

DATE: February 8, 2023

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, 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: 2022 Ponce and Ponce DRI 3860

Submitting Local Government: City of Atlanta

Date Opened: February 8, 2023 **Comments Due:** February 23, 2023 **Date to Close:** February 24, 2023

Description: A DRI review of a proposal to construct a mixed-use project with 360 multi-family units, 470,000 SF of office space, 19,000 SF of retail space, and 19,000 SF of restaurant space on a two-parcel previously developed site totaling 4 acres on the north side of Ponce DeLeon Avenue just east of the Atlanta Beltline.

PRELIMINARY COMMENTS:

Key Comments

The project is well-aligned with applicable Maturing Neighborhoods policy recommendations which note: "infill development, redevelopment, and adaptive reuse of existing buildings...needs to be balanced with the preservation of existing single-family neighborhoods"

The project directly advances a broad range of regional policies related to walkable mixed-used development, redevelopment of previously developed sites, transit-oriented development, environmental protection, 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 MARTA bus stops, the Beltline, and a planned Atlanta Streetcar stop offer meaningful multi-modal alternatives to driving.

The project density is appropriate to its location adjacent to the node of higher intensity development around Ponce City Market which will eventually be served by planned Beltline rail transit service.

General Comments

According to the ARC Unified Growth Policy Map (UGPM) element of The Atlanta Region's Plan – developed by ARC in close coordination with partner local governments and intended to broadly guide regional development to ensure that required infrastructure and resources are in place to support continued economic development and prosperity – the site of this DRI is designated as Maturing Neighborhoods. The Plan provides general information and policy recommendations for Maturing Neighborhoods as described at the end of these comments.

Transportation and Mobility Group Comments

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

The project is expected to generate a total of 5,403 daily new car trips. Roadway improvements to mitigate the traffic impact are proposed. 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 MARTA bus stops, the Beltline, and a planned Atlanta Streetcar stop offer meaningful multi-modal alternatives to driving.

A total of 1,050 garage parking spaces are proposed which falls between the minimum 315 required and the maximum 2,034 allowed; a further reduction of parking spaces would be in keeping with regional transportation goals.

The project will provide bicycle parking and EV charging spaces to meet City of Atlanta requirements; provisions of additional amounts of both would strengthen the project's multi-modal transportation 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 Resources Group Comments

ARC's Natural Resources Group comments will be provided in the Final Report.

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.

Unified Growth Policy Considerations: Maturing Neighborhoods

This DRI site falls under the UGPM 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 are well aligned 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 and roadways. City of Atlanta leadership and staff, along with the applicant team, should collaborate closely to ensure optimal sensitivity to the needs 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 DEPARTMENT OF NATURAL RESOURCE
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

GEORGIA ENVIRONMENTAL FINANCE AUTHORITY
CITY OF ATLANTA

GEORGIA CONSERVANCY
DEKALB COUNTY

MARTA
ATLANTA BELTLINE

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 #3860

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: Ponce & Ponce
DRI ID Number: 3860
Developer/Applicant: Portman
Telephone: 404-614-5252
Email(s): ponce@portmanholdings.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: \$572,222,508

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$3,891,057

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): 50,250 SF warehouse; 12,767 SF shopping center; 16,733 SF restaurant

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)?

0.24 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)?

0.20 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

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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.)

5,403 daily trips; 616 AM trips; 571 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 see traffic study prepared by Kimley-Horn

Solid Waste Disposal

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

3,064

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

95%

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 project will be designed to comply with all City of Atlanta stormwater management requirements. The project will reduce stormwater flows for the 1-25 year storm events by at least 40% compared to the predeveloped condition. In addition, the site will meet runoff reduction requirements by capturing and permanently retaining a volume equal to the first 1.0" of runoff generated by the site, preventing this "first flush" of stormwater from entering the city's storm sewer system entirely.

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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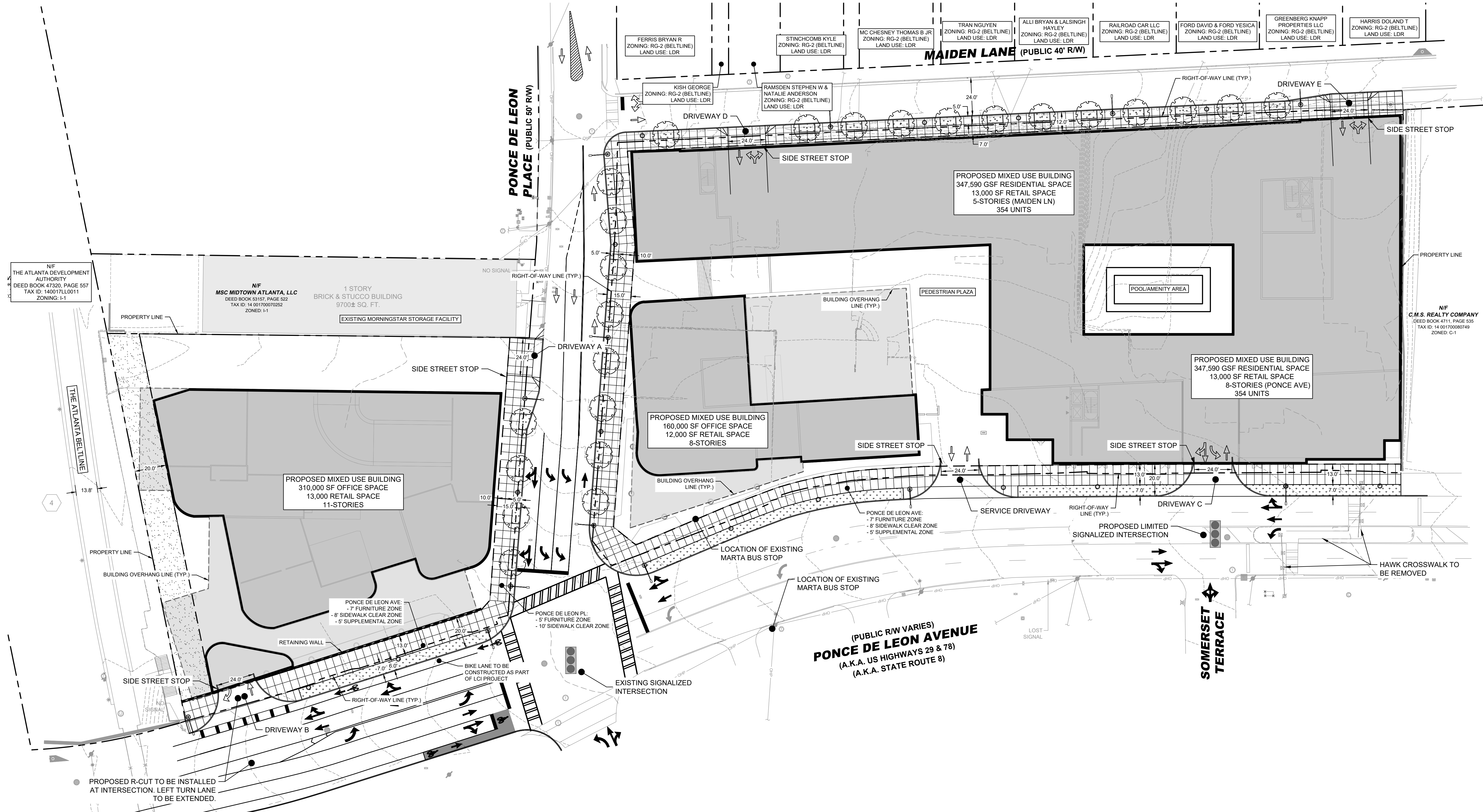
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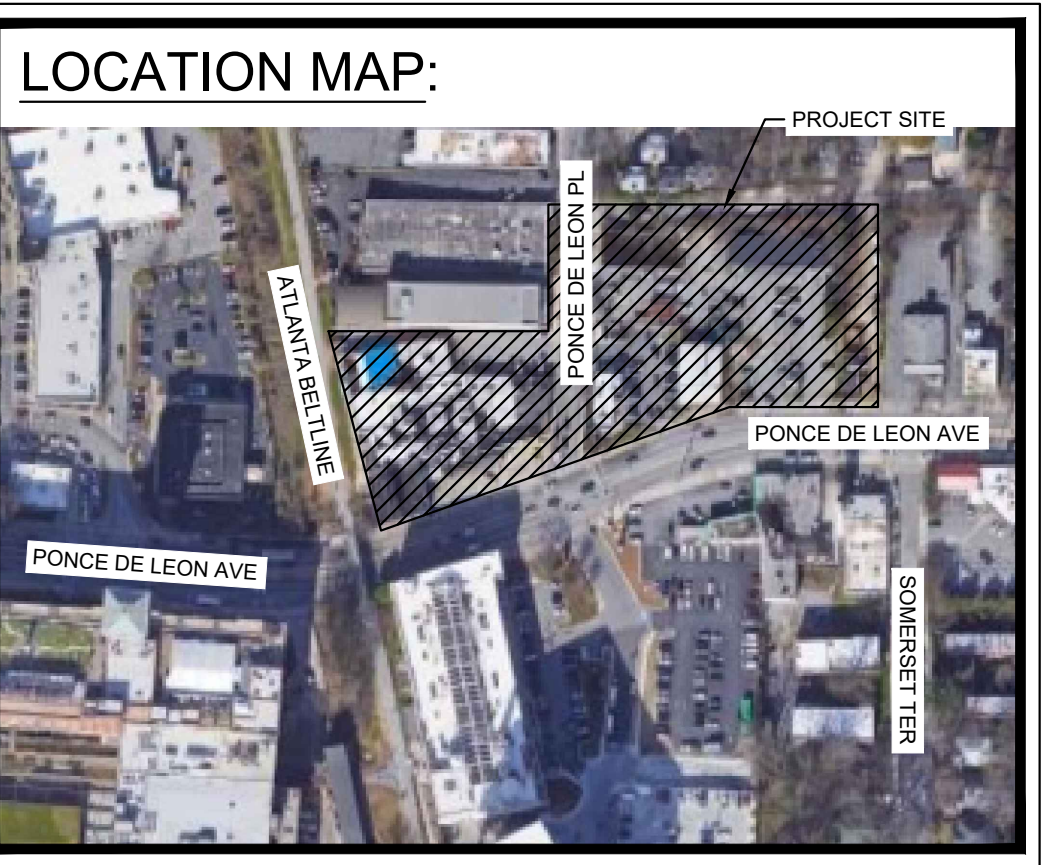
Drawing name: K:\AMT_CIVIL\019292038 Ponce Assemblage\CAD\Plan\sheet\DR1 SITE PLAN.dwg DR1 SITE PLAN Jan 19, 2023 11:37am by: Chass Kellner



SITE NOTES:	
DRI NUMBER	#3860
CURRENT ZONING	C-1 & I-1 (BELTLINE OVERLAY)
PROPOSED ZONING	PD MU (BELTLINE OVERLAY)
OVERALL SITE AREA	3.874 AC
TOTAL FLOOR AREA	855,590 SF
PROPOSED DENSITY RATIOS	
RESIDENTIAL	131.31 UNITS / ACRE
NON-RESIDENTIAL FAR:	8.15
PARKING:	
MINIMUM REQUIRED:	259 SPACES
PROVIDED:	1,045 SPACES

PROPOSED LAND USE USES & DENSITIES	
LAND USE	DENSITY
RESIDENTIAL	347,590 GSF
OFFICE	470,000 GSF
COMMERCIAL	38,000 GSF

PROJECT CONTACTS:	
APPLICANT:	PORTMAN HOLDINGS, LLC. 303 PEACHTREE CENTER AVE NE SUITE 575 ATLANTA, GA 30303 CONTACT: MIKE GREENE PHONE: 404.614.8252
TRAFFIC CONSULTANT:	KIMLEY-HORN & ASSOCIATES 817 W PEACHTREE STREET NW SUITE 601 ATLANTA, GA 30308 CONTACT: ROB ROSS, P.E. PHONE: 404.419.8700
CIVIL ENGINEER:	KIMLEY-HORN & ASSOCIATES 817 W PEACHTREE STREET NW SUITE 601 ATLANTA, GA 30308 CONTACT: CHARLES ZAKEM, P.E. PHONE: 404.419.8700



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PORTMAN HOLDINGS, LLC.
303 PEACHTREE CENTER AVENUE NE, SUITE 575
ATLANTA, GA 30303
CONTACT: MIKE GREENE
PHONE: 404.614.8252

CLIENT	BY
DATE	REVISION DESCRIPTIONS

DRI #3860
PONCE & PONCE
PROJECT STREET ADDRESS: ATLANTA, GA 30308
LAND LOT 17, 14TH DISTRICT

GSWCC CERT. (LEVEL II)	0000076499
DRAWN BY	CMK
DESIGNED BY	CMK
REVIEWED BY	CAZ
DATE	01/19/2023
PROJECT NO.	019292038
TITLE	DR1 SITE PLAN
SHEET NUMBER	DR1-01

Graphic Scale in Feet
0 15 30 60

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