

DATE: July 25, 2024

TO: Mayor Andre Dickens, City of Atlanta
ATTN TO: Monique Forte, Assistant Director, Office of Design, Planning Studio
FROM: Mike Alexander, COO, Atlanta Regional Commission
RE: Development of Regional Impact (DRI) Review

ARC has completed a regional review of the below 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 final report does not address whether the DRI is or is not in the best interest of the host local government.

Name of Proposal: 1060 Donald Lee Hollowell DRI 4187

Submitting Local Government: City of Atlanta

Date Opened: July 8, 2024

Date Closed: July 25, 2024

Description: A DRI review of a proposal to construct a mixed-use development with 1600 multi-family residential units, 575,000 SF of office space, and 125,000 SF of retail/restaurant space on a 15.5-acre previously developed site with MARTA rail and Beltline access at 1060 Donald Hollowell Parkway in the City of Atlanta.

Comments:

Key Comments and Recommendations

The project is generally 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."

The project could be better aligned with regional environmental and heat mitigation policies by preserving more of the densely wooded area at the SE corner of the site.

The project most strongly aligns with regional development policies encouraging redevelopment of previously developed sites and transit oriented development which provides higher density mixed-use development within walking distance of transit connections.

The project's mix of residential, office and retail uses and inclusion of 1,600 multifamily units – within a short walk of the Bankhead MARTA station and directly adjacent to the Beltline and two Beltline spur trails – is strongly supportive of regional TOD and multi-modal transportation policies.

Provision of a traffic signal and crosswalks at Finley Avenue and Donald Lee Hollowell Parkway would best integrate the project with available transit and pedestrian connections.

The project is expected to generate a total of 12,830 daily new vehicular trips. Associated roadway improvements to mitigate this traffic impact are proposed.

Final design of the right-in, right-out driveway on Donald Lee Hollowell Parkway will need to be carefully coordinated with the City of Atlanta to ensure that inherent vehicular and pedestrian conflicts are minimized.

A significant portion of the existing site is heavily wooded; utilization of a sensitive site design, 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.

Multiple large mixed-use developments are proposed within walking distance of the project and the nearby Bankhead MARTA station. Final design of the project should promote connectivity between all of these developments to the greatest extent possible.

General Comments

According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, the project 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.

Transportation and Mobility Comments

The project is expected to generate a total of 12,830 daily new vehicular trips. Associated roadway improvements to mitigate this impact are proposed.

Provision of a traffic signal and crosswalks at Finley Avenue and Donald Lee Hollowell Parkway would best integrate the project with available transit and pedestrian connections.

Final design of the proposed right-in, right-out driveway on Donald Lee Hollowell Parkway will need to be carefully coordinated with the City of Atlanta to ensure that inherent vehicular and pedestrian conflicts are minimized at this sensitive location where a Beltline access ramp meets the sidewalk. At a minimum, the driveway should include a raised crosswalk design that offers a safe and welcoming pedestrian route as well as signage noting the vehicles must yield to pedestrians.

The project's mix of residential, office and retail uses and inclusion of 1,600 multifamily units – within a short walk of the Bankhead MARTA station and directly adjacent to the Beltline and two Beltline spur trails – is strongly supportive of regional TOD and multi-modal transportation 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 are attached. The project site is located in the Proctor Creek Watershed, which in turn falls within the Chattahoochee River Watershed. There are no applicable watershed requirements for the property. Both the USGS coverage for the project area and the project site plan show no streams on the project property. Any unmapped streams on the property may be subject to the requirements of the City stream buffer protection ordinance and the State 25-foot Sediment and Erosion Control buffer, and any unmapped State waters identified on the property may be subject to the State 25-foot Sediment and Erosion Control buffer.

MARTA Comments

Attached comments received from MARTA include: (1) add direct pedestrian access to Donald Lee Hollowell Pkwy from Building Area A to ensure convenient access to bus stop; (2) coordinate street trees near bus stop with MARTA in order to ensure bus stop is not blocked and waiting passengers have proper visibility; (3) the planned Bankhead Station Transit-Oriented-Development is within a 5-minute walk of the project and the plans should be reviewed and integrated into the subject development wherever possible.

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 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.

Regional Growth Policy Considerations

This DRI site is assigned the Maturing Neighborhoods category on the Atlanta Region's Plan Unified Growth Policy Map which identifies 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 most strongly aligns with regional development policies encouraging redevelopment of previously developed sites and transit oriented development which provides higher density mixed-use development within walking distance of transit connections. The project could be further aligned with regional environmental and heat mitigation policies by utilizing a sensitive development approach intended to retain as much of the existing tree canopy as feasible to limit 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 NATURAL RESOURCE	GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA DEPARTMENT OF TRANSPORTATION	GEORGIA REGIONAL TRANSPORTATION AUTHORITY	GEORGIA SOIL AND WATER CONSERVATION COMMISSION
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY	GEORGIA CONSERVANCY	COBB COUNTY
MARTA	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>.

DATE: July 8, 2024

TO: Mayor Andre Dickens, City of Atlanta
ATTN TO: Monique Forte, Assistant Director, Office of Design, 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: 1060 Donald Lee Hollowell DRI 4187

Submitting Local Government: City of Atlanta

Date Opened: July 8, 2024

Deadline for Comments: July 23, 2024 **Date to Close:** July 25, 2024

Description: A DRI review of a proposal to construct a mixed-use development with 1600 multi-family residential units, 575,000 SF of office space, and 125,000 SF of retail/restaurant space on a 15.5-acre previously developed site with MARTA rail and Beltline access at 1060 Donald Hollowell Parkway in the City of Atlanta.

PRELIMINARY COMMENTS:

The project is generally 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."

The project's adaptive reuse of an previously developed but currently vacant site is optimally supportive of regional placemaking and redevelopment policies.

The project's mix of residential, office and retail uses and inclusion of 1,600 multifamily units – within a short walk of the Bankhead MARTA station and directly adjacent to the Beltline and two Beltline spur trails – is strongly supportive of regional TOD and multi-modal transportation policies.

Fully integrating the project with available transit and pedestrian connections will require a traffic signal and crosswalks at Finley Avenue and Donald Lee Hollowell Parkway.

The project is expected to generate a total of 12,830 daily new vehicular trips. Associated roadway improvements to mitigate this traffic impact are proposed.

Final design of the right-in, right-out driveway on Donald Lee Hollowell Parkway will need to be carefully coordinated with the City of Atlanta to ensure that inherent vehicular and pedestrian conflicts are minimized.

A significant portion of the existing site is heavily wooded; utilization of a sensitive site design, 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.

General Comments

According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, the project 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.

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 12,830 daily new vehicular trips. Associated roadway improvements to mitigate this impact are proposed.

Fully integrating the project with available transit and pedestrian connections will require a traffic signal and crosswalks at Finley Avenue and Donald Lee Hollowell Parkway.

Final design of the proposed right-in, right-out driveway on Donald Lee Hollowell Parkway will need to be carefully coordinated with the City of Atlanta to ensure that inherent vehicular and pedestrian conflicts are minimized.

The project's mix of residential, office and retail uses and inclusion of 1,600 multifamily units – within a short walk of the Bankhead MARTA station and directly adjacent to the Beltline and two Beltline spur trails – is strongly supportive of regional TOD and multi-modal transportation 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 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 proposed project generally 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 takes advantage of nearby transit and trail connections. The project could be further aligned with Maturing Neighborhood policies 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

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GEORGIA REGIONAL TRANSPORTATION AUTHORITY

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GEORGIA ENVIRONMENTAL FINANCE AUTHORITY
MARTA

GEORGIA CONSERVANCY
BELTLINE

COBB 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 #4187

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: 1060 Donald Lee Hollowell

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 1060 Donald Lee Hollowell Parkway, Atlanta, GA 30318

Brief Description of Project: Proposed 1,600 multifamily units, 575,000 SF of office space, and 125,000 SF of retail on an approximately 15.49-acre site.

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.): 1,600 multifamily units, 575,000 SF of office space, and 125,000 SF of retail

Developer: 1060 DLH, LLC c/o The Allen Morris Co.

Mailing Address: 121 Alhambra Plaza

Address 2: Suite 1600

City: Coral Gables State: FL Zip: 33134

Telephone: 305-443-1000

Email: 1060DLH@allenmorris.com

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

If yes, property owner: N/A

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?

N/A

Is the current proposal a continuation or expansion of a previous DRI?

☐ (not selected)

☒ Yes

☐ No

If yes, provide the following information:

Project Name: 1060 Hollowell DRI #2815

Project ID: 2815

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?

N/A

Estimated Project Completion Dates:

This project/phase: 2031

Overall project: 2031

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Developments of Regional Impact

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DRI #4187

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: 1060 Donald Lee Hollowell
DRI ID Number: 4187
Developer/Applicant: 1060 DLH, LLC c/o The Allen Morris Co.
Telephone: 305-443-1000
Email(s): 1060DLH@allenmorris.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: \$350-\$750M

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$4-6M

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): Approximately 86,472 SF of Warehousing buildings currently exist on the site. The existing land use/square footage was considered vacant for the purposes of the DRI review.

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)?

0.60 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)?

0.50 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.)

12,830 Daily, 1,220 AM Peak, 1,150 PM Peak

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 the traffic study completed by Kimley-Horn

Solid Waste Disposal

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

9089 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

Approx. 88%

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: A combination of stormwater detention, retention, permeable paving, and infiltration will be utilized to mitigate stormwater impacts.

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:

A floodplain is located on the site as indicated in the site plan in an area not proposed to be impacted by the development infrastructure.

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[GRTA DRI Page](#) | [ARC DRI Page](#) | [RC Links](#) | [DCA DRI Page](#)

[DRI Site Map](#) | [Contact](#)

1060 DONALD LEE HOLLOWELL DRI
City of Atlanta
Natural Resources Department Review Comments
July 15, 2024

While ARC and the Metropolitan North Georgia Water Planning District have no regulatory or review authority over this project, the Natural Resources Group has identified City and State regulations that could apply to this property. Other regulations may also apply that we have not identified.

Watershed Protection

The project property is located in the Proctor Creek Watershed, which in turn is within the Chattahoochee River Watershed. Proctor Creek's confluence with the Chattahoochee River is downstream of the existing public water supply intakes on the Chattahoochee. However, proposed intakes in South Fulton and Coweta County would include this portion of the Chattahoochee River watershed as a large water supply watershed (over 100 square miles), as defined under the Part 5 Criteria of the 1989 Georgia Planning Act. For large water supply watersheds without a water supply reservoir, the only applicable Part 5 requirements are restrictions on hazardous waste handling, storage, and disposal within seven miles upstream of a public water supply intake. This property is more than seven miles upstream of the nearest proposed public water supply intake on the Chattahoochee.

Stream Buffers

Both the USGS coverage for the project area and the project site plan show no streams on the project property. Any unmapped streams on the property may be subject to the requirements of the City stream buffer protection ordinance and the State 25-foot Sediment and Erosion Control buffer, and any unmapped State waters identified on the property may be subject to the State 25-foot Sediment and Erosion Control buffer.

Stormwater/Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality.

During the planning phase, the stormwater management system (system) should meet the requirements of the local jurisdiction's post-construction (or post-development) stormwater management ordinance. The system should be designed to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and enhance and promote the public health, safety and general welfare. The system design should also be in accordance with the applicable sections of the Georgia Stormwater Management Manual (www.georgiastormwater.com) such as design standards, calculations, formulas, and methods. Where possible, the project should use stormwater best site design practices included in the Georgia Stormwater Management Manual, Volume 2, Section 2.3.

During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements.



WESTSIDE TRAIL - SEGMENT 4

LOCATION MAP - N.T.S.

The map shows the N.T.S. site (hatched area) located near the River County DPCC and Highway 100. The site is situated between the Highway 100 and the City of Grants. The map also shows the location of the Grants Community Center and the Grants Community Center. The site is located near the Highway 100 and the City of Grants.

[illegible]

SCALE	1" = 50'
DATE	04/18/2024
DRAWN BY:	JP
PROJECT ENGINEER:	JP
CHECK REVIEWER:	MW

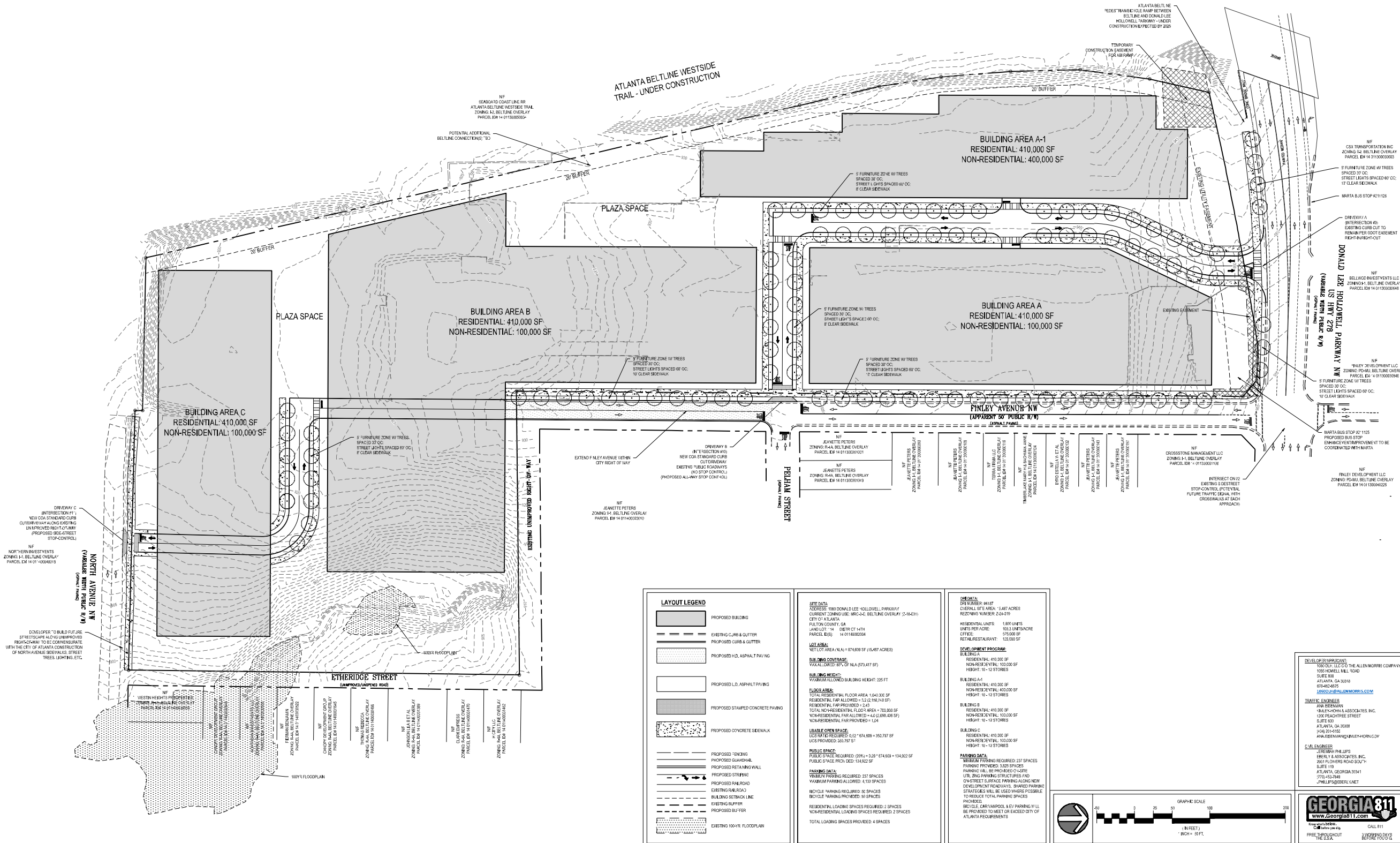
DRI SITE PLAN

24-032

SHEET NUMBER:

DRI1.0

NOT ISSUED FOR
CONSTRUCTION

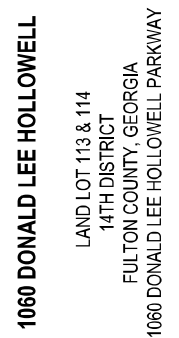


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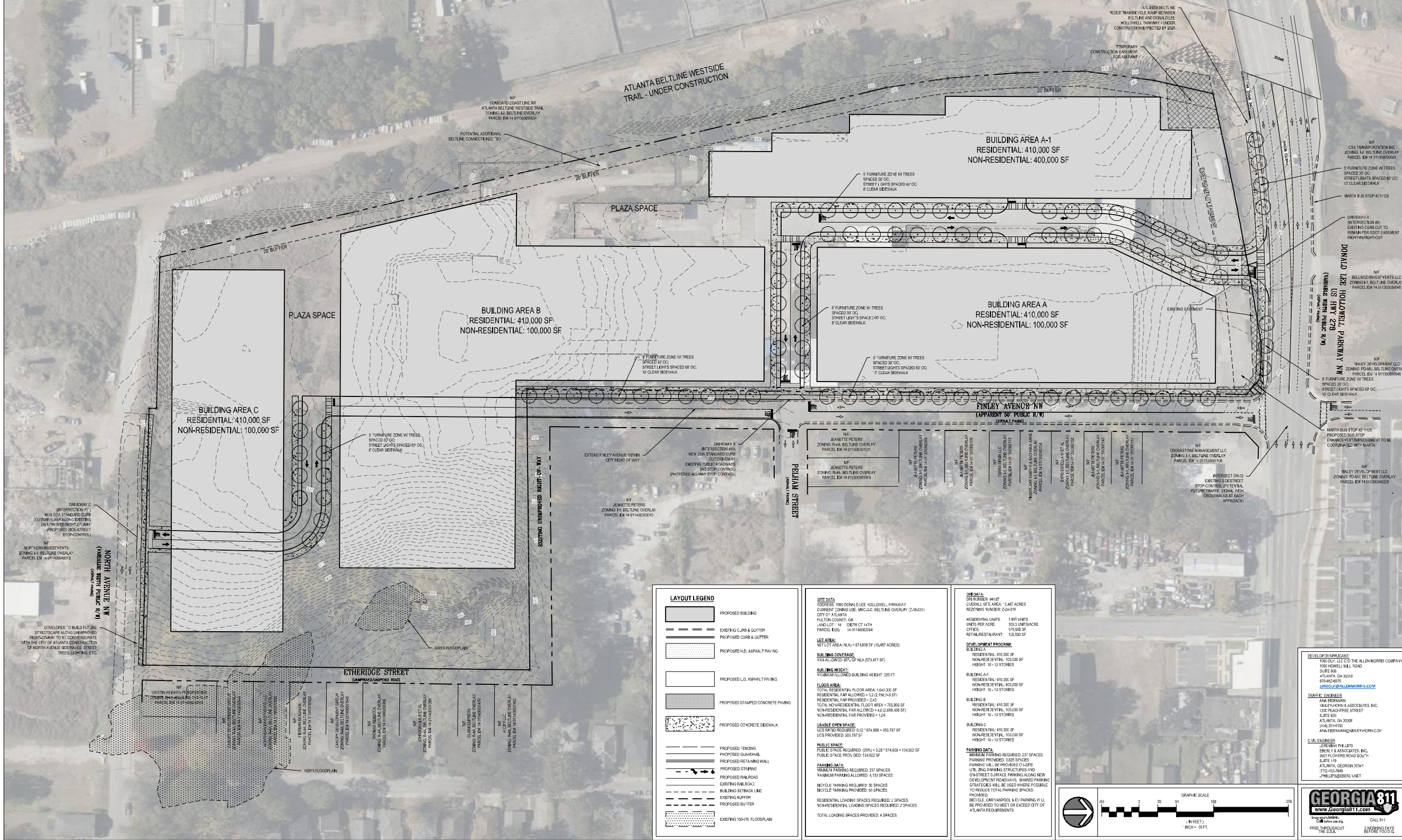
WESTSIDE TRAIL - SEGMENT 4

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





DRI SITE PLAN WITH AERIAL	
SCALE	1" = 50'
DATE	04/18/2024
DRAWN BY: JP	
PROJECT ENGINEER: JP	
PHOTO REVIEWER: MW	

SHEET NUMBER:

NOT ISSUED FOR
CONSTRUCTION



LAYOUT LEGEND

	PROPOSED BUILDING
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	PROPOSED H.D. ASPHALT PAVING
	PROPOSED L.D. ASPHALT PAVING
	PROPOSED STAMPED CONCRETE PAVEMENT
	PROPOSED CO-CONCRETE SIDEWALK
	PROPOSED FENCING
	PROPOSED RETAINING WALL
	PROPOSED STRENGTH
	EXISTING RAILROAD
	BUILDING SETBACK LINE
	EXISTING LOT LINE
	PROPOSED BUFFER
	EXISTING 100-YR. FLOODPLAIN

SITE DATA
ADDRESS: 1800 DONALD LEE LANE (HOLLAND PARKWAY)
CITY: CHICAGO, ILL. 60641
COUNTY: COOK
SUBDIVISION: HMC-32 BELTLINE OVERLAY (7-16-83)
CITY OF ILLINOIS
PULFORD COUNTY, GA
JANUOLY 14 1987 CT 14TH
FILLING: 14
14 014000204

USE/AGRA
NET AREA: 1.67 ACRES = 874,659 SF (15,447 ACRES)

3.00' FRONT SETBACK
TOTAL ALLOWED: 80' OF N.E.A. (573.417 SF)

MINIMUM ALLOWED BUILDING HEIGHT: 225 FT

FLOOR AREA
TOTAL GROSS FLOOR AREA: 1,540,374 SF
RESIDENTIAL FAR ALLOWED: 1,242,154.83 SF
TOTAL FLOOR PROVIDED: 12.0
TOTAL NON-RESIDENTIAL FLOOR AREA: +1,700,698 SF
NON-RESIDENTIAL FLOOR PROVIDED: +1,700,698 SF
NON-RESIDENTIAL FLOOR PROVIDED: 1.0A

USABLE OPEN SPACE
USE NOT REQUIRED: 0.02 = 674,608 + 353,787 SF
USE REQUIRED: 353,787 SF

PUBLIC SPACE
PUBLIC SPACE REQUIRED: (0.09) x 2.02 = 0.181808 = 154,922 SF
PUBLIC SPACE PROVIDED: 154,922 SF

PARKING DATA
TOTAL PARKING REQUIRED: 253 SPACES
MINIMUM PARKING ALLOWED: 4,153 SPACES
BICYCLE PARKING REQUIRED: 50 SPACES
BICYCLE PARKING PROVIDED: 50 SPACES
RESIDENTIAL LOADING SPACES REQUIRED: 2 SPACES
NON-RESIDENTIAL LOADING SPACES REQUIRED: 2 SPACES
TOTAL LOADING SPACES PROVIDED: 4 SPACES

OPEN DATA
 2017 DISPERSED MILE - EAST APOKES
 CENTRAL DRIVE 2-24-10
 RECREATION

RESTAURANTS
 RESIDENTIAL 40.00 SF
 100% NON-RENTAL 100% OFF
 100% OFF

RESTAURANT
 RESIDENTIAL 40.00 SF
 100% NON-RENTAL 100% OFF
 100% OFF

DEVELOPMENT PROGRAM
 BUILDING A
 RESIDENTIAL 40.00 SF
 100% NON-RENTAL 100% OFF
 100% OFF

BUILDING A
 RESIDENTIAL 40.00 SF
 100% NON-RENTAL 100% OFF
 100% OFF

BUILDING B
 RESIDENTIAL 40.00 SF
 100% NON-RENTAL 100% OFF
 100% OFF

BUILDING C
 RESIDENTIAL 40.00 SF
 100% NON-RENTAL 100% OFF
 100% OFF

PARKING DATA
 MINIMUM PARKING REQUIRED: 23 SPACES
 PARKING PROVIDED: 1200 SPACES
 PARKING WILL BE PROVIDED ON SITE
 ON-LOT PARKING ATTACHED TO AND
 ON-THE-SPOT PARKING PROVIDED ALONG
 WITH THE PARKING PROVIDED. SHARED PARKING
 SPACES WILL BE USED WHERE POSSIBLE
 TO REDUCE TOTAL PARKING SPACES
 REQUIRED.
 BIDDING: 100% OFF
 BIDDING: 100% OFF
 BIDDING: 100% OFF

