



# Regional Review Finding

## Development of Regional Impact

**DATE:** June 30, 2025

**TO:** Mayor Andrew Dickens, City of Atlanta

**ATTN TO:** Steven Aceto, *Urban Planner*, City of Atlanta

**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 project's relationship to regional plans, goals and policies as well as impacts the project may have on the activities, plans, goals and policies of other local jurisdictions and 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:** 981 Howell Mill Road Mixed Use Development DRI 4367

**Submitting Local Government:** City of Atlanta

**Date Opened:** June 13, 2025

**Date Closed:** June 30, 2025

**Description:** *A DRI review of a proposal to construct a mixed-use project with 697 multifamily rental units, a 330-room hotel, and 54,380 square feet of commercial space with a mix of primarily ground floor restaurant, retail and personal service uses on a 2.3-acre previously developed site at 981 Howell Mill Road in the City of Atlanta in Fulton County.*

### **Key Comments:**

*The project is strongly aligned with applicable Regional Center growth policies and recommendations which note: "housing options should be expanded within their boundaries...support efforts to transform these areas into highly accessible mixed-use urban hubs.... adaptive reuse of existing buildings...need for additional usable parks and greenspace close to residents, including amenities such as trails and sidewalks."*

*The project's mix of residential, commercial and hospitality uses, and its reuse of a previously developed site, are strongly supportive of regional growth, transportation, and placemaking policies.*

*The project is expected to generate a total of 7,212 daily new vehicular trips; a number of roadway improvements are proposed to mitigate the impact of these trips.*

*The wide sidewalks and bike lanes adjacent to the project and its location within walking distance of the growing concentration of office, retail, housing and related uses in the Upper Westside are supportive of regional alternate mode transportation and placemaking policies.*

*Due to the project's airport proximity and height, it will need to be evaluated by the FAA according to the procedures listed in the attached GDOT comments.*

### **General Comments**

The Atlanta Region's Plan, developed by ARC in close coordination with partner local governments, is intended to broadly guide regional development in the 11-county metro region to ensure that required infrastructure and resources are in place to support continued economic development and prosperity. The Plan assigns a relevant growth management category designation with accompanying policy recommendations to all areas in the region.

This DRI site is designated Regional Center; corresponding policy recommendations are provided at the end of these comments.

The wide sidewalks and bike lanes adjacent to the project and its location within walking distance of the growing concentration of office, retail, housing and related uses in the Upper Westside are supportive of regional alternate mode transportation and placemaking policies.

### **Transportation and Mobility Comments**

ARC's Transportation and Mobility comments are attached.

The proposal is largely consistent with ARC's Metropolitan Transportation Plan. The project is located near MARTA transit stops and its mix of residential and retail uses will support transit ridership and multimodal transportation. Sidewalks and future bike lanes connecting to nearby locations and transit stops are provided. The site should include EV charging stations. Pedestrian and bike conditions could be improved with the inclusion of trees on and around site to provide shade and cooling for multimodal users and transit riders. It is recommended that the applicant continue to work with MARTA to improve bus stop conditions near the site.

The project is expected to generate a total of 7,212 daily new vehicular trips. A number of improvements are identified to reduce the impact of these new trips on surrounding roadways.

Care should be taken to ensure that the development promotes an interconnected, functional, clearly marked and comfortable pedestrian experience on all streets, 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.

### **GDOT Aviation Comments**

Comments received from GDOT Aviation are attached. The project site is 5.8 miles from the Fulton County Executive Airport/Charlie Brown Field (FTY). Due to its airport proximity and height, the project will need to be evaluated by the FAA according to the procedures listed in the attached GDOT comments.

### **ARC Natural Resource Group Comments**

ARC's Natural Resources Group comments are attached.

#### *Stream Buffers*

The USGS coverage for the project area shows no streams on or near the property. No streams or other waters of the State are shown on the submitted site plan and no evidence of streams or other waters is visible in available aerial photo coverage. Any unmapped streams identified on the property may be subject to the City of Atlanta's stream buffer ordinance. Any unmapped State waters identified on the property will be subject to the State 25-foot Sediment and Erosion Control buffer.

### **Other Environmental Comments**

The re-use of the previously developed obsolete low-density buildings surrounded by surface parking is supportive of regional stormwater and redevelopment goals. Ensuring maximum tree canopy in the remaining open areas and utilizing green infrastructure to the greatest extent possible would advance regional goals regarding heat island effect mitigation.

The project can further support The Atlanta Region's Plan in general by incorporating other aspects of regional 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: Regional Center**

According to the Atlanta Region's Plan, Regional Centers reflect concentrated uses that have generally defined boundaries and typically included areas of concentrated employment. People travel from around the region to these centers for employment, shopping, and entertainment. These centers should be connected to the regional transportation network with existing or planned high-capacity transit service. In most cases, these centers have a jobs-housing imbalance, so housing options should be expanded within their boundaries, especially around existing or planned transit.

Some Regional Centers could also be considered "Edge Cities," developed in a suburban, auto-oriented way. They have limited multi-modal transportation options and are challenged by increasing congestion. Local plans and policies should support efforts to transform these areas into highly accessible mixed-use urban hubs. The demand for infill development, redevelopment, and adaptive reuse of existing buildings in this area needs to be balanced with the preservation of existing residential neighborhoods, as well as the need for additional usable parks and greenspace close to residents, including amenities such as trails and sidewalks.

The intensity and land use of this proposed project strongly aligns with The Atlanta Region's Plan's recommendations for Regional Centers. The project's reuse of an existing site and provision of substantial new housing along with a mix of commercial and hospitality uses directly respond to Regional Center policy recommendations. City of Atlanta staff and leadership, along with the applicant team, should collaborate closely to ensure maximum sensitivity to the needs of nearby local governments, stakeholders, and natural systems.

### **The following local governments and agencies received notice of this review:**

Atlanta Regional Commission Affairs	Georgia Department of Natural Resources	Georgia Department of Community Affairs
Georgia Department of Transportation Commission	Georgia Regional Transportation Authority	Georgia Soil and Water Conservation Commission
Georgia Environmental Finance Authority	Georgia Conservancy	City of Atlanta
MARTA	Upper Westside CID	

*For questions, please contact Donald Shockey at (470) 378-1531 or [dshockey@atlantaregional.org](mailto: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 #4367

#### 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](mailto: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: 981 Howell Mill Road Mixed-Use Development  
 Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 981 Howell Mill Rd & 1000 Watkins Street Parcel IDs 17 01500007155 & 17 01500007158  
 Brief Description of Project: The proposed development will be a mixed use development with three buildings including multifamily residential, commercial and hotel uses.

#### 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.): The proposed mixed-use development encompasses a maximum of 1,088,615 square feet, featuring: 794 hi

Developer: 981 Howell Mill Road, LLC

Mailing Address: 1055 Howell Mill Road

Address 2: Level 8

City: Atlanta State: GA Zip: 30318

Telephone: 323-447-4434

Email: [alex@animalgroup.co](mailto:alex@animalgroup.co)

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

If yes, property owner:

Is the proposed project entirely located within your ☐ (not selected) ☒ Yes ☐ No

local government's jurisdiction?

If no, in what additional jurisdictions is the project located?

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

(not selected)

Yes

No

If yes, provide the following information:

Project Name:

Project ID:

The initial action being requested of the local government for this project:

☐ Rezoning

☐ Variance

☐ Sewer

☐ Water

☒ Permit

☐ Other

Is this project a phase or part of a larger overall project?

(not selected)

Yes

No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates:

This project/phase: 2030

Overall project: 2030

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## Developments of Regional Impact

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**DRI #4367**

### 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](mailto:saceto@atlantaga.gov)

#### Project Information

Name of Proposed Project: 981 Howell Mill Road Mixed-Use Development  
DRI ID Number: 4367  
Developer/Applicant: 981 Howell Mill Road, LLC  
Telephone: 323-447-4434  
Email(s): [alex@animalgroup.co](mailto:alex@animalgroup.co)

#### 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: \$437,600,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$ 7.14 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, measured in Millions of Gallons Per Day (MGD)? 0.32 MGD/ Day

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

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.29 MGD/ Day

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.) 325 AM / 510 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: Pending Traffic Study

### Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 1,900 tons annually

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 85%

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:Stormwater detention facilities and runoff reduction measures.

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



DEVELOPMENT SUMMARY

BLDG 1 (MIXED-USE)	
RESIDENTIAL UNITS	334
COMMERCIAL HOTEL (STR)	87,356 SF (100 KEYS)
RETAIL GFA	25,345 SF
BLDG 2 (MIXED-USE)	
RESIDENTIAL UNITS	363
COMMERCIAL HOTEL (STR)	28,238 SF (30 KEYS)
RETAIL GFA	29,035
BLDG 3 (HOTEL)	
COMMERCIAL HOTEL	130,027 SF (200 KEYS)
TOTAL	
RESIDENTIAL	697 UNITS (304.4 UNITS/AC)
HOTEL	245,620 SF (2.46 FAR)
RETAIL	54,380 SF (0.55 FAR)

PHASING  
CONSTRUCTION PHASING MAY OCCUR IN ORDER OF BUILDING NAME CONVENTION.

TRANSPORTATION INFO

PARKING	BLDG	PROPOSED	MIN
	1	400	317
	2	400	263
	3	0	212

ALL PARKING AND LOADING WILL OCCUR IN STRUCTURED PARKING. ALL LOADING WILL BE LOCATED IN STRUCTURED PARKING AND SHARE THE SAME DRIVEWAYS AS VEHICULAR PARKING. PARKING FOR BLDG 3 WILL BE COLOCATED IN THE BLDG 2 DECK.

SITE INFO

JHA ZONING OVERLAY OVERLAY	CITY OF ATLANTA MRC-3 MARIETTA STREET UPPER WESTSIDE
SITE AREA NLA GLA	99,864 SF (2.29 AC) 132,758 SF (3.05 AC)
SETBACKS SIDE & REAR STREETSCAPE	0' SEE PLAN
MAX BUILDING COVERAGE	84,884 SF (85% NLA)
BUILDING HEIGHT MAX	225'

GENERAL INFO

DRI NUMBER: TBD  
981 HOWELL MILL

TRAFFIC CONSULTANT  
ERIKA BECKER  
NV5  
ERIKA.BECKER@NV5.COM  
615.796.8424  
10745 WESTSIDE WAY, SUITE 300  
ALPHARETTA, GA 30009  
678.795.3600

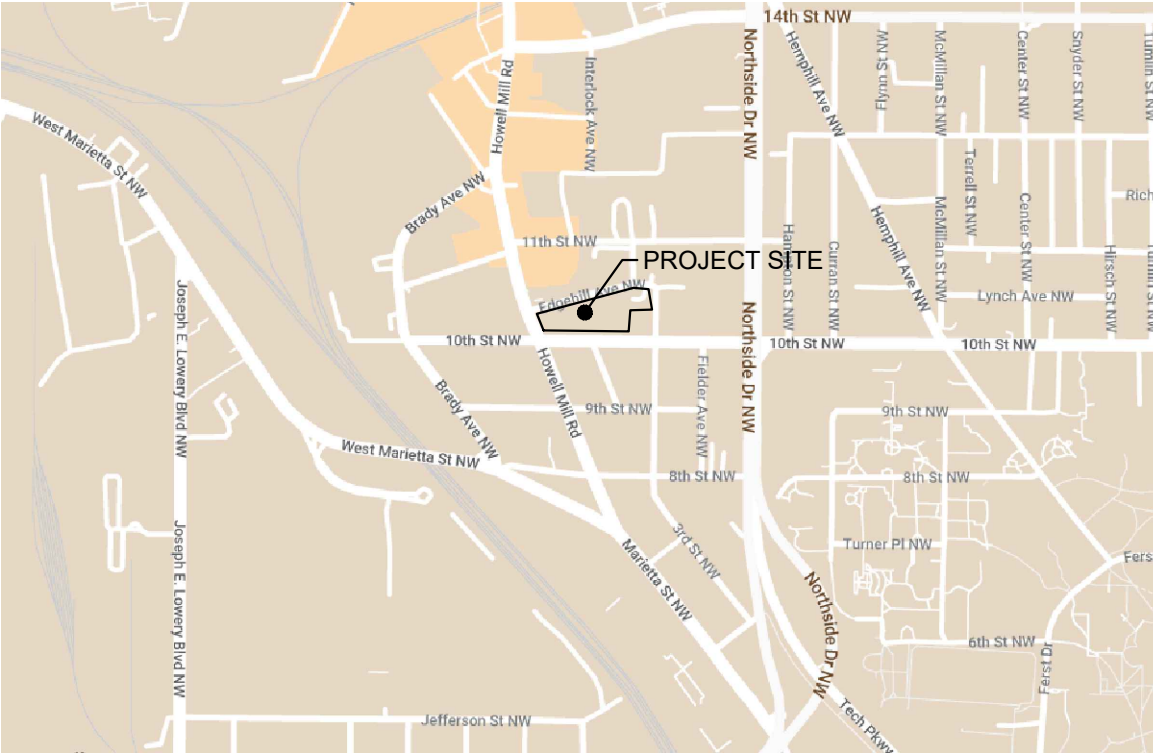
SITE PLANNER  
ROBERT BARCLIFT, PE  
BARCLIFT CONSULTING  
ROBERT@BARCLIFTCONSULTING.COM  
404.771.0920

CLIENT CONTACT  
ALEX HAY  
ANIMAL  
ALEX@ANIMALGROUP.CO  
323.447.4434

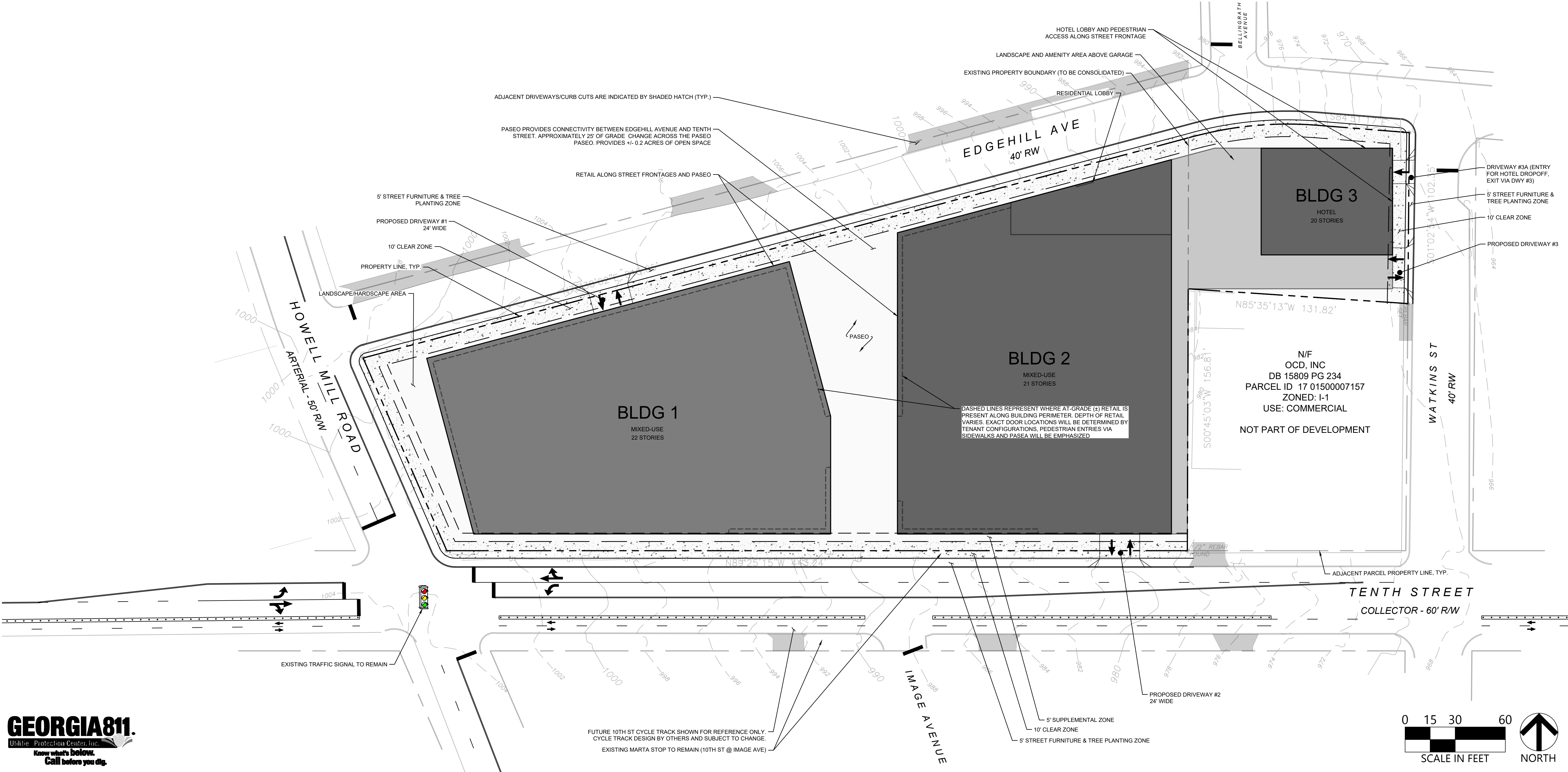
10TH ST CYCLE TRACK

THE UPPER WESTSIDE COMMUNITY IMPROVEMENT DISTRICT IS IMPLEMENTING A STREET IMPROVEMENT PROJECT CALLED "10TH STREET CYCLE TRACK" THAT IS EXPECTED TO BEGIN CONSTRUCTION IN THE NEAR FUTURE.

CONSTRUCTION PLANS DATED 3/23/2022 HAVE BEEN APPROVED BY ATLDOT AND OTHER STAKEHOLDERS. THE STREET DESIGN SHOWN BELOW (INCLUDING MEDIANS, STRIPING, MARKINGS, ETC.) ILLUSTRATES THE DESIGN INTENT OF THE 10TH STREET CYCLE TRACK PROJECT AND DOES NOT REFLECT EXISTING CONDITIONS.



VICINITY MAP  
NTS



BARCLIFT CONSULTING  
Civil Engineering | Site Planning

404.771.0920  
robert@barcliftconsulting.com  
barcliftconsulting.com

Prepared By

ANIMAL

DRI SITE PLAN

981 HOWELL MILL  
981 HOWELL MILL RD | ATLANTA, GA 30318  
PARCEL ID: 17 01500007155

Sheet Title

Project

REVISION	A	4/2/25
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March 2, 2025

C1

Sheet Number

Professional Engineer  
ROBERT W. BARCLIFT  
4/7/25

GSWCC LEVEL II #: 89269



BLDG 1 (MIXED-USE)	
RESIDENTIAL UNITS	334
COMMERCIAL HOTEL (STR)	87,356 SF (100 KEYS)
RETAIL GFA	25,345 SF
BLDG 2 (MIXED-USE)	
RESIDENTIAL UNITS	363
COMMERCIAL HOTEL (STR)	28,238 SF (30 KEYS)
RETAIL GFA	29,035
BLDG 3 (HOTEL)	
COMMERCIAL HOTEL	130,027 SF (200 KEYS)
TOTAL	
RESIDENTIAL	697 UNITS (304.4 UNITS/AC)
HOTEL	245,620 SF (2.46 FAR)
RETAIL	54,380 SF (0.55 FAR)

PARKING		
BLDG	PROPOSED	MIN
1	400	317
2	400	263
3	0	212

## SITE INFO

SITE AREA	
NLA	99,864 SF (2.29 AC)
GLA	132,758 SF (3.05 AC)

MAX BUILDING COVERAGE      84,884 SF (85% NLA)

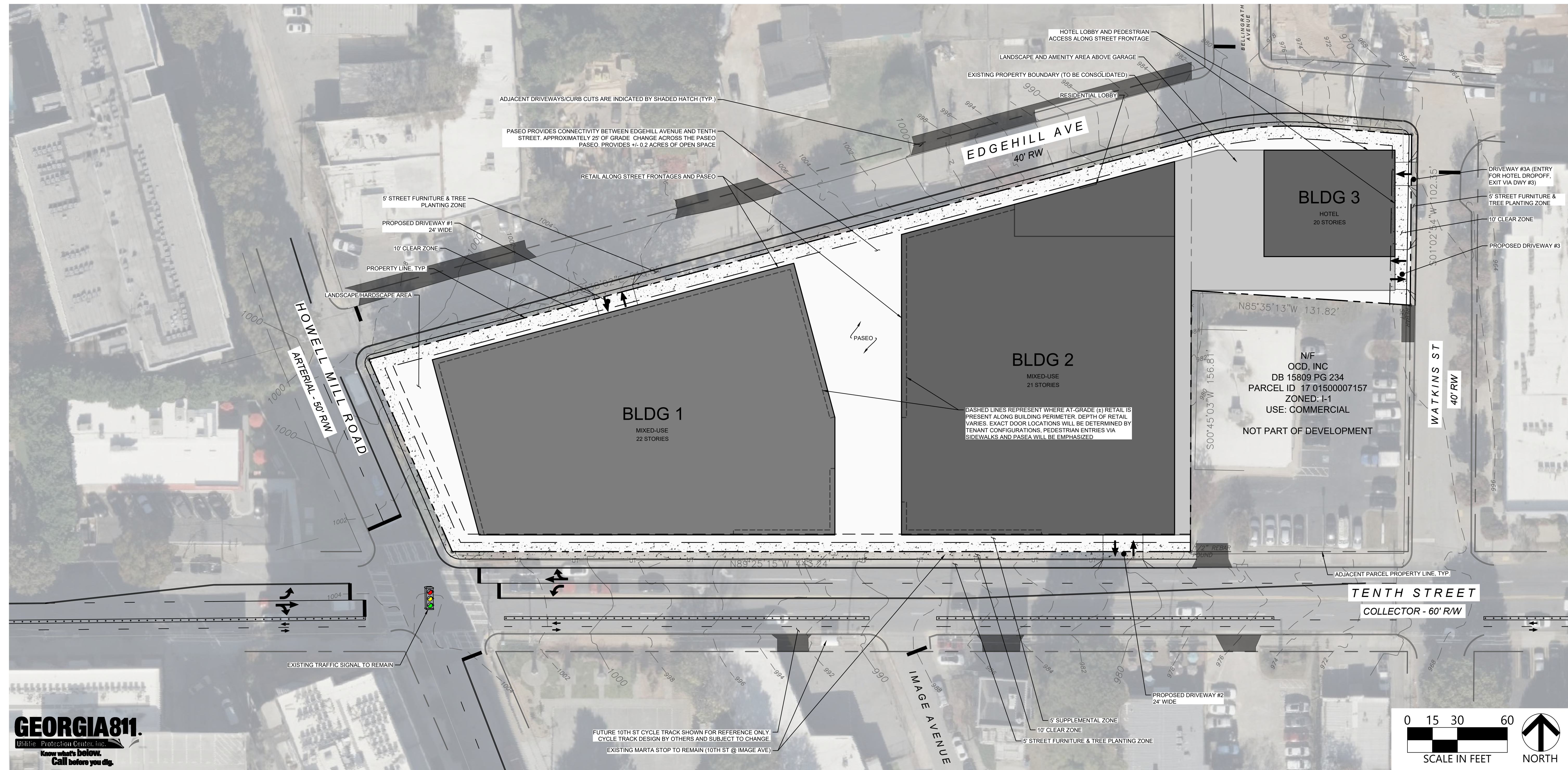
BUILDING HEIGHT MAX	225'
------------------------	------

DRI NUMBER: TBD  
981 HOWELL MILL

TRAFFIC CONSULTANT  
ERIKA BECKER  
NV5  
ERIKA.BECKER@NV5.COM  
615.796.8424  
10745 WESTSIDE WAY, SUITE 300  
ALPHARETTA, GA 30009  
678.795.3600

CLIENT CONTACT  
ALEX HAY  
ANiMAL  
ALEX@ANIMALGROUP.CO  
323.447.4434

CONSTRUCTION PLANS DATED 3/23/2022 HAVE BEEN APPROVED BY ATLDOT AND OTHER STAKEHOLDERS. THE STREET DESIGN SHOWN BELOW (INCLUDING MEDIANS, STRIPING, MARKINGS, ETC.) ILLUSTRATES THE DESIGN INTENT OF THE 10TH STREET CYCLE TRACK PROJECT AND DOES NOT REFLECT EXISTING CONDITIONS.

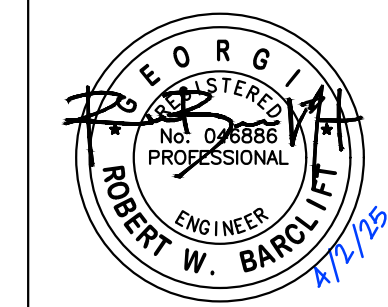


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ANiMAL

981 HOWELL MILL  
981 HOWELL MILL RD | ATLANTA, GA 30318  
PARCEL ID: 17 01500007155

A	4/2/25
REVISION	



GSWCC LEVEL II #: 89269  
March 2, 2025

C1

Sheet Number



**981 HOWELL MILL ROAD MIXED-USE DEVELOPMENT DRI**  
**City of Atlanta**  
**Natural Resources Review Comments**  
**June 16, 2025**

While ARC and the Metropolitan North Georgia Water Planning District have no regulatory or review authority over this project, the Natural Resources Department 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 Peachtree Creek Watershed which is part of the Chattahoochee River Watershed. Peachtree 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**

The USGS coverage for the project area shows no streams on or near the property. No streams or other waters of the State are shown on the submitted site plan and no evidence of streams or other waters is visible in available aerial photo coverage. Any unmapped streams identified on the property may be subject to the City of Atlanta's stream buffer ordinance. Any unmapped State waters identified on the property will 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 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](http://www.georgiastormwater.com)) such as design standards, calculations, formulas, and methods.

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

## Development of Regional Impact

### *Assessment of Consistency with the ARC Metropolitan Transportation Plan*

**Prepared by:** Shelby Piccolo, ARC Transportation Access and Mobility Division

June 16, 2025

#### **DRI INFORMATION**

**2025 981 Howell Mill Road Mixed-Use Development DRI 4367 – City of Atlanta, Fulton County, GA**

#### **METROPOLITAN TRANSPORTATION PLAN PROJECTS**

**Did the transportation analysis incorporate all current MTP projects contained in the study area or along major transportation corridors connecting the study area with adjacent jurisdictions?**

Yes, the transportation analysis incorporated all current MTP projects contained in the study area of along major transportation corridors connecting the study area with adjacent jurisdictions.

#### **REGIONAL NETWORKS**

1. **Will the project be directly served by any roadways identified as Regional Thoroughfares? Any access points between the development and a Regional Thoroughfare, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.**  
☒ NO ☐ YES
2. **Will the development site be directly served by any roadways identified as Regional Truck Routes? Any access points between the development and a Regional Truck Route, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.**  
☒ NO ☐ YES
3. **If the development site is within one mile of an existing or planned rail service, provide information on accessibility conditions and transit supportive uses.**  
☒ NOT APPLICABLE  
*The closest rail station is 1.4 miles away from the site.*
4. **If the project is within one mile of existing or planned fixed route bus services (including any privately operated shuttles or circulators open to the general public), provide information on walking and bicycling accessibility conditions.**  
☐ NOT APPLICABLE

☒ Yes

MARTA Route 12

Distance\* .01 miles

Walking Access to stops\* Stops are walkable, and planned improvements will enhance pedestrian conditions.

Bicycling Access to stops\* Planned bike improvements will increase bike access.

**BRT TOD Comments** - Proposed uses and densities strongly support transit ridership. Improvements to bus stops will enhance transit conditions.

**5. If the development site is within one mile of an existing or planned multi-use path or trail, provide information on accessibility conditions.**

☐ NOT APPLICABLE

☒ YES

Georgia Tech 10<sup>th</sup> Street Trail

Distance .3 miles

Walking Access\* Trail is walkable from the proposed site. Biking conditions will be enhanced with proposed improvements along 10<sup>th</sup> Street.

**OTHER TRANSPORTATION DESIGN CONSIDERATIONS**

**1. Does the site plan provide for the construction of publicly accessible local road or drive aisle connections, or bike/pedestrian connections, with adjacent parcels?**

Connections are not made with adjacent parcels, but these connections may not be feasible due to private property concerns. The proposed development should further explore these possible connections.

**2. Does the site plan enable pedestrians and bicyclists to move between destinations within the development site safely and conveniently?**

The site allows for pedestrian movements within the development via sidewalks and paseo. Bike connections are not directly accounted for but are not feasible within site. Bike improvements along surrounding streets will improve bicycle access.

**3. Does the site plan effectively manage truck movements and separate them, to the extent possible, from the flow of pedestrians, bicyclists and motorists both within the site and on the surrounding road network?**

Yes, the site plan effectively manages truck movements and separates them from the flow of pedestrians, bicyclists and motorists both within the site and on the surrounding road network.

**4. Does the site plan include provisions for electric vehicle charging?**

No.

## **RECOMMENDATIONS**

- 1. Do the transportation network recommendations outlined in the transportation study adequately mitigate the project's vehicular impact?**

The proposal is largely consistent with ARC's MTP. The project is located near MARTA transit stops and its mix of residential and retail uses will support transit ridership and multimodal transportation. Sidewalks and future bike lanes connecting to nearby locations and transit stops are provided. The site should include EV charging stations. Pedestrian and bike conditions could be improved with the inclusion of trees on and around site to provide shade and cooling for multimodal users and transit riders.

- 2. ARC offers the following additional comments for consideration by the development team and/or the applicable local government(s):**

Continue to work with MARTA to improve bus stop conditions near site.

**From:** [Hood, Alan C.](#)  
**To:** [Donald Shockey](#)  
**Subject:** RE: 981 Howell Mill Road Mixed-Use Development DRI 4367 - Review Notice and Comments Request  
**Date:** Monday, June 30, 2025 1:23:20 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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Donald,

This proposed mixed-use project with 697 multifamily rental units, a 330-room hotel, and 54,380 square feet of commercial space with a mix of primarily ground floor restaurant, retail and personal service uses on a 2.3-acre previously developed site at 981 Howell Mill Road in the City of Atlanta in Fulton County is 5.8 miles from the Fulton County Executive Airport/Charlie Brown Field (FTY). It is within a area and height that needs to be studied by the FAA.

An FAA Form 7460-1 must be submitted to the Federal Aviation Administration according to the FAA's Notice Criteria Tool found here (<https://oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen>). Those submissions for any associated cranes and the building may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notifications, no later than 120 days prior to construction. The FAA will evaluate the potential impacts of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

Thank you for the opportunity to comment on the proposed development.

**Alan Hood**

*Airport Safety Data Program Manager*



*Aviation Programs*

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**From:** Donald Shockey <DShockey@atlantaregional.org>

**Sent:** Friday, June 13, 2025 3:21 PM

**To:** chuck.mueller@dnr.state.ga.us; gaswcc.swcd@gaswcc.ga.gov; hhill@gefa.ga.gov; Jon West