

Atlanta Regional Commission  
200 Northcreek, Suite 300  
3715 Northside Parkway  
Atlanta, Georgia 30327-2809  
404 364-2500 • Fax 404 364-2599



May 23, 1994

Honorable Bill Campbell, Mayor  
City of Atlanta  
55 Trinity Avenue, S.W.  
Suite 2400  
Atlanta, GA 30335

RE: Development of Regional Impact Review - Olympic Field Hockey Venue

Dear Mayor Campbell:

We have completed the intergovernmental review of the Olympic Field Hockey Venue Development of Regional Impact (DRI). Based on a review of information received during this process, as summarized in the enclosed Review Report and comments, we find this proposal to be in the best interest of the State.

We hope these findings and comments are useful as the City considers this project.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Joel Stone', is written over the word 'Sincerely'.

Joel F. Stone, Jr., Director  
Department of Planning and Programming

JFSJr:br:rly

Enclosure

- c: Mr. Paul Radford, GA Dept. of Community Affairs  
Mr. Bill Kennedy, Atlanta Zoning  
Mr. John Bell, Atlanta Zoning  
Mr. Joe Tanner, GA Dept. of Natural Resources  
Mr. Rick Simonetta, MARTA  
Ms. Charletta Jacks, ACOG Construction

## **OLYMPIC FIELD HOCKEY MIXED USE DEVELOPMENT**

**SITE:** 21 acres, 7 acres on the southside of Martin Luther King, Jr. Drive, east of J.P. Brawley Drive and 13 acres on the northside of MLK, Jr. Drive, west of Vine Street. The sites are on the Morris Brown and Clark/Atlanta University campuses in the City of Atlanta.

**PROPOSED DEVELOPMENT:** 15,000 seat and 5,000 seat stadiums, playing fields, and practice field, all for Olympic Field Hockey events. Post Olympic use will be college football, softball, track and field, tennis, and band events.

**DEVELOPER:** Atlanta Committee for the Olympic Games (ACOG)

### **POTENTIAL IMPACT:**

Jobs 300  
(In Olympic impacted neighborhoods)  
Water Demand: 0.74 MGD  
Wastewater Generation: 0.59 MGD  
To Utoy Creek Plant  
(Permitted capacity of 40.0 MGD with 30.7 MGD average flow)  
Solid Waste: 25 compacted cubic yards per event - Private Haulers  
No environmentally sensitive areas/issues  
No on-site parking added  
Tax exempt - Builtout value \$30 million

### **LOCAL GOVERNMENT**

**REVIEW SCHEDULE:** Rezoning required only of small strip facing Rhodes Street  
Atlanta Zoning Review Board - May 5, 1994  
Atlanta Zoning Committee - June 1, 1994  
Atlanta City Council - June 6, 1994

**STAFF FINDING:** Proposed project is in the best interest of the State.



## Georgia Department of Transportation

No. 2 Capitol Square  
Atlanta, Georgia 30334-1002

### FAX MESSAGE HEADER SHEET FAX NUMBER (404) 656-3507

From: DONALD W MILLS Phone: 656-5480

Fax: (404) 656-3507

To: ARC  
REVIEW OFFICE Phone: \_\_\_\_\_

Fax: 364 - 2599

Message consists of \_\_\_\_\_ pages including this sheet.

Special Handling Requests as Follows: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

## Let's Keep Georgia Peachy Clean.™

Sponsored by the Georgia Department of Transportation.



# DEVELOPMENTS OF REGIONAL IMPACT

## Comments from Affected Parties Form

Project I.D.: \_\_\_\_\_  
(From Request for Comments Form)

Name of Commenting Organization: Georgia Department of Transportation

Address: Georgia Department of Transportation

No. 2 Capitol Square

Atlanta, Georgia 30334

Contact Person: George Boulineau Telephone Number: 656-0610

Do you believe your jurisdiction will be affected by the proposed development? ☒ Yes ☐ No

Please describe the effects (positive and/or negative) the proposed project could have on your jurisdiction:

### OLYMPIC FIELD HOCKEY VENUE

We find no adverse affect on transportation improvements in the area caused by this development.

(Attach Additional Pages if Necessary)

Form Completed By: Donald W. Mills Title: TP III

Signature: Donald W. Mills Date: 5-9-94

RETURN TO: ATLANTA REGIONAL COMMISSION  
3715 Northside Parkway  
200 Northcreek, Suite 300  
Atlanta, Ga. 30327  
ATTENTION: REVIEW OFFICE

FAX NO. 404-364-2599

DCA/OCP 10/7/91

Office of the General Manager



May 3, 1994

2424 Piedmont Road  
Atlanta, Georgia 30324-3330  
(404) 848-5000

Mr. Joel F. Stone, Director  
Department of Planning and Programming  
Atlanta Regional Commission  
200 Northcreek, Suite 300  
3715 Northside Parkway  
Atlanta, Georgia 30327-2809

Subject: Development of Regional Impact Review - Olympic Field Hockey Venue

Dear Mr. Stone:


The Metropolitan Atlanta Rapid Transit Authority has reviewed the documentation for the regional impact report for the Olympic Field Hockey Venue at Clark Atlanta University and Morris Brown College. Attached is the completed comment form. Thank you for the opportunity to review these proposed developments.

If additional information is desired, please contact me at 848-4600.

Attachment

RJS/JVM/ac

Sincerely,

  
Richard J. Simonetta  
General Manager

Metropolitan Atlanta Rapid Transit Authority  
A Standard of Excellence

# DEVELOPMENTS OF REGIONAL IMPACT

## Comments from Affected Parties Form

Project I.D.: \_\_\_\_\_  
(From Request for Comments Form)

Name of Commenting Organization: MARTA

Address: 2424 Piedmont Road, NE  
Atlanta, Georgia 30324

Contact Person: Richard J. Simonetta Telephone Number: 848-4600

Do you believe your jurisdiction will be affected by the proposed development? XXXX Yes        No

Please describe the effects (positive and/or negative) the proposed project could have on your jurisdiction:

The Metropolitan Atlanta Rapid Transit Authority supports these proposed facilities  
at the designated sites. We have worked with the City of Atlanta Department of  
Planning and Development on the variance requests to reduce the required number of  
parking spaces based on the proximity of several MARTA heavy rail stations and the  
planned pedestrian corridor for the Atlanta University complex.

Our system capacity, demonstrated by the fact that 50% of the attendees use transit  
for many events at the 70 - 80,000 seat Georgia Dome, clearly indicates MARTA can  
more than adequately meet the needs of their proposed facilities. We also provide  
some 23,000 parking spaces within minutes travel time available to the public for  
events that may be held at these locations. Further, MARTA will be working with  
ACOG/ARC to insure the best possible transportation plan for spectators to the  
Olympic Venues.

(Attach Additional Pages if Necessary)

Form Completed By: Gerald J. Pachucki Title: Director, Planning & Policy  
Development

Signature: *Gerald J. Pachucki* Date: May 3, 1994

RETURN TO: ATLANTA REGIONAL COMMISSION  
3715 Northside Parkway  
200 Northcreek, Suite 300  
Atlanta, Ga. 30327  
ATTENTION: REVIEW OFFICE

FAX NO. 404-364-2599

DCA/OCP 10/7/91

Facility: Olympic Field Hockey Venue  
Preliminary Report: April 25, 1994  
Final Report: May 20, 1994

## DEVELOPMENTS OF REGIONAL IMPACT

### REVIEW REPORT

#### GENERAL

According to information on the review form or comments received from potentially affected governments:

**Is the proposed project consistent with the host-local government's comprehensive plan? If not, identify inconsistencies.**

Yes.

**Is the proposed project consistent with any potentially affected local government's comprehensive plan? If not, identify inconsistencies.**

No inconsistencies were noted in the review process.

**Will the proposed project impact the implementation of any local government's short-term work program? If so, how?**

No impact noted.

**Will the proposed project generate population and/or employment increases in the Region? If yes, what would be the major infrastructure and facilities improvements needed to support the increase?**

No estimate is available on number of jobs created by the proposed field hockey stadiums but ACOG has estimated there will be 300 jobs available in neighborhoods impacted by new Olympic facilities.

**LOCATION** (continued)

**Will the proposed project be located close to land uses in other jurisdictions that would benefit or be negatively impacted by the project? Identify those land uses which would benefit and those which would be negatively affected and describe impacts.**

No.

**ECONOMY OF THE REGION**

According to information on the review form or comments received from potentially affected governments:

**What new taxes will be generated by the proposed project?**

None. Tax exempt.

**How many short-term jobs will the development generate in the Region?**

ACOG has estimated that approximately 300 jobs will be available in neighborhoods impacted by new Olympic venues, but they have not estimated jobs created by these stadiums alone.

**Is the regional work force sufficient to fill the demand created by the proposed project?**

Yes.

**In what ways could the proposed development have a positive or negative impact on existing industry or business in the Region?**

The Olympic games and venues will enhance the position of Atlanta as an international city and be a very positive force for the Region's businesses and industry. Post Olympic use for these field hockey facilities will be collegiate football, track and field, tennis, softball, and band events.



## **INFRASTRUCTURE**

### **Transportation**

**How much traffic (both average daily and peak am/pm) will be generated by the proposed project?**

The City's normal parking requirement would be 1,250 spaces for the smaller stadium and 3,750 for the larger. The City, however, has granted variances to require 0 spaces. The combined seating capacity of the two stadiums will be 20,000 which is 10,000 more seats than the existing Herndon Stadium. As no parking will be provided, it will be important to implement strategies to mitigate impact on local streets and neighborhoods.

**What are the existing traffic patterns and volumes on the local, county, state and interstate roads that serve the site?**

ARC has been commissioned by ACOG to do the Olympic Transportation Plan which includes these venues. Spectators will be walking from the other Olympic areas or from the Vine City MARTA Station.

**What transportation improvements are under construction or planned for the Region that would affect or be affected by the proposed project? What is the status of those improvements (long or short range or other)?**

A temporary secured pedestrian bridge will be constructed over Martin Luther King, Jr. Drive for the Olympic athletes and certain officials. The bridge will be demolished after the Olympics. Also, there is a pedestrian mall at Clark Atlanta University (from West End to MLK) that is included for preliminary engineering in ARC's Transportation Improvements Program.

**Will the proposed project be located in a rapid transit station area? If yes, how will the proposed project enhance or be enhanced by the rapid transit system?**

Yes, see above.

**Is the site served by transit? If so, describe type and level of service.**

Yes, see above.

## **INFRASTRUCTURE**

### **Wastewater and Sewage (continued)**

**What is the current permitted capacity and average annual flow to this facility?**

Capacity = 37.0 MGD

1992 Average Flow = 30.7 MGD

This DRI = 0.59 MGD

**What other major developments will be served by the plant serving this project?**

None.

### **Water Supply and Treatment**

**How much water will the proposed project demand?**

Information submitted with the review estimates 0.74 MGD water demand. It is important to note, however, that the stadiums will be used only from time to time and not on a daily basis after the Olympics.

**How will the proposed project's demand for water impact the water supply or treatment facilities of the jurisdiction providing the service?**

The sites are served by Atlanta's Hemphill Water Treatment Plant.

### **Solid Waste**

**How much solid waste will be generated by the project? Where will this waste be disposed?**

Because recycling plans are not complete, the amount of solid waste requiring disposal is not known. For comparison, Atlanta Stadium and its concessionaire, ARA, recycle a number of items and the remaining waste requiring deposit averages one compacted cubic yard per 800 attendance. If this project is comparable, it would approximate 25 cubic yards per event.

## **HOUSING**

**Will the proposed project create a demand for additional housing?**

No.

**Will the proposed project provide housing opportunities close to existing employment centers?**

No.

**Is there housing accessible to the project in all price ranges demanded?**

Yes.

**Is it likely or unlikely that potential employees of the proposed project be able to find affordable\* housing?**

Likely.

\* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region - 1990 median family income if \$41,500 for Atlanta MSA.

Facility: Olympic Field Hockey Venue  
Preliminary Report: April 25, 1994  
Final Report: May 20, 1994

## **DEVELOPMENTS OF REGIONAL IMPACT**

### **REVIEW REPORT**

#### **GENERAL**

According to information on the review form or comments received from potentially affected governments:

**Is the proposed project consistent with the host-local government's comprehensive plan? If not, identify inconsistencies.**

Yes.

**Is the proposed project consistent with any potentially affected local government's comprehensive plan? If not, identify inconsistencies.**

No inconsistencies were noted in the review process.

**Will the proposed project impact the implementation of any local government's short-term work program? If so, how?**

No impact noted.

**Will the proposed project generate population and/or employment increases in the Region? If yes, what would be the major infrastructure and facilities improvements needed to support the increase?**

No estimate is available on number of jobs created by the proposed field hockey stadiums but ACOG has estimated there will be 300 jobs available in neighborhoods impacted by new Olympic facilities.

**GENERAL** (continued)

**What other major development projects are planned in the vicinity of the proposed project?**

None

**Will the proposed project displace housing units or community facilities? If yes, identify and give number of units, facilities, etc.**

The new 15,000 seat stadium will be constructed on the site of the current 10,000 seat Herndon Stadium. The 5,000 seat stadium will be constructed in an area currently in use as a practice football field.

**Will the development cause a loss in jobs? If yes, how many.**

No.

**LOCATION**

**Where is the proposed project located within the host-local government's boundaries?**

The seven and 13 acre sites are located on opposite sides of Martin Luther King, Jr. Drive between Vine Street and J.P. Brawley Street. They are on the Clark Atlanta University and Morris Brown College campuses in the City of Atlanta.

**Will the proposed project be located close to the host-local government's boundary with another local government? If yes, identify the other local government.**

No.

## **LOCATION** (continued)

**Will the proposed project be located close to land uses in other jurisdictions that would benefit or be negatively impacted by the project? Identify those land uses which would benefit and those which would be negatively affected and describe impacts.**

No.

## **ECONOMY OF THE REGION**

According to information on the review form or comments received from potentially affected governments:

**What new taxes will be generated by the proposed project?**

None. Tax exempt.

**How many short-term jobs will the development generate in the Region?**

ACOG has estimated that approximately 300 jobs will be available in neighborhoods impacted by new Olympic venues, but they have not estimated jobs created by these stadiums alone.

**Is the regional work force sufficient to fill the demand created by the proposed project?**

Yes.

**In what ways could the proposed development have a positive or negative impact on existing industry or business in the Region?**

The Olympic games and venues will enhance the position of Atlanta as an international city and be a very positive force for the Region's businesses and industry. Post Olympic use for these field hockey facilities will be collegiate football, track and field, tennis, softball, and band events.

## **NATURAL RESOURCES**

**Will the proposed project be located in or near wetlands, groundwater recharge area, water supply watershed, protected river corridor or other environmentally sensitive area of the Region? If yes, identify those areas.**

No.

**In what ways could the proposed project create impacts that would damage or help to preserve the resource?**

N/A

## **HISTORIC RESOURCES**

**Will the proposed project be located near a national register site? If yes, identify site.**

Both sites are located in the Atlanta University Historic District. The Clark Atlanta University site is east of the historic Ware-Beamstead dormitory. The Morris Brown site is next to the historic Furber Cottage.

**In what ways could the proposed project create impacts that would damage the resource?**

According to information submitted on the projects, the historic buildings will be protected during construction of the stadiums.

**In what ways could the proposed project have a positive influence on efforts to preserve or promote the historic resource?**

N/A

## **INFRASTRUCTURE**

### **Transportation**

**How much traffic (both average daily and peak am/pm) will be generated by the proposed project?**

The City's normal parking requirement would be 1,250 spaces for the smaller stadium and 3,750 for the larger. The City, however, has granted variances to require 0 spaces. The combined seating capacity of the two stadiums will be 20,000 which is 10,000 more seats than the existing Herndon Stadium. As no parking will be provided, it will be important to implement strategies to mitigate impact on local streets and neighborhoods.

**What are the existing traffic patterns and volumes on the local, county, state and interstate roads that serve the site?**

ARC has been commissioned by ACOG to do the Olympic Transportation Plan which includes these venues. Spectators will be walking from the other Olympic areas or from the Vine City MARTA Station.

**What transportation improvements are under construction or planned for the Region that would affect or be affected by the proposed project? What is the status of those improvements (long or short range or other)?**

A temporary secured pedestrian bridge will be constructed over Martin Luther King, Jr. Drive for the Olympic athletes and certain officials. The bridge will be demolished after the Olympics. Also, there is a pedestrian mall at Clark Atlanta University (from West End to MLK) that is included for preliminary engineering in ARC's Transportation Improvements Program.

**Will the proposed project be located in a rapid transit station area? If yes, how will the proposed project enhance or be enhanced by the rapid transit system?**

Yes, see above.

**Is the site served by transit? If so, describe type and level of service.**

Yes, see above.



## **INFRASTRUCTURE**

### **Transportation (continued)**

**Are there plans to provide or expand transit service in the vicinity of the proposed project?**

During the Olympics, an extensive van/bus shuttle system will be utilized for the athletes and Olympic Family as there will be no available private parking on-site. As stated earlier, spectators will walk from the Olympic areas or Vine City MARTA Station.

**What transportation demand management strategies does the developer propose (carpool, flex-time, transit subsidy, etc.)?**

The Olympics Transportation System Plan is incorporating TDM efforts into its plan to reduce background traffic during the Olympics.

**What is cumulative trip generation of this and other DRI's or major developments? Is the transportation system (existing and planned) capable of accommodating these trips?**

ARC has reviewed no other DRI's in the immediate vicinity of these stadiums. However, the existing transportation system could not handle the demand during the Olympics. Therefore the Plan includes extensive use of shuttle vans and buses, which can be accommodated on MLK, Jr. Drive.

### **Wastewater and Sewage**

**How much wastewater and sewage will be generated by the proposed project?**

Information submitted with the review estimates 0.59 MGD wastewater. It is important to note that these facilities will have only intermittent use, however.

**Which facility will treat wastewater from the project?**

Utoy Creek Wastewater Treatment Plant.

## **INFRASTRUCTURE**

### **Wastewater and Sewage (continued)**

**What is the current permitted capacity and average annual flow to this facility?**

Capacity = 37.0 MGD

1992 Average Flow = 30.7 MGD

This DRI = 0.59 MGD

**What other major developments will be served by the plant serving this project?**

None.

### **Water Supply and Treatment**

**How much water will the proposed project demand?**

Information submitted with the review estimates 0.74 MGD water demand. It is important to note, however, that the stadiums will be used only from time to time and not on a daily basis after the Olympics.

**How will the proposed project's demand for water impact the water supply or treatment facilities of the jurisdiction providing the service?**

The sites are served by Atlanta's Hemphill Water Treatment Plant.

### **Solid Waste**

**How much solid waste will be generated by the project? Where will this waste be disposed?**

Because recycling plans are not complete, the amount of solid waste requiring disposal is not known. For comparison, Atlanta Stadium and its concessionaire, ARA, recycle a number of items and the remaining waste requiring deposit averages one compacted cubic yard per 800 attendance. If this project is comparable, it would approximate 25 cubic yards per event.

## **INFRASTRUCTURE**

### **Solid Waste (continued)**

**Other than adding to a serious regional solid waste disposal problem, will the project create any unusual waste handling or disposal problems?**

No.

**Are there any provisions for recycling this project's solid waste.**

None stated, although it is known that there are plans to recycle at Olympic venues.

### **Other facilities**

According to information gained in the review process, will there be any unusual intergovernmental impacts on:

**Levels of governmental services?**

**Administrative facilities?**

**Schools?**

**Libraries or cultural facilities?**

**Fire, police, or EMS?**

**Other government facilities?**

**Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?**

No.

## **HOUSING**

**Will the proposed project create a demand for additional housing?**

No.

**Will the proposed project provide housing opportunities close to existing employment centers?**

No.

**Is there housing accessible to the project in all price ranges demanded?**

Yes.

**Is it likely or unlikely that potential employees of the proposed project be able to find affordable\* housing?**

Likely.

\* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region - 1990 median family income if \$41,500 for Atlanta MSA.