

DATE: December 13, 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: 2024 Avon–Higgins Mixed Use DRI 4330

Submitting Local Government: City of Atlanta

Date Opened: December 13, 2024 **Comments Due:** December 30 2024

Description: A DRI review of a proposal to construct a mixed–use project with 850 multi–family apartments, 100 single–family attached units, and 98,336 SF of retail space on an 8.5–acre previously developed site at 930 Avon Avenue between Sylvan Road and Higgins Street in the City of Atlanta. The transportation study utilized the Alternative Study Option as the site can be accessed by multiple bike/pedestrian paths and nearby transit options.

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 reuse of a previously developed, currently vacant site within walking distance of the Oakland City MARTA station and featuring a robust mix of uses is strongly supportive of regional transit oriented development, walkable centers, and land use policies;

The project's inclusion of a Beltline spur trail linking to other spur trail segments on the north and south to ultimately connect the Beltline to the Oakland City MARTA station is strongly supportive of regional multi-modal transportation policies;

The project's provision of 850 housing units – which will include the required percentage of Beltline overlay affordable units – is supportive of regional housing policies;

The project is expected to generate a total of 5,525 daily new automobile trips;

The project will work with MARTA to improve adjacent bus stops which service the site;

A total of 589 parking spaces will be provided – substantially less than the maximum allowed – which is supportive of regional multi-modal transportation policies;

The project's inclusion of nearly 100,000 SF of retail space – some elements of which will service project residents while other components will be a destination for the larger surrounding community and beyond – is supportive of walkable development and economic development policies.

General Comments

According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, the project site 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 reuse of a previously developed, currently vacant site within walking distance of the Oakland City MARTA station and featuring a robust mix of uses is strongly supportive of regional transit oriented development, walkable centers, and land use policies. The project's provision of 850 housing units which will include Beltline overlay required affordable units is supportive of regional housing policies. The project's inclusion of nearly 100,000 SF of retail space – some elements of which will service project residents while other components will be a destination for the larger surrounding community and beyond – is supportive of walkable development and economic development 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 5,525 daily new car trips. The project's inclusion of a Beltline spur trail linking to other spur trail segments on the north and south to ultimately connect the Beltline to the Oakland City MARTA station is strongly 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.

A total of 589 parking spaces will be provided – substantially less than the maximum allowed – which is supportive of regional 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 can further support The Atlanta Region's Plan by incorporating 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. Utilization of native and pollinator friendly plants along the substantial landscaped areas flanking the Beltline spur trail would be supportive of regional natural habitat policies.

Unified Growth Policy Considerations: Maturing Neighborhoods

This DRI site is designated as Maturing Neighborhoods 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 future connection to the Atlanta Beltline. City of Atlanta leadership and staff, along with the applicant team,

should collaborate closely on the final design 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 | ATLANTA BELTLINE |
| CITY OF ATLANTA | MARTA | |

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 #4330

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: City of 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: Avon-Higgins Mixed Use

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 934 & 972 Avon Avenue, 1244 Higgins Street

Brief Description of Project: Mixed use development consisting of 850 residential units and 98,336 sf of non-residential/retail/restaurant 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.): 850 residential units (883,600 sf) and 98,336 sf of non-residential/retail/restaurant space

Developer: Urban Oasis Development

Mailing Address: 52 Helena Avenue

Address 2:

City: Atlanta State: GA Zip: 30314

Telephone: 404-788-6278

Email: joel@urbanoasisdev.com

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

If yes, property owner: Abebe Avon Ventures LLC

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: 10 Years Overall project:

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DRI #4330

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: City of Atlanta

Individual completing form: Steven Aceto

Telephone: 404-205-0638

Email: saceto@atlantaga.gov

Project Information

Name of Proposed Project: Avon-Higgins Mixed Use

DRI ID Number: 4330

Developer/Applicant: Urban Oasis Development

Telephone: 404-788-6278

Email(s): joel@urbanoasisdev.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: \$250 Million

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

\$3.6 Million

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

What is the estimated water supply demand to be generated by the project, 1.1 MGD

measured in Millions of Gallons Per Day (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:

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

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:

Pending traffic study.

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in 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 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 proposed development will include stormwater management practices including underground stormwater detention basins, green infrastructure retention bmps including wet wells, pervious pavement, bioretention ponds and green roofs.

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:

Submit Application

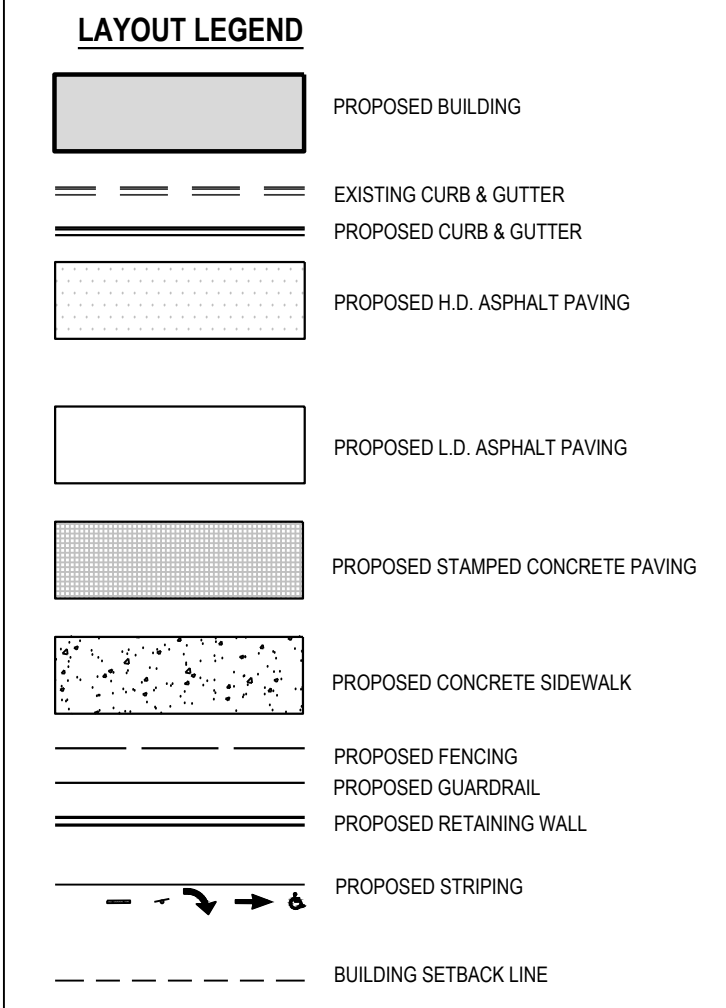
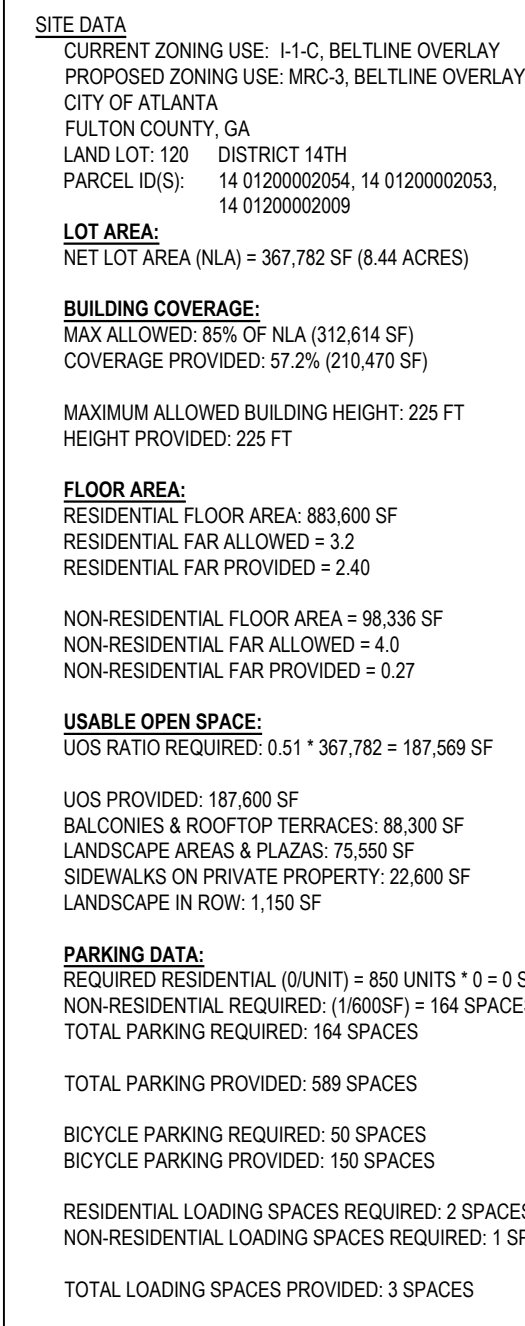
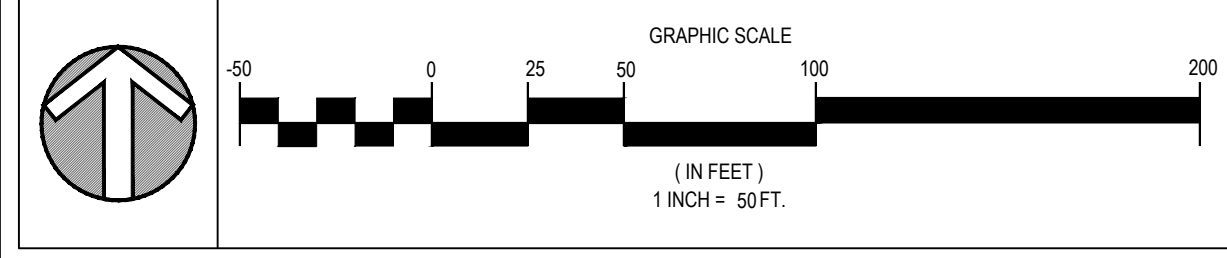
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[illegible]

| | |
|-------------------|------------|
| SCALE | 1" = 50' |
| DATE | 02/09/2024 |
| DRAWN BY: | JP |
| PROJECT ENGINEER: | JP |
| QA/QC REVIEWER: | MM |

EBERLY PROJECT NUMBER:

24-023

SHEET NUMBER:

DR1.0

NOT ISSUED FOR
CONSTRUCTION


EBERLY & ASSOCIATES

TEL 770.452.7849 FAX 770.452.0086
2951 FLOWERS ROAD SOUTH, STE
119 ATLANTA, GEORGIA 30341
WWW.EBERLY.NET

▼
LAND PLANNING
▼
CIVIL ENGINEERING
▼
LANDSCAPE ARCHITECTURE

PROJECT NAME
AVON-HIGGINS
MIXED USE
LAND LOT 120, 14TH DISTRICT
CITY OF ATLANTA
FULTON COUNTY, GEORGIA
934 & 972 AVON AVENUE, 1244 HIGGINS STREET

PROJECT NAME:

DRI SITE PLAN

EBERLY PROJECT NUMBER:

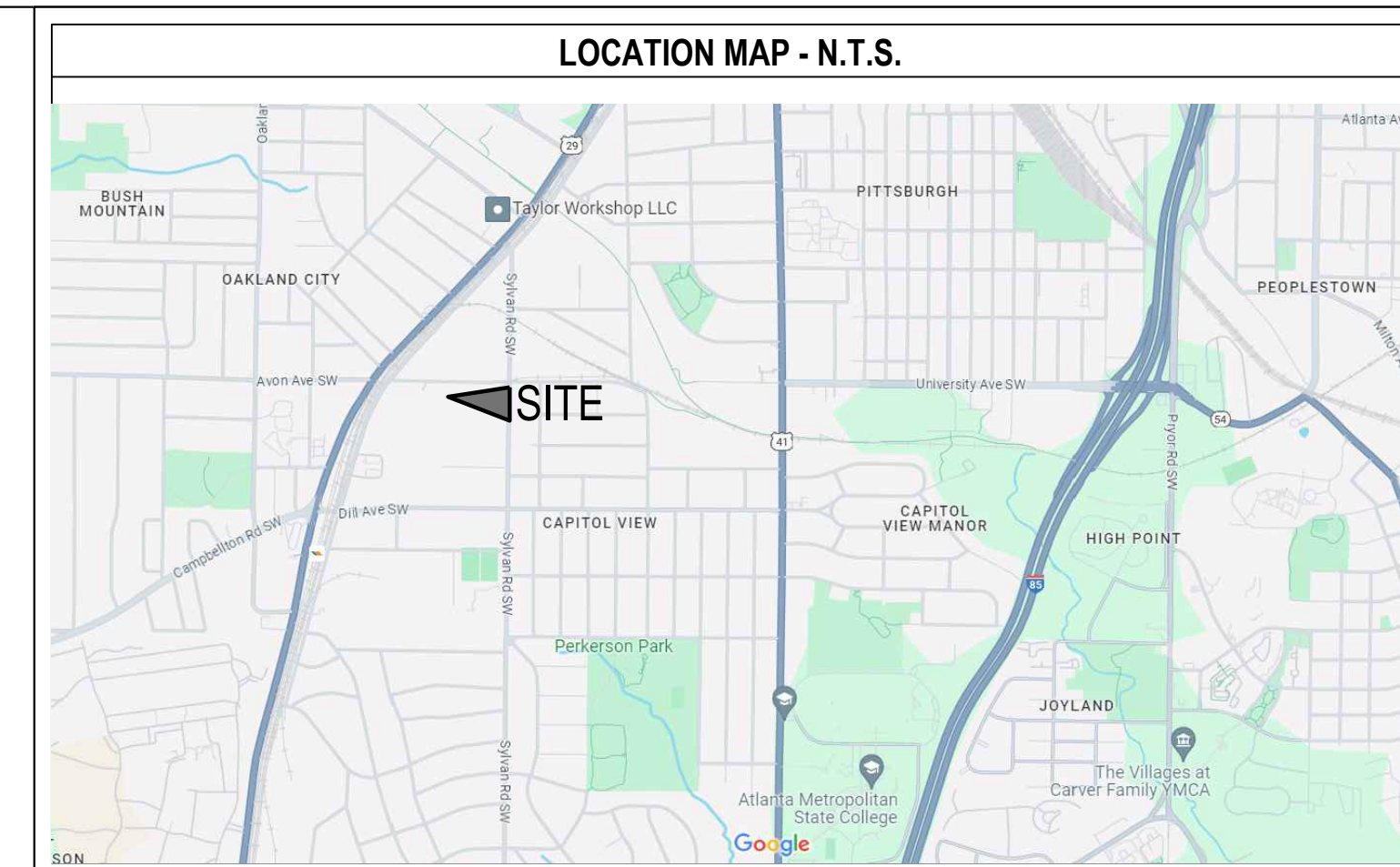
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DR1.0

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CONSTRUCTION

Call to see! 101111 41A--Data1--all(Temp)A--DataLab 224/204 000 PAGE four November 10 2004

DRI #: 4330



SITE DATA
CURRENT ZONING USE: I-1-C, BELTLINE OVERLAY
PROPOSED ZONING USE: I-1-C, BELTLINE OVERLAY
CITY OF ATLANTA
COUNTY: CLAYTON
DISTRICT: KATY
LOT AREA: 14.0 (20,000.0000)
PARCEL ID: 14-000200004, 14-000200003,
14-000200005
LOT AREA:
NET LOT AREA (A) = 387.782 ACRES (8,854,835.55)
BUILDING COVERAGE:
MAXIMUM ALLOWED BUILDING AREA (B) (314.614 SF)
COVERAGE PROVIDED: 57.2% (21,470.59 SF)
FLOOR AREA:
MAXIMUM ALLOWED BUILDING FLOORS: 225 FT
HEIGHT PROVIDED: 225 FT
FLOOR AREA:
RESIDENTIAL FLOOR AREA: 883,000 SF
RESIDENTIAL FLOOR ALLOWED + 3.20
NON RESIDENTIAL FLOOR PROVIDED + 2.40
NON RESIDENTIAL FLOOR AREA + 98,358 SF
RESIDENTIAL FLOOR ALLOWED + 4.40
NON RESIDENTIAL FLOOR PROVIDED + 0.02
USABLE OPEN SPACE:
USO RATIO REQUIRED: 0.51 / 387.782 = 187.569 SF
USO PROVIDED: 187,600 SF
LANDSCAPE AREA: 10% OF TOTAL TERRACES: 86,500 SF
LANDSCAPE AREAS & PLAZAS: 75,000 SF
SIDEWALKS ON PRIVATE PROPERTY: 22,600 SF
SIDEWALKS ON PUBLIC: 1,100 SF
PARKING DATA:
REQUIRED RESIDENTIAL: 10 UNIT/1 = 180 SPACES + 10 SPACES
NON RESIDENTIAL: REQUIRED: 1,600 UNIT/1 = 184 SPACES
TOTAL SPACES REQUIRED: 184 SPACES
TOTAL PARKING PROVIDED: 598 SPACES
BI-CYCLE PARKING REQUIRED: 30 SPACES
BI-CYCLE PARKING PROVIDED: 30 SPACES
RESIDENTIAL, LANDSCAPING REQUIRED: 2 SPACES
NON-RESIDENTIAL, LANDSCAPING SPACES REQUIRED: 1 SF
TOTAL LANDSCAPING SPACES PROVIDED: 3 SPACES

DRIVE DATA:
DRUMMER: 4330
OVERALL SITE AREA: 8.4 ACRES
RESIDENTIAL NUMBER: 2,14,009

EXISTING:
RESIDENTIAL: 6500 TSUITS
PER ACRE: 100 TSUITS/ACRE
TOTAL: 65,000 TSUITS
TOTAL: 65,000 TSUITS

DEVELOPMENT PROGRAM:
BUILDING A-1
RESIDENTIAL: 40,000 TSUITS
PER ACRE: 100 TSUITS/ACRE
HEIGHT: 225 FEET

BUILDING A-2
RESIDENTIAL: 220 TSUITS
NON-RESIDENTIAL: 26,500 SF
HEIGHT: 125 FEET

BUILDING A-3
RESIDENTIAL: 80 TSUITS
NON-RESIDENTIAL: 1,586 SF
HEIGHT: 75 FEET

BUILDING A-4
RESIDENTIAL: 44 TSUITS
NON-RESIDENTIAL: 1,500 SF
HEIGHT: 75 FEET

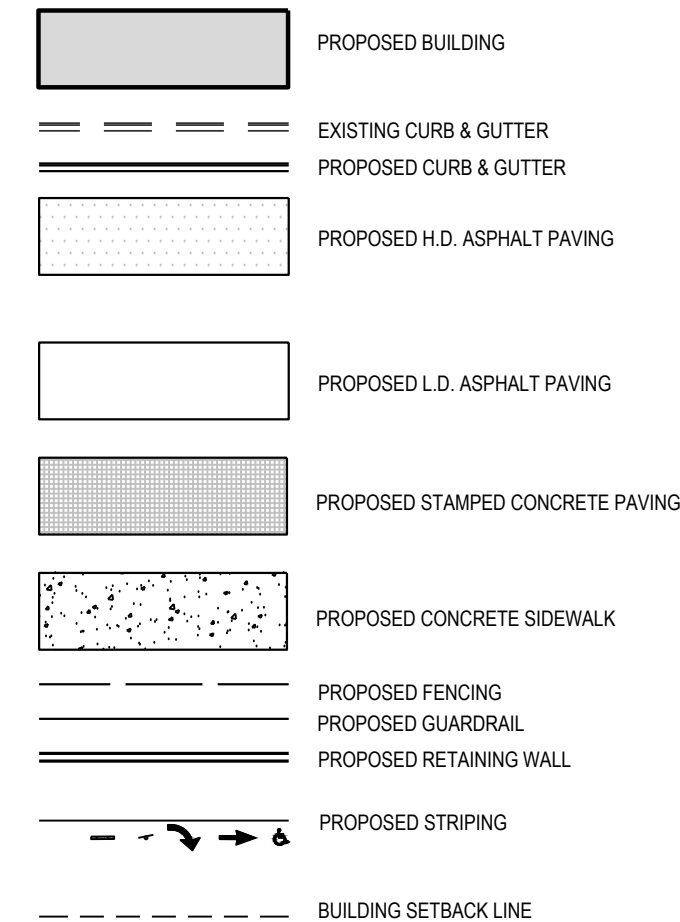
BUILDING B (EXISTING)
RESIDENTIAL: 13,650 SF
HEIGHT: 35 FEET (1-STORY)

TH-BLOCK "C"
RESIDENTIAL: 50 TSUITS
HEIGHT: 50 FEET

TH-BLOCK "D"
RESIDENTIAL: 20 TSUITS
HEIGHT: 50 FEET

PARKING DATA:
MINIMUM PARKING REQUIRED: 164 SPACE
PARKING PROVIDED: 538 SPACES
BICYCLE PARKING: 16 SPACES
TOTAL: 554 SPACES
TO BE PROVIDED TO MEET OR EXCEED CITY REQUIREMENTS

LAYOUT LEGEND



PROJECT NAME: **AVON-HIGGINS
MIXED USE**

LAND LOT '120, 14TH DISTRICT
CITY OF ATLANTA
FULTON COUNTY, GEORGIA

834 & 972 AVON AVENUE, 1244 HIGGINS STREET

REVISION

[illegible]

DRI SITE PLAN WITH AERIAL

| | |
|-------------------|------------|
| SCALE | 1" = 50' |
| DATE | 02/05/2024 |
| DRAWN BY: | JP |
| PROJECT ENGINEER: | JP |
| QA/QC REVIEWER: | MW |

EBERLY PROJECT NUMBER: 24.

SHEET NUMBER:

DR3.0

NOT ISSUED FOR
CONSTRUCTION

