

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: December 20, 2019

ARC REVIEW CODE: R1912202

TO: Mayor Keisha Lance Bottoms
ATTN TO: Monique Forte, Urban Planner III, Mobility Planning
FROM: Douglas R. Hooker, Executive Director
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: The Works

Review Type: DRI

Date Opened: Dec. 20, 2019

Submitting Local Government: City of Atlanta

Deadline for Comments: Jan. 6, 2020 **Date to Close:** Jan. 9, 2020

Description: This DRI is on approximately 27 acres in the City of Atlanta, on the north side of Chattahoochee Avenue near its intersections with Southland Circle and Chattahoochee Row (formerly called Permalume Place). The site is bounded by Woodall Creek and Van Heusen Boulevard on the west and Makers Way on the east. The mixed-use development is planned to consist of approximately 340 multi-family units; 147,000 SF of office space; 114,800 SF of restaurant space; and 88,200 SF of retail space. The site currently consists of a mix of vacated and occupied warehouse/commercial buildings, some of which will be demolished and some of which will be repurposed. Site access is proposed via four existing driveways on Chattahoochee Avenue as well as an extension of Chattahoochee Row, from its current terminus eastward to Makers Way and beyond to Ellsworth Industrial Boulevard. The estimated build-out year for this project is 2022. The local trigger action for the DRI review is a rezoning.

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 manifest aspects of regional policy, including many of those at the bottom of this narrative. The plan contemplates a mixed-use, infill adaptive reuse/redevelopment featuring significant housing, office and retail/restaurant uses, with pedestrian-oriented infrastructure and amenities throughout the site. The mix of uses offers the potential for site residents to work and shop on-site or in the same district, and for workers and visitors to arrive via an alternative transportation mode or park once and conduct multiple trips on foot, thereby reducing single-occupancy vehicle trips.

To capitalize on this potential, care should be taken to ensure that the development, as constructed, promotes an interconnected, functional, clearly marked and comfortable bike/pedestrian experience on all streets, paths, entrances, and parking areas. The development team is also encouraged to ensure that end-of-trip facilities are provided for residents, workers and visitors at key locations, e.g., scooter and bicycle storage racks throughout the site, lockers/showers in office spaces, etc. These recommendations are made given that the applicant utilized an 8% alternative mode trip reduction in the SRTA/GRTA-required DRI traffic study. Particular attention should be paid to the location and accessibility of transit stops adjacent to the site, including the stop across Chattahoochee Avenue for eastbound passengers. With the provision of

high-quality bike/pedestrian facilities and infrastructure, there is the potential for actual alternative mode site access that exceeds 8% as the site and the surrounding area develop and mature.

The applicant team should ensure that project driveways and intersections and any associated improvements (e.g., new turn lanes, traffic signals, etc.) are designed and implemented in full coordination with the City of Atlanta, to safely and efficiently accommodate the DRI's projected automobile traffic. Internal streets and driveways should be designed to minimize driving speeds and prioritize safety and comfort of pedestrians throughout the site, through the use of reduced lane widths, shorter curb radii, raised crossings, bulb-outs, and other design features. This project is notable for its potential to expand the street grid in the area, and future street connections should be preserved in the site plan.

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 best practices throughout the site in general, in parking areas, on site driveways, in stormwater detention facilities, and as part of any improvements to site frontages.

In a general sense, the DRI's development program is consistent with the RDG, specifically in terms of promoting mixed-use development and redeveloping with design that echoes the light industrial character of the surrounding area. The intensity of this proposed project is within the RDG's recommended parameters for density and building height for the Maturing Neighborhoods area of the region. However, it will still be critical for City leadership and staff, along with the applicant team, to collaborate to the greatest extent possible to ensure maximum sensitivity and mitigate potential impacts to nearby neighborhoods, natural resources and land uses.

Preliminary ARC staff comments focused on water resources are attached to this report. Additional transportation comments will be submitted with the Regional Review Finding.

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
CITY OF ATLANTA

ARC TRANSPORTATION ACCESS & MOBILITY
ARC AGING & INDEPENDENCE SERVICES
GEORGIA DEPARTMENT OF TRANSPORTATION
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
ATLANTA BELTLINE, INC.

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
SRTA/GEORGIA REGIONAL TRANSPORTATION AUTHORITY
METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY
UPPER WESTSIDE CID

If you have any questions regarding this review, please contact Greg Giuffrida at (470) 378-1531 or ggiuffrida@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: **The Works** *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:

Greg Giuffrida
Atlanta Regional Commission
International Tower
229 Peachtree Street NE, Suite 100
Atlanta, Georgia 30303
Ph. (470) 378-1531
ggiuffrida@atlantaregional.org

Return Date: *Jan. 6, 2020*

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: Dec. 20 2019

ARC REVIEW CODE: R1912202

TO: ARC Group Managers

FROM: Greg Giuffrida, 470-378-1531

Reviewing staff by Jurisdiction:

Community Development: Smith, Andrew **Transportation Access and Mobility:** Mangham, Marquitrice

Natural Resources: Santo, Jim

Research and Analytics: Skinner, Jim

Aging and Health Resources: Perumbeti, Katie

Name of Proposal: The Works

Review Type: Development of Regional Impact

Description: This DRI is on approximately 27 acres in the City of Atlanta, on the north side of Chattahoochee Avenue near its intersections with Southland Circle and Chattahoochee Row (formerly called Permalume Place). The site is bounded by Woodall Creek and Van Heusen Boulevard on the west and Makers Way on the east. The mixed-use development is planned to consist of approximately 340 multi-family units; 147,000 SF of office space; 114,800 SF of restaurant space; and 88,200 SF of retail space. The site currently consists of a mix of vacated and occupied warehouse/commercial buildings, some of which will be demolished and some of which will be repurposed. Site access is proposed via four existing driveways on Chattahoochee Avenue as well as an extension of Chattahoochee Row, from its current terminus eastward to Makers Way and beyond to Ellsworth Industrial Boulevard. The estimated build-out year for this project is 2022. The local trigger action for the DRI review is a rezoning.

Submitting Local Government: City of Atlanta

Date Opened: Dec. 20, 2019

Deadline for Comments: Jan. 6, 2020

Date to Close: Jan. 9, 2020

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:

[illegible]



Developments of Regional Impact

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

DRI #3030

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

*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: The Works
Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 1235 Chattahoochee Avenue NW. Atlanta, GA 30318, Land Lot 192, 17th District
Brief Description of Project: A mixed-use development consisting of residential, restaurant, retail, and office land uses.

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.): Multifamily- 340 units, Restaurants - 114,800 SF, Retail - 88,200 SF, Office - 147,000SF

Developer: Selig Enterprises, Inc. (Greg Catoe)

Mailing Address: 1100 Spring Street

Address 2: Suite 550

City: Atlanta State: Ge Zip: 30309

Telephone: 404-898-9031

Email: gcatoe@seligenterprises.com

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

If yes, property owner: Chattahoochee Works, 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 Project Name:

information: 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: This project/phase: One Phase
Completion Dates: Overall project: 2022

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

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



Developments of Regional Impact

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

DRI #3030

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: 404-546-0196
Email: mbforte@atlantaga.gov

Project Information

Name of Proposed Project: The Works
DRI ID Number: 3030
Developer/Applicant: Selig Enterprises, Inc.
Telephone: 404-898-9031
Email(s): gcatoe@seligenterprises.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: \$190-210 million

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$3.8-4.2 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)? 0.37 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)? 0.31 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.) Daily-14,244 trips; AM-1,242 trips; PM-760 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: Please see traffic study performed by Kimley-Horn and Associates.

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 10,025

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? 70-75%

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

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:
Not affected but present within site boundary

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THE WORKS DRI
City of Atlanta
Natural Resources Group Review Comments
December 20, 2019

Watershed Protection and Stream Buffers

The proposed project is located in the Peachtree Creek watershed, which is part of the Chattahoochee River watershed and enters the river downstream of the Region's water intakes. Based on the submitted site plan, the proposed project is located on an already developed portion of the project property. Both the site plan and the USGS coverage for the project area shows a blue line stream running along the eastern edge of the property, which is not currently developed and is shown as undeveloped on the proposed site plan. Nevertheless, the stream is still subject to both the City of Atlanta's Stream Buffer Ordinance and the State Sedimentation and Erosion Control Buffer. The City's 50-foot buffer and 75-foot impervious surface setback as well as the State 25-foot buffer should be shown on the plans. Any unmapped streams on the property may also be subject to the City Stream Buffer Ordinance, and any other waters of the state that may be on the property will also be subject to the State erosion and sedimentation buffer requirements.

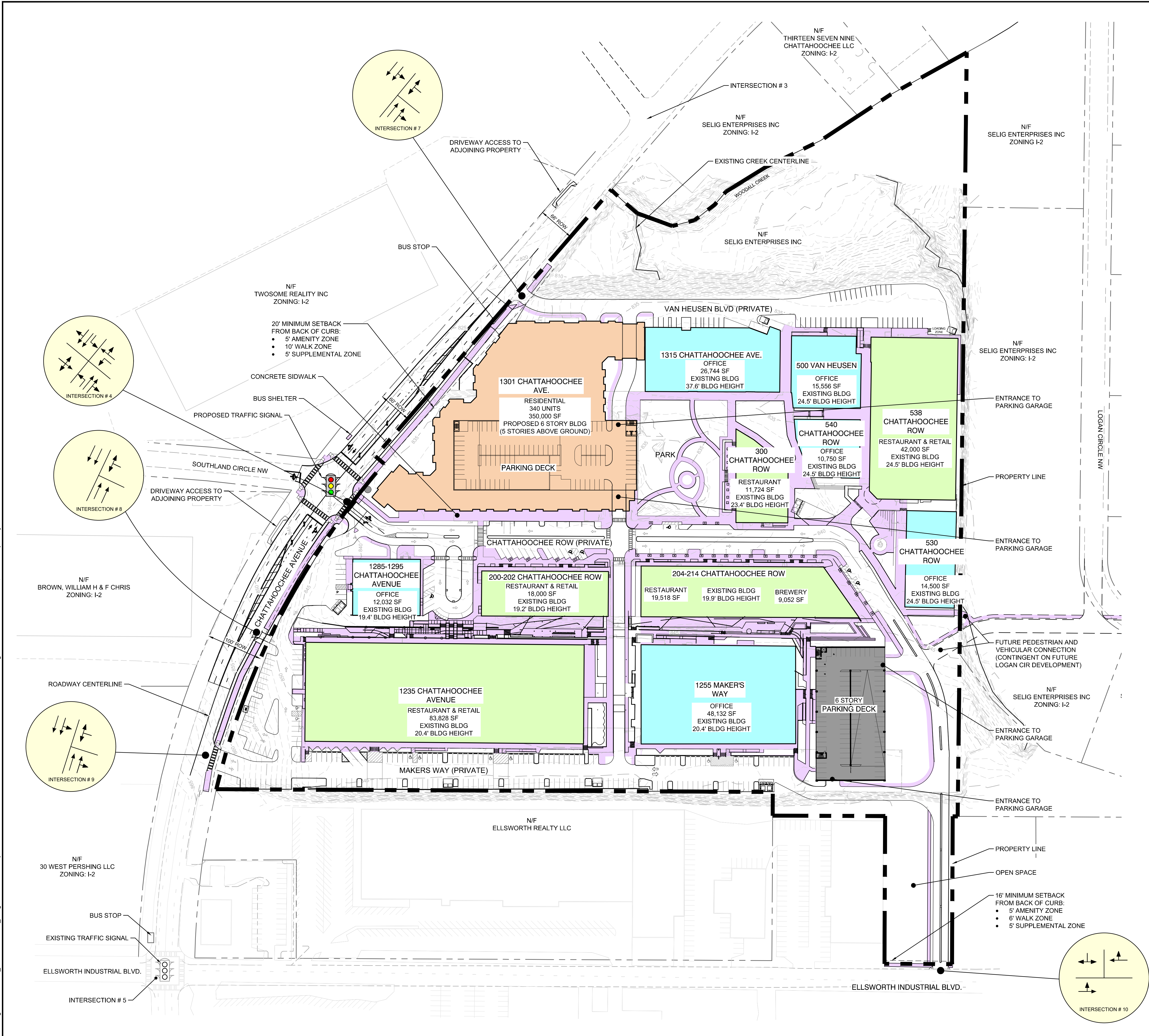
Stormwater / Water Quality

During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, if new or upgraded on-site detention is required, the design should include the relevant stormwater management controls (structural and/or nonstructural) in the Georgia Stormwater Management Manual (www.georgiastormwater.com). Where possible, the project should utilize the stormwater better site design concepts included in the Manual.

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:

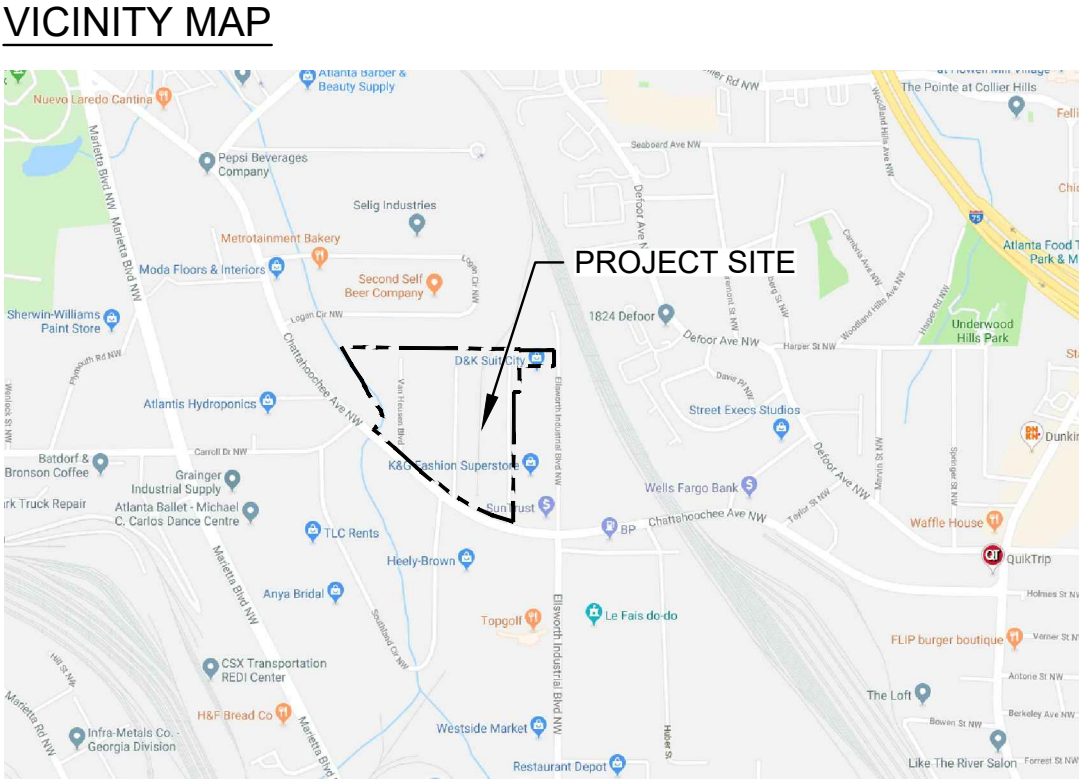
- Using green spaces and tree planting beds as stormwater controls. These can be designed to provide maximum aesthetic value while also providing for water quality treatment and run-off reduction, potentially reducing the need for larger stormwater facilities and helping to minimize the negative effects 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.

Drawing name: K:\ALP_P\PRJ015803015_Selig The Works Ralispur\CAD\Exhibits\2019-12-17 DRI Site Plan.dwg DRI SITE PLAN Dec 17, 2019 4:38pm by: Eric Turner



DRI # 3030 - THE WORKS

ZONING	
EXISTING	I-2 (HEAVY INDUSTRIAL)
PROPOSED	I-MIX (INDUSTRIAL MIXED USE)
SITE DATA	
SITE AREA	1,196,714 SF (27.473 AC)
USEABLE OPEN SPACE RATIO	0.46 (BASED ON LUI TABLE 1)
USEABLE OPEN SPACE REQUIRED	550,489 SF (0.46 X NLA)
PROVIDED OPEN SPACE	300,000 SF (VARIANCE REQUESTED)
MAX. ALLOWABLE HEIGHT	225'
PROVIDED	90'



SITE PLAN LEGEND	
	PROPERTY LINE
	PROPOSED PEDESTRIAN ACCESS

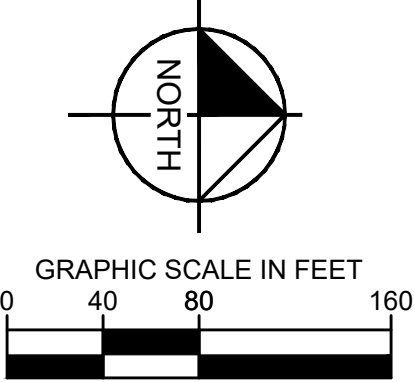
PARKING SUMMARY	
PARKING MINIMUM REQ'D	NONE
MAXIMUM	2094 SPACES
EATING/DRINKING ESTABLISHMENTS	9.0 PER 1000 SF
RESIDENTIAL	1.25 PER 1 BEDROOM
	2.25 PER 2+ BEDROOMS
OTHER	3.5 PER 1000 SF
TOTAL PROVIDED ON SITE	1500

LOADING SPACES	
MINIMUM REQ'D (12' X 35')	4 SPACES
PROVIDED	4 SPACES

PROPOSED LAND USES AND DENSITY

LAND USE	
RESIDENTIAL	DENSITY
OFFICE	340 MULTI-FAMILY UNITS
RETAIL	147,000 SF
RESTAURANT	88,200 SF
	114,800 SF
DENSITIES	
RESIDENTIAL:	12.375 UNITS/ACRE
MAXIMUM FAR:	3.3 FOR ALL COMBINED USES

CONTACTS	
OWNER	CHATTAHOOCHEE WORKS LLC. 1100 SPRING STREET NW, STE. 550 ATLANTA, GA 30309 PHONE: 404.898.9031 CONTACT: GREG CATOE
TRAFFIC CONSULTANT	KIMLEY - HORN & ASSOCIATES INC. 11720 AMBER PARK DRIVE, STE. 600 ALPHARETTA, GA 30009 PHONE: 470.273.3181 CONTACT: JOHN WALKER, P.E.
CIVIL ENGINEER	KIMLEY - HORN & ASSOCIATES INC. 11720 AMBER PARK DRIVE, STE. 600 ALPHARETTA, GA 30009 PHONE: 770.619.4280 CONTACT: ERIC TURNER, P.E.



PREPARED BY

Kimley»Horn

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: (770) 619-4280
WWW.KIMLEY-HORN.COM

PROJECT

CHATTAHOOCHEE WORKS, LLC

1100 SPRING STREET NW, SUITE 550
ATLANTA, GA 30309
PHONE: (404) 870-1508

THE WORKS

DRI #3030

1235 CHATTAHOOCHEE AVENUE NW, ATLANTA, GA 30318
LAND LOT 192, 17TH DISTRICT

GSWCC NO.
(LEVEL II)

0000073534

DRAWN BY

DSS

DESIGNED BY

EST

REVIEWED BY

EST

DATE

12/16/2019

PROJECT NO.

015803015

TITLE

DRI SITE PLAN

SHEET NUMBER

DRI

This document, together with the concepts and designs presented herein, as an instrument of service, 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.