

DATE: July 12, 2022

TO: Mayor Andre Dickens, City of Atlanta  
ATTN TO: Monique Forte, Planner III, City of Atlanta  
RE: Development of Regional Impact (DRI) Review  
FROM: Mike Alexander, Director, ARC Center for Livable Communities

ARC has completed a preliminary regional review of the following DRI. ARC reviewed the DRI's 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:** 990-1008 Brady DRI 3674

**Submitting Local Government:** City of Atlanta

**Date Opened:** July 12, 2022

**Deadline for Comments:** July 27, 2022 **Date to Close:** August 1, 2022

**Description:** A DRI review of a proposal to construct a mixed-use project on a previously developed 3 acre site on the west side of Brady Avenue north of 10th Street in the Upper Westside in the city of Atlanta. The project will include approximately 700 multifamily residential units, 300,000 SF of office, and 50,000 SF of ground floor retail.

## **PRELIMINARY COMMENTS:**

### **Key Comments**

*The Atlanta Region's Plan assigns the Region Core growth management designation to the project site. The project is wholly supportive of Region Core policy recommendations which note: "The Region Core can handle the most intense development due to the amount of infrastructure already in place...this center needs to maintain easy accessibility by expanding multi-modal transportation options and housing options."*

*The project directly advances a broad range of regional planning policies related to walkable mixed-used development, and placemaking among others.*

*The project's intensity is appropriate to its location in the city of Atlanta's Upper Westside and provides substantial new households to support existing and new businesses as well as retail, office, and commercial destinations for surrounding neighborhoods.*

*The project's reuse of a previously developed site with one story buildings and surface parking for higher density, walkable, mixed-use development is strongly supportive of regional development goals.*

*While the project will generate a significant number of new vehicular trips, its mixed-use and walkable design as well as adjacency to bus transit stops and bike lanes offers realistic multi-modal alternatives to driving. A number of potential roadway improvements to mitigate the traffic impact were identified for potential consideration; the ROW in a Region Core location should be prioritized for pedestrian and multi-modal uses over roadway capacity expansion.*

*The proposed 950 space underground parking garage allows for an active street level courtyard which avoids the challenge of integrating a parking podium into the design and directly advances placemaking and walkability policies.*

*EV charging spaces and bike parking spaces will be provided according to City of Atlanta requirements; provision of an additional number of both would strengthen the project's support for multi-modal transportation and sustainability policies.*

### **General Comments**

The Atlanta Region's Plan, developed by ARC in close coordination with partner local governments, is intended to broadly guide regional development in the 12-county metro region to ensure that required infrastructure and resources are in place to support continued economic development and prosperity for the region. The Plan assigns a relevant growth management category designation to all areas in the region and provides corresponding growth policy recommendations.

The Plan designates the site of this DRI as Region Core; general information and policy recommendations for Region Core areas are provided at the end of these comments.

### **Transportation and Mobility Comments**

ARC's Transportation and mobility Group comments will be provided in the Final Report.

The project is expected to generate a total of 7,804 daily new trips which drops to 4,806 after mixed-use and alternative mode reductions are applied. There is an extensive sidewalk network around the site as well as new bike lane on Brady Avenue. The site is also served by several MARTA bus routes. The higher density of the project is entirely appropriate given the availability of these multi-modal options.

A total of 950 structured parking spaces are proposed, all within an underground garage; bicycle parking and EV charging stations will be provided according to City of Atlanta requirements. Additional bicycle parking spaces and EV charging facilities would strengthen the project's support for multi-modal transportation and sustainability policies.

Care should be taken to ensure that the constructed development provides an interconnected, functional, clearly marked and comfortable pedestrian experience on all driveways, paths, entrances, and parking areas. To the maximum extent possible, new driveways and intersection corners where pedestrians will cross should be constructed with minimal curb radii to reduce speeds of turning vehicles and decrease crossing distances for pedestrians.

### **ARC Natural Resource Group Comments**

ARC Natural Resource Group full comments are attached.

The USGS coverage for the project area shows no blue-line streams on or near the property, and none are shown on the submitted site plan. Any unmapped streams on the property may be subject to the requirements of the City of Atlanta's Stream Buffer Ordinance.

### **Other Environmental Comments**

The project can further support The Atlanta Region's Plan by incorporating other aspects of regional environmental 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.

### **The Atlanta Region's Plan Growth Policy Considerations: Region Core**

This DRI site falls under the Region Core area designation which, is the major economic, cultural, and transportation hub of the entire Atlanta metro region. This area is the densest in terms of employment, residential, and cultural offerings throughout the region, with the most developed transit service in the region.

The Region Core can handle the most intense development due to the amount of infrastructure already in place; however, this infrastructure may need improvements and enhancements due to its age and our region's changing lifestyle conditions. The lack of accessible public greenspace within the Region Core affects the area's aesthetics and overall quality of life for residents and workers. The Region Core competes with other central city areas in the southeast. The region must work together to keep this area as competitive as possible to lure additional high paying jobs and residents. With a growing regional population and growing congestion, this center needs to maintain easy accessibility by expanding multi-modal transportation options and housing options.

The intensity and uses of this project fully align with The Atlanta Region's Plan's recommendations for the Region Core. The project utilizes previously developed land for new higher-density office, retail, and residential uses in a manner that can relieve development pressure on surrounding single family neighborhoods. City of Atlanta leadership and staff, along with the applicant team, should collaborate closely to ensure absolute maximum sensitivity to the needs and concerns of nearby local governments, neighborhoods, and natural systems.

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

ATLANTA REGIONAL COMMISSION

GEORGIA DEPARTMENT OF TRANSPORTATION

GEORGIA ENVIRONMENTAL FINANCE AUTHORITY

CITY OF ATLANTA

GEORGIA DEPARTMENT OF NATURAL RESOURCE

GEORGIA REGIONAL TRANSPORTATION AUTHORITY

GEORGIA CONSERVANCY

FULTON COUNTY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

UPPER WESTSIDE CID

MARTA

If you have any questions regarding this review, please contact Donald Shockey at (470) 378-1531 or [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org). This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



## Developments of Regional Impact

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

### DRI #3674

#### 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: 470-279-1545

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: 990-1008 Brady

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 990 and 1008 Brady Avenue NW, Atlanta, GA 30318

Brief Description of Project: The proposed redevelopment will be located on the west side of Brady Avenue and north of 10th Street and will consist of approximately 700 multifamily residential units, 300,000 SF of office, and 50,000 SF of ground floor retail.

#### 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.): 700 multifamily residential units, 300,000 SF office, and 50,000 SF retail

Developer: Tishman Speyer

Mailing Address: 45 Rockefeller Plaza - Rockefeller Center

Address 2:

City: New York State: NY Zip: 10111

Telephone: 212 715 0300

Email: [alohrfin@tishmanspeyer.com](mailto:alohrfin@tishmanspeyer.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 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?

n/a

Estimated Project Completion Dates:

This project/phase: 2027

Overall project: 2027

Back to Top



## Developments of Regional Impact

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

### DRI #3674

#### 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: 470-279-1545  
Email: mbforte@atlantaga.gov

#### Project Information

Name of Proposed Project: 990-1008 Brady  
DRI ID Number: 3674  
Developer/Applicant: Tishman Speyer  
Telephone: 212 715 0300  
Email(s): alohrfin@tishmanspeyer.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: \$600-\$700M

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$7.0-\$8.5M

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): 62,000 SF of existing warehousing buildings

#### 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)?

0.32 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)?

0.26 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: 4,806 | AM: 359 | PM: 412

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 prepared by Kimley-Horn

### Solid Waste Disposal

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

3851 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?

95%



Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:Stormwater detention will follow City of Atlanta standards including an underground vault (in parking deck) with a reuse cistern for green infrastructure

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:

[Back to Top](#)

You are logged in to the DRI Website as **dshockey** . | [Change Password](#) | [Go to Applications Listing](#)

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

**BRADY DRI**  
**City of Atlanta**  
**Natural Resources Group Review Comments**  
**July 11, 2022**

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.

**Watershed Protection**

The entire project is located in the portion of the Chattahoochee River watershed drains into the Chattahoochee River Corridor.

The majority of the project site is in the Proctor Creek watershed and a small portion of the northeast corner of the property appears to be in the Peachtree Creek watershed. Both are part of the Chattahoochee Corridor watershed, but the property is not within the 2000-foot Chattahoochee River Corridor and is not subject to the requirements of the Metropolitan River Protection Act or the Chattahoochee Corridor Plan. Both Proctor Creek and Peachtree Creek flow into the Chattahoochee downstream of the existing public water supply intakes on the Chattahoochee. However, proposed intakes in South Fulton and Coweta County would include this portion of the Chattahoochee River watershed as a large water supply watershed (over 100 square miles), as defined under the Part 5 Criteria of the 1989 Georgia Planning Act. For large water supply watersheds without a water supply reservoir, the only applicable Part 5 requirements are restrictions on hazardous waste handling, storage and disposal within seven miles upstream of a public water supply intake. This property is more than seven miles upstream of the nearest proposed public water supply intake.

**Stream Buffers**

The USGS coverage for the project area shows no blue-line streams on or near the property, and none are shown on the submitted site plan. Any unmapped streams on the property may be subject to the requirements of the City of Atlanta's Stream Buffer Ordinance. Any unmapped waters of the State on the property may be subject to the 25-foot State Erosion and Sedimentation Act buffers.

**Storm Water/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](http://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.





GSWCC CERT. (LEVEL II)	0000062135
DRAWN BY	MEM
DESIGNED BY	MEM
REVIEWED BY	KRT
DATE	05/02/2022
PROJECT NO.	019688002
TITLE <b>DRI SITE PLAN - COURTYARD LEVEL</b>	
SHEET NUMBER <b>DRI #3674</b>	





GSWCC CERT. (LEVEL II)	0000062135
DRAWN BY	MEM
DESIGNED BY	MEM
REVIEWED BY	KRT
DATE	05/02/2022
PROJECT NO.	019688002
TITLE	
<b>DRI SITE PLAN - SERVICE LEVEL</b>	
SHEET NUMBER	
<b>DRI #3674</b>	



