

DATE: December 12, 2024

TO: Mayor Andre Dickens, City of Atlanta
ATTN TO: Steven Aceto, Urban Planner, 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: 425 Chappell Road DRI 4295

Submitting Local Government: City of Atlanta

Date Opened: December 12, 2024 **Comments Due:** December 27, 2024

Date to Close: December 31, 2024

Description: A DRI review of a proposal to construct a mixed-use development with 1,100 multi-family residential units and 5,000 SF of commercial space on an approximately 32-acre previously developed site at 425 Chappell Road 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's inclusion of a small amount of neighborhood based retail space is supportive of mixed-use policies that can reduce car trips and support alternative mode trips;

The project's inclusion of two Beltline spur trails – one along the central roadway and one along Proctor Creek – are strongly supportive of regional multi-modal transportation policies;

The project's provision of 1,100 multi-family units, of which 330 will be affordable, is strongly supportive of regional housing policies;

The project is expected to generate a total of 4,121 daily new automobile trips;

A total of 1,272 parking spaces – substantially less than the maximum 1,860 allowed – are proposed in a mix of surface and structured parking facilities which is supportive of regional multi-modal transportation policies;

EV charging and bicycle parking spaces will be provided in accordance with city requirements which is supportive of regional transportation electrification and multi-modal transportation policies;

The project offers a tremendous opportunity to restore the portion of Proctor Creek traversing the site to a fully functioning natural system and beautiful neighborhood amenity. Collaboration with the Proctor Creek Stewardship Council in this effort would advance important environmental and community-building goals;

Some proposed townhomes extend into identified flood zones and other structures extend to the edge of these areas. As climate change induced extreme weather events grow in frequency, avoidance of areas at risk of flooding is strongly recommended.

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 1,100 multi-family units, of which 330 will be affordable, is strongly supportive of regional housing policies. The project's inclusion of a small amount of neighborhood based retail space is supportive of mixed-use policies that can reduce car trips and support alternative mode 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 4,121 daily new car trips.

The project's provision of a robust sidewalk network and two multi-use internal Belltine spur trails are strongly supportive of regional multi-modal transportation policies.

A total of 1,272 parking spaces – substantially less than the maximum 1,860 allowed – are proposed in a mix of surface and structured parking facilities which is supportive of regional multi-modal transportation policies.

EV charging and bicycle parking spaces will be provided in accordance with city requirements which is supportive of regional transportation electrification 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.

Some proposed townhomes extend into identified flood zones and other structures extend to the edge of these areas. While these areas may be identified as having a lower flood risk in current flood maps, flood risks overall are increasing significantly with climate change induced extreme weather impacts. Avoidance of areas at risk of flooding is strongly recommended.

Environmental Comments

The segment of Proctor Creek – a critically important stream for the neighborhood and the larger city – which runs through the site from north to south is currently severely degraded. The project offers a tremendous opportunity to restore the portion of the creek on site to a fully functioning and beautiful natural ecosystem which would be an excellent amenity for the project residents and the larger community. Collaboration on this effort with the active Proctor Creek Stewardship Council would advance important environmental and community-building goals.

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 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 paths with a future connection to the Atlanta Beltline. The project could be further aligned with Maturing Neighborhood policies by providing restored natural stream bank areas along Proctor Creek and by avoiding flood risks to the greatest extent possible. 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
ATLANTA BELTLINE

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>.



Developments of Regional Impact

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DRI #4295

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: Steven Aceto

Telephone: (404) 205-0638

E-mail: saceto@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: 425 Chappell Road

Location (Street Address, 425 Chappell Road NW; Parcel ID 14-01430010086
GPS Coordinates, or Legal
Land Lot Description):

Brief Description of Project: The proposed development will consist of approximately 1,100 residential dwelling units (min. 30% affordable units) and 5,000 SF of commercial space on an approximately 32- acre site.

Development Type:

- | | | |
|--|---|---|
| ☐ (not selected) | ☐ Hotels | ☐ Wastewater Treatment Facilities |
| ☐ Office | ☒ Mixed Use | ☐ Petroleum Storage Facilities |
| ☐ Commercial | ☐ Airports | ☐ Water Supply Intakes/Reservoirs |
| ☐ Wholesale & Distribution | ☐ Attractions & Recreational Facilities | ☐ Intermodal Terminals |
| ☐ Hospitals and Health Care Facilities | ☐ Post-Secondary Schools | ☐ Truck Stops |
| ☐ Housing | ☐ Waste Handling Facilities | ☐ Any other development types |
| ☐ Industrial | ☐ Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): Approximately 1,100 residential units (30% affordable units), and 5,000 SF of commercial

Developer: Atlanta BeltLine, Inc.

Mailing Address: 100 Peachtree Street, NW

Address 2: Suite 2300

City: Atlanta State: GA Zip: 30303

Telephone: 404-477-3003

Email: info@atlantabeltline.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?	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: Chappell Road DRI #3096 Project ID: 3096
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: 2030 Overall project: 2030

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DRI #4295

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: Steven Aceto
Telephone: (404) 205-0638
Email: saceto@atlantaga.gov

Project Information

Name of Proposed Project: 425 Chappell Road
DRI ID Number: 4295
Developer/Applicant: Atlanta BeltLine, Inc.
Telephone: 404-477-3003
Email(s): info@atlantabeltline.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: \$270,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$3,100,000

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): N/A

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)?

0.33 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:
N/A

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?
N/A

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)?

0.27 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: N/A

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? N/A

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.)

4,121 Daily | 320 AM | 371 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 the traffic study completed by Kimley-Horn.

Solid Waste Disposal

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

1834 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: N/A

Will any hazardous waste be generated by the development?

☐ (not selected) ☐ Yes ☒ No

If yes, please explain: N/A

Stormwater Management

What percentage of the site is projected to be impervious surface once the

Approx. 75%

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: ABI applied for and received an EPD Section 319 (h) Nonpoint Source Implementation Grant in July 2024 with 2025 activities planned to reduce and slow stormwater runoff into Proctor Creek. As envisioned, the site will meet or exceed City of Atlanta required mitigation for project impacts to stormwater management.

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:

As envisioned, the design will not negatively impact floodplains. ABI applied for and received an EPD Section 319 (h) Nonpoint Source Implementation Grant in July 2024 with 2025 activities planned to reduce and slow stormwater runoff into Proctor Creek.

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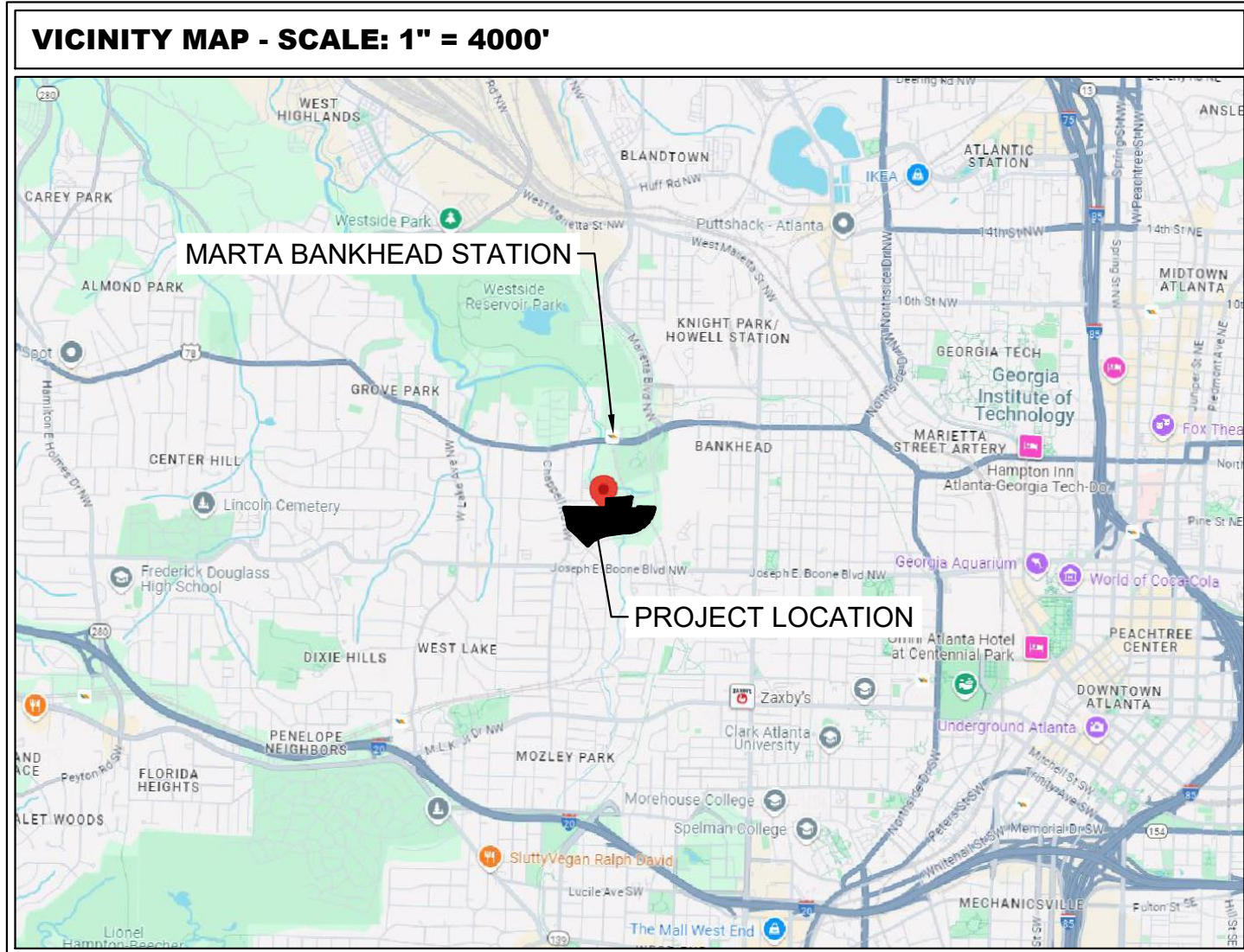
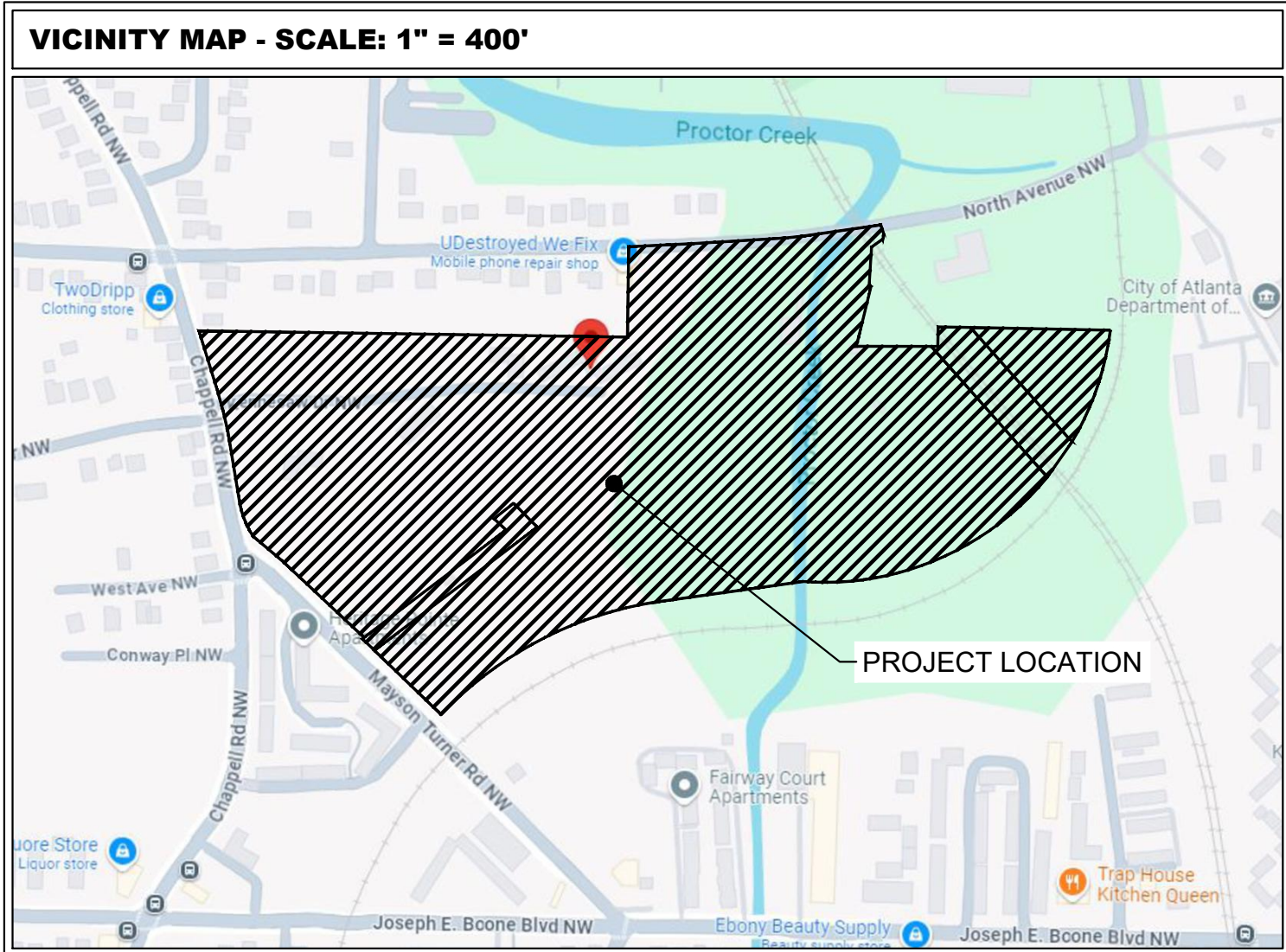
Drawing name: C:\Users\RMED-1\MyAppData\Local\Temp\AcadPlot\15940122-00 - DRI SITE PLAN.dwg DRI SITE PLAN 1 to 80 scale Dec-11-2024 11:45am by: umidred.murphy

PROPOSED LAND USES AND DENSITIES						
Block	Land Use	Residential (Units)			Commercial (SF)	Parking Spaces
		M/Low-Rise	M/Mid-Rise	Affordable	TOTAL	
1	Commercial	-	-	8	28	-
2	Residential	20	-	-	-	16
3	Residential	32	-	12	44	-
4	Residential	17	-	7	24	-
5	Residential	36	-	16	52	-
6	Residential	-	70	30	100	-
7	Residential	-	168	74	242	-
8	Residential	-	223	97	320	-
9	Residential	-	155	66	221	-
10	Residential	43	-	17	60	-
On Street Parking						
TOTAL		148	616	327	1,091	5,000
						1,272

SITE DEVELOPMENT SUMMARY	
OWNER:	ATLANTA BELTLINE, INC.
DRI NUMBER:	4295
OVERALL SITE AREA:	31.00 ACRES
CURRENT ADDRESS:	425 CHAPPELL ROAD
CURRENT ZONING:	PD-MU, BELTLINE OVERLAY
PROPOSED ZONING:	PD-MU, BELTLINE OVERLAY (UPDATED ZONING CONDITIONS)
PROGRAM:	
RESIDENTIAL UNITS:	1,100 (30% MINIMUM AFFORDABLE) DENSITY: 1100 UNITS / 31 ACRES = 35.48 UNITS/ACRE
RETAIL/COMMERCIAL:	5,000 SF COMMERCIAL FAR = 0.174
PARKING:	
REQUIRED:	1,860 SPACES (MAXIMUM ALLOWABLE)
PROVIDED:	1,272 SPACES

SITE NOTES	
1.	THE BUILDING FOOTPRINTS, STREET LOCATIONS, PRELIMINARY OPEN SPACE, SIDEWALK DESIGNS AND PARKING LOCATIONS ON THIS CONCEPTUAL SITE PLAN ARE FOR ILLUSTRATIVE PURPOSES. THEIR SHAPES, LOCATIONS, AND AMOUNTS MAY VARY AS ALLOWED FOR BY PD-MU REGULATIONS.
2.	SHARED PARKING STRATEGIES WILL BE USED WHERE POSSIBLE TO REDUCE THE TOTAL NUMBER OF PARKING SPACES PROVIDED
3.	LOCATION DEDICATED TO LOADING OR PICK / DROP-OFF AREAS FOR RIDE-HAILING, MOVING TRUCKS, PACKAGE DELIVERY, AND/OR OTHER HEAVY VEHICLE DELIVERIES, WILL MEET CITY OF ATLANTA CODE REQUIREMENTS.
4.	PARKING DETAILS ARE PRELIMINARY AND WILL BE DETERMINED FURTHER IN THE SITE DEVELOPMENT PROCESS.

PROJECT CONTACTS	
CLIENT/APPLICANT:	ATLANTA BELTLINE, INC. 100 PEACHTREE STREET, NW, SUITE 2300 ATLANTA, GA 30303 CONTACT: CHELSEA ARKIN PHONE: 404-477-3003
TRAFFIC CONSULTANT:	KIMLEY-HORN & ASSOCIATES, INC. 1200 PEACHTREE STREET, NE SUITE 800 ATLANTA, GA 30309 CONTACT: ANA EISENMAN PHONE: 404-201-6155
SITE DESIGNER:	TSW 1447 PEACHTREE STREET NE SUITE 850 ATLANTA, GA 30309 CONTACT: RYAN SNOODGRASS PHONE: 404-873-6730



425 CHAPPELL ROAD
DRI #4295

425 CHAPPELL ROAD, ATLANTA, GA 30316
LAND LOT 143, 14th DISTRICT
PARCEL ID: 14-01330100866

DRI SITE PLAN
SHEET NUMBER
C0.20

NO.	REVISION DESCRIPTIONS	DATE	BY
1	DRAFT DRI SITE PLAN	09/23/2024	RTM
2	FINAL DRI SITE PLAN	11/18/2024	RTM
3	FINAL DRI SITE PLAN - REV	12/11/2024	RTM

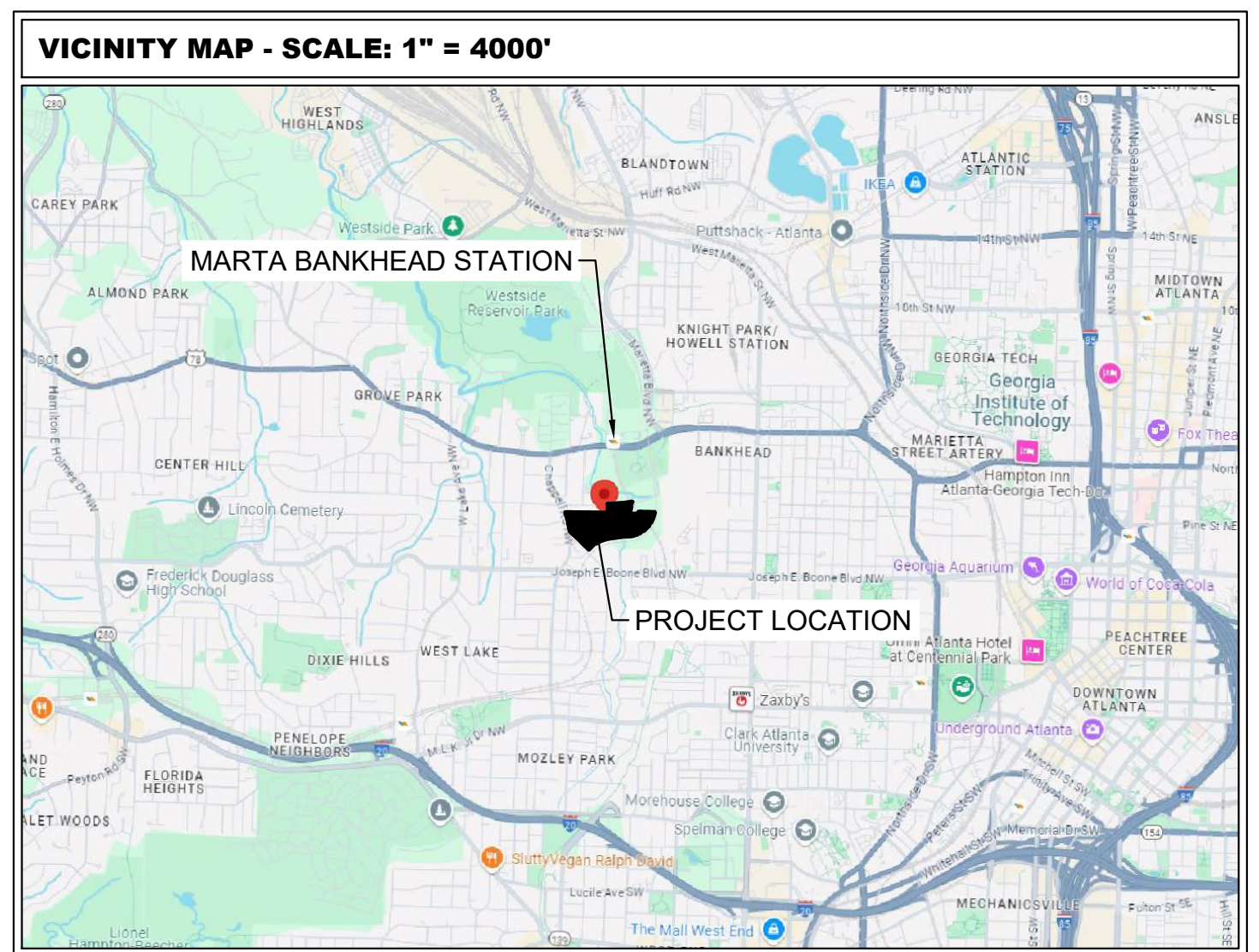
ATLANTA BELTLINE, INC.

100 PEACHTREE STREET, NW, SUITE 2300
ATLANTA, GEORGIA 30309
PHONE: 404-477-3003

Kimley»Horn

1200 PEACHTREE STREET, NE
SUITE 800
ATLANTA, GEORGIA 30309
WWW.KIMLEY-HORN.COM
PHONE 404.419.8700
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.

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425 CHAPPELL ROAD DRI #4295	
425 CHAPPELL ROAD ATLANTA, GA 30318 LAND LOT 143, 14B DISTRICT PARCEL ID: 14 014530705686	
PROJECT	
SSWCC CERT. (LEVEL II)	0000000000
DRAWN BY	
DESIGNED BY	
REVIEWED BY	
DATE	12/11/2024
PROJECT NO.	013404002
TITLE	
DRI SITE PLAN	
SHEET NUMBER	
C0.20	

SITE DEVELOPMENT SUMMARY	
OWNER:	ATLANTA BELTLINE, INC.
DRI NUMBER:	4295
OVERALL SITE AREA:	31.00 ACRES
CURRENT ADDRESS:	425 CHAPPELL ROAD
CURRENT ZONING:	PD-MU, BELTLINE OVERLAY
PROPOSED ZONING:	PD-MU, BELTLINE OVERLAY (UPDATED ZONING CONDITIONS)
PROGRAM:	
RESIDENTIAL UNITS:	1,100 (30% MINIMUM AFFORDABLE)
	DENSITY: 1100 UNITS / 31 ACRES = 35.48 UNITS/ACRE
RETAIL/COMMERCIAL:	5,000 SF
	COMMERCIAL FAR = 0.174
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REQUIRED:	1,860 SPACES (MAXIMUM ALLOWABLE)
PROVIDED:	1,272 SPACES

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| SITE DESIGNER: | TSW
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