



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

**DATE:** September 5, 2019

**ARC REVIEW CODE:** R1909051

**TO:** Mayor Keisha Lance Bottoms, City of Atlanta  
**ATTN TO:** Monique Forte, Urban Planner III, Department of City Planning  
**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:** Quarry Yards (DRI 2993)

**Review Type:** DRI

**Submitting Local Government:** City of Atlanta

**Date Opened:** 9/5/2019

**Deadline for Comments:** 9/20/2019

**Date to Close:** 9/25/2019\*

*\*If no significant issues are identified during the 15-day comment period, the review will close on 9/20/2019 per the LCI Expedited Review process outlined in ARC's DRI Rules.*

**Description:** This DRI is on approximately 74 acres in the City of Atlanta, bounded by Francis Place to the west, Donald Lee Hollowell Parkway (US 78/278, SR 8) to the south, Gary Avenue and the Bankhead MARTA station to the east, and Proctor Creek and the Westside Reservoir Park (formerly Bellwood Quarry) to the north. The mixed-use project is proposed to include 2,182 multi-family residential units; 139 townhome units; 3 single family detached homes; 300 hotel rooms; 1,880,000 SF of office space; and 171,400 SF of retail space. The local trigger action for the DRI review is a Special Administrative Permit (SAP) application for the easternmost portion of the site, filed with the City of Atlanta. The estimated full build-out year for this project is 2029.

**PRELIMINARY COMMENTS:** According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, this DRI is in the Maturing Neighborhoods area. ARC's Regional Development Guide (RDG) details recommended policies for areas and places on the UGPM. General information and policy recommendations for Maturing Neighborhoods are listed at the bottom of these comments.

This DRI appears to implement aspects of regional policy, including many of those at the bottom of this narrative. The DRI plan contemplates the conversion of an underutilized and largely vacant site to an infill, mixed-use development with significant housing (including affordable housing) and employment components, a pedestrian-friendly street grid and street-level amenities, and new green space surrounding Proctor Creek. The DRI can support alternative transportation modes given its close proximity to MARTA heavy rail service (Green Line) at Bankhead Station immediately to the east and to MARTA bus service, at the rail station and along Donald Lee Hollowell Parkway (Routes 26, 50 and 58); and given that it proposes connections to the existing Proctor Creek Trail (which traverses the site) and to the planned Westside Reservoir Park immediately to the north (via Gary Avenue); the site is also near the planned Westside BeltLine Trail, 0.3 miles to the east. Many of these characteristics will collectively offer the potential for site residents to work and shop on site, and for workers and visitors to access the site via alternative modes or park once and circulate on foot.

To capitalize on this potential, care should be taken to ensure that the development, as constructed, promotes an interconnected, functional, clearly marked and comfortable pedestrian experience on all streets, paths, entrances, and parking areas. This is especially important in terms of creating a strong connection between the Bankhead MARTA Station and the DRI site, which are separated by Gary Avenue. ARC staff's recollection of early concept plans for the Quarry Yards project included a pedestrian bridge connecting the DRI's green space/plaza, over Proctor Creek and Gary Avenue (with access down to the Proctor Creek Trail midway), to the platform level of the MARTA station. The DRI site plan seems to contemplate a less direct link, with a smaller pedestrian bridge spanning Proctor Creek and then using the Proctor Creek Trail as the route to the MARTA Station. Presumably this will require a street-level crossing of Gary Avenue from the trail to the area of the Taxi Stand/Kiss & Ride curb cut into the MARTA station property – which is only approximately 130 feet away from D.L. Hollowell Pkwy. However, there is no clear crosswalk location or design concept shown on the submitted site plan. The applicant team should ensure the installation of a robust, visible crosswalk facility in this area to safely move pedestrians and cyclists between the station and the DRI site. Gary Avenue may ultimately serve as a southern access point for vehicles entering and exiting the planned Westside Reservoir Park north of the DRI site. Therefore ensuring safe circulation between the DRI site and the MARTA station is all the more critical.

Just as important, the applicant team should ensure the installation of a robust, visible crosswalk facility to safely move pedestrians and cyclists between the multifamily area south of D.L. Hollowell Pkwy. and the main part of the development on the north side of the Parkway. The development team is also encouraged to ensure that end-of-trip facilities (bicycle racks or storage facilities, showers and lockers for workers, etc.) are provided at key locations throughout the site. These recommendations are made in view of the fact that the applicant was allowed to utilize an alternative mode trip reduction of 27.5% in the GRTA-required DRI transportation analysis.

The project can further support The Atlanta Region's Plan in general by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages. Those features are critical to protecting the watershed of a rehabilitating Proctor Creek, which is planned as a significant amenity as it passes through the DRI site.

The intensity of this proposed project generally aligns with the RDG's recommended parameters for Maturing Neighborhoods, although it should be noted that some of the DRI's building heights (up to 14 stories, in one case) are greater than what is recommended in the RDG for this area (up to 10 stories, based on local context). The land use mix is generally consistent with the RDG, although some RDG policy recommendations for Maturing Neighborhoods include the need to ensure that new and infill development is compatible with existing neighborhoods. While the DRI's building heights transition downward as the site approaches D.L. Hollowell Pkwy., some of its structures fronting that road reach as high as 8 stories. This intensity will present a noticeable incongruence with the existing land uses on the south side of Hollowell Pkwy., which are mainly low-rise, small-scale commercial and 1-2 story, single family residential. City leadership and staff, along with other planning partners and the applicant team, should therefore collaborate to ensure maximum sensitivity to nearby neighborhoods, land uses, structures and natural resources.

This DRI is located in the Bankhead MARTA Station Area Livable Centers Initiative (LCI) study area. ARC considers this LCI area to be in good standing, with a five-year plan update having been completed in 2013. ARC's assessment is also that this DRI is generally consistent with the principles of the LCI program and the recommendations of the LCI plan, which calls for mixed-use development, high-density residential and green/open space around the MARTA Station. The applicant team should continue to collaborate with City staff and leadership as well as neighborhood organizations to ensure that the project, as constructed, is consistent with the LCI plan. Likewise, the City and its planning partners should ultimately incorporate the key attributes and impacts of this DRI into future updates to this part of the LCI plan.

Additional preliminary ARC staff comments focused on water resources planning are attached to this report. Of note is the fact that the City 50-foot undisturbed stream buffer and additional 25-foot impervious

setback (for a total depth of 75 feet), as well as the 25-foot State Sediment and Erosion Control Buffer, are not shown on either side of Proctor Creek south of D.L. Hollowell Parkway (the buffers are shown on the north side of the Parkway). Additionally, two new multifamily residential structures are shown near Proctor Creek south of the Parkway. If these structures intrude into the City stream buffers, variances may be necessary.

Additional preliminary ARC staff comments focused on transportation planning will be forthcoming in the ARC Final Report.

Further to the above, Maturing Neighborhoods were primarily developed prior to 1970. These areas are typically adjacent to the Region Core and Regional Employment Corridors. These three areas, combined, represent a significant percentage of the region's jobs and population. General policy recommendations 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

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

ARC COMMUNITY DEVELOPMENT  
ARC RESEARCH & ANALYTICS  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY  
ATLANTA BELTLINE, INC.

ARC TRANSPORTATION ACCESS & MOBILITY  
ARC AGING & INDEPENDENCE SERVICES  
GEORGIA DEPARTMENT OF TRANSPORTATION  
GEORGIA SOIL & WATER CONSERVATION COMMISSION  
UPPER WESTSIDE CID

ARC NATURAL RESOURCES  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
SRTA/GRTA  
METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY  
CITY OF ATLANTA

If you have any questions regarding this review, please contact Andrew Smith at (470) 378-1645 or [asmith@atlantaregional.org](mailto:asmith@atlantaregional.org). This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



## 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: Quarry Yards 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  
International Tower  
229 Peachtree Street NE, Suite 100  
Atlanta, Georgia 30303  
Ph. (470) 378-1645  
[asmith@atlantaregional.org](mailto:asmith@atlantaregional.org)

**Return Date: 9/20/2019, 5:00 PM**

## ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: September 5, 2019

ARC REVIEW CODE: R1909051

TO: ARC Group Managers

FROM: Andrew Smith, 470-378-1645

### Reviewing staff by Jurisdiction:

Community Development: Smith, Andrew

Transportation Access and Mobility: Barrett, Jean Hee

Natural Resources: Santo, Jim

Research and Analytics: Skinner, Jim

Aging and Health Resources: Perumbeti, Katie

Name of Proposal: Quarry Yards (DRI 2993)

Review Type: Development of Regional Impact

Description: This DRI is on approximately 74 acres in the City of Atlanta, bounded by Francis Place to the west, Donald Lee Hollowell Parkway (US 78/278, SR 8) to the south, Gary Avenue and the Bankhead MARTA station to the east, and Proctor Creek and the Westside Reservoir Park (formerly Bellwood Quarry) to the north. The mixed-use project is proposed to include 2,182 multi-family residential units; 139 townhome units; 3 single family detached homes; 300 hotel rooms; 1,880,000 SF of office space; and 171,400 SF of retail space. The local trigger action for the DRI review is a Special Administrative Permit (SAP) application for the easternmost portion of the site, filed with the City of Atlanta. The estimated full build-out year for this project is 2029.

Submitting Local Government: City of Atlanta

Date Opened: September 5, 2019

Deadline for Comments: September 20, 2019 by 5:00 PM

Date to Close: September 25, 2019\*

*\*If no significant issues are identified during the 15-day comment period, the review will close on 9/20/2019 per the LCI Expedited Review process outlined in ARC's DRI Rules.*

### **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:**




## Developments of Regional Impact

[DRI Home](#)
[Tier Map](#)
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### DRI #2993

#### 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: Monique Forte

Telephone: 4045460196

E-mail: [mbforte@atlantaga.gov](mailto:mbforte@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: Quarry Yards

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 300 Gary Avenue, NW Atlanta, GA

Brief Description of Project: Approximately 74 acres of residential, office, retail, and hotel land uses, in addition to green space.

#### 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.): Quarry Yards is planned to consist of 2,182 units of multifamily residential, 1,880,000 SF of office

Developer: Urban Creek Partners, LLC

Mailing Address: 1320 Ellsworth Industrial Blvd

Address 2: Suite A1500

City: Atlanta State: Ge Zip: 30318

Telephone: 404-725-5350

Email: [jbarry@urbancreekpartners.com](mailto:jbarry@urbancreekpartners.com)

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

If yes, property owner: QYHC Property Owner, LLC

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

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: 2029

Overall project: 2029

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## Developments of Regional Impact

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

### DRI #2993

#### 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: Monique Forte  
Telephone: 4045460196  
Email: mbforte@atlantaga.gov

#### Project Information

Name of Proposed Project: Quarry Yards  
DRI ID Number: 2993  
Developer/Applicant: Urban Creek Partners, LLC  
Telephone: 404-725-5350  
Email(s): jbarry@urbancreekpartners.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: \$1.1 billion  
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: approximately \$8-12 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: City of Atlanta



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

0.25 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?

### Wastewater Disposal

Name of wastewater treatment provider for this site:

City of Atlanta

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

2.35 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.)

Approximately 26,522 net daily trips (1,906 trips AM peak, 2,194 trips PM peak)

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?

☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project?

☐ (not selected) ☒ Yes ☐ No

If yes, please describe below: The traffic improvements will be identified in the final recommendations from GRTA/SRTA, ARC and DCA's DRI process. These improvements will ensure connectivity with the current community and development. Safety for all modes of transportation is paramount. Some improvements will include providing adequate access from the entire development to nearest MARTA station (Bankhead station) as well as other transportation modes.

### Solid Waste Disposal

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

3,578 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

85%

impervious surface once the proposed development has been constructed?

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: The Phase 1 design utilizes oversized perforated detention pipes for infiltration and storage. The system outfalls into Proctor Creek. The remainder of the site hasn't been reviewed or designed but stormwater management will meet the City of Atlanta Stormwater Ordinance requirements.

### 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:  
The site design will not negatively impact floodplain limits. The floodplain land is planned green space for the site.

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[GRTA DRI Page](#) | [ARC DRI Page](#) | [RC Links](#) | [DCA DRI Page](#)

[DRI Site Map](#) | [Contact](#)

**QUARRY YARDS DRI 2993**  
**City of Atlanta**  
**ARC Natural Resources Group Review Comments**

**September 4, 2019**

**Water Supply Watershed and Stream Buffer Protection**

The proposed project is located on land that is currently partially developed. It is entirely within the Proctor Creek watershed, which is part of the Chattahoochee River watershed and enters the river downstream of the Region's water intakes.

The submitted site plan and the USGS coverage for the project area both show Proctor Creek running roughly south to north across the eastern side of the property. No other blue-line streams are shown on or near the project property on any coverage. The City 50-foot undisturbed stream buffer and additional 25-foot impervious setback (total depth of 75 feet) as well as the 25-foot State Sediment and Erosion Control Buffer are shown on both sides of Proctor Creek north of Donald Lee Hollowell Parkway, but not south of the road. The site plans show two proposed structures north of the Parkway intruding into the impervious setback and a pathway running along and crossing the creek. However, based on aerial photo evidence, the path already exists, and the proposed structures are on the sites of existing structures. Two new structures are shown near Proctor Creek south of the Parkway. If these structures intrude into the City stream buffers, variances may be necessary.

No other streams or other waters of the State are shown on the submitted site plan or on the USGS coverage. Any other State waters identified on the property will be subject to the State 25-foot Sediment and Erosion Control buffer. The City and State buffers should be shown on the portions of Proctor Creek on the project property south of Donald Lee Hollowell Parkway.

**Storm Water/Water Quality**

The project should fully 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, as with all development, 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 of use and the total impervious coverage. This, in turn, will affect the design and type of stormwater controls developed for this project.

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. In developing stormwater management controls for this project, any on site reuse of stormwater needs to include consideration of its impact on return flows to the Chattahoochee, as well as its impacts on the protection and restoration efforts in the Proctor Creek watershed.

In addition to standard measures, we suggest the following additional measures to help reduce stormwater runoff and provide for its reuse before returning it to the stream system:

- Using 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.

- Using 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.
- Including rainwater capture in the project design to provide for landscape irrigation during dry periods.

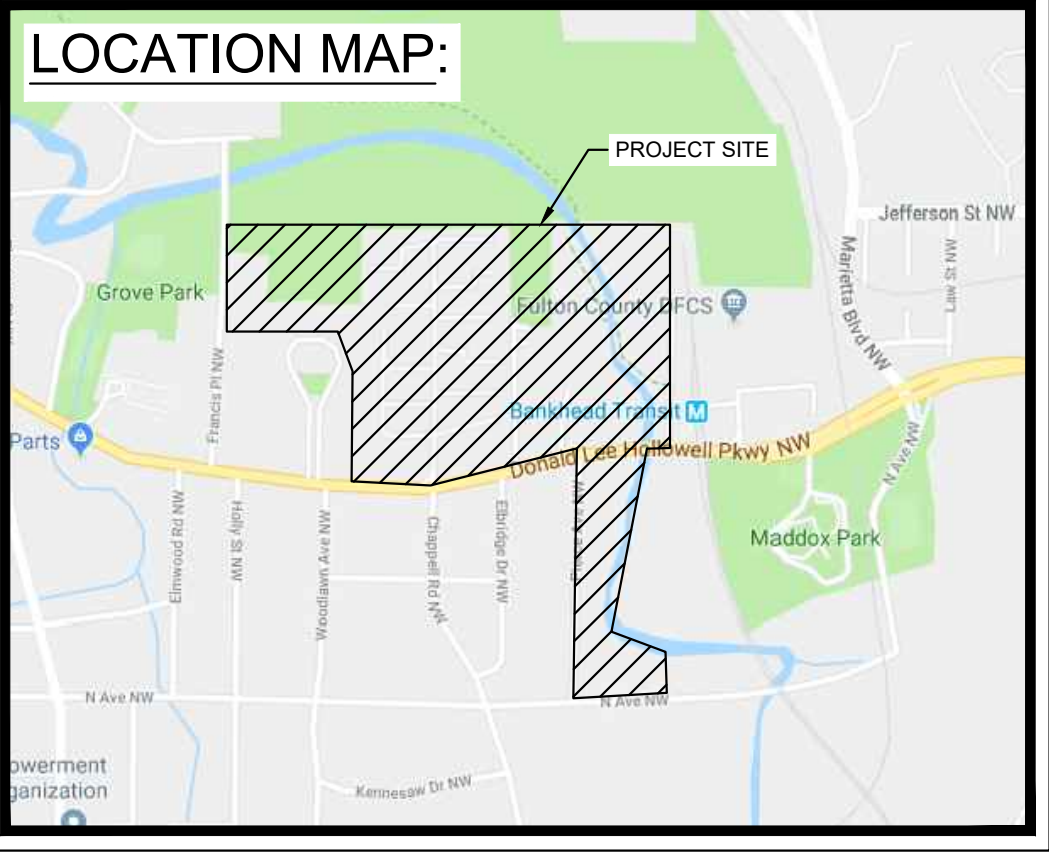




SITE NOTES:	
DRI NUMBER	#2993
CURRENT ZONING	MRC-3, MR-3-C, RG-3, R-4 (BELTLINE OVERLAY)
OVERALL SITE AREA	74.0 AC
PHASE 0 AREA:	8.2 AC
PHASE 1A AREA:	9.6 AC
PHASE 1B AREA:	16.2 AC
PHASE 2 AREA:	40.0 AC
MAXIMUM BUILDING HEIGHT	225 FT
TOTAL FLOOR AREA	4,020,668 SF
PROPOSED DENSITY RATIOS	
RESIDENTIAL:	31.4 UNITS / ACRE
NON-RESIDENTIAL FAR:	0.68 NLA
PROPOSED PARKING:	10,250 SPACES

PROPOSED LAND USE USES & DENSITIES	
LAND USE	DENSITY
RETAIL	171,400 SF
OFFICE	1,880,000 SF
MULTI-FAMILY RESIDENTIAL	2,182 UNITS
TOWNHOME RESIDENTIAL	139 UNITS
HOTEL	300 KEYS

PROJECT CONTACTS:	
APPLICANT:	URBAN CREEK PARTNERS 1011 COLLIER ROAD ATLANTA, GA 30318 CONTACT: DOUG KUNIANSKY PHONE: 404.355.8000
TRAFFIC CONSULTANT:	KIMLEY-HORN & ASSOCIATES 817 W PEACHTREE STREET NW SUITE 601 ATLANTA, GA 30308 CONTACT: ROB ROSS, P.E. PHONE: 404-419-8700
CIVIL ENGINEER:	KIMLEY-HORN & ASSOCIATES 817 W PEACHTREE STREET NW SUITE 601 ATLANTA, GA 30308 CONTACT: JESSICA RIDDLE, P.E. PHONE: 404-419-8700



PROJECT: QUARRY YARDS DRI #2993  
1345 DONALD LEE HOLLOWELL

TITLE: DRI SITE PLAN

CLIENT: URBAN CREEK PARTNERS

1320 ELLSWORTH INDUSTRIAL BLVD  
SUITE 601  
ATLANTA, GA 30318

DATE: 09/03/2019

PROJECT NO: 018725000

SHEET NUMBER: C0-60

SCALE: 1" = 60'

DRAWN BY: MCP

DESIGNED BY: JPR

CHECKED BY: BWS

KimleyHorn

© 2017 KIMLEY-HORN AND ASSOCIATES, INC.  
817 W PEACHTREE STREET, NW  
ATLANTA, GEORGIA 30308  
WWW.KIMLEY-HORN.COM

7

6

5

4

3

2

1

No.

REVISIONS

DATE

BY

Drawing name: K:\MT\_CIVIL\01872500\_Quarry Yards\CAD\Plan\Sheet\C0-60 - DRI SITE PLAN.dwg C0-60 DRI SITE PLAN Sep 03, 2019 4:55pm by: mapaction.pettif

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