

DATE: December 12, 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: 2023 Amsterdam Walk DRI 4065

Submitting Local Government: City of Atlanta

Date Opened: December 12, 2023 **Comments Deadline:** December 27, 2023 **Date to Close:** January 3, 2024

Description: Project Description: A DRI review of a proposal to construct a mixed-use project with 900 residential units, 400,000 SF of office space, and 90,000 SF of ground floor retail space on the 11.4 site of the current Amsterdam Walk development on Amsterdam Avenue fronting the Beltline Northeast Trail in the City of Atlanta.

PRELIMINARY COMMENTS:

The project generally 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's mix of residential, retail, and office uses is supportive of regional placemaking and walkability policies.

The project's extensive Beltline frontage will need to be carefully coordinated with the City of Atlanta and the Beltline organization.

The project's provision of all below-grade parking is highly supportive of regional placemaking policies.

The project is expected to generate a total of 3,994 daily new car trips. Associated roadway improvements to mitigate this traffic impact are proposed.

Final project design should be carefully coordinated with the surrounding neighborhood to limit impacts.

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 mix of residential, retail, and office uses strongly supportive of regional placemaking and walkability policies. The project utilizes previously developed land for a more intensive mixed-use development that is accessible by a range of transportation modes. Close coordination with the surrounding single-family residents on final project design to limit the project's impact on the neighborhood is strongly recommended. The project's provision of all below-grade parking is highly supportive of regional placemaking policies.

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 3,994 daily new car trips. Associated roadway improvements to mitigate this traffic impact are proposed.

The project should closely coordinate with MARTA to create optimal pedestrian access from the nearby MARTA bus stops to the project.

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 can support The Atlanta Region's Plan by incorporating 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 proposed project generally aligns with The Atlanta Region's Plan's recommendations for Maturing Neighborhoods. The project utilizes previously developed land for a new mixed-use project that is accessible by a range of transportation modes. Close coordination with the surrounding single-family residents on final project design to limit the project's impact on the neighborhood is strongly recommended. 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

GEORGIA CONSERVANCY

CITY OF DECATUR

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 #4065

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: Amsterdam Walk
Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 33.7885478, -84.3704099
Brief Description of Project: The program for the proposed mixed-use redevelopment of the existing Amsterdam Walk site located along Amsterdam Ave west of Monroe Dr, bounded by Piedmont Park and Evelyn St in the City of Atlanta includes approx 900 multifamily units, 400k SF office, and 90k SF restaurant/retail space.

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.): approx 400,000 SF office, 900 multifamily units, 90,000 SF retail/restaurant

Developer: Portman Holdings

Mailing Address: 303 Peachtree Center Ave NE Suite #575

Address 2:

City: Atlanta State: GA Zip: 30303

Telephone: 404-614-5252

Email: mgreene@portmanholdings.com

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

If yes, property owner: Halpern Enterprises, Inc.

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: 2028 Overall project: 2028

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DRI #4065

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: Amsterdam Walk
 DRI ID Number: 4065
 Developer/Applicant: Portman Holdings
 Telephone: 404-614-5252
 Email(s): mgreene@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: \$1B

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$6.8M

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): Shopping Plaza 99,019 SF, Day Care Center 12,577 SF, Medical-Dental Office 2,483 SF; vacant retail space: 22,845 SF

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)?

0.35 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)?

0.30 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.)

Weekday Net New Daily: 3,994 | AM: 534 | PM: 484

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: See DRI Traffic Study prepared by Kimley-Horn

Solid Waste Disposal

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

6,150 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

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 project will be designed to comply with all City of Atlanta stormwater management requirements to 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:

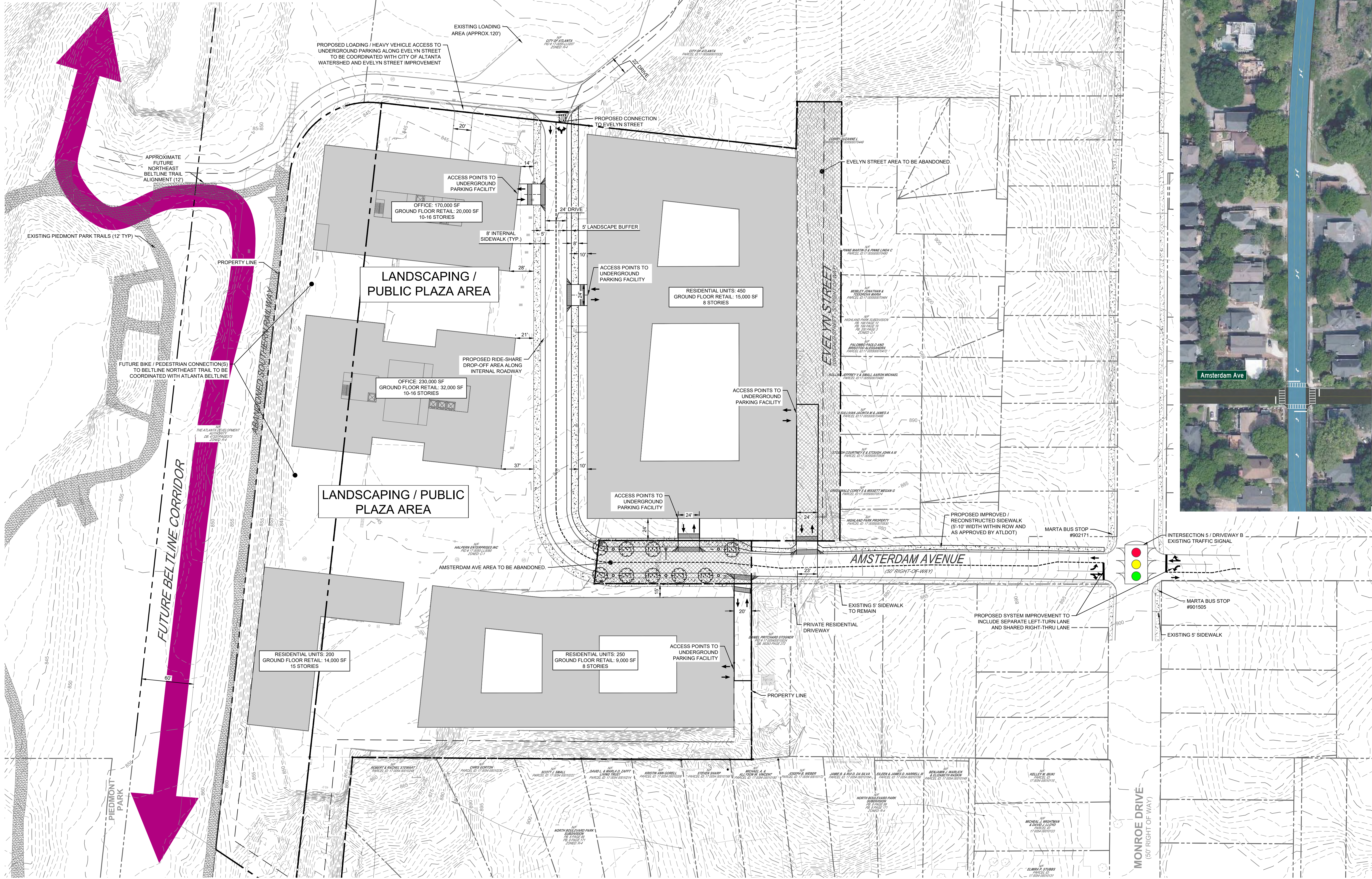
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CONCEPT GRAPHIC FROM ATLANTA BELTLINE NORTHEAST TRAIL - PROPOSED ALIGNMENT



CONCEPT GRAPHIC FROM MONROE DRIVE COPMLETE STREETS PROJECT (CONCEPT ONLY/NOT FOR CONSTRUCTION)

SITE NOTES:

DRI NUMBER #4065
CURRENT ZONING C-1 BELTLINE OVERLAY
PROPOSED ZONING POMU
OVERALL SITE AREA 10.92 AC
TOTAL FLOOR AREA 855,590 SF
PROPOSED DENSITY RATIOS
RESIDENTIAL: 82.42 UNITS / ACRE
NON-RESIDENTIAL FAR: 1.03
PARKING:
MINIMUM REQUIRED: 1,810 SPACES
MAXIMUM ALLOWED: 2,789 SPACES
PROVIDED: 1,435 SPACES
UNDERGROUND PARKING WILL BE PROVIDED THROUGHOUT THE SITE. ANTICIPATED ACCESS POINTS TO THE UNDERGROUND PARKING ARE NOTED ON THIS PLAN. SHARED PARKING AMONG THE OFFICE, RESIDENTIAL, AND COMMERCIAL USES IS ANTICIPATED THROUGHOUT THE UNDERGROUND PARKING FACILITY.
BICYCLE, CAR / VANPOOL, AND EV PARKING WILL BE PROVIDED TO MEET OR EXCEED CITY OF ATLANTA CODE REQUIREMENTS.

EXISTING / TO BE REMOVED (5 EXISTING 1-2 STORY BUILDINGS)

DAY CARE CENTER 12,577 SQ FT
GENERAL RETAIL 99,019 SQ FT
MEDICAL-DENTAL OFFICE 2,483 SQ FT
VACANT SPACE 22,845 SQ FT

PROPOSED LAND USE USES & DENSITIES

LAND USE	DENSITY
RESIDENTIAL	900 UNITS
OFFICE	400,000 GSF
COMMERCIAL	90,000 GSF

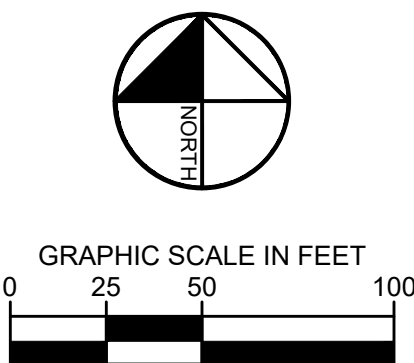
PROJECT CONTACTS:

APPLICANT: PORTMAN HOLDINGS, LLC.
303 PEACHTREE CENTER AVE NE
SUITE 575
ATLANTA, GA 30303
CONTACT: MIKE GREENE
PHONE: 404.614.5252
TRAFFIC CONSULTANT: KIMLEY-HORN & ASSOCIATES
1200 PEACHTREE STREET NE
SUITE 800
ATLANTA, GA 30309
CONTACT: ANA EISENMAN, P.E.
PHONE: 404.201.6155
CIVIL ENGINEER: KIMLEY-HORN & ASSOCIATES
1200 PEACHTREE STREET NE
SUITE 800
ATLANTA, GA 30309
CONTACT: CHARLES ZAKEM, P.E.
PHONE: 404.419.6700

LOCATION MAP:



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Kimley»Horn

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1200 PEACHTREE STREET, NE SUITE 800
ATLANTA, GA 30309
PHONE (404) 419-6700
WWW.KIMLEY-HORN.COM

PORTMAN HOLDINGS

303 PEACHTREE CENTER AVE NE
SUITE 575
ATLANTA, GA 30303

AMSTERDAM WALK

500 AMSTERDAM AVE NE, ATLANTA, GA 30306
DRI #4065



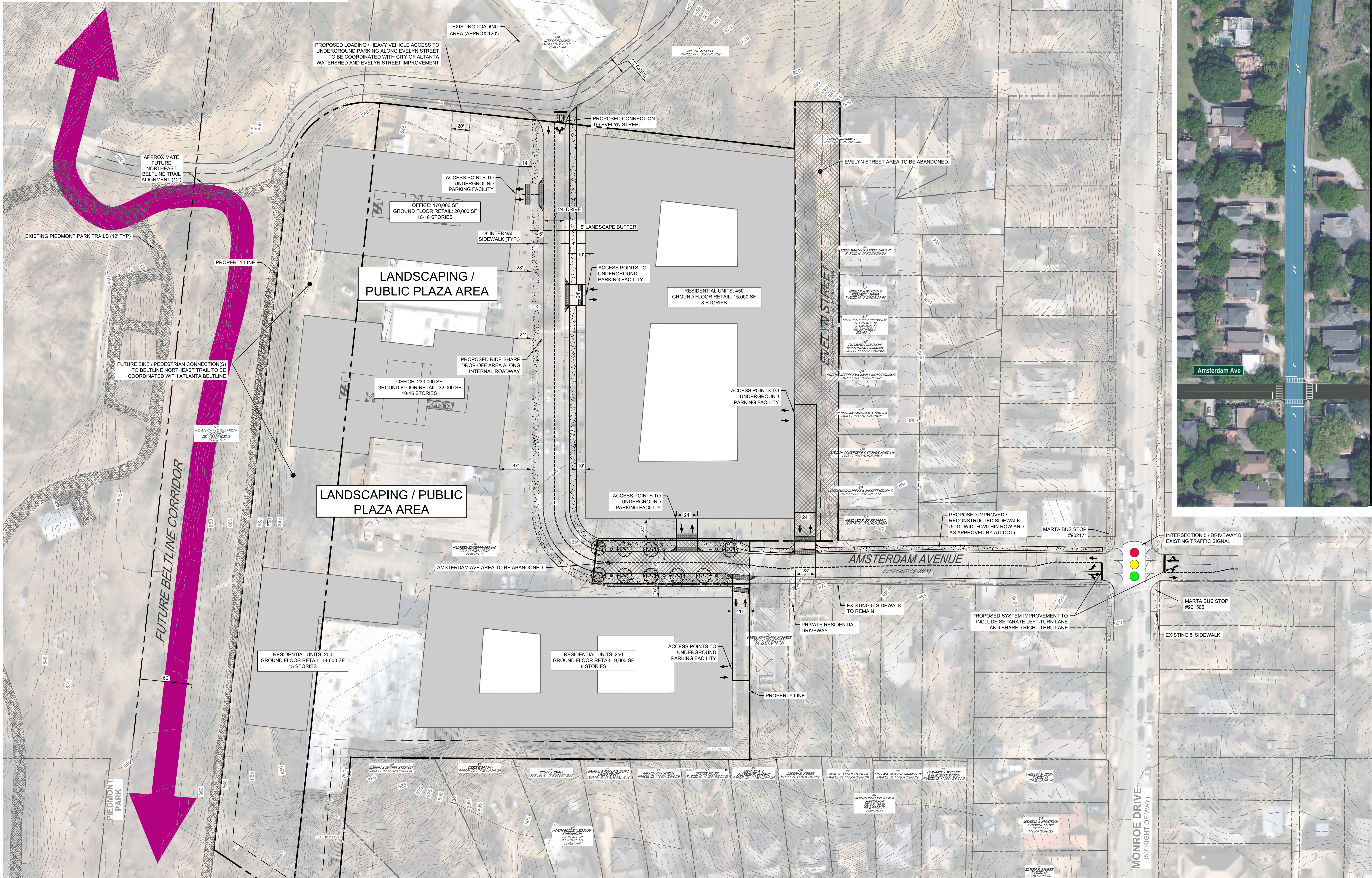
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DESIGNED BY BAC
REVIEWED BY CAZ
DATE 11/20/2023
PROJECT NO. 019292043
TITLE

DRI SITE PLAN
SHEET NUMBER
C0-20

Drawing Name: K:\AMT_CIVIL\19292043_Amsterdam Walk\CAD\Plan\Sheet\03-20 - DRI SITE PLAN.dwg 03-20 DRI SITE PLAN Nov 20, 2023 9:21 am by: Benji Curren



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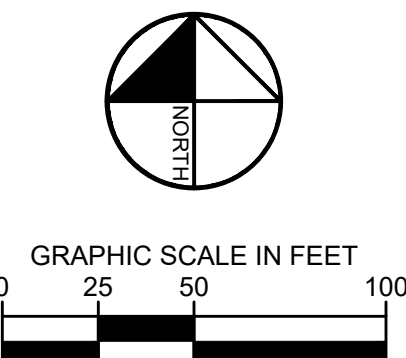
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LOCATION MAP:



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