

# DRI Update

**ARC Community Resources Committee**

June 14, 2018

# Mid-Year Stats

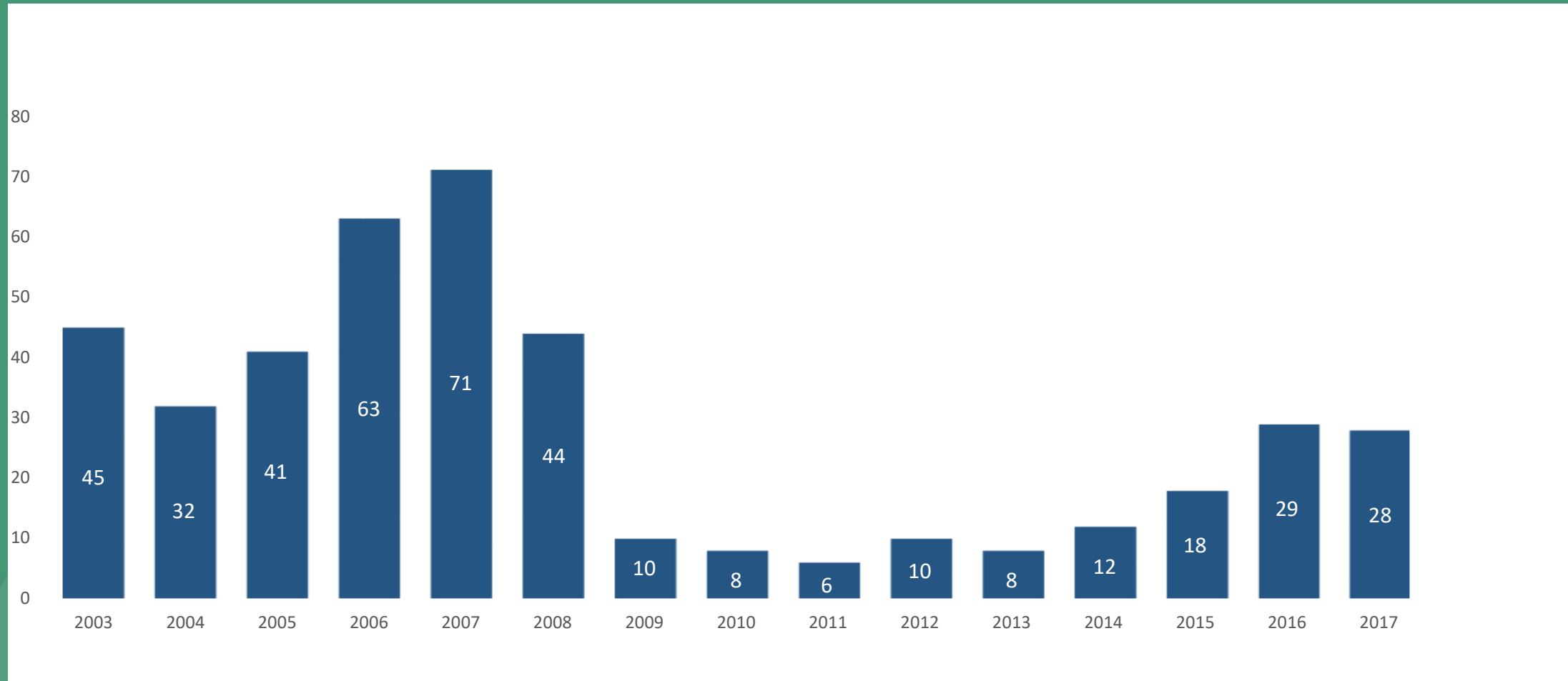
## 2018

- 18 reviews thus far
  - 9 Mixed-use
  - 8 Industrial
  - 1 Residential (CCRC/sr. housing)
  - 0 Office
  - 0 Commercial (retail)

## 2017

- 28 reviews
  - 14 Mixed-use
  - 13 Industrial
  - 1 Residential
  - 0 Office
  - 0 Commercial (retail)

# Pre- vs. Post-Recession: The Numbers



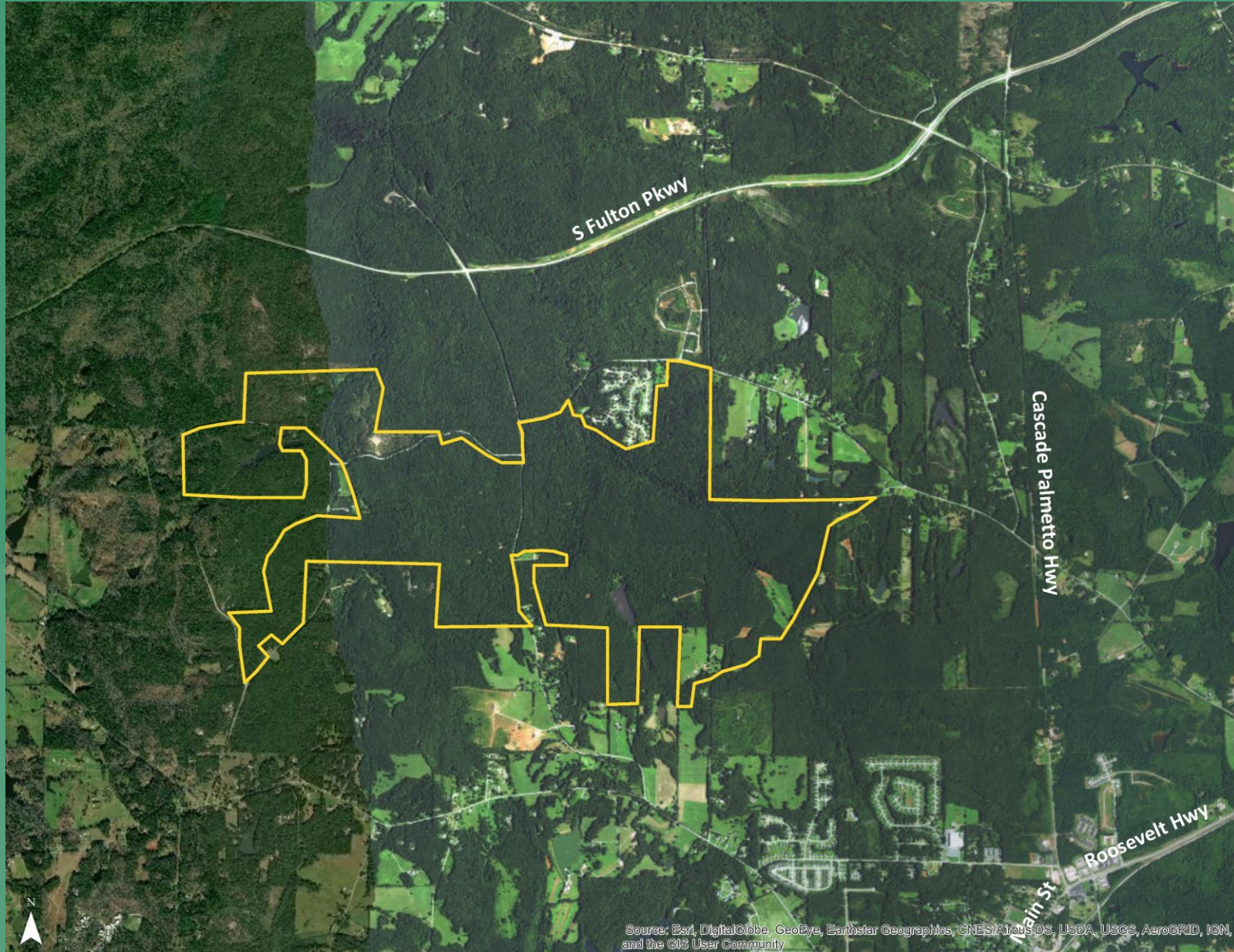
# Pre- vs. Post-Recession: Location and Use Matter

## Pre-Recession Trends

- Very large acreage projects
  - Many single-use, especially residential and commercial
  - Still some aggressive mixed-use projects though
- Heavy activity in suburban and exurban areas
  - Includes mixed-use
- **Many reviewed projects were never developed**



# Foxhall Village (2008)



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# Summit Jodeco (2008) / Jodeco Crossings (2015)



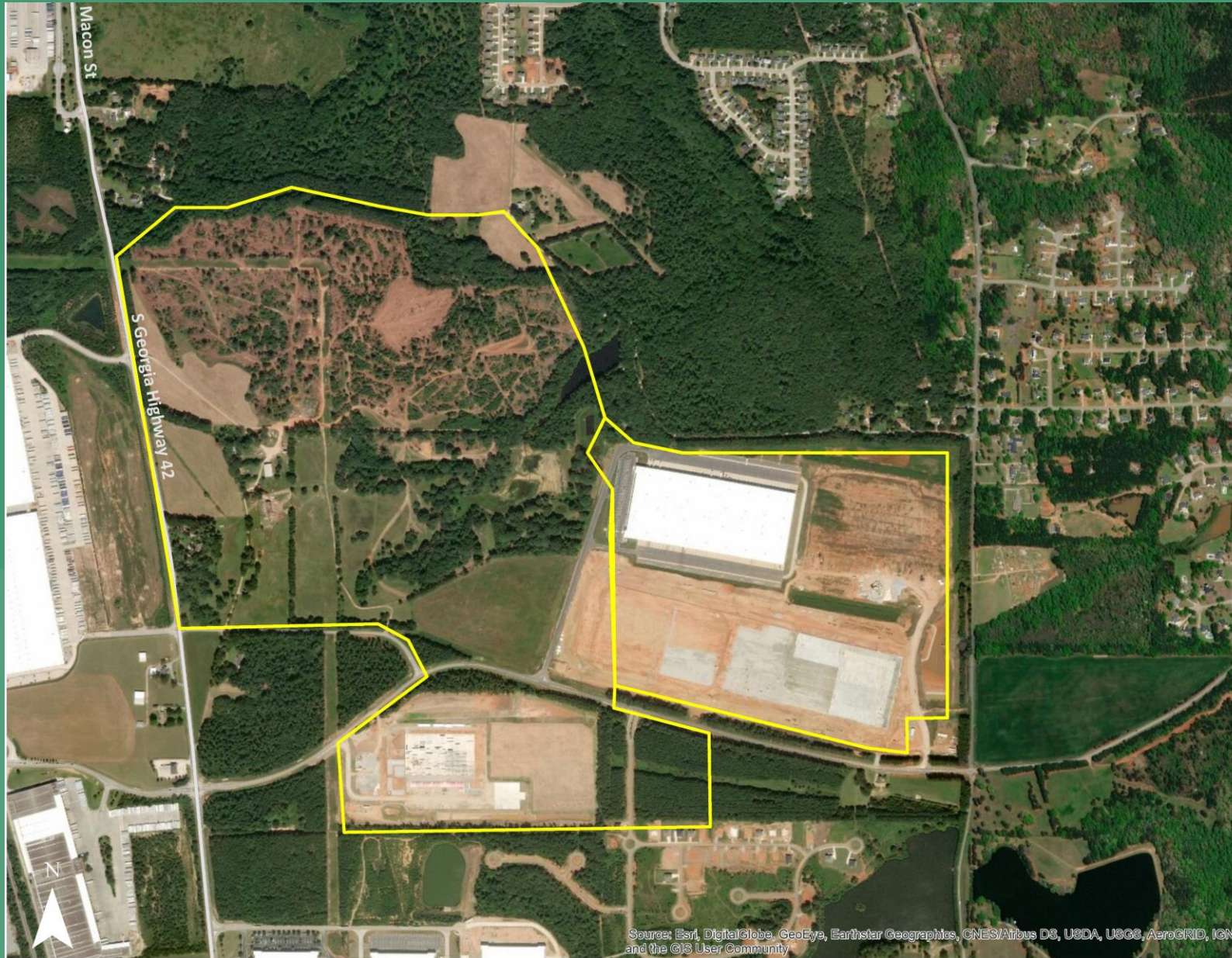
# Pre- vs. Post-Recession: Location and Use Matter

## Pre-/Mid-/End of Recession...Projects That Have Survived (or Thrived!)

- Core Counties strong
  - Especially N. Fulton and ITP
- Industrial
  - Warehouse/distribution
  - Tenant/end user-driven
  - S. Cobb, Douglas, S. Fulton, Henry, Gwinnett
- Mixed-Use
  - Not in exurban locations
  - End user or anchor tenant important, as with industrial



# King Mill-Lambert (2009) / Lambert Farms Phase II (2015)

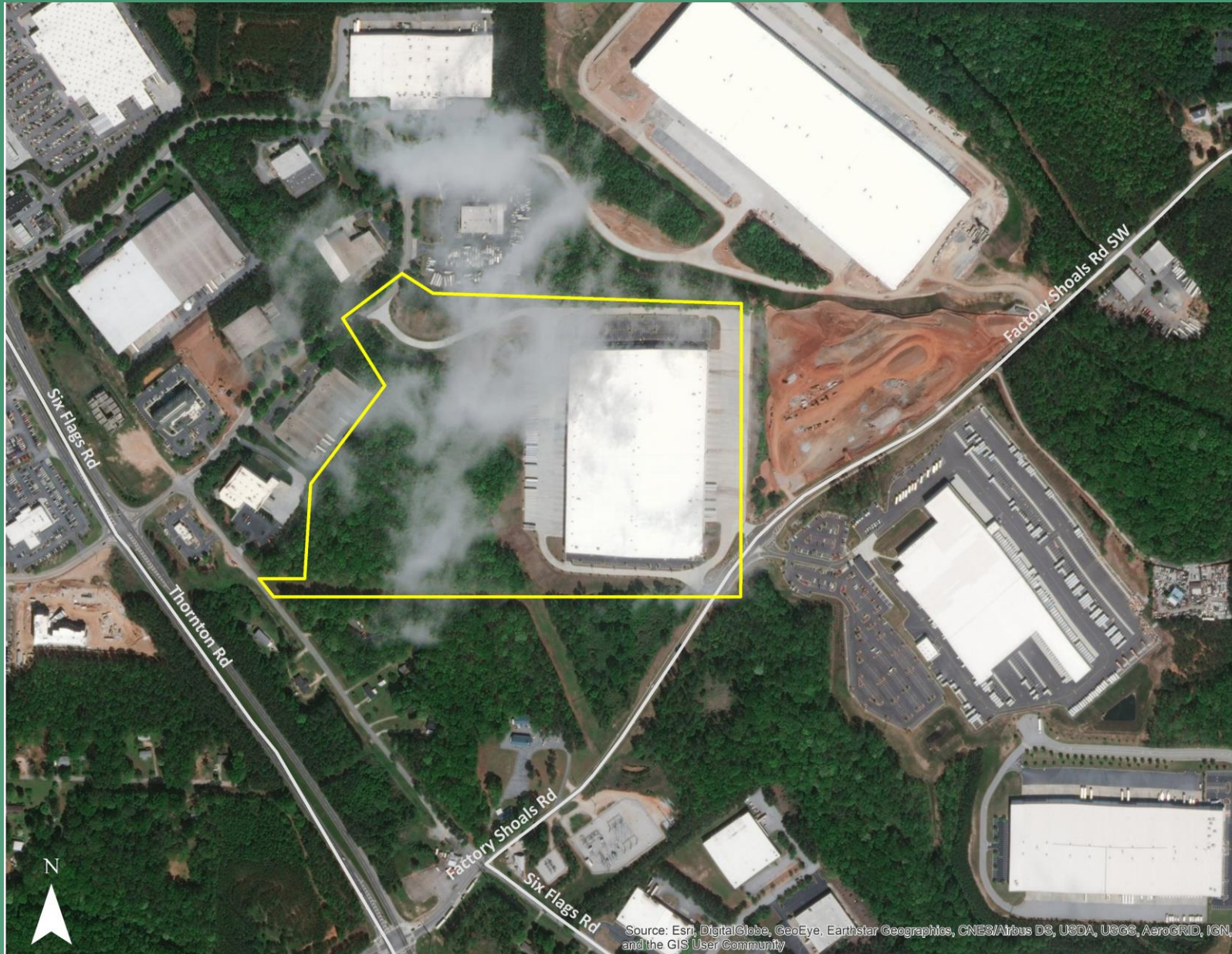


# DCT River West Industrial Center (2012)



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

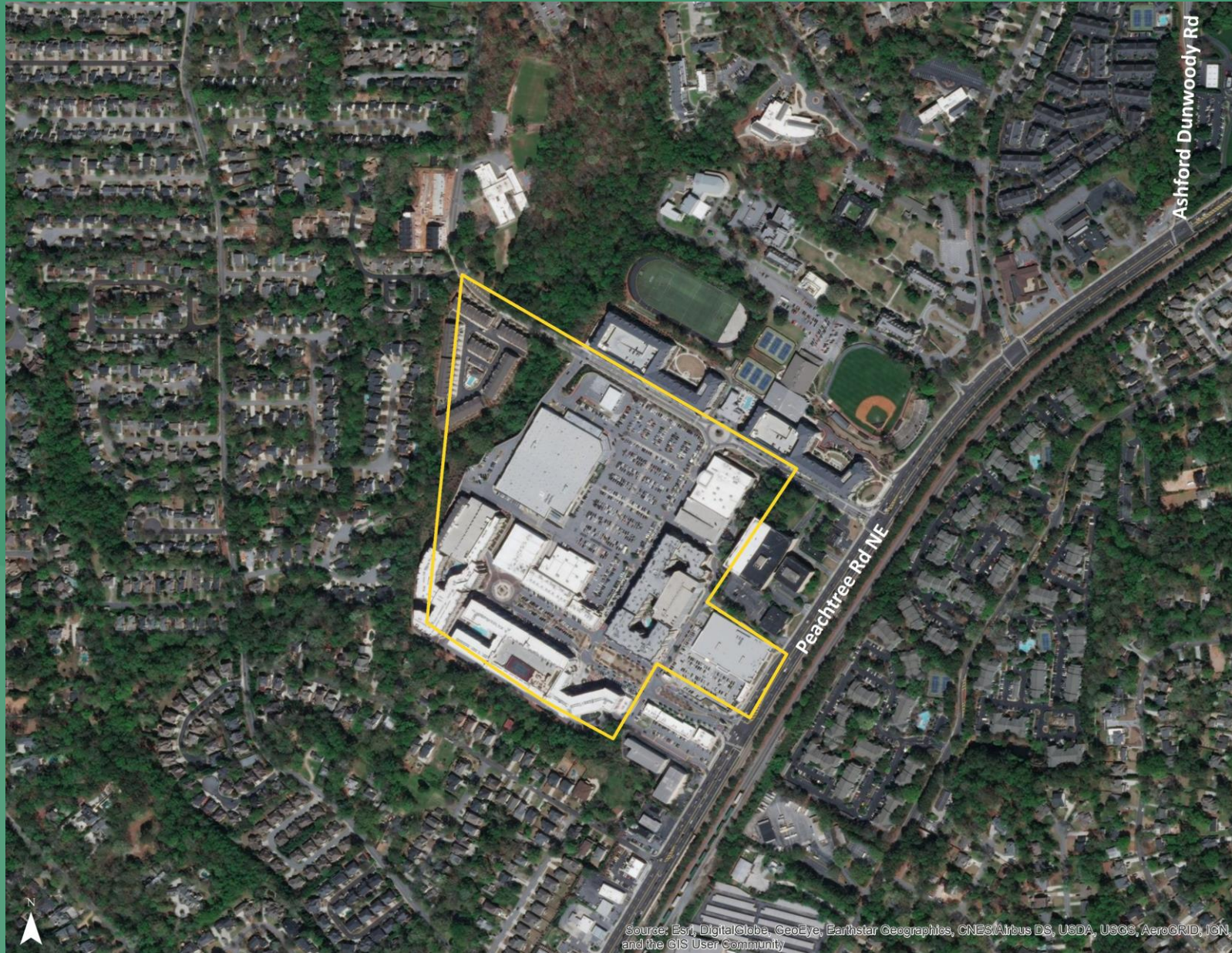
# Interstate North (2014)



# The Forum at Alpharetta (2005)



# Peachtree and Hermance Roads (2006)

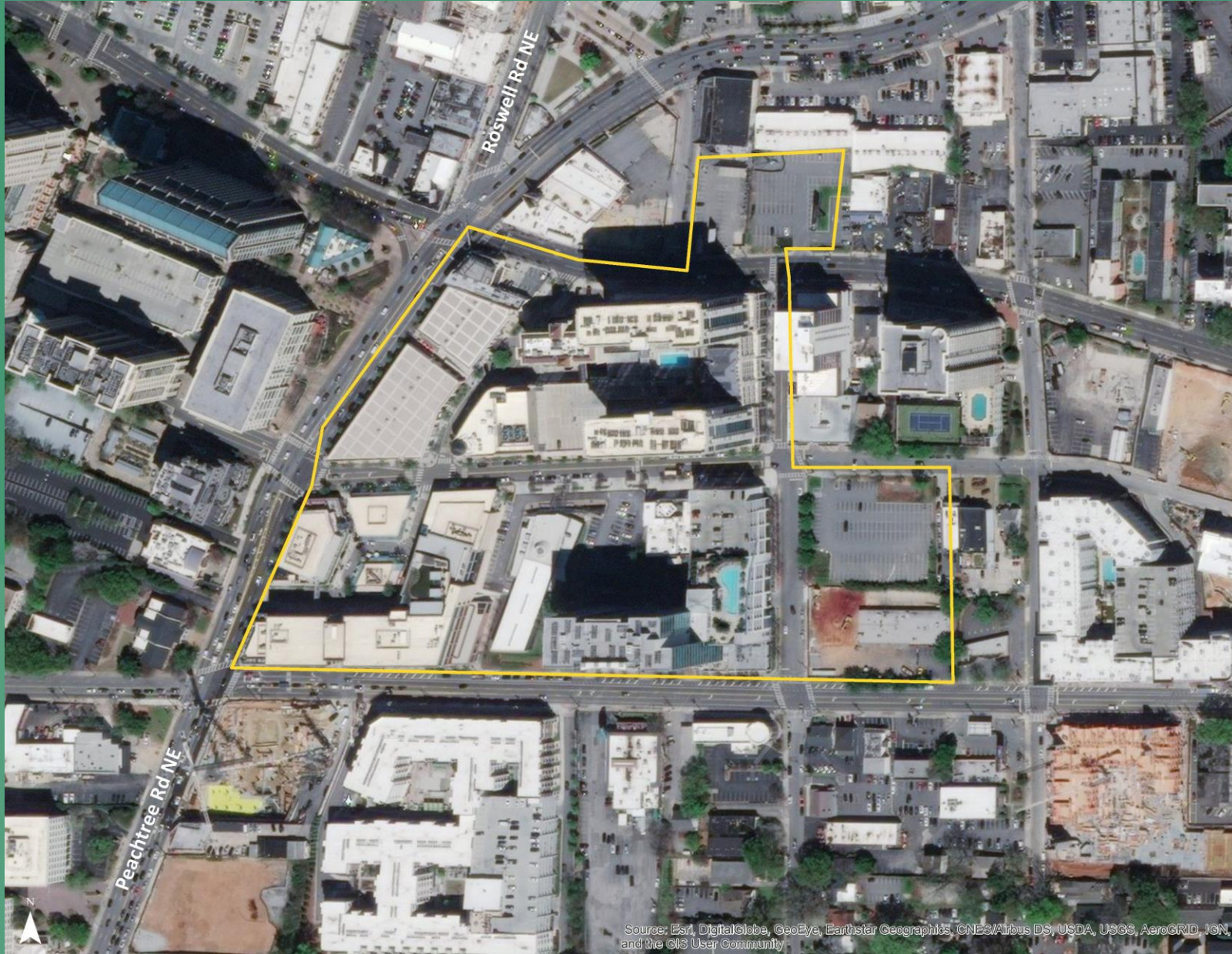


# 236-245 Perimeter Center (2007)



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# Buckhead Avenues (2007)



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# Lindbergh Retail Shopping Center (2012)





# Hapeville Ford Plant Redevelopment (2008)



# Pinewood Atlanta Studios (2015)



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# Pre- vs. Post-Recession: Location and Use Matter

## Current Trends

- Core Counties
  - North Fulton and ITP still strong
    - Ex: 5 mixed-use DRIs so far in 2018 in City of Atlanta alone
- Little to no single-use office, residential, retail
- Industrial
  - Warehouse/distribution
  - Tenant/end user-driven...more spec now though
  - Southside
    - Ex: 8 industrial DRIs so far in 2018 on Southside (Union City, FIB, Locust Grove, McDonough, Henry Co.)
- Mixed-Use
  - Still not in exurban locations