



Regional Review Notification Development of Regional Impact

DATE: October 1, 2025

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 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 Preliminary Report does not address whether the DRI is or is not in the best interest of the local government. A Final Report will be issued pending the receipt of stakeholders comments and ARC's completion of its review of the project.

Name of Proposal: Sylvan Mixed-Use DRI 4330

Submitting Local Government: City of Atlanta

Date Opened: October 1, 2025

Comments Due: October 16, 2025

Date to Close:

Description: *A DRI review of a proposal to develop a mixed-use project with 3,032 multi-family apartments, a 300-room hotel, 20,000 square feet of civic space, 257,050 square feet of office space, and 147,255 square feet of retail/restaurant space on a 13.87-acre previously developed site generally located near the Oakland City MARTA station at 1313 Sylvan Road in the City of Atlanta in Fulton County.*

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 existing Oakland City MARTA station and future Campbellton Corridor BRT station featuring a robust mix of uses is strongly supportive of regional transit oriented development, walkable centers, and land use policies.

The project's adjacency to 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 multimodal transportation policies.

The project's provision of 3,032 housing units is supportive of regional housing policies.

The project is expected to generate a total of 16,738 daily new automobile trips; a range of roadway improvements are proposed to mitigate the impact of these trips.

The project's inclusion of approximately 147,255 SF of retail and restaurant 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.

The final pedestrian route from the project to the closest MARTA rail station entrance at Murphy and Arden Avenues will need to be carefully designed to provide safe and inviting transit access for the project's large number of residents.

The final project design should be carefully coordinated with the final design of the immediately adjacent Avon Higgins Mixed-Use DRI 4330 project on the east side of the Beltline spur trail.

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 future Campbellton Corridor BRT 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 3,302 housing units is supportive of regional housing policies.

The project's inclusion of 147,255 SF of retail and restaurant 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.

The final project design should be carefully coordinated with the final design of the immediately adjacent Avon Higgins Mixed-Use DRI 4330 project on the east side of the Beltline spur trail.

Transportation and Mobility Comments

ARC Transportation and Mobility comments will be provided in the Final Report.

The project is expected to generate a total of 16,738 daily new automobile trips; a range of roadway improvements are proposed to mitigate the impact of these trips.

The project's adjacency to 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 multimodal transportation policies.

The constructed development should provide an interconnected, functional, clearly marked and comfortable pedestrian experience on all driveways, paths, entrances, and parking areas. To the maximum extent possible, new driveways and intersection corners where pedestrians will cross should be constructed with minimal curb radii to reduce speeds of turning vehicles and decrease crossing distances for pedestrians.

Natural Resources Comments

ARC's Natural Resources comments will be provided in the Final Report.

Environmental Comments

The project can support The Atlanta Region's Plan by incorporating 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

The project 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, provides a very large number of residential units within walking distance of existing and future transit stations, and utilizes a 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 Dept of Community Affairs
Georgia Department of Transportation	Georgia Regional Transportation Authority	Georgia Soil/Water Conserv Commission
Georgia Environmental Finance Authority	Georgia Conservancy	MARTA
Atlanta Public Schools		

For questions, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org.

This Report will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



Developments of Regional Impact

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DRI #4430

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: 4042050638

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: Sylvan Mixed Use

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 1313 & 1215 Sylvan Road, 984, 985 & 997 Cox Avenue

Brief Description of Project: Mixed use development consisting of 3,032 residential units and 716,200 sf of non-residential/retail/commercial/restaurant space

Development Type:

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

If other development type, describe:

Project Size (# of units, floor area, etc.): 3,032 residential units and 716,200 sf of non-residential/retail/commercial/restaurant space

Developer: Abebe Ventures

Mailing Address: 249 Milton Avenue

Address 2:

City:Atlanta State: GA Zip:30315

Telephone: 404-263-7660

Email: mike@abebeholdings.com

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: 12/2035 Overall project: 12/2035

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DRI #4430

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: Allanta

Individual completing form:

Telephone:

Email:

Project Information

Name of Proposed Project: Sylvan Mixed Use

DRI ID Number: 4430

Developer/Applicant:

Telephone:

Email(s):

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:

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

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:

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

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:

[Empty text box]

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?

[Empty text box]

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)?

1.0

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:

[Empty text box]

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?

[Empty text box]

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.)

16,738 net new daily trips, 922 AM peak hour trips & 1,015 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 DRI Transportation Impact Study for recommended system improvements

[Empty text box]

Solid Waste Disposal

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

15,000 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:

[Empty text box]

Will any hazardous waste be generated by the development? (not selected) Yes No

If yes, please explain:

[Empty text box]

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?

75%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:

The site will utilize a treatment train of bioswales/bioretenation, below grade detention with infiltration, permeable paving and green roof to meet the stormwater requirements of redevelopment.

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:

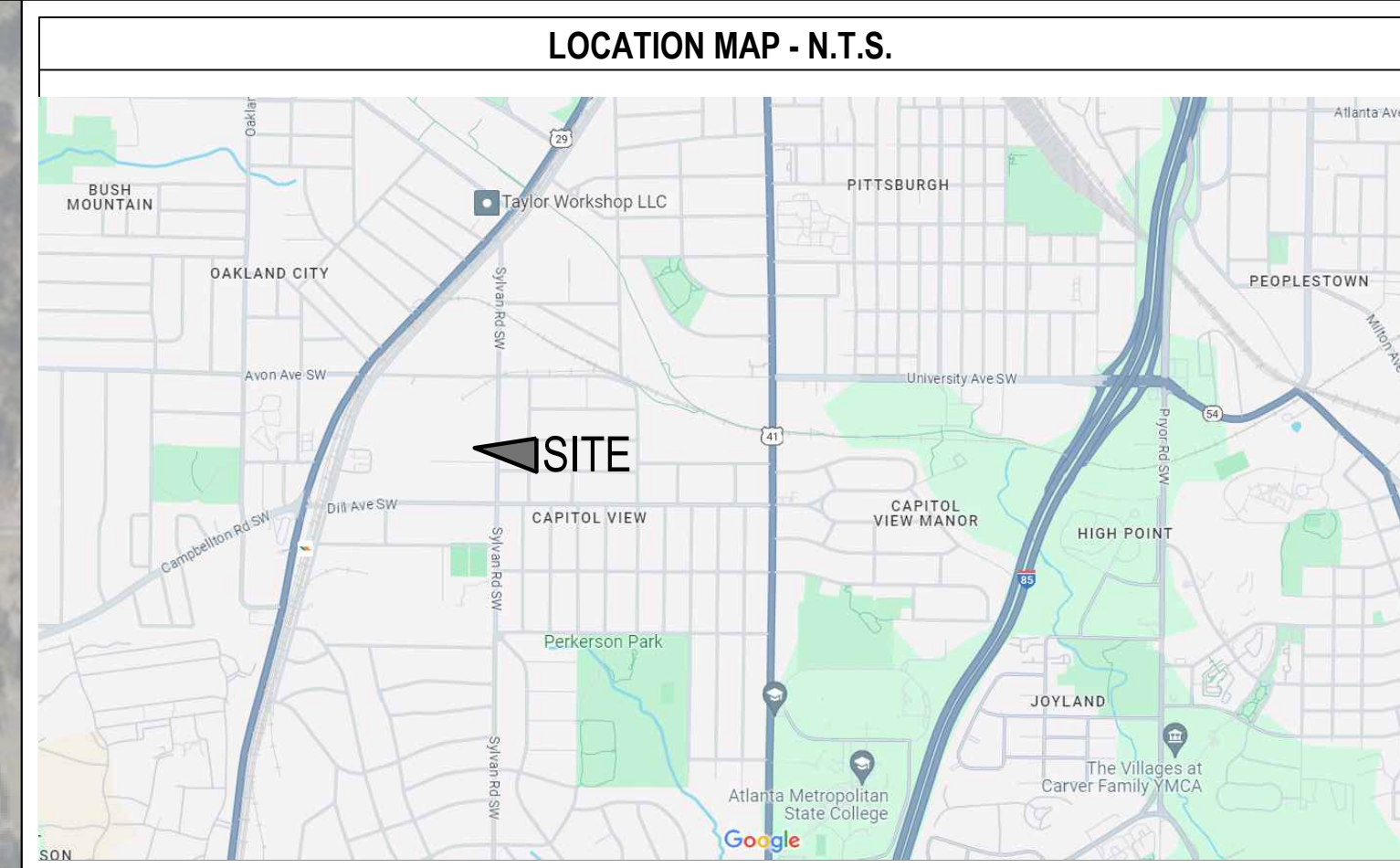
Submit Application

Save without Submitting

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11/03/2024



E&A
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WWW.EBERY.NET

LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

DRI #: 4430

SITE DATA
CURRENT ZONING USE: I-1-C, BELTLINE OVERLAY
PROPOSED ZONING USE: MRC-3, BELTLINE OVERLAY
CITY OF ATLANTA
FULTON COUNTY, GA
LAND LOT: 120 DISTRICT 14TH
PARCELS LOTS: 14 01200020111 (1215 SYLVAN ROAD)
14 01200020103 (0 SYLVAN ROAD)
14 01200020146 (867 COX AVENUE)
14 01200020137 (885 COX AVENUE)
14 01200020166 (884 COX AVENUE)
14 01200020269 (1313 SYLVAN ROAD)

LOT AREA:
NET LOT AREA (NLA) = 604,003 SF (13.87 ACRES)

BUILDING COVERAGE:
MAX ALLOWED 85% OF NLA (513,403 SF)
COVERAGE PROVIDED: 60.8% (368,272 SF)

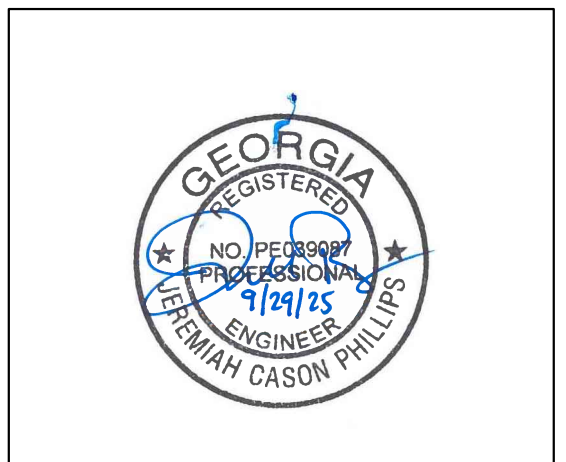
MAXIMUM ALLOWED BUILDING HEIGHT: 225 FT
HEIGHT PROVIDED: 225 FT

FLOOR AREA:
RESIDENTIAL FLOOR AREA = 716,200 SF
NON-RESIDENTIAL FLOOR AREA = 440
AFFORDABLE BONUS = 1.0
RESIDENTIAL FAR PROVIDED = 4.02

NON-RESIDENTIAL FLOOR AREA = 716,200 SF
NON-RESIDENTIAL FAR ALLOWED = 4.0
NON-RESIDENTIAL FAR PROVIDED = 1.19

USABLE OPEN SPACE:
UGS RATIO REQUIRED: 0.75 * 604,003 = 453,002 SF
UGS PROVIDED: 453,002 SF

PARKING DATA:
REQUIRED RESIDENTIAL (0.00N1) = 3,032 UNITS * 0 = 0 SPACES
NON-RESIDENTIAL REQUIRED (1.00RSF) = 1,194 SPACES
TOTAL PARKING REQUIRED: 1,194 SPACES
TOTAL PARKING PROVIDED: 1,200 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



SYLVAN MIXED USE

LAND LOT 120
14TH DISTRICT
CITY OF ATLANTA
FULTON COUNTY, GEORGIA
1313 & 215 SYLVAN RD, 984, 985 & 997 COX AVE

DRI DATA:
DRI NUMBER: 4430
OVERALL SITE AREA: 13.87 ACRES
REZONING NUMBER: Z-25-01

RESIDENTIAL UNITS: 3,032 UNITS
UNITS PER ACRE: 218.6 UNITS/ACRE
HOTEL/HOSPITALITY: 300 KEYS
RETAIL: 147,255 SF
OFFICE: 257,650 SF
CIVIL/CULTURAL: 20,000 SF

DEVELOPMENT PROGRAM:

BUILDING	RESIDENTIAL	RETAIL	HEIGHT
BUILDING A	300 UNITS	42,899 SF	7 STORES
BUILDING B	68 UNITS	4,481 SF	6 STORES
BUILDING C	662 UNITS	27,454 SF	18 STORES
BUILDING D	486 UNITS	33,637 SF	18 STORES
BUILDING E	1,496 UNITS	30,856 SF	20 STORES

PARKING DATA:
MINIMUM PARKING REQUIRED: 1,194 SPACES
PARKING PROVIDED: 1,200 SPACES
BICYCLE, CARVANDOL & EV PARKING WILL BE PROVIDED TO MEET OR EXCEED CITY OF ATLANTA REQUIREMENTS

REVISION

DATE	DESCRIPTION
11/15/2024	CRC SUBMITTAL
5/23/2025	DRI METHODOLOGY MEETING
6/13/2025	MMP COMMENTS

LAYOUT LEGEND

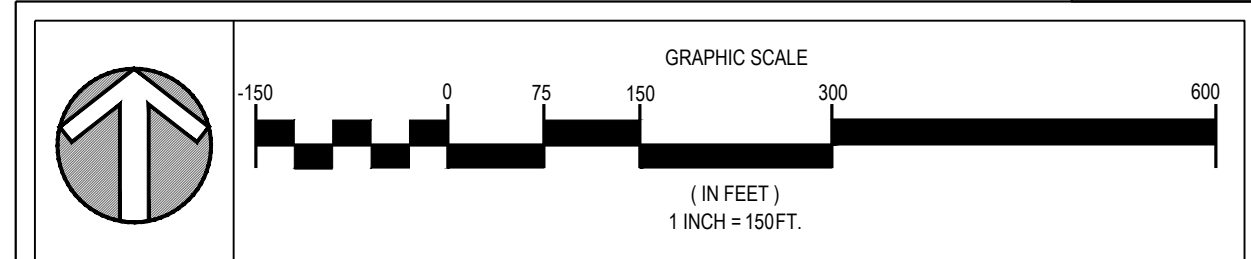
- PROPOSED BUILDING
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED H.D. ASPHALT PAVING
- PROPOSED L.D. ASPHALT PAVING
- PROPOSED STAMPED CONCRETE PAVING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED FENCING
- PROPOSED GUARDRAIL
- PROPOSED RETAINING WALL
- PROPOSED STRIPING
- BUILDING SETBACK LINE

SITE PLAN WITH ADJACENT PROJECTS

SCALE	DATE	DRAWN BY	PROJECT ENGINEER	CAD/CRC REVIEWER	MM
1" = 60'	11/03/2024	PA	JP	MM	

EBERY PROJECT NUMBER:
24-075

SHEET NUMBER:
DR3.0
NOT ISSUED FOR CONSTRUCTION



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1800 LEE STREET
TD JAKES/SPORT MAC VILLAGE ONE
95.41 ACRES
RESIDENTIAL=1,471 UNITS
SCHOOL=20,000 SF
COMMERCIAL/RETAIL=112,878 SF
OFFICE=84,300 SF
HOTEL=270 KEYS
DRI 4430

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