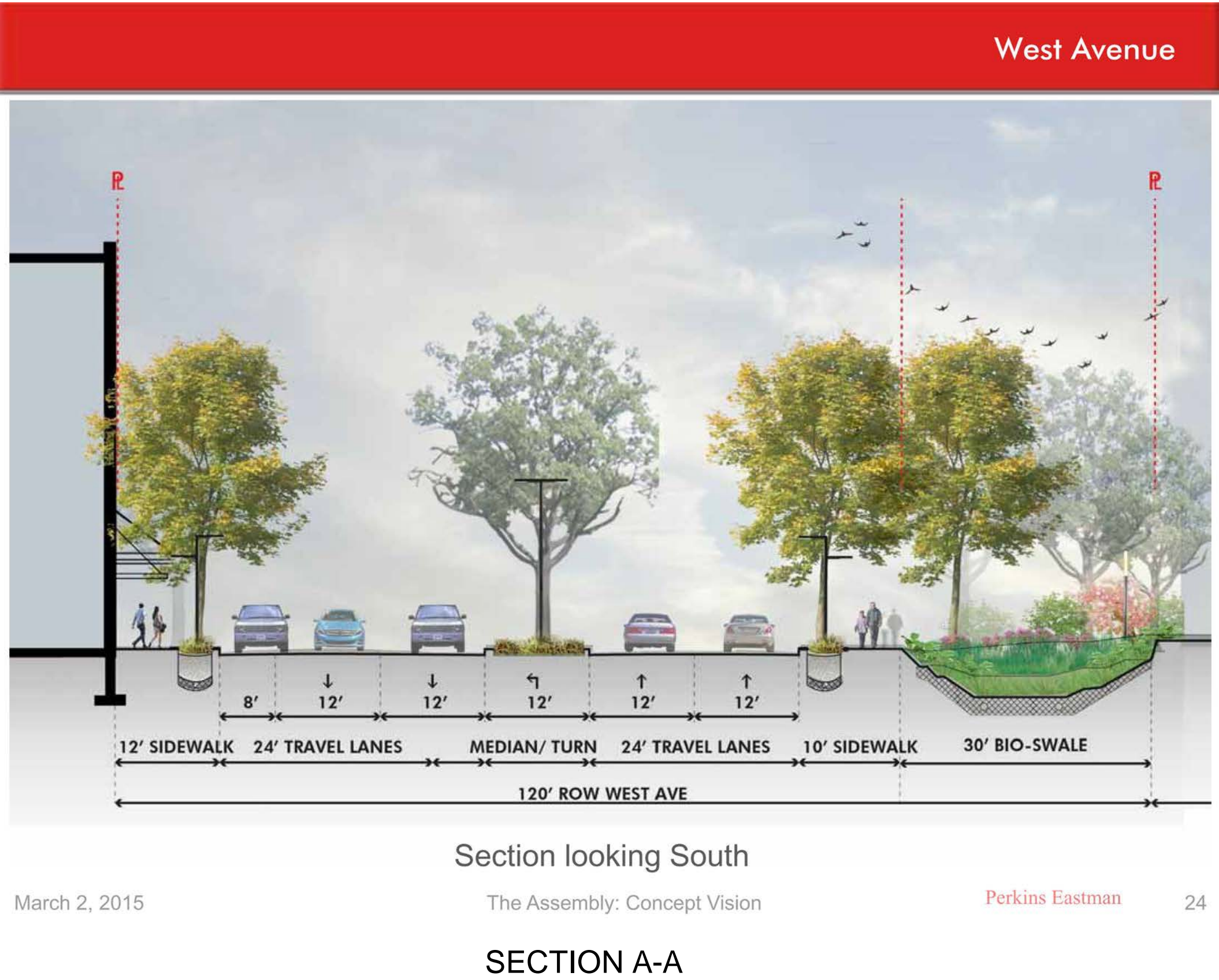
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This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PROJECT:	ASSEMBLY DRI #2469 DORAVILLE, GEORGIA	DORAVILLE SIXTY, LLC 191 PEACHTREE ST. NE SUITE 4100 ATLANTA, GA 30303 PHONE: (404) 224-1860	SCALE:	AS SHOWN	Kimley»Horn © 2016 KIMLEY-HORN AND ASSOCIATES, INC. 817 WEST PEACHTREE ST. NW SUITE 601 ATLANTA, GEORGIA 30308 PHONE (404) 418-8700 WWW.KIMLEY-HORN.COM	No.	REVISIONS	DATE	BY
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			DESIGNED BY:	KHA					
			CHECKED BY:	KHA					