



Regional Review Notification

Development of Regional Impact

DATE: July 22, 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: 356 University DRI 4431

Submitting Local Government: City of Atlanta

Date Opened: July 22, 2025 **Comments Due:** August 6, 2025

Date to Close: August 6, 2025

Description: *DRI review of a proposal to develop a mixed-use project with 520 multifamily residential units, 180,000 SF of light industrial space, and 102,000 SF of commercial space on a 13.7-acre previously developed site fronting the Atlanta Beltline at 356 University Avenue 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 but long vacant site adjacent to the Atlanta Beltline with a mix of residential, commercial, and light industrial uses is strongly supportive of regional multi-modal transportation, walkability, and land use policies.

The project's provision of 520 housing units - of 156 will be affordable units - is supportive of regional housing policies.

The project is expected to generate a total of 5,690 daily new automobile trips.

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 but long vacant site adjacent to the Atlanta Beltline which includes a mix of residential, commercial, and industrial uses, is strongly supportive of regional . The project's provision of

520 housing units of which 156 will be affordable units is supportive of regional housing policies. The project's inclusion of nearly 102,000 SF of commercial 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 5,960 daily new car trips.

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's reuse of a previously developed but long vacant site with no natural vegetation to be removed is strongly supportive of regional environmental policies.

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 directly connects 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 Affairs | Georgia Department of Natural Resource | Georgia Department of Community |
| Georgia Department of Transportation Commission | Georgia Regional Transportation Authority | Georgia Soil and Water Conservation |
| Georgia Environmental Finance Authority APS | Georgia Conservancy Beltline | MARTA |

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>.



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DRI #4431

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: 356 University
Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 356 University Ave SW; Parcel ID: 14 0088 LL016
Brief Description of Project: The proposed development is currently envisioned as approximately 520 residential dwelling units (min. 30% affordable units) and 180,000 SF of light industrial space, and 54,200 SF of commercial space on a 13.7 acre site. The rezoning application from I-1 to I-Mix for the development was filed February 4, 2025 with City of Atlanta.

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.): Approximately 520 residential dwelling units (min. 30% affordable units), 180,000 SF of light industr

Developer: Atlanta Beltline, Inc.

Mailing Address: 100 Peachtree St. NW

Address 2:

City: Atlanta State: GA Zip: 30303

Telephone: (404) 477-3651

Email: carkin@atlbeltline.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?

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: 2028
Overall project: 2032

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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: 356 University

DRI ID Number: 4431

Developer/Applicant: Atlanta Beltline, Inc.

Telephone: (404) 477-3651

Email(s): carkin@atlbeltline.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: \$192.4M

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

\$2.65M

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 Watershed Management

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

0.146 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:

Please see the traffic impact study completed by Kimley-Horn

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:

Stormwater management for the development consists of an underground detention system (via concrete vault or large diameter CMP), with an open bottom and gravel trench below to provide Runoff Reduction Volume (RRV)/Water Quality Treatment for the project. Other measures being considered to satisfy RRV/WQ requirements include bio-retention ponds, bio-swales, downspout disconnects, etc.

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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356 UNIVERSITY AVENUE
SITE PLAN
DRI NUMBER: #4431

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project address
356 University Avenue
Atlanta, GA

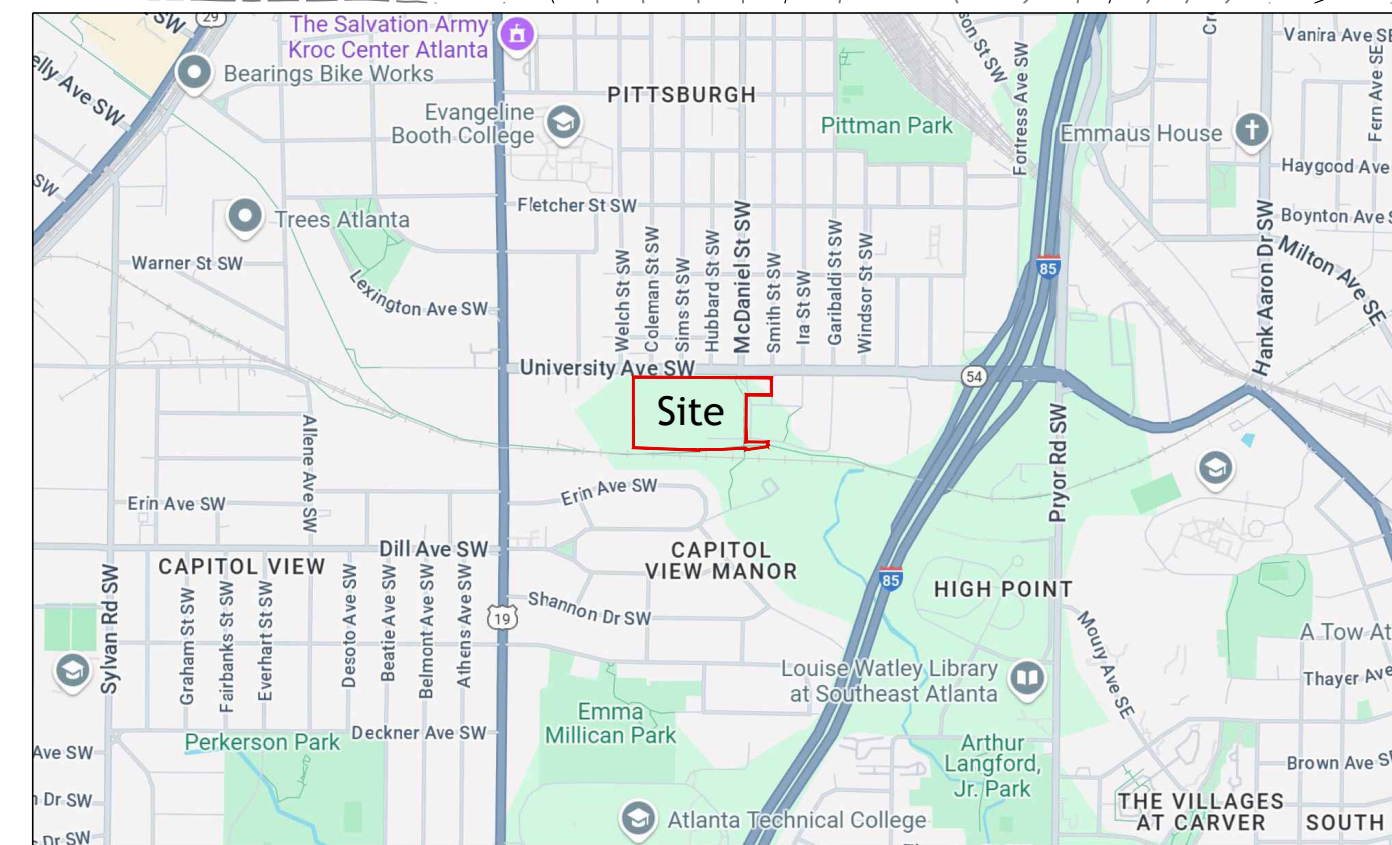
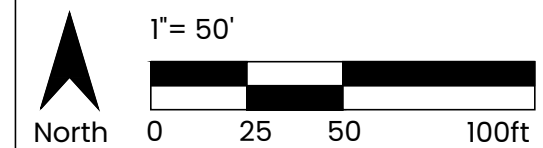
client information
Atlanta Beltline, Inc
Contact:
Chelsea Arkin
404-477-3651
carkin@atlbeltline.org

consultant team contacts:
Site Planner:
Jia Li
Tunnell Spangler & Associates
470.751.2521
jli@tsw-design.com

Traffic Consultant:
Ana Eisenman
Kimley Horn and Associates, Inc.
404.201.6155
ana.eisenman@kimley-horn.com

drawing date
May 13, 2025
July 3, 2025 (Rev I)

north arrow + scale

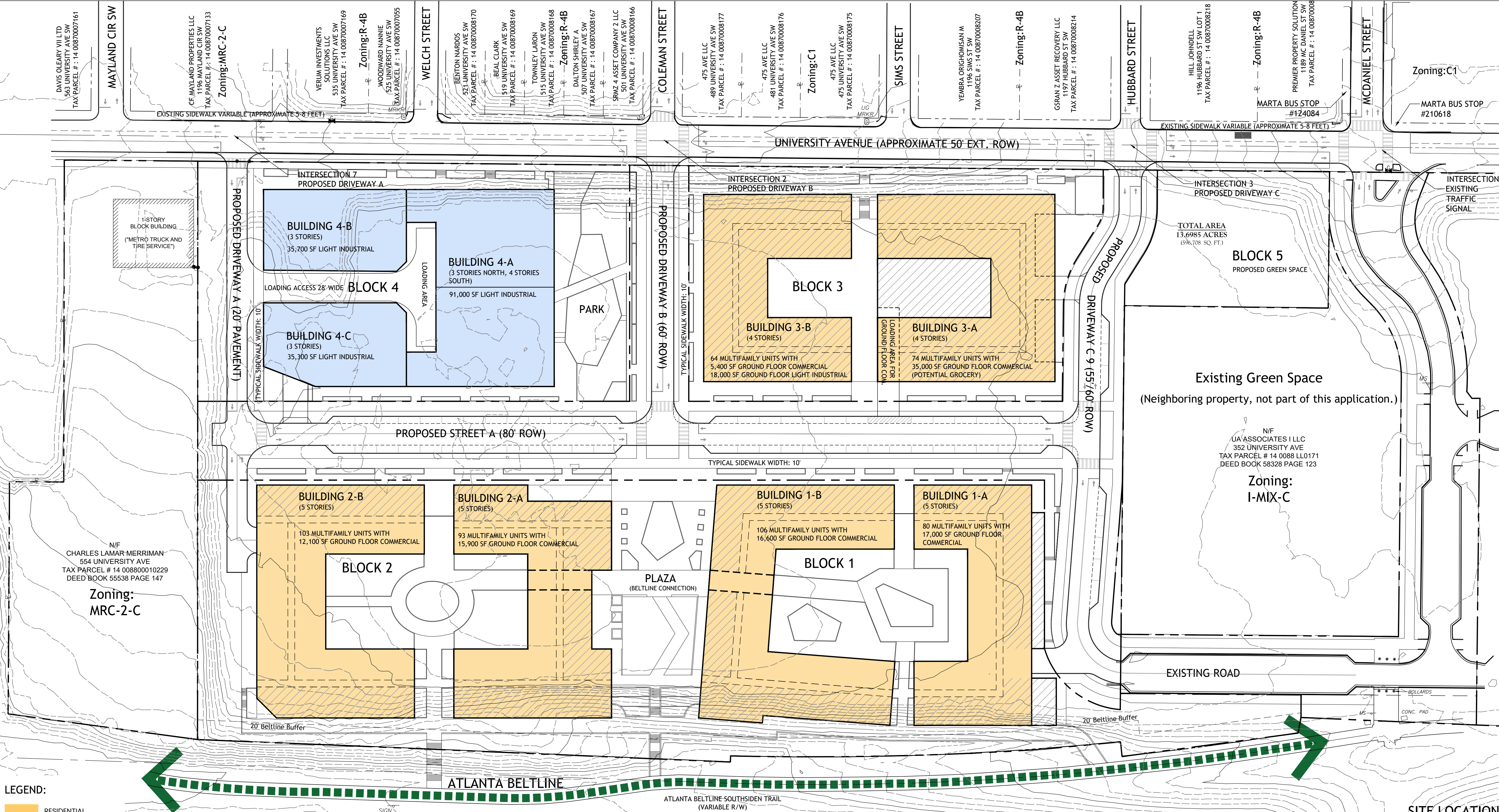


| PROPOSED LAND USES & DENSITIES | | |
|--------------------------------|-----------------------|------------------|
| NET LOT AREA | 596,708 SF | 13.70 AC |
| LAND USES | DENSITIES | FLOOR AREA RATIO |
| MULTIFAMILY | 520 UNITS/ 570,700 SF | 0.96 |
| COMMERCIAL | 102,000 SF | 0.17 |
| LIGHT INDUSTRIAL | 180,000 SF | 0.30 |



PARKING:
MIN. REQUIRED: 408 MAX. ALLOWED: 2,328
PROPOSED: 1,120 SPACES

BICYCLE, CAR/VANPOOL AND EV PARKING WILL BE PROVIDED TO MEET OR EXCEED CITY OF ATLANTA CODE REQUIREMENTS.

NOTE:
THE BUILDING FOOTPRINTS AND STREET LOCATIONS, OPEN SPACE LOCATIONS, SIDEWALK DESIGNS AND LOCATIONS, AND PARKING LOCATIONS ON THIS CONCEPTUAL SITE PLAN ARE FOR ILLUSTRATIVE PURPOSES. THEIR SHAPES, LOCATIONS, AND AMOUNTS MAY VARY AS ALLOWED FOR BY DISTRICT REGULATIONS.



- LEGEND:
- RESIDENTIAL
 - GROUND FLOOR NON-RESIDENTIAL
 - LIGHT INDUSTRIAL

| | | | | | |
|---|---------------------------------|---|--|--|---|
|  | GROUND FLOOR NON-RESIDENTIAL | SITE NOTES: DRI NUMBER: #4431 | | CURRENT ADDRESS: 356 UNIVERSITY AVENUE CURRENT ZONING: I-1 | OVERALL SITE AREA: 13.7 ACRES PROPOSED ZONING: I-MIX |
|  | LIGHT INDUSTRIAL | | | | |
| PROGRAM: | | | | | |
| BUILDING 1-A: MULTIFAMILY: 80 UNITS COMMERCIAL: 17,000 SF HEIGHT: 5 STORIES | | BUILDING 2-A: MULTIFAMILY: 93 UNITS COMMERCIAL: 15,900 SF HEIGHT: 5 STORIES | | BUILDING 3-A: MULTIFAMILY: 74 UNITS COMMERCIAL: 35,000 SF (POTENTIAL GROCERY) HEIGHT: 4 STORIES | |
| BUILDING 1-B: MULTIFAMILY: 106 UNITS COMMERCIAL: 16,600 SF HEIGHT: 5 STORIES | | BUILDING 2-B: MULTIFAMILY: 103 UNITS COMMERCIAL: 12,100 SF HEIGHT: 5 STORIES | | BUILDING 3-B: MULTIFAMILY: 64 UNITS COMMERCIAL: 5,400 SF LIGHT INDUSTRIAL: 18,000 SF HEIGHT: 4 STORIES | |
| | | | | BUILDING 4-A: LIGHT INDUSTRIAL: 91,000 SF HEIGHT: 4 STORIES | |
| | | | | BUILDING 4-B: LIGHT INDUSTRIAL: 35,700 UNITS HEIGHT: 3 STORIES | |
| | | | | BUILDING 4-C: LIGHT INDUSTRIAL: 35,300 SF HEIGHT: 3 STORIES | |
| TOTAL BUILDING FOOTPRINTS AREA: 289,545 SF (49%) | | AREA EXCLUDING FOOTPRINTS:307,163 SF(51%) | | | |
| OPEN SPACE (INCLUDING COURTYARD SPACE IN EACH BLOCK ON TOP OF PARKING PODIUM): 243,505 SF (41%) | | | | | |

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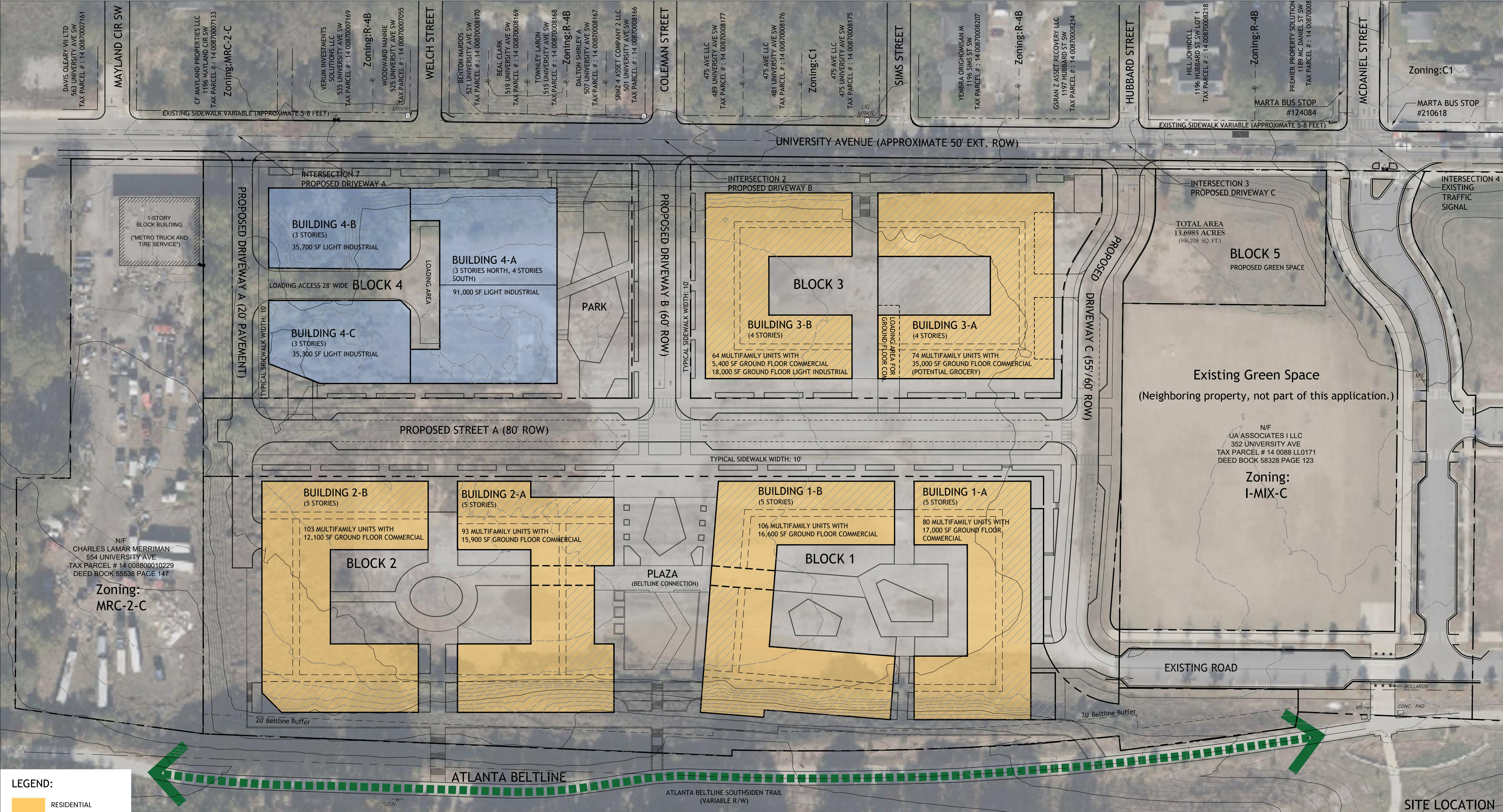
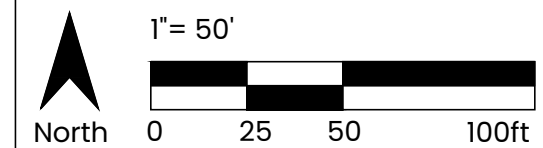
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drawing date
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north arrow + scale



LEGEND:

| | |
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| | GROUND FLOOR NON-RESIDENTIAL |
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| SITE NOTES: | | | |
|-------------------|--|--|--|
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| | | CURRENT ZONING: I-1 | |
| | | OVERALL SITE AREA: 13.7 ACRES | |
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