



Regional Review Notification Development of Regional Impact

DATE: November 19, 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: Tyler Perry Entertainment District DRI 4411
Submitting Local Government: City of Atlanta
Date Opened: November 19, 2025 **Comments Due:** December 4, 2025 **Date to Close:** December 5, 2025

Description: *A DRI review of a proposal to construct a mixed-use project with 1,108,800 SF of office space, 140,000 square feet of movie theater space, 95,000 SF of retail space, 265,000 SF of warehouse space, and 878,100 SF of sound stage space on a 38 acre portion of the former Fort McPherson site at 1801 Lee St in the City of Atlanta.*

Preliminary Comments:

Key Comments

The project generally 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 partially vacant site within walking or biking distance of the existing Oakland City and Lakewood MARTA stations and future Campbellton Corridor BRT station featuring a robust mix of uses is strongly supportive of regional transit oriented development, walkability, and land use policies.

The project proposes a very large amount of new office space at a time when the office market is still struggling. Care should be taken to ensure that the amount of office space proposed is feasible from a demand standpoint.

The project is expected to generate a total of 24,780 daily new automobile trips; a range of roadway improvements are proposed to mitigate the impact of these 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, currently partially vacant site within walking distance of the Oakland City and Lakewood MARTA stations and future Campbellton Corridor BRT station and featuring a robust mix of uses is strongly supportive of regional transit oriented development, walkability, and land use policies.

The project proposes a very large amount of new office space at a time when the office market is still struggling. Care should be taken to ensure that the amount of office space proposed at this location is feasible from a demand standpoint.

Transportation and Mobility Comments

ARC Transportation and Mobility comments will be provided in the Final Report. The project is expected to generate 27,480 daily new vehicular 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.

ARC 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 in landscaped areas 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 generally aligns with The Atlanta Region's Plan's recommendations for Maturing Neighborhoods. The project utilizes previously developed land for new mixed use development and provides a robust mix of uses that will support MARTA transit ridership. 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	City of Atlanta

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 #4411

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: Tyler Perry Entertainment District
 Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 1801 Lee Street SW, Atlanta, GA 30311 N 33.7041° , -84.8430° W; Parcel ID: 14 0135 LL0018
 Brief Description of Project: The proposed project is for the redevelopment of a 38-acre portion of the Fort McPherson Base, located at 1801 Lee Street SW, Atlanta, GA 30311, within Fulton County. The project will have a variety of building uses, including office space, retail space, theatre, and associated parking.

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.): 1.295 Million Square Feet

Developer: Scott Samples

Mailing Address: 3300 Continental Colony Pkwy

Address 2:

City:Atlanta State: GA Zip:30331

Telephone: 678-873-1048

Email: scott@terragroup.us

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: January 2028
Overall project: January 2028

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DRI #4411

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: 4042050638

Email: saceto@atlantaga.gov

Project Information

Name of Proposed Project: Tyler Perry Entertainment District

DRI ID Number: 4411

Developer/Applicant: Scott Samples

Telephone: 678-873-1048

Email(s): scott@terragroup.us

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, GRITA?

(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: \$150 million

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$10 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): Construction will demolish nine (9) existing buildings totaling 230,097 square feet.

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)? 1.805 MGD (1.2x Sewer GPD)

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)? 1.504 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.) 1,747 AM peak, 2,687 PM peak

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: Install two site driveways (Site Drive N and Site Drive S) along Lee Street SW frontage. Each driveway will have a southbound right-turn deceleration lane and a northbound left-turn lane. Site Drive S will have a Restricted Crossing U-Turn (RCUT) configuration, while Site Drive N warrants a traffic signal. Site Drive N shall have separate left- and right-turn lanes approaching Lee Street SW, with one inbound lane.

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 2,363 tons (1 lb / 100 SF / day)

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? 53.1%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Comply with the City of Atlanta's storm water management ordinance, erosion, & sedimentation control ordinance and any other development regulations through the use of detention ponds and storm water conveyance systems.

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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