



ATLANTA REGIONAL COMMISSION

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: May 20, 2021

ARC REVIEW CODE: R2105201

TO: Mayor Keisha Lance Bottoms
ATTN TO: Monique Forte, Urban Planner III
FROM: Douglas R. Hooker, Executive Director
RE: Development of Regional Impact Review

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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: Englewood South DRI #3299

Review Type: DRI

Submitting Local Government: City of Atlanta

Date Opened: May 20 2021

Deadline for Comments: June 4, 2021 **Date to Close:** June 4, 2021

Description: A Development of Regional Impact (DRI) review of a proposal to build a mixed-use project on the 30.4-acre site of the former Englewood Manor housing development on Englewood Avenue SE in the City of Atlanta. The project proposes 600 units of multifamily, 228 units of senior multifamily, 38 townhomes, 41 detached single-family homes, 17,169 SF of office, and 121,400 SF of retail and community uses. The project is located about a quarter-mile south of the Atlanta BeltLine (interim Southside Trail) and is served by MARTA route #49 and #9. The nearest state route is McDonough Boulevard (SR 42), a half-mile to the south. The local trigger is a rezoning. Expected buildout is 2028.

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 many aspects of regional policy, including those policy recommendations at the bottom of this narrative. The DRI plan contemplates the conversion of a vacant former multifamily apartment site to a mixed-residential project (including affordable units) with office and retail space. It is walkable to Boulevard Crossing Park, Grant Park, and the Atlanta BeltLine Southside Trail (currently an interim hiking trail). The DRI can support alternative transportation modes given its proximity to the BeltLine and three MARTA bus routes: #49 (directly fronting the site) and #9 on Boulevard east of the site.

These features will collectively offer long-term opportunities for a greater share of alternative mode travel, but in the near-term this potential is hindered by poor pedestrian infrastructure and topography.

To capitalize on this long-term 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. The City will also need to be clear on whether the internal roadways are to be dedicated as public streets or to become private streets. The above recommendations are made in view of the fact that the applicant was allowed to utilize an alternative mode trip reduction of 15% in the GRTA-required DRI transportation analysis. A positive feature of the site plan shows reconfiguration of Englewood Avenue to incorporate bulb-outs, left-turn lanes, crosswalks, and on-street parking. Englewood's current design encourages high driving speeds and limits the potential for future residents of the DRI to access Boulevard Crossing Park, the BeltLine, and westbound MARTA service. Coordination with Atlanta's Department of Transportation and MARTA is needed throughout the expected buildout to ensure the full potential of these amenities to the project. Additional comments from ARC's and Transportation Access & Mobility Group will be attached to the final report.

The site largely restores the street grid in the area by integrating with Climax and Dalton streets running east-west and three new north-south streets extending between Englewood Avenue and Dalton Street. This supports good urban form practices and the City and BeltLine goals of restoring and expanding the street grid where possible. The site also incorporates green infrastructure in the form of the retention feature at the low southeastern corner of the site, which becomes a functional amenity for both the DRI's residents and customers, as well as as residents from the surrounding neighborhood of Chosewood Park. The site plan indicates the potential for a future pedestrian connection to the adjacent Chosewood Development site to the east (reviewed as DRI #3026 in 2020). As of the Pre-Review meeting held Feb. 16, 2021, negotiations of the particular access were still under way and the location shown on the site plan remains tentative.

The intensity of this proposed project generally aligns with the RDG's recommended parameters for Maturing Neighborhoods. 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. The DRI's building heights transition downward as the site approaches the western edge of the property, which makes it more compatible with the existing single-family homes. The proposed density also appears compatible with the proposed future land use in the existing BeltLine Subarea 3 Master Plan and its pending update. The plan update has not yet been formally adopted into the City's Comprehensive Development Plan.

This DRI will contribute to a pressing need for affordable housing generally in the region and specifically in the City of Atlanta near the Atlanta BeltLine. The site is the former Englewood Manor public housing development and is being developed by Atlanta Housing in partnership with the Michaels Development Group and the Benoit Group. The project proposes approximately 50% of the 828 rental units to be affordable for households earning up to 50% of the Area Median Income. A minimum of 20% of the for-sale units are projected to be affordable at a level to-be-determined. In combination with affordable units in neighboring projects under the BeltLine Inclusionary Zoning, the DRI will contribute to affordable options in

a critical location that is currently served by transit and will likely see expanded service and mobility options in the future.

The BeltLine Subarea 3 Master Plan is an 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. 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.

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. Additional comments from ARC's Natural Resources Group are attached. They note that the submitted site plan shows a stream on the southeastern corner of the property that may require variances if it extends into the proposed detention pond.

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 TRANSPORTATION ACCESS & MOBILITY	ARC NATURAL RESOURCES
ARC RESEARCH & ANALYTICS	ARC AGING & HEALTH RESOURCES	GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA DEPARTMENT OF NATURAL RESOURCES	GEORGIA DEPARTMENT OF TRANSPORTATION	GRTA/SRTA
MARTA	FULTON COUNTY	ATLANTA BELTLINE INC.

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: **Englewood South DRI #3299** See the *Preliminary Report*.

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

Individual Completing Form:

Local Government:

Department:

Telephone: ()

Signature:

Date:

Comments must be emailed to:
Greg Giuffrida
Atlanta Regional Commission
ggiuffrida@atlantaregional.org
Ph. (470) 378-1531

Return Date: June 4, 2021

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: May 20, 2021

ARC REVIEW CODE: R2105201

TO: ARC Group Managers

FROM: Greg Giuffrida, 470-378-1531

Reviewing staff by Jurisdiction:

Community Development: Giuffrida, Greg

Natural Resources: Santo, Jim

Transportation Access and Mobility: Little, Aries

Research and Analytics: Skinner, Jim

Aging and Health Resources: Perumbeti, Katie

Name of Proposal: Englewood South DRI #3299

Review Type: Development of Regional Impact

Description: A Development of Regional Impact (DRI) review of a proposal to build a mixed-use project on the 30.4-acre site of the former Englewood Manor housing development on Englewood Avenue SE in the City of Atlanta. The project proposes 600 units of multifamily, 228 units of senior multifamily, 38 townhomes, 41 detached single-family homes, 17,169 SF of office, and 121,400 SF of retail and community uses. The project is located about a quarter-mile south of the Atlanta BeltLine (interim Southside Trail) and is served by MARTA routes #49 and #9. The nearest state route is McDonough Boulevard (SR 42), a half-mile to the south. The local trigger is a rezoning. Expected buildout is 2028.

Submitting Local Government: City of Atlanta

Date Opened: May 20, 2021

Deadline for Comments: June 4, 2021

Date to Close: June 4, 2021

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

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DRI #3299

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: City of 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: Englewood South

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 505 Englewood Avenue

Brief Description of Project: The development, known as Englewood South is located in southeast Atlanta, Georgia, and bordered by Englewood, Boulevard, Hill Street, and McDonough Boulevard. The development site is approximately 30.43 acres. The proposed Englewood South development will consist of residential, retail, office and restaurant land uses.

Development Type:

- ☐ (not selected)
- ☐ Office
- ☐ Commercial
- ☐ Wholesale & Distribution
- ☐ Hospitals and Health Care Facilities
- ☐ Housing
- ☐ Industrial
- ☐ Hotels
- ☒ Mixed Use
- ☐ Airports
- ☐ Attractions & Recreational Facilities
- ☐ Post-Secondary Schools
- ☐ Waste Handling Facilities
- ☐ Quarries, Asphalt & Cement Plants
- ☐ Wastewater Treatment Facilities
- ☐ Petroleum Storage Facilities
- ☐ Water Supply Intakes/Reservoirs
- ☐ Intermodal Terminals
- ☐ Truck Stops
- ☐ Any other development types

If other development type, describe:

Project Size (# of units, floor area, etc.): 907 dwelling units; 138,500sf of commercial area, etc.;

Developer: Atlanta Housing

Mailing Address: 230 John Wesley Dobbs Avenue

Address 2: Attn: Kenwin Hayes

City:Atlanta State: GA Zip:30303

Telephone: 4046854942

Email: kenwin.hayes@atlantahousing.org

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

If yes, property owner: N/A

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: Englewood South 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? N/A

Estimated Project Completion Dates: This project/phase: N/A
Overall project: 2028

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DRI #3299

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: City of Atlanta
Individual completing form: Monique Forte
Telephone: 4045460196
Email: MBForte@AtlantaGa.Gov

Project Information

Name of Proposed Project: Englewood South
DRI ID Number: 3299
Developer/Applicant: Atlanta Housing
Telephone: 4046854942
Email(s): kenwin.hayes@atlantahousing.org

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: \$310,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$900,000

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): Not applicable

Water Supply

Name of water supply provider for this site: City of Atlanta, Hemphill WTP

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?
0.232 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? 0.81

Wastewater Disposal

Name of wastewater treatment provider for this site: City of Atlanta Intrinchement Creek WRC

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.232

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?0.92

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.)

Total AM Peak Volume 464 – (In – 210 / Out – 254) o Total PM Peak Volume 1,059 – (In – 534 / Out – 525)

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 Methodology memo submitted 05/17/21. Specific improvements have not been determined by SRTA/ARC and City of Atlanta.

Solid Waste Disposal

How much solid waste is the project expected to generate 870 annually (in 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? 85%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management (infiltration or evaporation of first inch of runoff, detention of channel protection volume (1-year, 24-hour storm)).

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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ENGLEWOOD SOUTH DRI
City of Atlanta
Natural Resources Group Comments
May 19, 2021

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 City and State regulations that could apply to this property. Other regulations may also apply that we have not identified.

Water Supply Watersheds

The proposed project is located in the Entrenchment Creek watershed, which is part of the South River Watershed. The South River is not a water supply watershed in the Atlanta Region and no Part 5 Environmental Minimum Planning Criteria for water supply watersheds apply.

Stream Buffers

The USGS coverage for the project area shows no streams on or near the property. However, the submitted site plan shows a stream in the southeast corner of the property, running from the proposed stormwater detention pond to the southeastern edge of the property. The City of Atlanta 50-foot undisturbed buffer and 75-foot impervious setback, as well as the State 25-foot Erosion and Sediment Control Buffer are shown and identified. If the stream extends into the proposed detention pond, variances may be required. Any other unmapped streams on the property may also be subject to buffers required under the City of Atlanta Stream Buffer Ordinance. Any other unmapped streams or waters of the state on the property are also subject to the State 25-foot Erosion and Sediment Control Buffer.

Stormwater and 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.

