

DATE: October 6, 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, COO, Atlanta Regional Commission

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:** Cypress Grove DRI 4023

**Submitting Local Government:** City of Atlanta

**Date Opened:** October 6, 2023

**Deadline for Comments:** October 20, 2023

**Description:** A DRI review of a proposal to construct a residential development with 755 multi-family units on a 20-acre partially wooded site off of Cato Street NW and Hollywood Road in the City of Atlanta.

## **PRELIMINARY COMMENTS:**

### **Key Comments**

*The project is partially 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 could be better aligned with Maturing Neighborhood policies by providing a minimal amount of neighborhood accessory retail use, more defined and larger greenspace areas, and a development approach designed to retain as much of the existing tree canopy as feasible.*

*The project would strongly benefit from the inclusion of even a small amount of neighborhood accessory retail space on the ground floor of the multi-family buildings.*

*The project is expected to generate a total of roughly 3,649 daily new car trips. Roadway improvements to mitigate this traffic impact are proposed.*

*Plans do not show any EV charging spaces or bicycle parking spaces; optimal amounts of both would be supportive of regional multi-modal and transportation electrification policies.*

*The proposed multi-use pedestrian trail along the southern border of the site between Mildred Place and N Grand Avenue is supportive of regional multi-modal transportation policies.*

*A small, wooded area at the corner of Hollywood Road and Mildred Place NW is noted as a “Gathering Space;” inclusion of a properly design and equipped park including a playground would be supportive of baseline recreation and greenspace policies.*

*A significant portion of the existing site is heavily wooded; utilization of a sensitive land clearing and construction approach in order to preserve as many trees as possible would be supportive of regional heat mitigation and stormwater management policies.*

*There are several MARTA bus stops along Hollywood Road which will service project residents; the City should coordinate with MARTA on the realignment and improvement of these stops as needed.*

*A crosswalk across Hollywood Road at the appropriate location will be essential to ensuring appropriate pedestrian connectivity.*

### **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 Maturing Neighborhoods. The Plan's Regional Development Guide (RDG) provides general information and policy recommendations for Maturing Neighborhoods as described at the end of these comments.

The project is limited to residential housing with 193 townhomes and 562 multi-family units for a total of 755 new households. There is one neighborhood market adjacent to the property on Hollywood Road and then the next closest options are a half a mile away. Therefore, residents will have to drive or take a bus for even the most basic household needs. All existing options are very substandard. Incorporation of a small food and household items market would provide a major benefit and reduce generated automobile trips.

### **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 3,649 daily new car trips. Roadway improvements to mitigate this traffic impact are proposed.

There are several existing MARTA bus stops along Hollywood Road. The project should coordinate with MARTA on the realignment and improvement of these stops as needed.

A crosswalk across Hollywood Road at the appropriate location will be essential to ensuring appropriate pedestrian connectivity.

Pedestrian sidewalks will be provided throughout the development. The development proposes a sidewalk along the frontage of the property on Hollywood Road, N. Grand Avenue, Hollywood Drive, Gun Club Road, and Cato Street. A new publicly accessible pedestrian trail is proposed along the southern border of the property between Mildred Place and N Grand Avenue. The Path Foundation proposes to connect this trail to Proctor Creek Greenway Trail in the future; this connection should be actively pursued.

The provision of a generous amount of bicycle parking spaces 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 Comments**

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

The project site falls within a traditionally underserved minority neighborhood that is at a higher risk of climate change induced heat impacts. A significant portion of the existing site is heavily wooded; utilization of a sensitive land clearing and construction approach in order to preserve as many trees as possible would be supportive of regional heat mitigation and stormwater management policies.

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

### **Unified Growth Policy Map 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 proposed project partially aligns with The Atlanta Region's Plan's recommendations for Maturing Neighborhoods. The project utilizes previously developed land for new residential use and includes a sidewalk network and multi-use path with a potential future connection to a regional multi-use trail. The project could be better aligned with Maturing Neighborhood policies by providing a minimal amount of neighborhood accessory retail use, more defined and larger greenspace areas, and a development approach designed to retain as much of the existing tree canopy as feasible. 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  
CITY OF SMYRNA

MARTA  
COBB COUNTY

For questions, 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 #4023

#### 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: Cypress Grove

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 988 CATO ST # 7 ATLANTA GA 30318 1005 GUN CLUB RD NW ATLANTA GA 30318 984 CATO ST 6 ATLANTA GA 303

Brief Description of Project: The development proposal includes a combination of 755 multifamily and townhome uses on a two-phase development in three pods. A new publicly accessible pedestrian trail is proposed along the southern border of the property.

#### Development Type:

- |  |   |   |
|--|---|---|
| <input type="radio"/> (not selected)                       | <input type="radio"/> Hotels                                | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office                               | <input 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 checked="" 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.): 755 multifamily, townhome and condominium units

Developer: Cypress Grove Land Fund LLC

Mailing Address: 1320 Ellsworth Industrial Boulevard, Suite A-1500

Address 2:

City: Atlanta State: GA Zip: 30318

Telephone: 678-770-5549

Email: [jbowman@bcstudio.com](mailto:jbowman@bcstudio.com)

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

If yes, property owner: A majority of the property is owned by the applicant. Only a small portion is owned by Georgia Power

Is the proposed project entirely located within your ☐ (not selected) ☒ Yes ☐ No

local government's jurisdiction?	
If no, in what additional jurisdictions is the project located?	
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, provide the following information:	Project Name: Project ID:
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input type="checkbox"/> Permit <input type="checkbox"/> Other
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: 2028 Overall project: 2028

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### DRI #4023

#### 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: Cypress Grove  
DRI ID Number: 4023  
Developer/Applicant: Cypress Grove Land Fund LLC  
Telephone: 678-770-5549  
Email(s): jbowman@bcstudio.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: \$233,200,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$3,775,000

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): Two vacant homes (already owned by Cypress Grove Land Fund, LLC) will be torn down to make way for this project.

#### 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)? 0.09 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)? 0.09 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.) 3,649 24-Hour 2-way Trips, 298 AM peak 2-way & 299 PM 2way

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 DRI Traffic Study

### Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 551 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 70%



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: Stream buffers, runoff reduction volume via infiltration and reuse of water, stormwater detention volume to provide channel protection, overbank protection and extreme flood protection.

### 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:

There is a tributary to Proctor Creek adjacent to the western boundary of Pod B. Additional erosion control measures will be implemented to prevent construction sediment from entering the stream or its buffers. RRV measures will be constructed that allow for groundwater recharge and mimic the natural environment.

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PROPOSED BUILDING HEIGHTS:

TOWNHOMES: 3 STORIES  
CONDO FLATS: 3 STORIES  
MULTIFAMILY: 4 STORIES WITH BASEMENT

Development Summary:

POD	Use	Existing Zoning	Proposed Zoning	Net Lot Area	Units	Max FAR	Allowable Residential SF	Open Space Required	Bldg. Height	Parking
A	Multifamily	R-4A	MR-4B	2.875 ac	75	1.49	186,600 sf	LUI*	52'	No Min. Required per WPA
B	Multifamily	RG-3	MR-4A	9.887 ac	380	1.49	652,419 sf	LUI*	80'	No Min. Required per WPA
	Multifamily	C-1	MR-4A	0.165 ac						
C	Multifamily	RG-3	MR-4A	7.552 ac	300	1.49	490,158 sf	LUI*	80'	No Min. Required per WPA
Totals				20.479 ac	755					

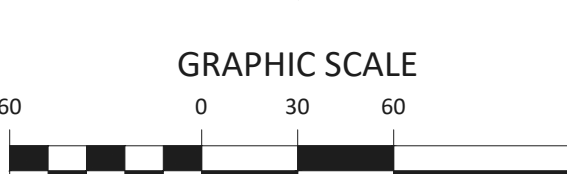
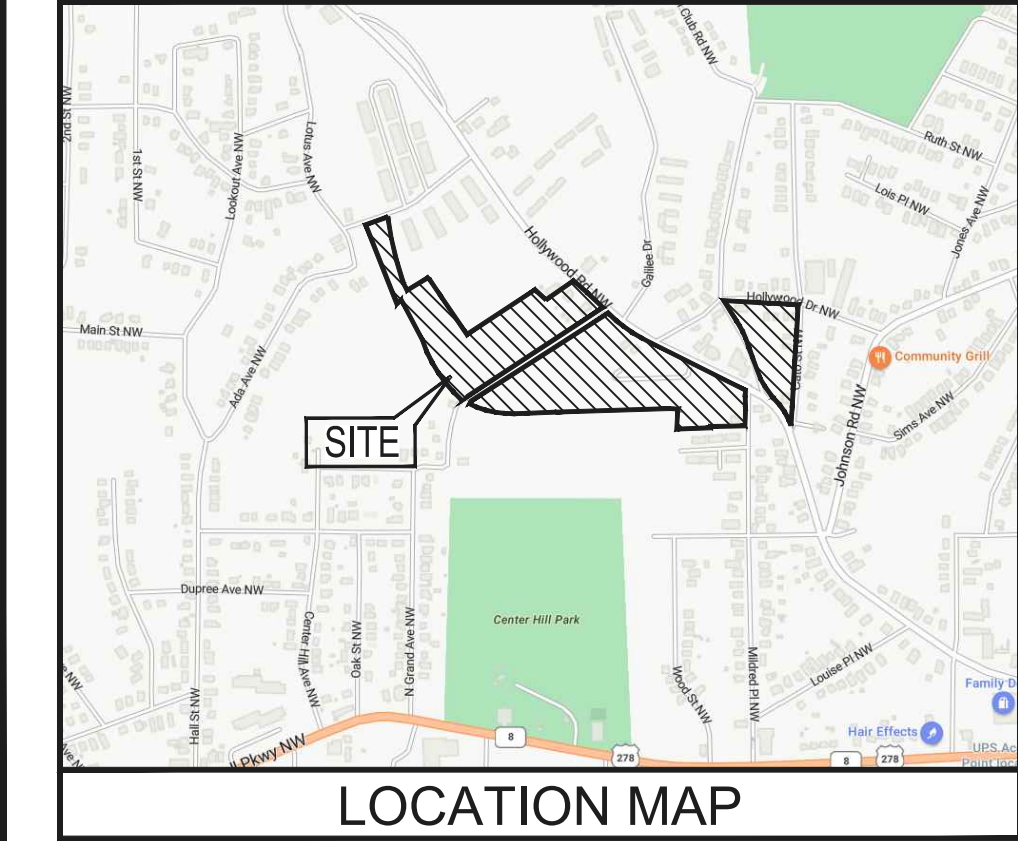
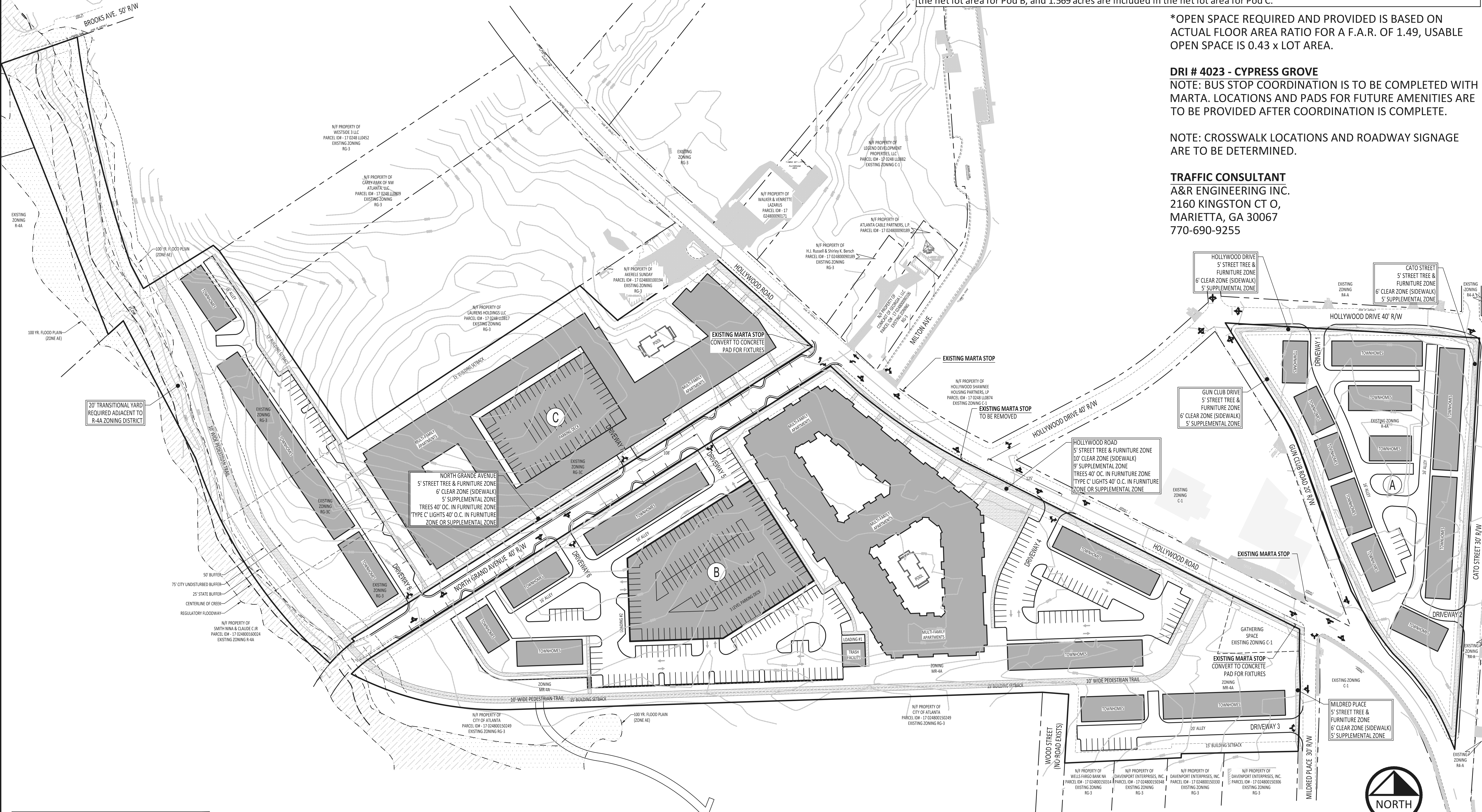
**Note:** Included in the above 20.479 acres are 3.255 acres owned by Georgia Power. Of these 3.255 acres, 1.686 acres are included in the net lot area for Pod B, and 1.569 acres are included in the net lot area for Pod C.

\*OPEN SPACE REQUIRED AND PROVIDED IS BASED ON ACTUAL FLOOR AREA RATIO FOR A F.A.R. OF 1.49, USABLE OPEN SPACE IS 0.43 x LOT AREA.

**DRI # 4023 - CYPRESS GROVE**  
NOTE: BUS STOP COORDINATION IS TO BE COMPLETED WITH MARTA. LOCATIONS AND PADS FOR FUTURE AMENITIES ARE TO BE PROVIDED AFTER COORDINATION IS COMPLETE.

NOTE: CROSSWALK LOCATIONS AND ROADWAY SIGNAGE ARE TO BE DETERMINED.

**TRAFFIC CONSULTANT**  
A&R ENGINEERING INC.  
2160 KINGSTON CT O,  
MARIETTA, GA 30067  
770-690-9255



\*\*\*CAUTION\*\*\*

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

**Cypress Grove Land Fund LLC**  
Contact: Colin Curlee  
1320 Ellsworth Industrial Blvd.  
Suite A1500  
Atlanta, GA 30318  
706-224-2032

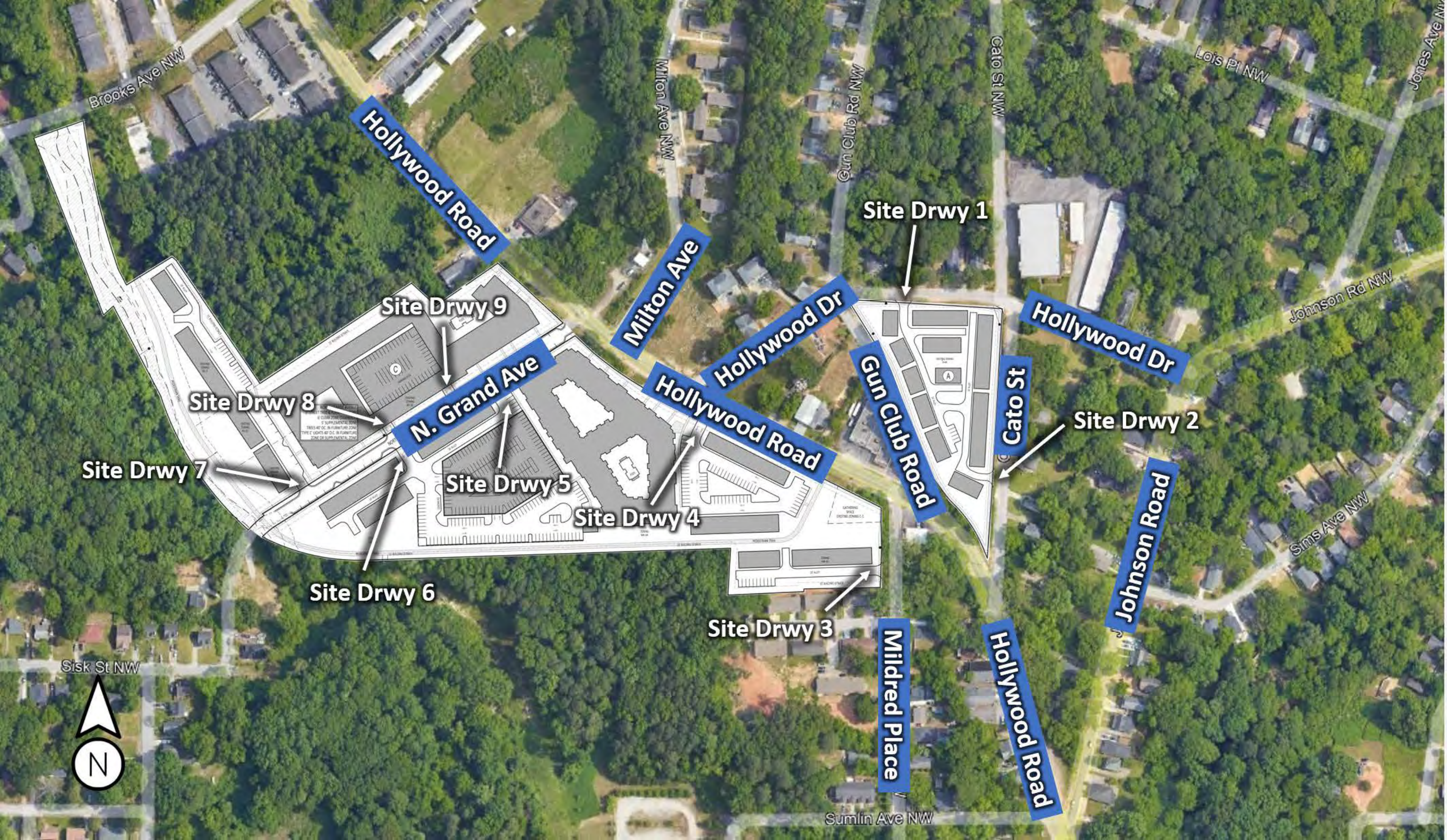
Date	Revision	Comments
8/23/23	1	8/17/23
	2	ADD MARTA STOPS, REDUCE DRIVE, DRI CHECKLIST ITEMS ADDED

**DRI # 4023 SITE PLAN**  
CYPRESS GROVE LAND FUND  
LAND LOTS 246 & 248 - 17th DISTRICT  
CITY OF ATLANTA  
FULTON COUNTY, GEORGIA

Project No.: S-20438  
Design By: CH  
Drawn By: DS/CH  
Checked By: CH  
Date: 8/23/23  
Scale: 1" = 60'

Drawing No.  
1 of 1





Brooks Ave NW

Hollywood Road

Milton Ave NW

Gun Club Rd NW

Cato St NW

Lois Pl NW

Jones Ave NW

Johnson Rd NW

Site Drwy 1

Milton Ave

Hollywood Dr

Hollywood Dr

Site Drwy 9

Site Drwy 8

N. Grand Ave

Hollywood Road

Gun Club Road

Cato St

Site Drwy 2

Site Drwy 7

Site Drwy 5

Site Drwy 4

Site Drwy 6

Site Drwy 3

Mildred Place

Johnson Road

Hollywood Road

Sims Ave NW

Sumlin Ave NW

Sisk St NW

