Development of Regional Impact (DRI) Update

Community Resources Committee
July 13, 2022

• Overview
• 2022 Year to Date Reviews
• Selected 2022 Q2 Projects
• Program Updates
• Questions

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DRI Program

- Provides an additional layer of stakeholder and agency review/coordination for projects with a regional impact
- Administered jointly by ARC/GRTA
- ARC’s role is advisory while GRTA specifies required transportation improvements
- Thresholds for review are set according to the Atlanta Region’s Plan
- Review is triggered by an application for local development action – rezoning, land disturbance permit, etc.
# DRI Reviews 2020-2022

## DRI Type 2020-2022

<table>
<thead>
<tr>
<th>DRI type</th>
<th>2020</th>
<th>2021</th>
<th>2022 YTD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Industrial (sf)</td>
<td>21,366,423</td>
<td>13,720,989</td>
<td>10,853,203</td>
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<tr>
<td>Commercial (sf)</td>
<td>3,490,143</td>
<td>965,581</td>
<td>1,209,075</td>
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<tr>
<td>Multifamily (units)</td>
<td>5,933</td>
<td>8,390</td>
<td>9,551</td>
</tr>
<tr>
<td>Single-family (attached + detached)</td>
<td>2,665</td>
<td>3,753</td>
<td>5,184</td>
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<tr>
<td><strong>DRI reviews</strong></td>
<td>27</td>
<td>26</td>
<td>completed 27 pending 25</td>
</tr>
</tbody>
</table>

### Annual DRI Reviews, 2010-2019

![Annual DRI Reviews Chart](chart.png)
2022 Q2 Trends

• Continued warehouse/distribution facility development, especially in west and south metro but even inside Perimeter.

• Continued strong residential, both multi-family and single-family (primarily attached).

• Continued demand for mixed-use projects, especially in-town.
Highlighted Project: Mixed-use Development at Satellite Boulevard DRI 3650

- Gwinnett County
- Redevelopment of one story office building and large surface lots

**ARC Role:**
- Coordination with Gwinnett County
- Planned future BRT along Satellite Boulevard
Highlighted Project:
1400 Murphy Avenue
DRI 3716

- Redevelopment of a historic baking factory site as a proposed truck distribution facility
- Currently allowed as zoned industrial
- Trucking distribution facility completely inconsistent with site’s location at a MARTA station with a dedicated entrance
- Use of 40 acre site for trucking facility will severely compromise efforts to improve MARTA ridership – 100 daily riders projected
- Would also limit future ridership from Cambellton Corridor BRT which also terminates here

ARC Role:
- Close coordination with City of Atlanta
- Working to recommend modified options with a TOD component
ARC Process Updates

- Continued holding all DRI meetings remotely
- New plan review database interface implemented March
- Still working on updated formats for reports and forms
- Still planning forum with developers and local government representatives to review process and hear suggestions for improvements
- Focus remains on managing the current record inflow of DRI submissions
Questions or suggestions

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https://atlantaregional.org/developments-of-regional-impact