

DATE: April 2, 2020

ARC REVIEW CODE: R2004021

TO: Mayor Angelyne Butler, City of Forest Park
ATTN TO: James Shelby, Department of Planning & Zoning
FROM: Douglas R. Hooker, Executive Director
RE: Development of Regional Impact Review

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: Gillem Logistics Center (DRI #3073)

Review Type: DRI

Submitting Local Government: City of Forest Park

Date Opened: April 2, 2020

Deadline for Comments: April 17, 2020

Date to Close: April 22, 2020

Description: A Development of Regional Impact (DRI) review of a proposal to build additional warehousing, restaurant, and retail space at the Gillem Logistics Center on the site of the former Fort Gillem Army post in the City of Forest Park. The site currently has 3,249,113 SF of warehouse space and was previously entitled for an additional 3,182,741. This DRI review pertains to a proposal for an additional 4,072,307 SF of warehousing, 137,500 SF of restaurant space, and 137,500 SF of retail. The total square footage of all uses would be 10,779,161 SF. The local trigger is the extension of Anvil Block Road extension to Rateree Drive (in the City of Lake City). Proposed build-out is 2030.

PRELIMINARY COMMENTS: According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, this DRI is in a Community Activity Center. ARC's Regional Development Guide (RDG) details recommended policies for areas and places on the UGPM. However, because the primary use for this location is industrial, recommendations from the RDG's Regional Industrial & Logistics section are also included at the end of these comments.

This DRI manifests certain aspects of regional policy. It also offers the potential for efficiencies and connectivity in intraregional, interregional and interstate freight movement given its proximity to Interstates 675, 285, 75, and 20, as well as Hartsfield-Jackson Atlanta International Airport. It's compatible with a range of recommendations in various regional plans, such as the 2016 Atlanta Regional Freight Mobility Plan Update. The expansion of this DRI further supports the City of Forest Park's long-term goal of generating new distribution and e-commerce logistics jobs to replace the local jobs lost with the closing of

Fort Gillem by the U.S. Army in 2012. The addition of new retail and restaurant space supports the City's 2018 Comprehensive Plan Update calling for Mixed-Use Commercial uses at the eastern entrance of the site along Moreland Avenue (US 23/SR 42).

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. Further comments on water resources from ARC's Natural Resources Division are attached.

In addition, ARC encourages the applicant team to ensure that the development promotes a functional, safe, clearly marked and comfortable pedestrian experience on all proposed driveways, paths and parking areas on the site. Because of the likelihood that some employees of existing and future businesses will use transit, the local government, development partners, and MARTA should coordinate on the potential for new internal bus service to the DRI, given its large scale. In the meantime, space and ADA-accessible pads for future bus shelters should be incorporated in streetscape designs at appropriate intervals. Coordination with MARTA and GDOT on safe and convenient stop locations for existing bus service on adjacent roads is encouraged.

Another long-term opportunity for transit accessibility and the site's regional competitiveness in the future is the project to expand MARTA rail service into Clayton County (Clayton County High-Capacity Transit Initiative - Phase 1 ARC Project #AR-485A). No actions should be taken that preclude long-term connections to a rail stop serving the DRI, if one is feasible. Additional comments from ARC's Transportation Access & Mobility Division will be included with the final report.

The ARC's Regional Development Guide defines Community Activity Centers, as areas smaller than regional centers, but serve a similar function on a smaller scale. People travel from the surrounding community to these centers for jobs, 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 places have 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.

Community Activity Centers Implementation Strategies 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

These recommendations don't fully address the relevant issues with this DRI, so the following RDG recommendations are offered from the Regional Industrial & Logistics section, defined as areas that will see increased job growth in the form of industrial and logistics space. Strategies are needed to avoid residential and industrial conflicts while still allowing both uses in proximity to each other, without limiting the operations of industrial land users.

Regional Industrial & Logistics recommendations include:

- Protect Industrial and Logistics Areas by not allowing conflicting land uses in the vicinity
- Identify key areas to preserve for freight and industrial uses
- Continue to promote Industrial and Logistics Areas as a major resource in recruiting future economic development prospects to the region
- Ensure the continued efficiency of cargo and freight transport with easy connectivity to trucking and shipping routes through the region

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 LAKE CITY
GRTA/SRTA

ARC TRANSPORTATION ACCESS & MOBILITY
ARC AGING & HEALTH RESOURCES
GEORGIA DEPARTMENT OF TRANSPORTATION
FULTON COUNTY
CITY OF MORROW

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
CLAYTON COUNTY
CITY OF ATLANTA
MARTA

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: **Gillem Logistics Center (DRI #3073)** *See the Preliminary Report.*

Comments from affected party (attach additional sheets as needed):

Individual Completing Form:

Local Government:

Department:

Telephone: ()

Signature:

Date:

All comments must be submitted electronically to:

Greg Giuffrida
Atlanta Regional Commission
ggiuffrida@atlantaregional.org

Return Date: April 17, 2020

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: April 2, 2020

ARC REVIEW CODE: R2004021

TO: ARC Group Managers

FROM: Greg Giuffrida, 470-378-1531

Reviewing staff by Jurisdiction:

Community Development: Smith, Andrew

Natural Resources: Santo, Jim

Aging and Health Resources: Perumbeti, Katie

Transportation Access and Mobility: Mangham, Marquitrice

Research and Analytics: Skinner, Jim

Name of Proposal: Gillem Logistics Center (DRI #3073)

Review Type: Development of Regional Impact

Description: A Development of Regional Impact (DRI) review of a proposal to build additional warehousing, restaurant, and retail space at the Gillem Logistics Center on the site of the former Fort Gillem Army post in the City of Forest Park. The site currently has 3,249,113 SF of warehouse space and was previously entitled for an additional 3,182,741. This DRI review pertains to a proposal for an additional 4,072,307 SF of warehousing, 137,500 SF of restaurant space, and 137,500 SF of retail. The total square footage of all uses would be 10,779,161 SF. The local trigger is the extension of Anvil Block Road extension to Rateree Drive (in the City of Lake City). Proposed build-out is 2030.

Submitting Local Government: Clayton County

Date Opened: April 2, 2020

Deadline for Comments: April 17, 2020

Date to Close: April 22, 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 #3073

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: Forest Park

Individual completing form: James Shelby

Telephone: 404-608-2300

E-mail: jshelby@forestparkga.org

*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: Gillem Logistics Center

Location (Street Address, Former/decommissioned Fort Gillem property in the City of Forest Park, Clayton County, GPS Coordinates, or Legal Description): GA; East of J Land Lot Description):

Brief Description of Project: Approximately 4,350,000 SF of warehousing, retail, and restaurant development on the former/decommissioned Fort Gillem property in addition to the 6,431,854 SF of warehousing currently entitled for the site.

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.): 4,075,000 SF Warehousing, 137,500 SF Retail, 137,500 SF Restaurant

Developer: Robinson Weeks

Mailing Address: 3350 Riverwood Parkway

Address 2: Suite 700

City: Atlanta State: GA Zip: 30339

Telephone: 404-815-2019

Email: david@robinsonweeks.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 Project Name:

information: Project ID:

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

- ☐ Rezoning
- ☐ Variance
- ☐ Sewer
- ☐ Water
- ☐ Permit
- ☒ Other Anvil Block Road roadway extension to Rateree Drive

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: 2030
Overall project: 2030

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

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



Developments of Regional Impact

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DRI #3073

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: Forest Park
Individual completing form: James Shelby
Telephone: 404-608-2300
Email: jshelby@forestparkga.org

Project Information

Name of Proposed Project: Gillem Logistics Center
DRI ID Number: 3073
Developer/Applicant: Robinson Weeks
Telephone: 404-815-2019
Email(s): david@robinsonweeks.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: Approximately \$200 Million

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: Approximately \$2.5 - \$3 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: Clayton County

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.71 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: Clayton County

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.050 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: 18,282 net daily trips, 1,653 AM peak trips, 1,342 PM peak 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: Refer to DRI#3073 Traffic Study

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 7,344 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? Approximately 85%

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

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?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
4. Protected mountains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
5. Protected river corridors?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
6. Floodplains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
7. Historic resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
8. Other environmentally sensitive resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No

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

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GILLEM LOGISTICS CENTER DRI
City of Forest Park
Natural Resources Group Review Comments
March 30, 2020

While ARC and the Metropolitan North Georgia Water Planning District have no regulatory or review authority over this project, the Natural Resources Group has identified County and State regulations that could apply to this property. Other regulations may also apply that we have not identified.

Watershed Protection

The northern portion of the property 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 southern portion of the property appears to be almost entirely within the Big Cotton Indian Creek Water Supply Watershed and a small portion of the southwestern portion of the property may be in the Flint River Water Supply Watershed. Both watersheds serve Clayton County and are classified as large (greater than 100 square miles) watershed under the Part 5 Rules for Water Supply Watersheds (Chapter 391-3-16-.01). As water withdrawals in both watersheds are drawn directly from the rivers and the project is more than 7 miles upstream of both river intakes, no Part 5 Water Supply Watershed criteria apply to the property.

Stream Buffers

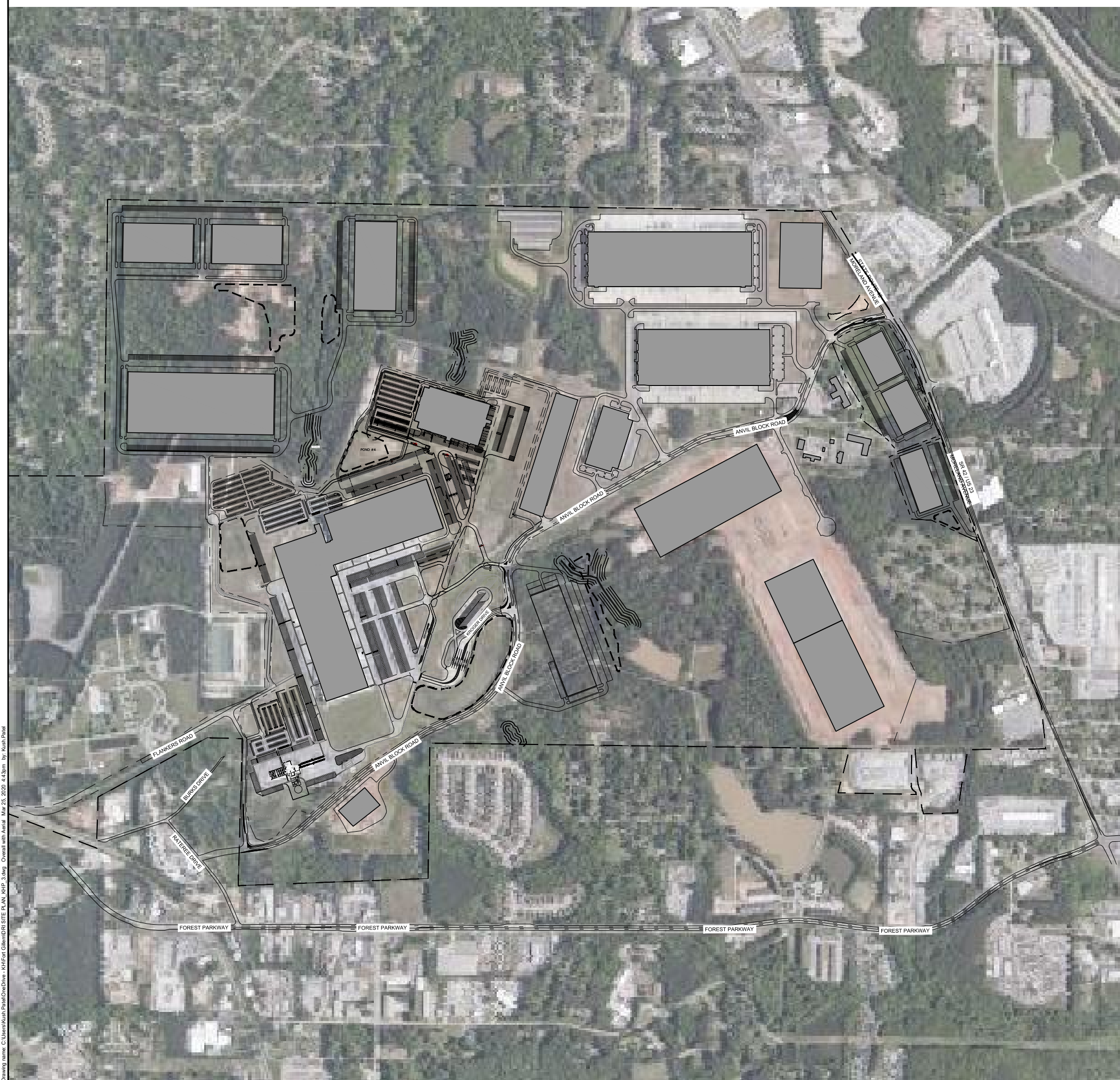
The USGS coverage for the project area shows no blue-line streams on or near the property. The submitted site plan shows four short segments of unmapped streams on the property. Although not labeled, it appears that the 50-foot stream buffer and additional 25-foot impervious setback required under the City of Forest Park's stream buffer ordinance as well as the State 25-foot State Erosion and Sedimentation Act buffer are shown on all the streams. Intrusions into these buffers or setbacks may require variances. Any other streams identified on the property may be subject to the city buffer ordinance and any waters of the state may be subject to the State erosion and sedimentation buffer.

Stormwater/Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality.

During the planning phase, the stormwater management system (system) should meet the requirements of the local jurisdiction's post-construction (or post-development) stormwater management ordinance. The system should be designed to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and enhance and promote the public health, safety and general welfare. The system design should also be in accordance with the applicable sections of the Georgia Stormwater Management Manual (www.georgiastormwater.com) such as design standards, calculations, formulas, and methods. Where possible, the project should use stormwater better site design practices included in the Georgia Stormwater Management Manual, Volume 2, Section 2.3.

During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements.



DRI # 3073 - FORT GILLEM

ZONING

EXISTING	GZ (GILLEM ZONING)
PROPOSED	GZ (GILLEM ZONING)

SITE DATA

SITE AREA	1,048 ACRES
MAXIMUM PARKING ALLOWED	10,250 SPACES

PROPOSED LAND USES AND DENSITY

LAND USE	DENSITY
WAREHOUSE	4,072,307 SF
RETAIL	137,500 SF
RESTAURANT	137,500 SF

CONTACTS

OWNER

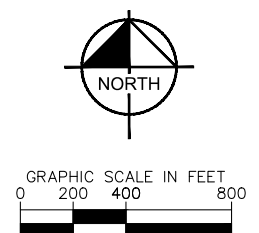
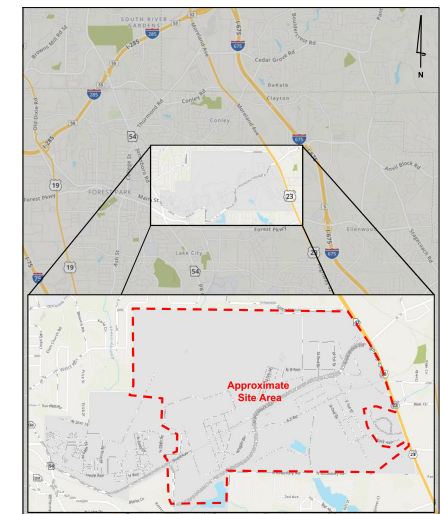
ROBINSON WEEKS PARTNERS
3350 RIVERWOOD PARKWAY
STE. 700
ATLANTA, GA 30339
PHONE: 404.815.2019
CONTACT: DAVID WELCH

TRAFFIC CONSULTANT

KIMLEY-HORN & ASSOCIATES INC.
11720 AMBER PARK DRIVE, STE. 600
ALPHARETTA, GA 30009
PHONE: 470.273.3181
CONTACT: JOHN WALKER, P.E., PTOE

CIVIL ENGINEER

KIMLEY- HORN & ASSOCIATES INC.
11720 AMBER PARK DRIVE, STE. 600
ALPHARETTA, GA 30009
PHONE: 470.273.3299
CONTACT: BRIAN WEST, P.E.

VICINITY MAP

Kimley»Horn
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**ROBINSON WEEKS
PARTNERS**
3350 RIVERWOOD PARKWAY, STE 700
ATLANTA, GA 30330

[illegible]

**GILLEM LOGISTIC
CENTER DRI**
CITY OF FOREST PARK

PROJECT

DRI
#3073

GSWCC CERT. (LEVEL II)	0000077042
DRAWN BY	KHP
DESIGNED BY	RTS
REVIEWED BY	LDC
DATE	03/23/2020
PROJECT NO.	043558001

TITLE

DRI SITE PLAN

SHEET NUMBER

OVERALL