

DATE: November 28, 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: Sawtell DRI 3727

Submitting Local Government: City of Atlanta

Date Opened: Nov 28, 2022 **Deadline for Comments:** Dec 13, 2022 **Date to Close:** Dec 15, 2022

Description: A DRI review of a proposal to build a mixed-use project with 2,300 multi-family residential units, 33,800 SF of office space, 27,000 SF of retail, and 61,700 SF of restaurant space on the approximately 40-acre vacant site of the former GM plant on Sawtell Avenue in the Chosewood Park neighborhood of the City of Atlanta.

PRELIMINARY COMMENTS:

Key Comments

The project is strongly aligned with applicable Maturing Neighborhoods policy recommendations which note: "infill development, redevelopment, and adaptive reuse of existing buildings in this area needs to be balanced with the preservation of existing single-family neighborhoods, as well as the need for additional usable parks and greenspace close to residents, including amenities such as trails and sidewalks."

The project directly advances a broad range of regional policies related to walkable mixed-used development, natural resource conservation and environmental protection, transit-oriented development, adaptive reuse, 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 its adjacency to existing MARTA bus service, future MARTA Summerhill BRT services, and the Atlanta Beltline, offer meaningful multi-modal alternatives to driving.

The project density is appropriate to its location and provides substantial new households to support existing and new businesses as well as retail and commercial destinations for surrounding neighborhoods.

The project is creating several acres of publicly accessible green space; few or no existing trees or natural features are being removed.

The project is expected to generate a total of 11,530 new daily vehicular trips; several roadway improvements to mitigate this impact are proposed.

The placemaking aspects of the project warrant substantial further consideration; the current plan misses the opportunity to create a new neighborhood node/gathering place for the Chosewood Park neighborhood – ideally at the corner of McDonough Boulevard and Sawtell Avenue – and to create a visual connection from the project's edge to the generous but entirely internal park proposed at the center of the site.

The project does not appear to have a strategy for prioritizing bicycle and pedestrian connections to the Atlanta Beltline and the Summerhill BRT station which are within walking distance; ensuring safe and appealing routes to these alternate transportation options is critical for mitigating the substantial vehicular traffic impact of the project.

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. The Plan assigns a growth management category designation with accompanying policy recommendations to all areas in the region. This DRI site is designated as Maturing Neighborhoods; corresponding recommendations are provided in the last section of this report.

The project directly advances a broad range of regional policies related to walkable mixed-used development, natural resource conservation and environmental protection, transit-oriented development, adaptive reuse, and placemaking among others.

The placemaking aspects of the project fall well short of the opportunities presented and warrant substantial further consideration. The current plan misses the chance to create a new neighborhood node/gathering place for the Chosewood Park neighborhood ideally at the corner of McDonough Boulevard and Sawtell Avenue or possibly around some remnants of the original factory as was discussed at the Pre-Review Meeting. The plan also does not create a visual connection from the project's edge to the generous but entirely internal park proposed at the center of the site. Further it's unclear where the 61,700 SF of restaurant space will be placed; again the possibility of grouping the restaurant uses around a common plaza or pocket park was discussed at the Pre-Review Meeting but is not reflected in the site plan. Two additional greenspaces are hidden at the rear edge of the project adjacent to the rail tracks; placing some of this park space along the Sawtell or McDonough frontages would have much more of a placemaking impact.

Transportation and Mobility Comments

ARC's Transportation and Mobility Comments will be provided in the Final Report.

The project is expected to generate a total of roughly 11,530 daily new car trips. Roadway improvements to mitigate the traffic impact are proposed. The project is located within walking distance of the Atlanta Beltline as well as the southern terminus of the MARTA Summerhill BRT project under construction. Ensuring safe and appealing routes to these alternate transportation options is critical for mitigating the substantial vehicular traffic impact of the project but it's not clear from the TIS or site plan how this will be accomplished. Further, the site plan misses a key opportunity to create a multi-use trail within the site so that residents on bikes or on foot don't have to compete with cars to leave the site to reach external connections.

A total of 3,160 parking spaces are proposed in a mix of surface, street, and structured parking facilities which is substantially higher than the 2,080 spaces required. A reduction in parking spaces would be in keeping with regional transportation goals.

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 Resources Group Comments

ARC Natural Resources Group Comments will be provided in the Final Report.

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. Adequate tree canopy to reduce the urban heat island effect of the any surface parking spaces proposed would also reinforce regional heat and climate change mitigation goals.

Inclusion of additional EV charging stations would be supportive of regional EV infrastructure development plans.

Unified Growth Policy Considerations: Maturing Neighborhoods

Maturing Neighborhoods category which are older neighborhoods that include both single- and multi-family development, as well as commercial and office uses at connected key locations, that were mostly

built out before 1980. They represent the largest part of the region that is facing infill and redevelopment pressures. In many cases, infrastructure is in place to handle additional growth, but in some areas, infrastructure is built out with limited capacity for expansion. This may constrain the amount of additional growth possible in certain areas. Many arterial streets in this area are congested due to their use as regional routes for commuters. Limited premium transit service is available in these areas.

The demand for infill development, redevelopment, and adaptive reuse of existing buildings in this area needs to be balanced with the preservation of existing single-family neighborhoods, as well as the need for additional usable parks and greenspace close to residents, including amenities such as trails and sidewalks.

The intensity and land use of this project strongly aligns with The Atlanta Region's Plan's recommendations for Maturing Neighborhoods. 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. However, the placemaking and multi-modal connectivity elements of the plan need much further consideration and development. City of Atlanta leadership and staff, along with the applicant team, should collaborate closely to ensure absolute maximum sensitivity to nearby local governments, neighborhoods, land uses and natural resources.

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

ATLANTA REGIONAL COMMISSION
GEORGIA DEPARTMENT OF TRANSPORTATION

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

GEORGIA ENVIRONMENTAL FINANCE AUTHORITY
ATLANTA BELTLINE
DEKALB COUNTY

GEORGIA CONSERVANCY
CITY OF ATLANTA
ATLANTA PUBLIC SCHOOLS

MARTA
FULTON COUNTY

For questions, please contact Donald Shockey at (470) 378-1531 or 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 #3727

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

*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: Sawtell

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 33.7134, -84.3745 Chosewood Park, Atlanta, GA 30315

Brief Description of Project: the proposed approximate 39.7-acre mixed-use development will consist of residential, retail, and restaurant uses.

Development Type:

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

If other development type, describe:

Project Size (# of units, floor area, etc.): Up to 2,300 residential units and up to 200,000 SF of commercial uses

Developer: OZF-Sawtell, LLC

Mailing Address: 121 W Wacker Drive

Address 2: Suite 1000

City: Chicago State: IL Zip: 60601

Telephone: 704-750-9125

Email: DWelk@origininvestments.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 Dates:

This project/phase: 2032

Overall project: 2032

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DRI #3727

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: Sawtell
DRI ID Number: 3727
Developer/Applicant: OZF-Sawtell, LLC
Telephone: 704-750-9125
Email(s): DWelk@origininvestments.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 \$500-700 M

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: Approximately \$5.5-6.5 M

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): The site currently contains 151,451 SF of industrial warehouse, and 119,451 SF is currently open and generating traffic.

Water Supply

Name of water supply City of Atlanta

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)? 0.79

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)? 0.66

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.) 11,530 net daily trips, 1,164 AM trips, 837 PM 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 refer to the traffic study that will be performed by Kimley-Horn.

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 7,465 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

approximately 90%

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:UTILIZING STORMWATER STORAGE/STORMWATER PLANTERS AND OTHER STORMWATER RUNOFF TECHNIQUES, THE SITE WILL PROVIDE 112,179 CF OF RUNOFF REDUCTION AND 257,800 CF OF CHANNEL PROTECTION VOLUME AS REQUIRED BY SECTION 74 OF THE ATLANTA CITY CODE. ADDITIONAL MEASURES WILL BE PROVIDED TO ASSURE A REDUCTION IN RUNOFF IN ACCORDANCE WITH SECTION 74-513(d).

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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LEGEND:



PARK SPACE/
GREENSPACE

ON STREET PARKING

CAR SHARE AND VANPOOL SPACES WILL BE PROVIDED AS REQUIRED BY CITY OF ATLANTA CODE. SITE PLAN IS BEING DEVELOPED

MOVING TRUCK LOADING, PACKAGE DELIVERY, AND RIDESHARE DROP-OFF / PICK-UP WILL BE PROVIDED VIA THE SYSTEM OF INTERNAL ROADWAYS ON THE SITE; NO ACTIVITY IS ANTICIPATED ALONG PUBLIC ROADWAY FRONTAGES

EXISTING SIGNALLED INTERSECTION
EXISTING 5' BIKE LANE

SAWTELL AVE SR 544-LANE EXISTING 60' ROW

5' LANDSCAPE STRIP
PROPOSED SIDEWALK

EXISTING RR GRADE CROSSING WITH GATES

2 LANE CROSS SECTION SOUTH OF RR

FIRE LANE TURNAROUND

ENVIRONMENTAL REMEDIES LLC I-2

SAWTELL PARTNERS LLC I-2

UTILIZING STORMWATER STORAGE/STORMWATER PLANTERS AND OTHER STORMWATER RUNOFF TECHNIQUES, THE SITE WILL PROVIDE 112,179 CF OF RUNOFF REDUCTION AND 257,800 CF OF CHANNEL PROTECTION VOLUME AS REQUIRED BY SECTION 74 OF THE ATLANTA CITY CODE. ADDITIONAL MEASURES WILL BE PROVIDED TO ASSURE A REDUCTION IN RUNOFF IN ACCORDANCE WITH SECTION 74-513(c).

SITE DATA

EXISTING ZONING	MRC-3-C
TOTAL AREA	39.696 A.C.
TOTAL UNITS	2,300 UNITS
PROPOSED IMPERVIOUS AREA	90%
REQUIRED PARKING	540
PROVIDED PARKING	3,160
CURRENT ADDRESS	510 SAWTELL AVE SE

GENERAL NOTES

- JURISDICTIONAL BOUNDARIES: SITE LOCATED ENTIRELY WITHIN THE CITY OF ATLANTA, NOT NEAR ANY JURISDICTIONAL BOUNDARIES
- STATE HIGHWAYS: BOTH MCDONOUGH BLVD AND SAWTELL AVE ARE STATE HIGHWAYS
- PARKING STALL LOCATIONS AND QUANTITIES ON PLANS AND DEPICTED FOR ILLUSTRATIVE
- PLAZAS AND PARKS DEPICTED ON PLAN ARE TO INDICATE OPEN SPACE. PLAZA/PARK DESIGN WILL BE SUBMITTED IN FUTURE DEVELOPMENT PERMITS

DEVELOPMENT SUMMARY

BLOCK DENSITY DATA - A-1:

BLOCK A: +/- 280 TOTAL RESIDENTIAL UNITS
- MULTIFAMILY 5 STORY WRAP
+/- 314,000 GSF
+/- 280 UNITS

BLOCK B: +/- 409 TOTAL RESIDENTIAL UNITS
- CLUB SAWTELL: 40,000 S.F.
- MULTIFAMILY 5-STORY
+/- 446,300 GSF
+/- 405 UNITS
- RESIDENTIAL WALK UP: 4 UNITS
- RETAIL: 29,850

BLOCK C: +/- 560 TOTAL RESIDENTIAL UNITS
- MULTI-FAMILY 5-STORY WRAP A:
+/- 308,800 GSF
+/- 285 UNITS
- MULTI-FAMILY 5 STORY WRAP B:
+/- 300,300 GSF
+/- 275 UNITS
- RETAIL: +/- 17,350 S.F.

BLOCK D: +/- 346 TOTAL RESIDENTIAL UNITS
- MULTIFAMILY 5-STORY +/- 350,000 GSF
+/- 322 UNITS
- 16'X40' TOWNHOMES: 24 UNITS
- RETAIL: +/- 41,500 S.F.
- FLEX BUILDING AREA: 33,800 S.F.

BLOCK E: +/- 329 TOTAL RESIDENTIAL UNITS
- MULTI-FAMILY 5-STORY: +/- 358,650 GSF
+/- 329 UNITS

BLOCK F: +/- 376 TOTAL RESIDENTIAL UNITS
- MULTI-FAMILY 5-STORY: +/- 407,500 GSF
+/- 376 UNITS

RESIDENTIAL SITE TOTAL: +/- 2,300
- MULTIFAMILY +/- 2,276
+/- 2,272 UNITS (5 STORY RES)
+/- 4 (WALK UP RESIDENTIAL)
- TOWNHOMES: 24
24 @ 16X40

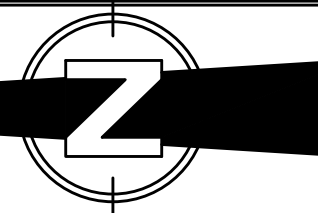
FLEX BUILDING AREA TOTAL: +/- 33,800
SITE RETAIL TOTAL: 88,700 S.F.

CONTACTS

- Developer: Kaplan Residential
1111 Kane Concourse Ste 302
Bay Harbor Islands, FL 33154
Contact: Morris Kaplan
mkaplan@livekaplan.com
305-901-2202
- Site Planner: HGOR
3443 Peachtree Road NE, Suite 1425
Atlanta, GA 30326
Contact: Clarence Solodkin
CSOLODKIN@HGOR.COM
404-929-3353
- Traffic Engineer: Kimley-Horn
Parkway 400, Building 2
11720 Amber Park Drive Suite 600
Alpharetta, GA 30009
Contact: John D. Walker
JOHN.WALKER@KIMLEY-HORN.COM
470-273-3181
- Civil Engineer: J. Lancaster Associates
255 Village Parkway, Suite 630
Marietta, Georgia 30067
Contact: John Stolberg
JSTOLBERG@JLAINC.COM
404-491-3814

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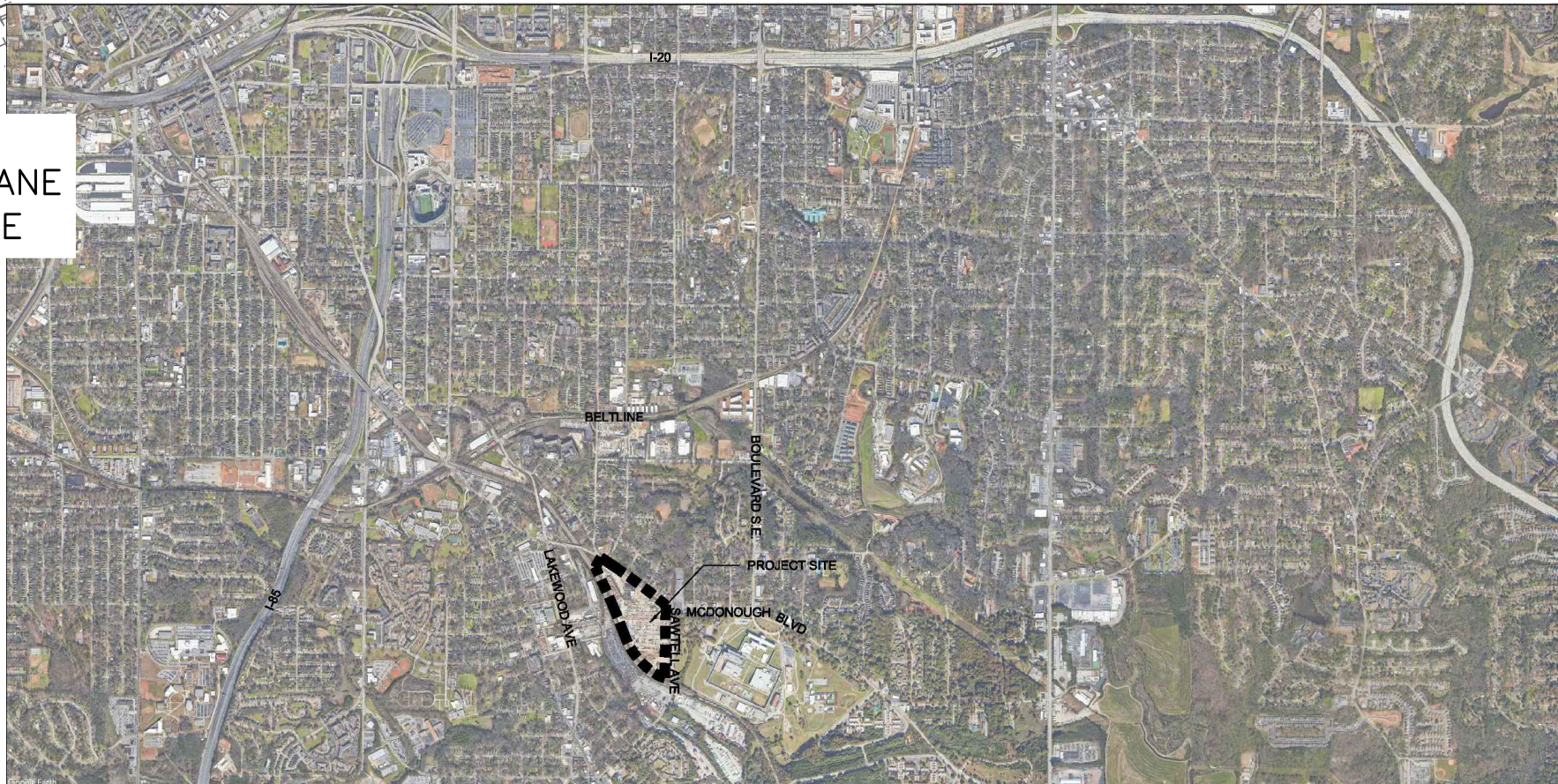


GRAPHIC SCALE

100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

LOCATION MAP

SCALE: NTS



HGOR

3525 Piedmont Road NE
Building 8, Suite 320
Atlanta, Georgia 30305
www.hgor.com
p. 404-248-1960
f. 404-248-1092

CONSULTANT LOGO:

PROJECT TITLE:

D

SAWTELL DRI #3727
510 SAWTELL AVE SE, ATLANTA, GA.

KAPLAN RESIDENTIAL
1111 KANE CONCOURSE STE. 302
BAY HARBOR ISLANDS, FL 33154

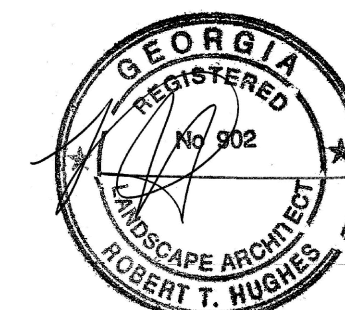
PROJECT NO:
22002

PRINCIPAL IN CHARGE: TF
PROJECT ARCHITECT: TF
DRAWN BY: CS

ISSUE AND DATE:
DRI PLANS
September 12, 2022

REVISIONS:
NO. DATE DESCRIPTION

SEAL:



SHEET TITLE:

DRI PLAN

SHEET NO.:

DRI-1

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PERMIT

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