

Development of Regional Impact (DRI) Update

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

Community Resources Committee

July 13, 2022

Donald Shockey

Plan Review Manager

dshockey@atlantaregional.org

(470) 378-1531



Development of Regional Impact (DRI) Update

Community Resources
Committee

July 13, 2022

Donald Shockey

Plan Review Manager

dshockey@atlantaregional.org

(470) 378-1531



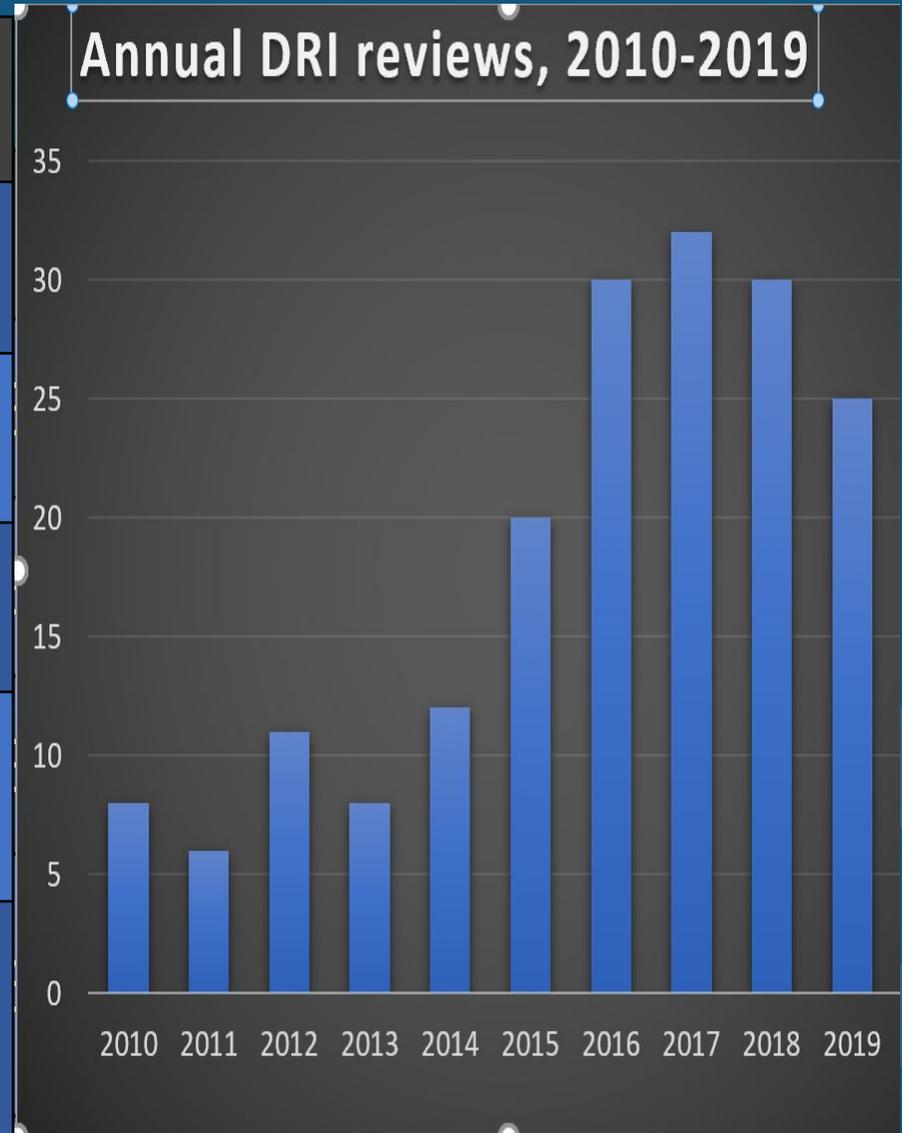


DRI Program

- 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.

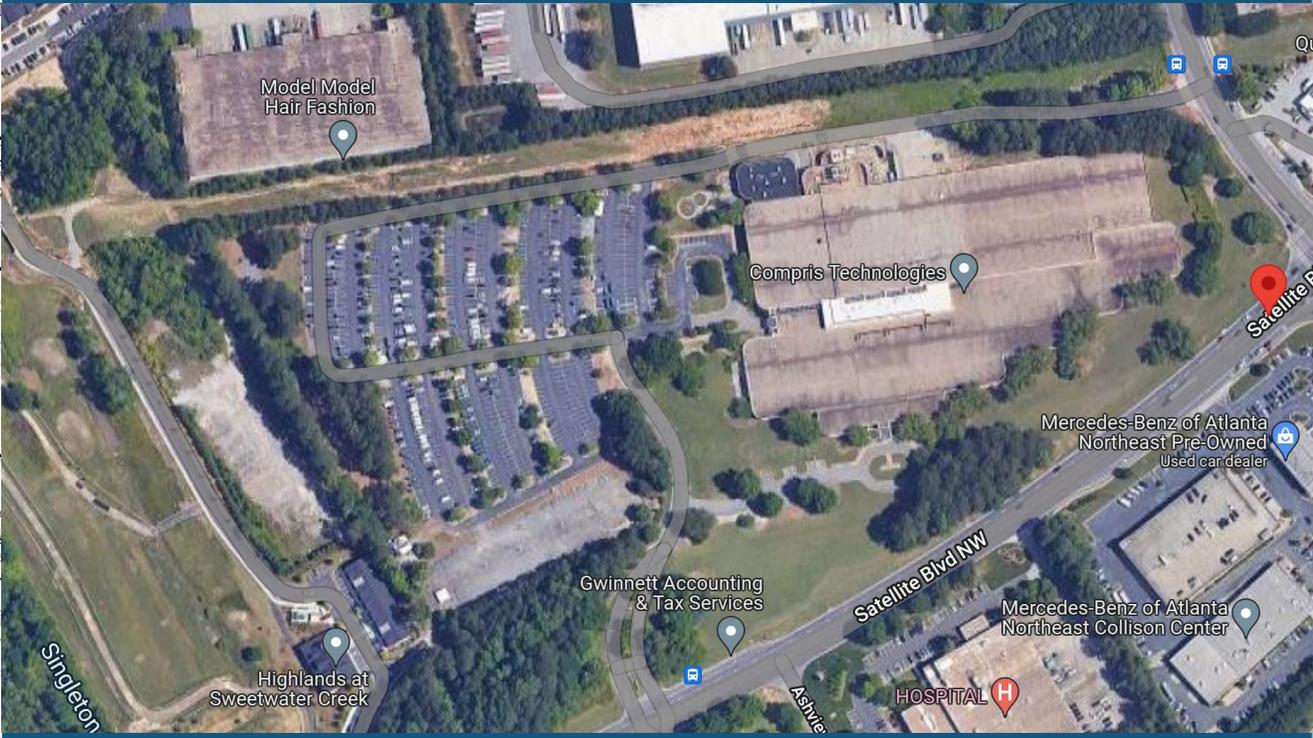
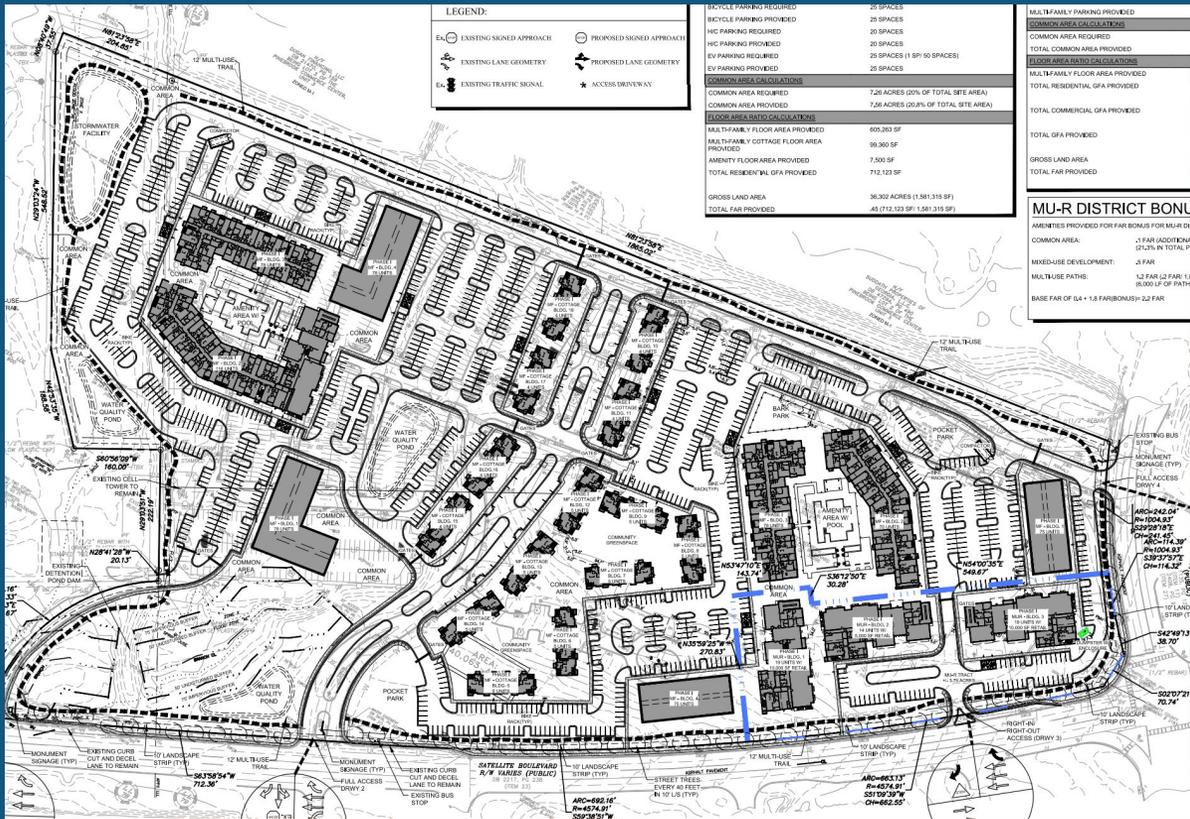
DRI reviews 2020-2022

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



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.

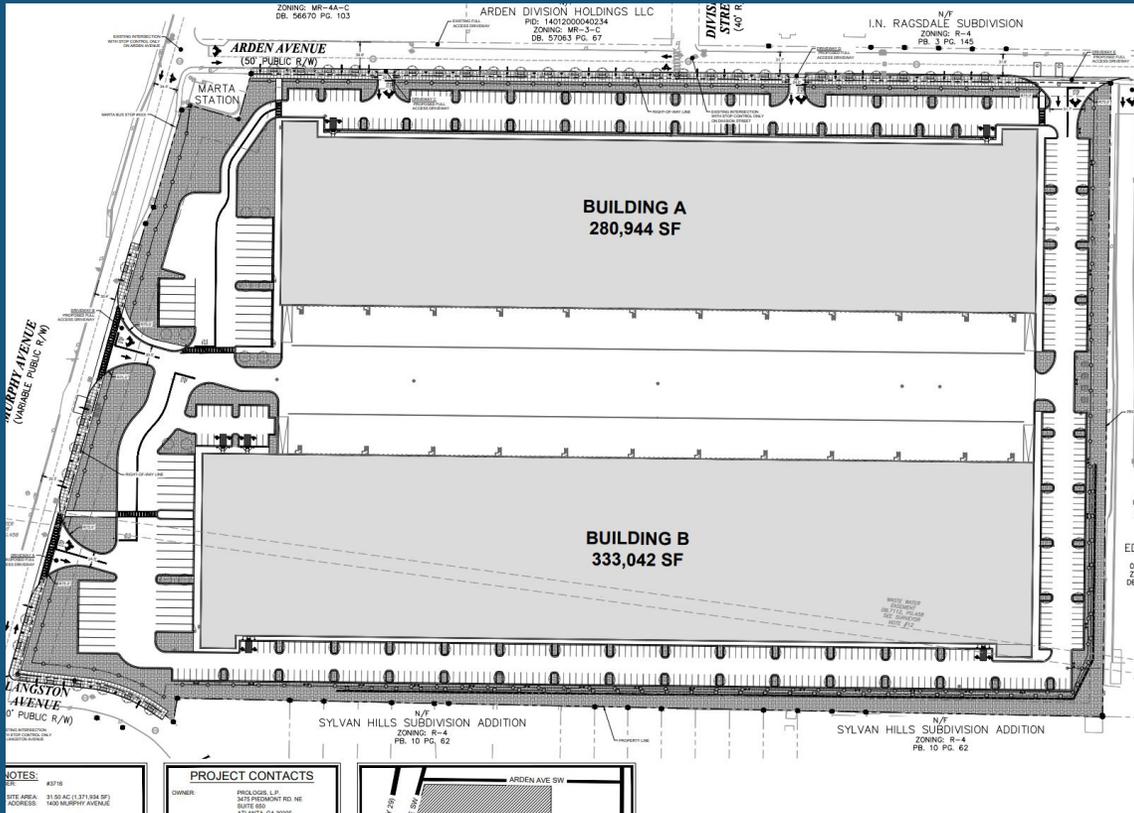


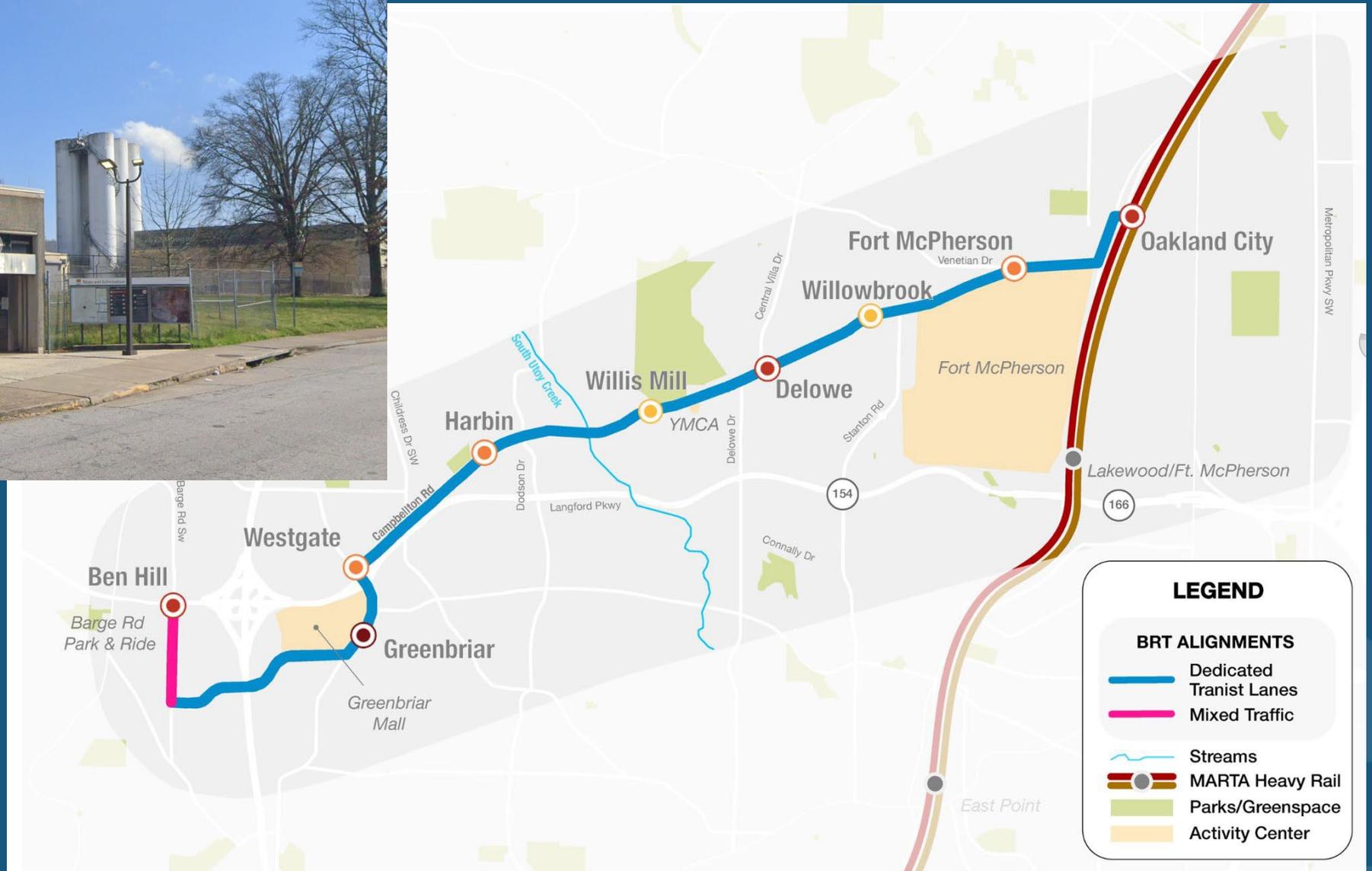
Highlighted Project: Mixed-use Development at Satellite Boulevard DRI 3650

- 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





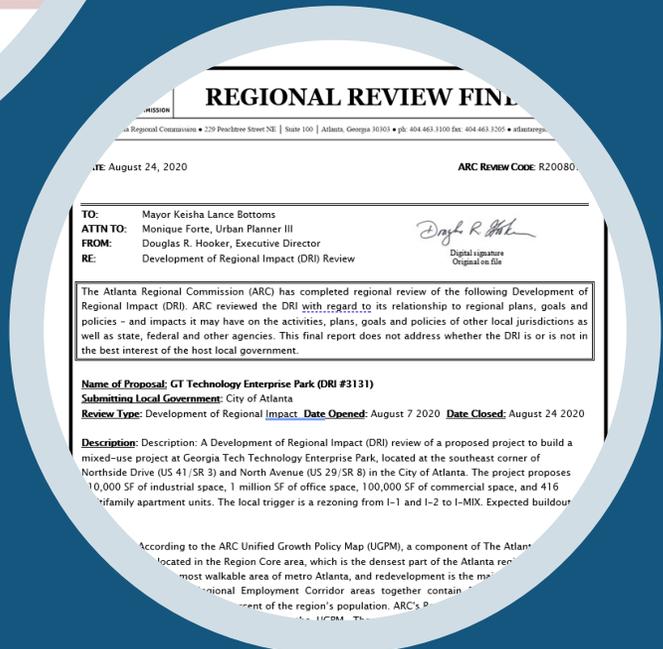
1400 Murphy Avenue

All Reviews DRI MRPA Comp IGC						
ID	Project Name	Type	Jurisdiction	Date Opened	Date to Close	Date Closed
4171	Town Old Peachtree	DRI	Gwinnett County	3/7/2022	3/28/2022	
4170	Phelps Bowen Residential Development RC-21-01GC	MRPA	Gwinnett County	2/2/2022	2/12/2022	2/17/2022
4169	Strategic West Logistics Center IV - Douglas Hills DRI 3515	DRI	Douglas County	2/3/2022	2/23/2022	3/6/2022
4168	930 River Overlook Court RC-22-01SS	MRPA	City of Sandy Sp...	1/31/2022	2/10/2022	2/15/2022
4167	Douglas County Graduation, Multipurpose Arena DRI 3523	DRI	City of Douglasvi...	1/28/2022	2/18/2022	2/28/2022
4166	Lawrenceville Gateway DRI 3525	DRI	City of Lawrence...	1/28/2022	2/18/2022	2/23/2022
4165	9650 Dogwood Road RC-22-01R	MRPA	City of Roswell	1/26/2022	2/7/2022	2/7/2022
4164	NS Logistics South	DRI	City of Locust Gr...	1/19/2022	2/7/2022	2/11/2022
4163	Continuum Alpharetta DRI 3508	DRI	City of Alpharetta	12/20/2021	1/14/2022	1/14/2022
4162	2022 Fayette County CIE Annual Update	Comp	Fayette County	12/17/2021		
4161	Project Revive DRI 3489	DRI	City of Atlanta	12/3/2021	12/30/2021	
4160	2021 City of Powder Springs CIE Annual Update	Comp	City of Powder S...	12/2/2021		
4159	2022 City of Canton CIE Annual Update	Comp	City of Canton	11/24/2021		

[Add New Project](#)
[View/Edit Project](#)

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



365 Lynhurst Drive DRI #TBD, City of Atlanta



DRI Location: 365 Lynhurst Drive SW, Atlanta, GA 30311

Description: A proposed mixed-use development with 750 multifamily apartment units for seniors (including some affordable units) and 20,000 square feet of commercial retail space.

Access streets: Lynhurst Drive SW

Questions or suggestions

Donald Shockey, Plan Review Manager

dshockey@atlantaregional.org

(470) 378-1531

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

