

**DATE:** April 21, 2022

**TO:** Mayor Andre Dickens, City of Atlanta  
**ATTN TO:** Monique Forte, Planner III, City of Atlanta  
**RE:** Development of Regional Impact 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:** Forge Atlanta DRI 3533

**Submitting Local Government:** City of Atlanta

**Date Opened:** April 21, 2022 **Deadline for Comments:** May 6 2022 **Date to Close:** May 11, 2022

**Description:** A DRI review of a proposal to construct a large-scale mixed-use development in the southwest area of downtown Atlanta on a 10-acre site bounded by Packard Street on the north, Ted Turner Drive on the east, Whitehall Street on the southeast, and the Central of Georgia rail line. The project proposes 1,500 multi-family residential units, a 260-room hotel and conference center, 50,000 SF of cultural activity space, 1,750,000 SF of office space, and 69,000 SF of retail space in seven 20 to 30 story buildings. Vehicular access is planned via 5 driveways, one on Packard Street, one on Ted Turner Drive, and three on Whitehall Street. The project is within a quarter mile of the Garnett MARTA station and multiple transit bus stops. Associated sidewalk and bicycle improvements are planned.

## **PRELIMINARY COMMENTS:**

### ***Key Comments***

*The project is wholly aligned with applicable 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 density is appropriate to its location at the southern edge of downtown Atlanta 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 that has been vacant and blighted for many years is wholly supportive of regional development goals.*

*The project concentrates high-density development in the optimal location to best utilize and strengthen supporting transportation and city services infrastructure.*

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

*While the project will generate a significant number of new vehicular trips, its mixed-use and highly walkable design as well as immediate adjacency to the Garnett MARTA station and multiple bus transit stops offer realistic multi-modal alternatives to driving.*

*Approximately 5,700 parking spaces are proposed of which between 375 and 675 would be EV charging spaces; reducing the total number of parking spaces and maximizing EV charging spaces would advance regional transportation and sustainability policies.*

*A more robust and holistic approach to creating welcoming and safe sidewalk and bicycle connections to the project, particularly along the route to the Garnett MARTA station, would advance regional sustainability and multi-modal transportation policies and goals.*

## **General Comments**

According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, the site of this DRI is designated as Region Core. The Plan's Regional Development Guide (RDG) provides general information and policy recommendations for Region Core locations as described 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 18,807 daily new car trips and 8,193 transit, sidewalk, and bicycle trips. Roadway and sidewalk/bike lane improvements are proposed to accommodate these trips. The sidewalk improvements consist of scattered repairs and infill of missing segments and crosswalks. A more robust holistic approach to creating continuous safe and inviting new sidewalk routes would better serve the achievement of walkability and transit use goals. The short one-way and barely used quarter block of Castleberry Street offers an opportunity to create a wide pedestrian portal to the project along the critical route between the Garnett station and the project.

The three driveways proposed on Whitehall Street are fairly close together and will disrupt the bike and pedestrian flow in that location. A reduction to two driveways would be supportive of creating a safer and more inviting biking and walking environment.

A total of 5,700 structured parking spaces are proposed; reducing the total number of parking spaces would advance regional transportation and sustainability policies.

A total of 50 bicycle parking spaces and 4 showers are proposed. Additional bicycle parking spaces and shower facilities would strengthen the project's multi-modal transportation and sustainability approach.

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 comments will be provided in the Final Report.

#### **Other Environment 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.

Between 375 and 675 EV charging spaces are proposed; Inclusion of additional EV charging stations would be supportive of regional EV infrastructure development plans.

#### **Unified Growth Policy: 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 land use of this project fully aligns 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 concentrates high density development in the optimal location to utilize and strengthen supporting transportation and services infrastructure. City of Atlanta leadership and staff, along with the applicant team, should collaborate closely to ensure optimal sensitivity to the needs and concerns of affected agencies, neighborhoods, and land uses.

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

ATLANTA REGIONAL COMMISSION

GEORGIA DEPARTMENT OF TRANSPORTATION

GEORGIA ENVIRONMENTAL FINANCE AUTHORITY

FULTON COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE

GEORGIA REGIONAL TRANSPORTATION AUTHORITY

GEORGIA CONSERVANCY

CENTRAL ATLANTA PROGRESS

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

CITY OF ATLANTA

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

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### DRI #3533

#### 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: Forge Atlanta

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 33.746361, -84.399676

Brief Description of Project: Mixed-use development in the southwest portion of downtown Atlanta

#### 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.): 1,500 residential units, 260 hotel rooms, 50,000 SF cultural space, 1,650,000 SF office, 100,000 SF

Developer: Urbantec Development Partners, LLC

Mailing Address: 3343 Peachtree Road NE

Address 2:

City: Atlanta State: GA Zip: 30326

Telephone: 404-549-3736

Email: [jae@urbantecdp.com](mailto:jae@urbantecdp.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?

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

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## Developments of Regional Impact

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### DRI #3533

#### 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: Forge Atlanta  
DRI ID Number: 3533  
Developer/Applicant: Urbantec Development Partners, LLC  
Telephone: 404-549-3736  
Email(s): jae@urbantecdp.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: \$2.25B

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: Est. \$17M-28M

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): 101,000 SF of General Light Industrial; 12 low rise multifamily housing units

#### Water Supply

Name of water supply Atlanta Department of Watershed Management

provider for this site:

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

0.41 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: Atlanta Department of Watershed Management

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

0.34 MGPD

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.)

Net new trips: 18,087 daily | 1,464 AM | 1,650 PM

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 the Alternative Study Option and Traffic Impact Study completed by Kimley-Horn.

### Solid Waste Disposal

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

8692 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

80-90%



impervious surface once the proposed development has been constructed?

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: The site will employ several integrated detention systems that comply with the latest City of Atlanta Stormwater Ordinance and retain and re-use the first one inch volume on site.

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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