

DATE: October 11, 2023

TO: Mayor Andre Dickens, City of Atlanta
ATTN TO: Keyetta Holmes, Zoning and Development Director, 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: Bowen Homes Redevelopment DRI 4036

Submitting Local Government: City of Atlanta

Date Opened: October 11, 2023 **Comments Deadline:** October 26 2023 **Date to Close:** October 27, 2023

Description: A DRI review of a proposal to construct a mixed-use project with 37 single-family units, 1,963 multi-family units, 60,000 SF of retail space, 20,000 SF of office space, and 25,000 SF of community center space on a 74-acre site of the former Bowen Homes housing development of of Donald Hollowell Parkway and James Jackson Parkway in the City of Atlanta.

PRELIMINARY COMMENTS:

Key Comments

The project strongly aligns 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 further aligned with Maturing Neighborhood policies by providing more defined greenspace and park areas.

The project's provision of 756 affordable housing units is strongly supportive of regional housing affordability policies.

The project's mix of residential, retail, office and community uses and provision of a well-defined street grid

with short blocks are strongly supportive of regional placemaking and walkability policies.

The project's provision of a robust sidewalk network and multi-use internal trail are supportive of regional multi-modal transportation policies; fine tuning the final trail route could provide enhanced pedestrian connectivity.

The project is expected to generate a total of 2,742 daily new car trips. Associated roadway improvements to mitigate this traffic impact are proposed.

Plans do not appear to identify EV charging spaces or bicycle parking spaces; optimal amounts of both would be supportive of regional multi-modal and transportation electrification 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 James Jackson Parkway and Donald Hollowell Parkway which will service project residents; the project should coordinate with MARTA on the realignment and improvement of these stops as needed.

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's provision of 756 affordable housing units is strongly supportive of regional housing affordability policies.

The project's mix of residential, retail, office and community uses and provision of a well-defined street grid with short blocks are strongly supportive of regional placemaking and walkability policies. While it would require the use of a property outside of the current project site through acquisition or an easement, the extension of the central axis along Chivers Street to the south to connect directly to Donald Hollowell Parkway – the major thoroughfare for the area – would significantly improve the project's pedestrian and vehicular circulation and also add a major placemaking feature. This would also act as a powerful catalyst for redevelopment of the existing substandard retail uses along Donald Hollowell Parkway into a central community hub for the larger Brookview Heights neighborhood. At a minimum, the adjacent property owner may be amenable to offering a generous pedestrian/multi-use trail easement in this location directly connecting Donald Hollowell Parkway to the project's center street which would add significant value to their property in addition to improving the pedestrian connectivity of the larger project.

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 2,742 daily new car trips. Associated roadway improvements to mitigate this traffic impact are proposed.

The project's provision of a robust sidewalk network and multi-use internal trail are supportive of regional multi-modal transportation policies. The route of the proposed multi-use trail appears to skirt the center of the development. A more central route along Chivers Street would provide much stronger connectivity to the full project. The project website mentions that the "A.D. Williams Creek Trail will connect to the residential development and surrounding community assets." but this component does not appear in the project materials. Connection of the project to a larger regional trail would substantially enhance its multi-modal transportation connectivity.

A total of 1,783 parking spaces are proposed in a mix of on-street and structured parking facilities. Plans do not appear to identify EV charging spaces or bicycle parking spaces; optimal amounts of both would be supportive of regional multi-modal and transportation electrification 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.

Natural Resources Comments

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

Environmental Comments

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.

The site plan shows above-ground stormwater facilities taking up much of the remaining wooded open space of the site. Alternative stormwater approaches – including green infrastructure and underground storage vaults – to reduce the need for these facilities would allow the retention of more trees which in turn reduces stormwater generation and cools the air. The project website notes that "A pedestrian green street and linear storm water park connects through the site east to west, creating green infrastructure to reduce flooding." but these elements are not shown on the site plan. Inclusion of these measures would be highly supportive of regional stormwater and environmental policies.

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 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 strongly aligns with The Atlanta Region's Plan's recommendations for Maturing Neighborhoods. The project utilizes previously developed land for new residential development, includes a mix of uses, and provides a robust sidewalk network and multi-use path with a potential future connection to a regional trail. The project could be further aligned with Maturing Neighborhood policies by providing more defined and programmed greenspace areas, and by utilizing a sensitive development approach intended to retain as much of the existing tree canopy as feasible to mitigate heat island and climate change impacts. 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
MARTA

GEORGIA CONSERVANCY
COBB COUNTY

CITY OF ATLANTA

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>.



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DRI #4036

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: Bowen Homes Redevelopment

Location (Street Address, GPS Coordinates, or Legal
Land Lot Description): 33.7830458, -84.4798611

Brief Description of Project: The mixed use development is proposed to consist of 2,000 residential units, 60,000 SF commercial space, 25,000 SF office, and 25,000 SF community center

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.): (see description above)

Developer: Atlanta Housing

Mailing Address: 230 John Wesley Dobbs Avenue

Address 2:

City: Atlanta State: GA Zip: 30303

Telephone: 404-892-4700

Email: John.Skach@atlantahousing.org

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

If yes, property owner:

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? ☐ (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: 2031 Overall project: 2040

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DRI #4036

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: Bowen Homes Redevelopment
DRI ID Number: 4036
Developer/Applicant: Atlanta Housing
Telephone: 404-892-4700
Email(s): John.Skach@atlantahousing.org

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: \$704M

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

Water Supply

Name of water supply provider for this site: City of Atlanta Department of Watershed Management

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

Phase 1: 0.22 MGD | Phase 2: 0.59 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 Department of Watershed Management

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

Phase 1: 0.18 MGD | Phase 2: 0.49 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.)

Ph.1: 2,742 Daily, 189 AM, 227 PM | Ph.2: 8,824 Daily, 675 AM, 685 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 traffic impact study prepared by Kimley-Horn

Solid Waste Disposal

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

Phase 1: 1,788 tons | Phase 2: 6,842 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

80%

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: Stormwater management measures will be developed in accordance with Georgia and City of Atlanta Stormwater Management requirements with a combination of detention facilities and infiltration practices such as bioretention basins and pedestrian green streets.

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:

This project site is located in the Middle Chattahoochee Watershed (no additional buffers required for 'Large Watersheds in Georgia' region)

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CLIENT
ATLANTA HOUSING
230 JOHN WESLEY DOBBS AVENUE, NE
ATLANTA, GA 30303
PROJECT
BOWEN HOMES REDEVELOPEMENT DRI #4036
PRELIMINARY ENGINEERING
LOCATED IN L.L. 259, 17TH DISTRICT
CITY OF ATLANTA, FULTON COUNTY, GEORGIA

DESIGN PROFESSIONAL

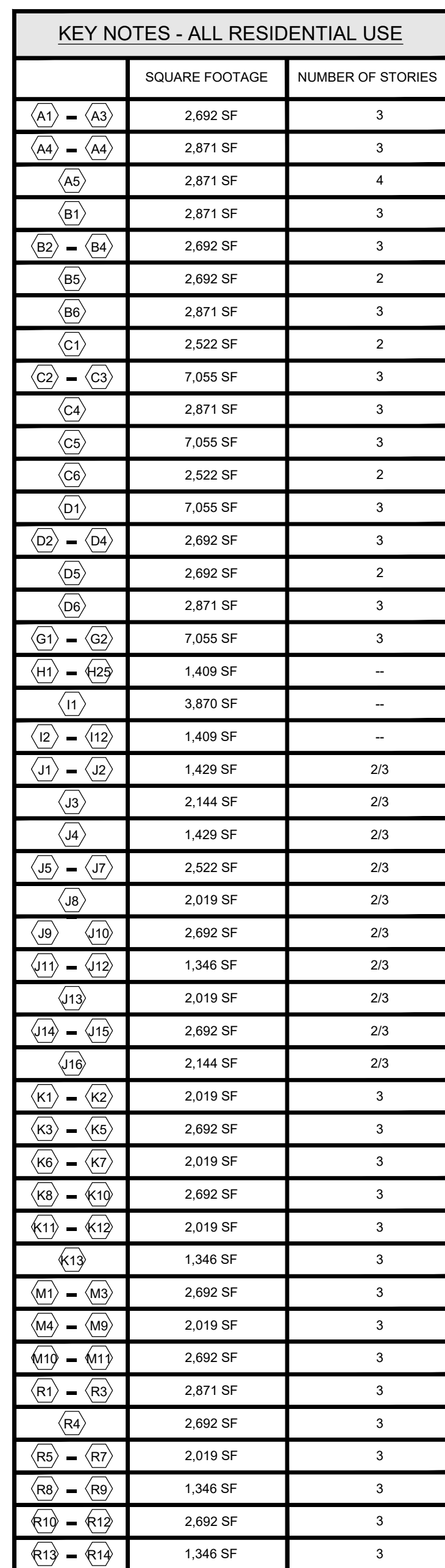
GEORGIA
PROFESSIONAL
19136
ENGINEER
DAVID L. STUART

GAASWCC LVL II CERT # 70003



OVERALL SITE PLAN

C-2.0



SITE SUMMARY	
OVERALL SITE AREA:	74.0 ACRES
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF ATLANTA
CURRENT ZONING:	RG3

24 HOUR CLIENT CONTACT
ATLANTA HOUSING (404) 892-4700

PROJECT TEAM	
OWNER/DEVELOPER	TRAFFIC CONSULTANT
ATLANTA HOUSING 230 JOHN WESLEY DOBBS AVE ATLANTA, GA 30303 (404) 882-4700 JOHN BRACH	KIMLEY-HORN 1200 PEECH STREET NE, SUITE 800 ATLANTA, GA 30309 (404) 201-6105 ANA EISENMAN
DEVELOPMENT PARTNERS	CIVIL ENGINEERING
THE BENJOIT GROUP, LLC MCCORMACK BARON SALAZAR	GASKINS + LECRAW 1266 POWERS SPRING ROAD SW MARIETTA, GA 30066 (404) 424-7188 DAVID STUART

