



# Regional Review Notification Development of Regional Impact

**DATE:** October 3, 2025

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

**ATTN TO:** Steven Aceto, *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:** 1611 Ellsworth DRI 4506

**Submitting Local Government:** City of Atlanta

**Date Opened:** October 3, 2025

**Comments Due:** October 17, 2025

**Date to Close:**

**Description:** *A DRI review of a proposal to construct a mixed-use development with 250 hotel rooms, approximately 425 multifamily residential units and approximately 500,000 SF of industrial (data center) use on an approximately 17.1-acre partially previously developed and partially forested site at 1611 Ellsworth Industrial Blvd. in the City of Atlanta in Fulton County.*

**Preliminary Comments:**

**Key Comments**

*The project is somewhat aligned 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 could be better aligned with Maturing Neighborhood policy recommendations by including retail or other uses that could reduce trips, adding greenspace, and providing better pedestrian connectivity to nearby destinations.*

*The projects reuse of a previously developed site and building is supportive of regional land use policies.*

*The project is expected to generate a total of 4,230 daily new automobile trips; a range of roadway improvements are proposed to mitigate the impact of these trips.*

*It will be important to minimize the visual, aural, and air quality impacts of the power and cooling operations of the data center element.*

*The final project design should be carefully coordinated with the final design of the immediately adjacent Huber West Midtown DRI 4363 project to the east.*

## **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.

## **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 daily new car trips to generate a total of 4,230 daily new automobile trips; a range of roadway improvements are proposed to mitigate the impact of these trips.

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.

## **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 somewhat aligns with The Atlanta Region's Plan's recommendations for Maturing Neighborhoods. The project utilizes previously developed land and an existing building for new development. The project could be better aligned with Maturing Neighborhood policy recommendations by including retail or other uses that could reduce trips, adding greenspace, and providing better pedestrian connectivity. 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 MARTA	Georgia Conservancy	Upper West Side CID

For questions, please contact Donald Shockey at (470) 378-1531 or [dshockey@atlantaregional.org](mailto: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 #4506

#### 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](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: 1611 Ellsworth

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 1611 Ellsworth Industrial Blvd, Atlanta, GA

Brief Description of Project: The proposed development is proposed include 250 hotel rooms, approximately 425 multifamily residential units and approximately 500,000 SF of industrial (data center) use on an approximately 17.1-acre property.

#### 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 250 hotel rooms, 425 multifamily residential units, and 500,000 SF industrial area, etc. (data ce

Developer: Youngwoo & Associates, LLC

Mailing Address: 545 West 25th Street

Address 2: 8th Floor

City: New York City State: NY Zip: 10001

Telephone: 212-477-8008

Email: [info1@iyoungwoo.com](mailto:info1@iyoungwoo.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: 2028 Overall project: \_\_\_\_\_  
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**DRI #4506**

#### 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: 1611 Ellsworth

DRI ID Number: 4506

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:

Water demand for a data center varies widely based on cooling approach. The cooling system is currently envisioned to be a closed-loop system. The design team will work with City of Atlanta Watershed Management and their modeling to establish an achievable demand and adjust the cooling approach as necessary.

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 Watershed Management

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

0.127 MGD for the hotel/residential components

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.)

4,320 Daily | 312 AM | 327 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 traffic study completed by Kimley-Horn

**Solid Waste Disposal**

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

835 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?

70-80%

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

Project to utilize surface level infiltration as well as subsurface storage and infiltration (as applicable based on infiltration testing) to meet the city's runoff reduction and flow attenuation criteria.

### 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:

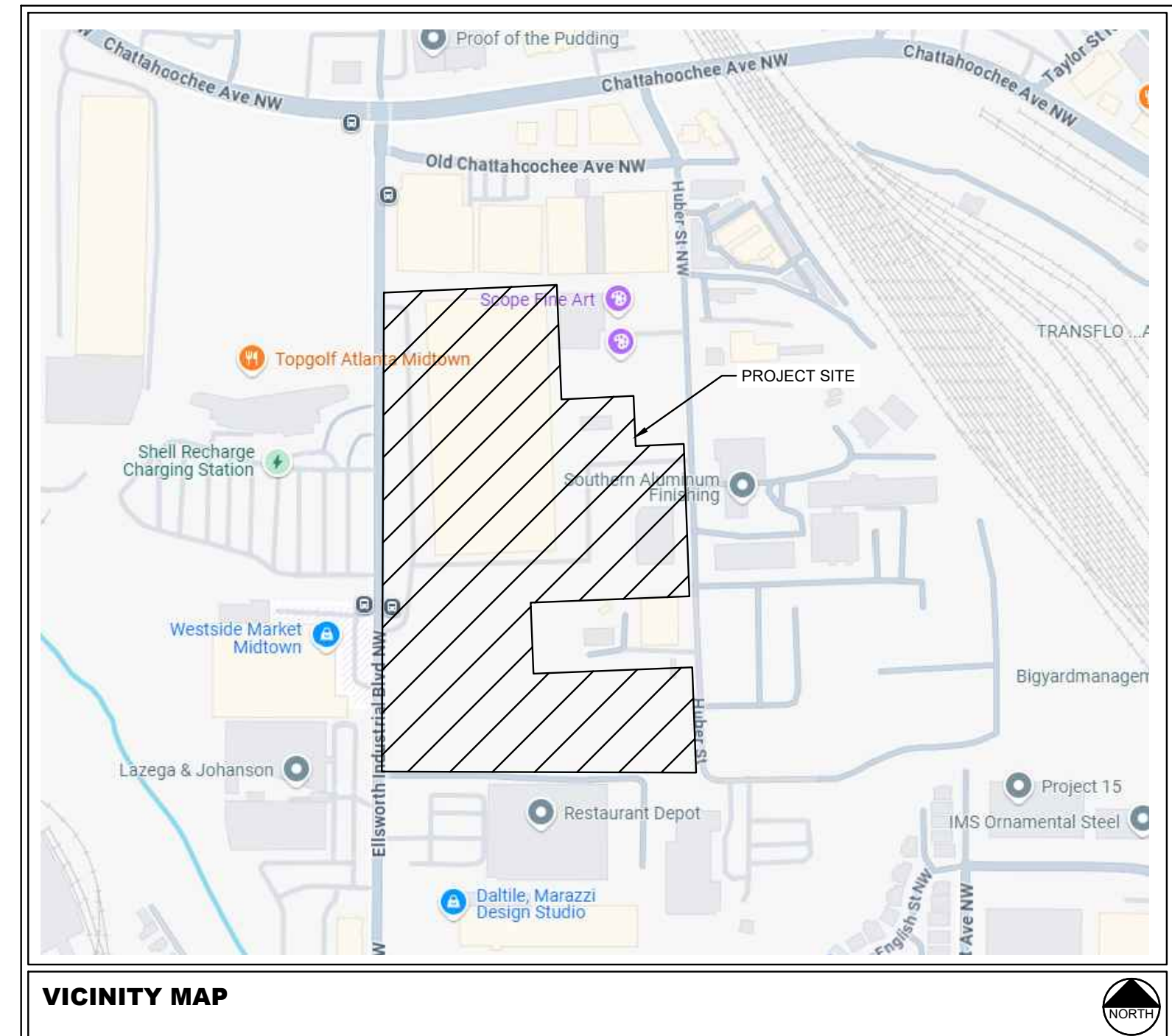
No environmental zones or remediation identified based on phase 1 and phase 2 environmental evaluations completed to date.

**Submit Application**

Save without Submitting

Cancel

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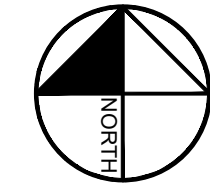
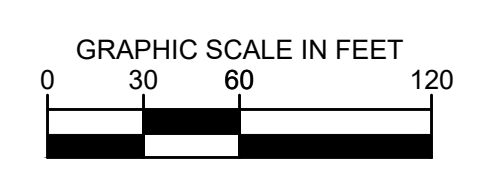
**UTILITY CONTACTS**

<b>APPLICANT:</b>	YOUNGWOOD AND ASSOCIATES, LLC ADDRESS 545 WEST 24TH STREET NEW YORK, NY 10001 CONTACT BRYAN WOO PHONE 212.477.8008 EMAIL BWOO@YOUNGWOOD.COM
<b>TRAFFIC CONSULTANT:</b>	KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS 1200 PEACHTREE STREET NE SUITE 800 ATLANTA, GA 30309 CONTACT ANA EISENMAN, P.E. PHONE 404.201.6155 EMAIL ANA.EISENMAN@KIMLEY-HORN.COM
<b>CIVIL ENGINEER:</b>	KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS 1200 PEACHTREE STREET NE SUITE 800 ATLANTA, GA 30309 CONTACT JESSICA HOOVER, P.E. PHONE 404.900.7003 EMAIL JESSICA.HOOVER@KIMLEY-HORN.COM

**SITE DEVELOPMENT SUMMARY**

<b>SITE SUMMARY:</b>	
PARCEL NUMBERS:	17 0187 LL0687, 17 0187 LL0695, 17 0187 LL0760
CURRENT ZONING:	12
TOTAL AREA:	17.08 ACRES
<b>PROPOSED DENSITY:</b>	
TOTAL SITE:	
GROSS FLOOR AREA:	1,000,000 SF
FLOOR AREA RATIO (FAR):	1.36
DATA CENTER:	500,000 SF
HOTEL:	250 UNITS
RESIDENTIAL:	425 UNITS
GROSS UNITS PER ACRE:	40 UNITS/ACRE
OPEN SPACE:	1.72 ACRES (10.2%)
GREEN SPACE:	0.64 ACRES (3.8%)
<b>BUILDING SETBACK:</b>	
FRONT YARD:	40 FT
SIDE YARD:	20 FT
<b>PROPOSED LAND USES &amp; DENSITIES:</b>	
DATA CENTER:	500,000 SF
HOTEL:	250 ROOMS
MULTIFAMILY RESIDENTIAL:	425 UNITS
<b>PARKING SUMMARY:</b>	
MINIMUM REQUIRED:	313 SPACES
MAXIMUM ALLOWED:	3,185 SPACES
<b>PROPOSED:</b> 598 SPACES	
DATA CENTER:	135 SPACES (EXISTING SURFACE PARKING)
HOTEL:	99 SPACES
RESIDENTIAL:	364 SPACES
NOTE: BICYCLE, CAR/VANPOOL, AND EV PARKING WILL BE PROVIDED TO MEET OR EXCEED CITY OF ATLANTA CODE REQUIREMENTS	

- NON-APPLICABLE DRI SITE PLAN CHECKLIST ITEMS:**
- JURISDICTIONAL BOUNDARY
  - WATER FEATURES ON SITE
  - DELINEATION OF PHASES
  - PROPOSED SHARED PARKING
  - TURN LANES FOR PROJECT DRIVEWAYS



**Kimley-Horn**  
1200 PEACHTREE STREET, NE SUITE 800  
ATLANTA, GEORGIA 30309  
PHONE (404) 419-9700  
WWW.KIMLEY-HORN.COM

**YOUNGWOOD AND ASSOCIATES, LLC**  
545 WEST 24TH STREET, SUITE/BLDG  
NEW YORK, NY 10001  
PHONE: 212.577.8008

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

**1611 ELLSWORTH**  
1611 ELLSWORTH INDUSTRIAL BOULEVARD  
ATLANTA, GA 30318  
LAND LOT 187, 17TH DISTRICT

**PRELIMINARY**  
NOT FOR CONSTRUCTION

PROJECT: 013686007

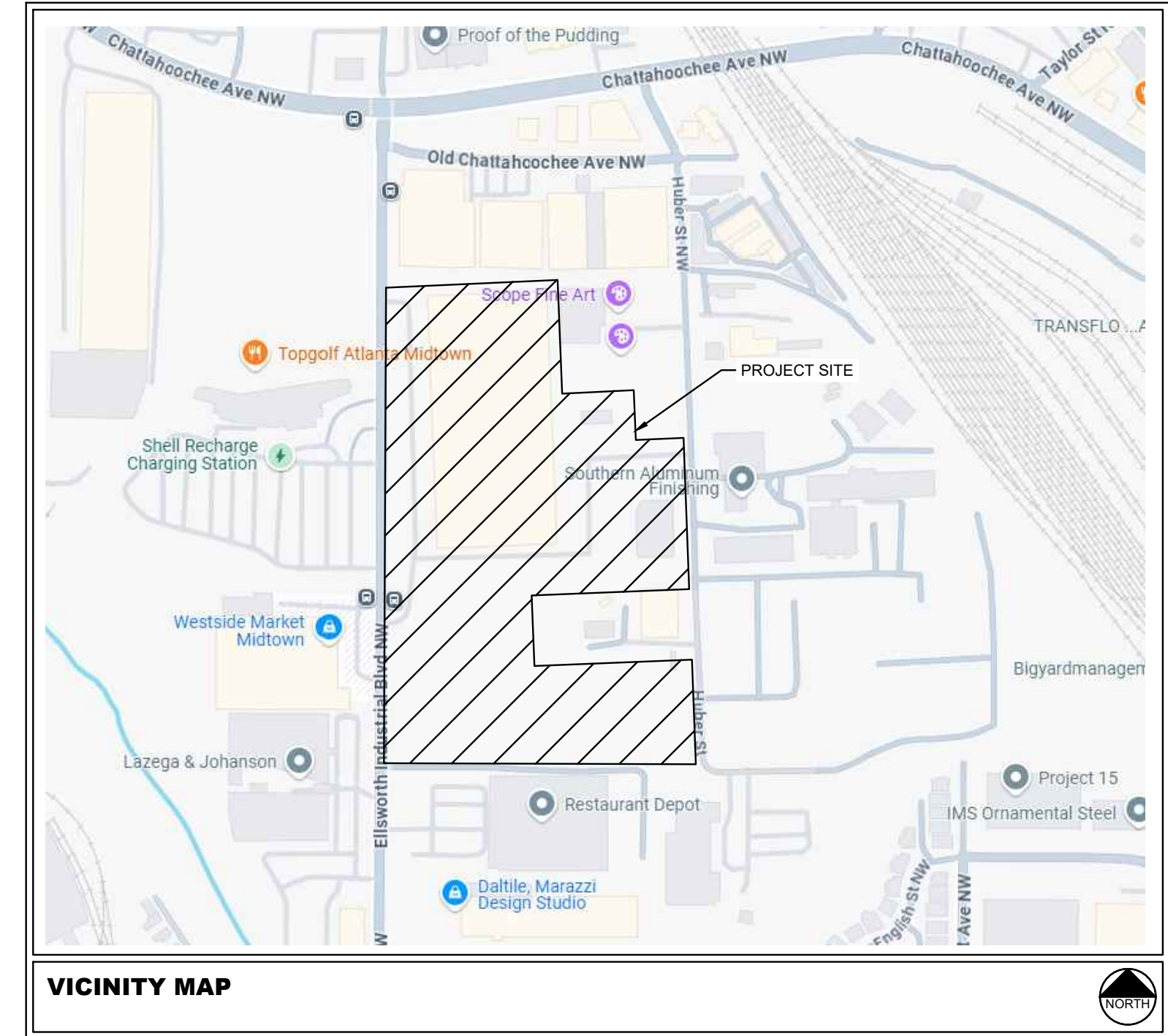
DATE: 9/16/2025

TITLE: **DRI #4506 SITE PLAN**

SHEET NUMBER: **C0.20**

**PRELIMINARY: NOT FOR CONSTRUCTION**

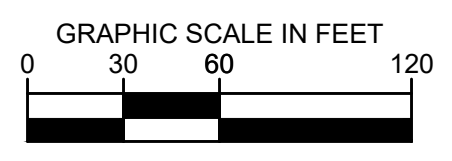
Drawing name: K:\A\T\TPT01013686007\1611 Ellsworth DRI\CAD\Plansheets\C0.20 - DRI SITE PLAN.dwg C2.00 SITE PLAN-AERIAL Sep 16, 2025 2:36pm by: MelKenn



UTILITY CONTACTS	
<b>APPLICANT:</b>	YOUNGWO AND ASSOCIATES, LLC ADDRESS 545 WEST 24TH STREET NEW YORK, NY 10001 CONTACT BRYAN WOO PHONE 212.477.8008 EMAIL BWOO@YOUNGWO.COM
<b>TRAFFIC CONSULTANT:</b>	KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS 1200 PEACHTREE STREET NE SUITE 800 ATLANTA, GA 30309 CONTACT ANA EISENMAN, P.E. PHONE 404.201.6155 EMAIL ANA.EISENMAN@KIMLEY-HORN.COM
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SIDE YARD:	20 FT
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MULTIFAMILY RESIDENTIAL	425 UNITS
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  - WATER FEATURES ON SITE
  - DELINEATION OF PHASES
  - PROPOSED SHARED PARKING
  - TURN LANES FOR PROJECT DRIVEWAYS



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NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

**1611 ELLSWORTH**  
1611 ELLSWORTH INDUSTRIAL BOULEVARD  
ATLANTA, GA 30318  
LAND LOT 187, 17TH DISTRICT



GSWCC NO. (LEVEL II)	0000076497
DRAWN BY	BCD
DESIGNED BY	MTK
REVIEWED BY	JRH
DATE	9/16/2025
PROJECT NO.	013686007
TITLE	DRI #4506 SITE PLAN-AERIAL
SHEET NUMBER	C0.21

**PRELIMINARY: NOT FOR CONSTRUCTION**