



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: July 19, 2016

ARC REVIEW CODE: R1606291

TO: Interim CEO Lee May, DeKalb County
ATTN TO: Andrew Baker, Director of Planning and Sustainability
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: Township Tucker (DRI #2576)

Submitting Local Government: DeKalb County

Review Type: Development of Regional Impact **Date Opened:** June 29, 2016 **Date Closed:** July 19, 2016

Description: This DRI is located in the City of Tucker, northeast of the intersection of Mountain Industrial Boulevard and Hugh Howell Road (SR 236). Site access is proposed on both frontages. The proposed project consists of a mix of uses on approximately 89 acres, including: a 450,000 sq. ft. movie studio; 28,000 sq. ft. of office space; 113,000 sq. ft. of commercial space (91,000 sq. ft. specialty retail, 22,000 sq. ft. grocery); 976 residential units (616 multi-family units, 60 townhomes, 20 single family detached cottages, and a continuing care retirement community with 360 units); a 140-room hotel; a 20,000 sq. ft. daycare facility; a 500-seat amphitheatre; and an urban farm. The planned build-out for this DRI is 2022. The trigger for this DRI review is a rezoning application filed with DeKalb County. The County is currently conducting the local review and approval process by agreement with the new City of Tucker, as the City is still in the process of becoming operational in terms of land use/zoning review staff and structure. Therefore, DeKalb County is the host local government for the purposes of this DRI review.

Comments: According to the ARC Unified Growth Policy Map (UGPM) and Regional Development Guide (RDG), related components of the Atlanta Region's Plan, the proposed development is located in the Developed/Established Suburbs area of the region as well as a Community Activity Center.

Developed/Established Suburbs are areas of development that occurred from roughly 1970 to 1995. These areas are projected to remain suburbs through 2040. Community Activity Centers serve a similar function to Regional Centers but on a smaller scale. People travel from the surrounding community to these centers for employment, shopping and entertainment. These centers should be connected to the regional transportation network with existing or planned transit service. In many cases, these centers have high concentrations of commercial or retail space and local plans call for infill development or redevelopment. These centers have the potential to emerge as Regional Centers in the future. Local plans and policies should support efforts to transform these centers into accessible, mixed-use centers.

The RDG details recommended policies for areas and places on the UGPM. Recommended policies for Developed/Established Suburbs include:

- New development should connect to the existing road network and adjacent developments, and the use of cul-de-sacs or other means resulting in disconnected subdivisions should be discouraged
- Maximize the usefulness of existing recreational facilities in addition to providing new recreational opportunities

-CONTINUED ON NEXT PAGE-

- Eliminate vacant or under-utilized parking areas through mechanisms such as out-parceling or conversion to community open space
- Use rain gardens, vegetated swales or other enhanced water filtration design to enhance the quality of stormwater run-off
- Identify other opportunities to foster a sense of community by developing town centers, village centers or other places of centralized location

Recommended policies for Community Activity Centers include:

- Prioritize preservation, expansion, and access to existing and planned transit systems and improve the quality and aesthetics of existing facilities
- Incorporate appropriate end-of- trip facilities, such as bicycle racks, showers/ locker rooms, etc, within new and existing development
- Enhance mobility and accessibility for all by creating Complete Streets that accommodate all modes of transportation
- Encourage active ground floor, pedestrian scale design, and pedestrian amenities in new development and redevelopment of existing sites
- Work toward improving the jobs-housing imbalance in Regional Centers and promote housing options to accommodate multiple household sizes and price points in close proximity to jobs
- Use alternative designs and materials to minimize impervious surfaces to the greatest possible extent

This DRI appears to manifest many of the above policies for this area of the region – in particular, converting an underutilized site to a mixed-use development with a significant housing component and diversified employment options, close to bus transit, in an area predominated by light industrial uses. 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 alternative modes and conduct multiple trips on foot. This framework can eliminate dependency on cars for internal circulation and encourage workers and visitors to use alternative modes to access the development.

Along these lines, 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 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 at key locations throughout the site.

The intensity of this proposed project generally aligns with the RDG's recommended range of densities and building heights in the Developed/Established Suburbs area.

The proposed project is within the Stone Mountain Community Improvement District (CID) boundary, and it appears that one parcel making up the future development is currently a consenting member of that organization. Regardless of the combined site's status with the CID, the DRI should generally support the plans and policies of the CID given its location within the CID area.

The development is also immediately east of the Tucker-Northlake CID and the accompanying Livable Centers Initiative (LCI) study area, which was created in 2015 by merging the existing Tucker and Northlake LCI study areas and developing a new, joint study. The development team, along with City of Tucker staff and leadership, should work together to ensure that impacts of the proposed project do not negatively affect the potential for this LCI area to develop as planned.

Additional comments are included in this report.

-CONTINUED ON NEXT PAGE-

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

ARC COMMUNITY DEVELOPMENT
ARC RESEARCH & ANALYTICS
GEORGIA DEPARTMENT OF NATURAL RESOURCES
DEKALB COUNTY
CITY OF LILBURN
METRO ATLANTA RAPID TRANSIT AUTHORITY

ARC TRANSPORTATION ACCESS & MOBILITY
ARC AGING & HEALTH RESOURCES
GEORGIA DEPARTMENT OF TRANSPORTATION
GWINNETT COUNTY
CITY OF STONE MOUNTAIN
STONE MOUNTAIN CID

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF CLARKSTON
CITY OF TUCKER
TUCKER-NORTHLAKE CID

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>.

TOWNSHIP TUCKER DRI
City of Tucker/DeKalb County
Natural Resources Division Review Comments
June 28, 2016

Watershed Protection and Stream Buffers

The proposed project is located in the South River Watershed, which is not a water supply watershed within the Atlanta Region or the Metropolitan North Georgia Water Planning District. The USGS coverage for the project area shows a blue line stream running across the northern portion of the project property, which is identified as Camp Creek in Google Maps. The stream is shown on the submitted site plan and a 75-foot stream buffer is shown over most of its length on the property. However, notes on the plan indicate a proposed buffer reduction to 25 feet near the western edge of the property. A tributary to Camp Creek is also shown on the site plan, and no buffers are shown along it. These streams and any others on the property need to meet the requirements of the DeKalb County or City of Tucker Stream Buffer Ordinance as applicable. Buffer reductions or any other modifications to the buffer will require a variance from buffer zone requirements. Variances must be approved by the appropriate local government through the variance process specified in its ordinance. All streams as well as any other waters of the state on the property are also subject to the requirements of the State 25-foot erosion and sedimentation 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 the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff, as occurs with all development. 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) 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 29, 2016

SUBJECT: **Transportation Division Review of DRI # 2576**

Project: Township Tucker

County: DeKalb County

Location: Within the City of Tucker, northeast corner of Hugh Howell Rd. and Mountain Industrial Blvd.

Analysis:

Expedited ☐

Non-Expedited ☒

The Transportation Access & Mobility Division has reviewed the DRI submittal package for the Township Tucker project. 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:

ARC ID#	GDOT PI#	CST - FY	Project Name	Status/Notes
DK-437	0015067	2017	SR 8 (Lawrenceville Hwy) Pedestrian and Bicycle Alternatives Study, City of Tucker	Study to commence in 2017
DK-412	0012617	2018	Tucker Streetscape Ph II (LCI project), includes 1 st Ave., 2 nd St., 4 th St., Lynburn Drive.	ROW acquisition underway, twinned with 0010633
N/A	0010633	2018	Tucker Streetscape Ph II (TE Project), includes 1 st Ave., 2 nd St., 4 th St., Lynburn Drive.	ROW acquisition underway, twinned with 0012617
N/A	M004942	2016	Hugh Howell Rd Resurfacing	Under construction

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.
- Select 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

Tucker-Northlake LCI Study:

A Livable Centers Initiative study was developed originally for downtown Tucker in 2005 and updated and combined with the Northlake study in 2015. The study sponsored by the Tucker-Northlake CID. While the development site is not located within the study area, the adjacent roadways and property located just west of the site are. The plan calls for a mix of land uses, shared parking, multi-family residential development, street trees, transit stop enhancements, complete streets, street connectivity, and a rail-trail on the existing trail connecting Northlake to Tucker (and beyond).

2014 DeKalb Comprehensive Transportation Plan:

(<http://www.dekalbtransportationplan2014.com/documents/DeKalb%202014%20Transp%20Recommendations.pdf>) : The DeKalb CTP affirms the functional classification of Lawrenceville Highway, Hugh Howell Rd and Mountain Industrial Blvd as Major Arterials where mobility is the primary focus over land access, and Mountain Industrial as a key truck route. However the Plan promotes all corridors as “complete streets” to accommodate all users and travel modes, including bicycle, pedestrian and transit trips. Lawrenceville Hwy, Hugh Howell and Mountain Industrial within the City of Tucker are planned for a bicycle level of service B, and streets adjacent to the development are identified as Tier 1 bicycle network projects in the CTP (Mountain Industrial from E. Ponce de Leon to Hugh Howell, and Lawrenceville Hwy from Hugh Howell to Main Street). Additionally, the balance of Hugh Howell is planned for a PATH trail and Tier 2 bicycle network project. The plan also identifies the need for an intersection project at Lawrenceville Hwy and Hugh Howell Rd., but it is currently not funded.

TAMD Comments and Recommendations:

To better reflect the goals, objectives and policies of the Atlanta Region's Plan, CTP, and the Tucker-Northlake LCI Plan, in addition to mitigating any potential conflicts with existing TIP projects, the following changes to the project are recommended for consideration:

1. Density and trip generation is very high for location with poor street connectivity (no through connections to the north or east) and lack of premium transit.
2. Parking provided seems excessive – 2,222 surface and 1,160 structured. What is the minimum required by zoning (not indicated on site plan or traffic study)? Also, parking aisles on the Mountain Industrial side appear too close to entrances and could cause back-ups onto Mountain Industrial. GDOT to advise.
3. Bungalow Court/Urban SF Lots (20 units) are isolated and disconnected from street network. Connect to existing Mountain West Trail Rd.
4. Movie studio not the best use to abut the trail. No “eyes” on the trail facility, and studios often require walls/fencing and secured sets. Advise relocating on site with one of the housing, hotel or daycare uses abutting the trail.
5. Provide secure bicycle parking in convenient locations and show on the site plan.

Andrew Smith

From: Hood, Alan C. <achood@dot.ga.gov>
Sent: Thursday, June 30, 2016 9:12 AM
To: Andrew Smith
Cc: Brian, Steve; Comer, Carol; Edmisten, Colette
Subject: RE: ARC DRI Review Notification: Township Tucker (DRI #2576)
Attachments: Preliminary Report - Township Tucker .pdf

Andrew,

The proposed project consists of a mix of uses on approximately 89 acres, including: a 450,000 sq. ft. movie studio; 28,000 sq. ft. of office space; 113,000 sq. ft. of commercial space (91,000 sq. ft. specialty retail, 22,000 sq. ft. grocery); 976 residential units (616 multi-family units, 60 townhomes, 20 single family detached cottages, and a continuing care retirement community with 360 units); a 140-room hotel; a 20,000 sq. ft. daycare facility; a 500-seat amphitheater; and an urban farm. The project is located approximately 6 miles from any civil airport, and is located outside of any of their FAA surfaces, and compatible land use areas, and does not appear to impact any airport.

However, if the proposed project's vertical construction, or equipment exceeds 200ft above 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 airports and advise the proponent if any action is necessary.

Thank you for the opportunity to comment on the proposed development.

Alan Hood | Airport Safety Data Program Manager
Georgia Department of Transportation - Aviation Programs
600 West Peachtree Street, N.W. | 2nd Floor | Atlanta, Georgia 30308
T: 404-631-1343 | F: 404-631-1935 | M: 404-660-3394 | E: achood@dot.ga.gov

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

From: Andrew Smith [mailto:ASmith@atlantaregional.com]
Sent: Wednesday, June 29, 2016 4:20 PM
To: 'jud.turner@gaepd.org'; VanDyke, Cindy; Fowler, Matthew; Comer, Carol; Hood, Alan C.; 'alware@dot.ga.gov'; Allen, Patrick; Boone, Eric; Humphrey, James; Woods, Chris N.; 'lbeall@grta.org'; 'BDennard@grta.org'; Parker Martin; 'DRI@grta.org'; 'Jon West'; Greg Floyd (gfloyd@itsmarta.com); Morsberger Emory; ann@tuckernorthlakecid.com; john.gurbal@loweengineers.com; sqawiy@cityofclarkston.com; valeriecaldwell@bellsouth.net; garypeet@stonemountaincity.org; cthornton@stonemountaincity.org; Gerald.Oberholtzer@gwinnettcounty.com; Jeffrey.West@gwinnettcounty.com; dstacks@cityofilburn.com; Andrew Baker (aabaker@co.dekalb.ga.us); Hudson, Cedric; Eisenberg, Marian; Washington, Larry; Smith, Sylvia; Etiwe, Philip; fauman@cityoftucker.com; alerner@cityoftucker.com; jmchenry@tuckerga.gov; Matt.Houser@ch2m.com; Courtney.Lankford@ch2m.com; Jerry Silvio; Stephen Macauley; Jon Drysdale (jon.drysdale@loweengineers.com); Jerry Oberholtzer (jerry.oberholtzer@loweengineers.com); Richard Meehan; mmcdonald@wbassociates.com
Cc: Community Development; David Haynes; Amy Goodwin; Jim Skinner; Jim Santo; Renee Ray
Subject: ARC DRI Review Notification: Township Tucker (DRI #2576)

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 **Township Tucker (DRI #2576)**.

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As a representative of an adjacent community and/or potentially affected party, we request that you or a member of your staff review the attached Preliminary Report and provide comments to ARC on or before **July 14, 2016**. You may also view the preliminary report and other project information by visiting the [ARC Plan Reviews webpage](#) and searching for "Township Tucker" in the field at the bottom of the page. The report and other information will be available online as of tomorrow, June 30.

Date opened: June 29, 2016

Deadline for comments: July 14, 2016

Close by: July 19, 2016

For more information regarding the DRI process or other DRIs reviewed by ARC, please visit 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

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asmith@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 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

From: Billings, Julia <jbillings@dot.ga.gov>
Sent: Tuesday, July 05, 2016 1:10 PM
To: Andrew Smith
Cc: Mertz, Kaycee; Fowler, Matthew
Subject: RE: ARC DRI Review Notification: Township Tucker (DRI #2576)

Andrew,

GDOT Planning has reviewed the Township Tucker (DRI #2576) for proximity to planned roadway projects. There are no additional GDOT roadway projects located in the immediate vicinity of the proposed development other than those listed in the transportation section of the preliminary report.

Thanks,

Julia Billings, AICP
Transportation Planner
Georgia Department of Transportation, Office of Planning
600 West Peachtree Street NW, 5th floor
Atlanta, GA 30308
(404) 631-1774
jbillings@dot.ga.gov

From: Andrew Smith [<mailto:ASmith@atlantaregional.com>]
Sent: Wednesday, June 29, 2016 4:20 PM
To: 'jud.turner@gaepd.org'; VanDyke, Cindy; Fowler, Matthew; Comer, Carol; Hood, Alan C.; 'alware@dot.ga.gov'; Allen, Patrick; Boone, Eric; Humphrey, James; Woods, Chris N.; 'lbeall@grta.org'; 'BDennard@grta.org'; Parker Martin; 'DRI@grta.org'; 'Jon West'; Greg Floyd (gffloyd@itsmarta.com); Morsberger Emory; ann@tuckernorthlakeid.com; john.gurbal@loweengineers.com; sqawiy@cityofclarkston.com; valeriecaldwell@bellsouth.net; garypeet@stonemountaincity.org; cthorton@stonemountaincity.org; Gerald.Oberholtzer@gwinnettcounty.com; Jeffrey.West@gwinnettcounty.com; dstacks@cityofilburn.com; Andrew Baker (aabaker@co.dekalb.ga.us); Hudson, Cedric; Eisenberg, Marian; Washington, Larry; Smith, Sylvia; Etiwe, Philip; fauman@cityoftucker.com; alerner@cityoftucker.com; jmchenry@tuckerga.gov; Matt.Houser@ch2m.com; Courtney.Lankford@ch2m.com; Jerry Silvio; Stephen Macauley; Jon Drysdale (jon.drysdale@loweengineers.com); Jerry Oberholtzer (jerry.oberholtzer@loweengineers.com); Richard Meehan; mmcdonald@wbassociates.com
Cc: Community Development; David Haynes; Amy Goodwin; Jim Skinner; Jim Santo; Renee Ray
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Date opened: June 29, 2016

Deadline for comments: July 14, 2016

Close by: July 19, 2016

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

Regards,

Andrew Smith

Senior Planner, Community Development Division

Atlanta Regional Commission
regional impact + local relevance

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Developments of Regional Impact

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

DRI #2576

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: DeKalb County
Individual completing form: Larry Washington
Telephone: 404-371-2178
E-mail: lwashington@DeKalbcountyga.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: Tucker Town Center
Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 4650 and 4750 Hugh Howell Road ,Tucker,GA
Brief Description of Project: Approximately 90 acre with 3 existing 30-40 year old building and a 10 year vacant industrial building totaling 610,000 SF to be removed and replaced with a model of ,walkability, live, work, play mixed use development .

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.): 250,000sqft

Developer: Macauley Investment, LLC

Mailing Address: 2870 Peachtree Rd, # 282

Address 2: N/A

City: Atlanta State: GA Zip: 30305

Telephone: 770-363-2665

Email: stephen@shmloo.com

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

If yes, property owner: Sears, Roebuck and CO.

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? N/A

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

If yes, provide the following information: Project Name: N/A
Project ID: 2576

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

- ☒ Rezoning
- ☐ Variance
- ☐ Sewer
- ☐ Water
- ☐ Permit
- ☐ Other N/A

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? N/A

Estimated Project Completion Dates: This project/phase: 2017-2021
Overall project: 2017-2021

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Developments of Regional Impact

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DRI #2576

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: DeKalb County
Individual completing form: Larry Washington
Telephone: 404-371-2178
Email: lwashington@DeKalbcountyga.gov

Project Information

Name of Proposed Project: Township Tucker
DRI ID Number: 2576
Developer/Applicant: Macauley Investment, LLC
Telephone: 770-363-2665
Email(s): stephen@shmloo.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: 305 million

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: 4.7 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): An existing 14,500 sf tire and battery service center whose lease expires in February 2017. Also displacing 2 ten year vacant 30 to 40 year old Sears distribution center which total 600,000 sf.

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 46,870

Gallons Per Day (MGD)?

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?
No,water line extension is required to serve the project

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)? 46,870

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: Yes, Treatment capacity exists

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?No,sewer line extension is required to serve the project

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.) Traffic Study in process following ARC/GRTA guidelines

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:The transportation improvements that's needed is undetermined at this time . A through study in process.

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 3,800 ton per year

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

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

Will any hazardous waste be generated by the development? ☐ (not selected) ☐ Yes ☒ No

If yes, please explain:No hazardous waste will be generated by this project

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? 60% estimated impervious at build out

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:Buffers,detention or retention ponds, storm water quality,some impervious parking areas (community events),and water reclamation and conservation measures.

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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CONTACT INFORMATION:

APPLICANT: STEPHEN MACAULEY
MACAULEY INVESTMENTS, LLC
(770) 363-2665

PLANNER: MICHAEL MCDONALD
WAKEFIELD BEASLEY & ASSOCIATES
(678) 262-0022

TRAFFIC ENG: RICHARD MEEHAN
LOWE ENGINEERS, LLC
(770) 857-8434

ZONING DATA

SITE = 88.622 AC
DENSITY (RES) = 12 DU/AC
DENSITY (NON RES) = 7000 SF/AC
OPEN SPACE = 20 AC (22%)
EXISTING ZONING = M/M-2/R-150
PROPOSED ZONING = MU-5
MAXIMUM BLDG HT = 75'

GENERAL NOTES

SIDEWALKS WILL BE INSTALLED
ALONG ALL INTERIOR ROADS &
ALONG THE ENTIRE PROPERTY
FRONTAGE OF HUGH HOWELL
RD/SR 236 & MOUNTAIN
INDUSTRIAL BLVD

ALL INTERNAL ROADS
ARE TWO-WAY/TWO LANE
EXCEPT AS SHOWN.
DIRECTION OF FLOW AS
INDICATED BY ARROWS

REFERENCE SURVEY:
HOUSTON ENGINEERING, INC
JOB# 016-0030
APRIL 7, 2016

DEVELOPMENT SUMMARY

MS	MOVIE STUDIO	450,000 SF	3 ST	INTERNAL
MF	MULTI-FAMILY*	616 UNITS	5 ST	924 PS
R	RETAIL*	91,000 SF	1 ST	574 PS
O	OFFICE*	28,000 SF	1 ST	84 PS
T	TOWNHOMES	60 UNITS	3 ST	INTERNAL
G	GROCERY	22,000 SF	1 ST	100 PS
AT	AMPHITHEATRE	500 SEATS	1 ST	EVENT
H	LTD SERVICES HOTEL	140 KEYS	5 ST	140 PS
C	CCRC (5 AC SITE)	360 UNITS	5 ST	360 PS
DC	ADULT/CHILD CARE	20,000 SF	1 ST	20 PS
PC	URBAN SF LOT	20 UNITS	2 ST	INTERNAL
F	URBAN FARM	2 ACRES	1 ST	20 PS

PD	PARKING DECKS	4 ST	1160 CARS
	SURFACE PARKING REG		1249 CARS
	TOTAL ALLOCATED		2222 CARS

*POTENTIAL RETAIL, OFFICE AND ANCILLARY USES ON FIRST FLOOR
OF SINGLE LOADED MULTI-FAMILY UNITS TOTAL 66,000 SF + 462 PS REQ.

