

Developments of Regional Impact (DRIs)

2017 Annual Report

ARC Community Resources Committee

February 15, 2018

Background

- Outgrowth of Georgia Planning Act of 1989
- Georgia DCA manages DRI program statewide
- Each RC manages DRI reviews in its territory
- Purpose
 - Identify developments that may generate impacts beyond boundaries of host local government
 - Foster intergovernmental/interagency communication and coordination (early in local review timeline) re: project impacts
 - Provide useful advisory information to host local government

Review Determination

- Review warranted when proposed project exceeds applicable ARC review threshold
- Thresholds organized by use, intensity, and location on UGPM
- Any local action can trigger review
- ARC determines if review is warranted
- GRTA follows ARC determination

Review Process

- Host local government contacts ARC to initiate
- ARC conducts regional-level review
- Review includes comment period for potentially affected parties
 - Neighboring or nearby local governments
 - State and other agencies – GDOT, GRTA, MARTA, etc.
- ARC produces final report for local government with staff recommendations and comments received during review



2017 DEVELOPMENTS OF REGIONAL IMPACT REVIEW REPORT

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OVERVIEW

IN 2017, 28 DRIs WERE REVIEWED BY THE ATLANTA REGIONAL COMMISSION. COMPARATIVELY, 29 WERE REVIEWED IN 2016 AND 18 WERE REVIEWED IN 2015. OVER THE PAST 15 YEARS, ARC HAS AVERAGED 28 DRIs PER YEAR.

DEVELOPMENT TYPES REVIEWED PER YEAR

	2017	2016
MIXED USE	14	15
INDUSTRIAL	9	7
OTHER	4	2
OFFICE	0	2
RESIDENTIAL	1	0
COMMERCIAL	0	1
TOTAL	28	29

DRIs BY THE NUMBERS

THESE NUMBERS REPRESENT THE NUMBER OF RESIDENTIAL UNITS AND SQUARE FEET OF VARIOUS CATEGORIES THAT WERE REVIEWED IN 2017. WE'VE INCLUDED 2016 NUMBERS IN GRAY BELOW THE 2017 NUMBERS FOR COMPARISON.

RESIDENTIAL UNITS

10,565

11,423 (2016)

INDUSTRIAL SPACE (SF)

12,809,870

10,800,034 (2016)

OFFICE SPACE (SF)

14,632,617

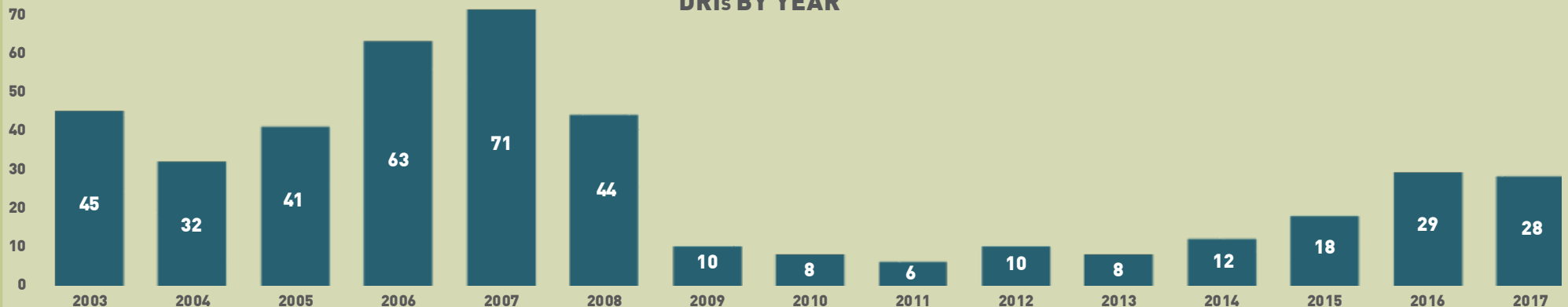
9,596,822 (2016)

COMMERCIAL SPACE (SF)

2,551,995

2,894,725 (2016)

DRIs BY YEAR



DRI ACREAGE BY JURISDICTION

Douglas County, 222

City of Union City, 161

City of East Point, 142

Gwinnett County, 94

City of Palmetto, 82

City of Fairburn, 99

City of Atlanta, 84

Fulton County, 56

City of Kennesaw, 50

City of Woodstock, 43

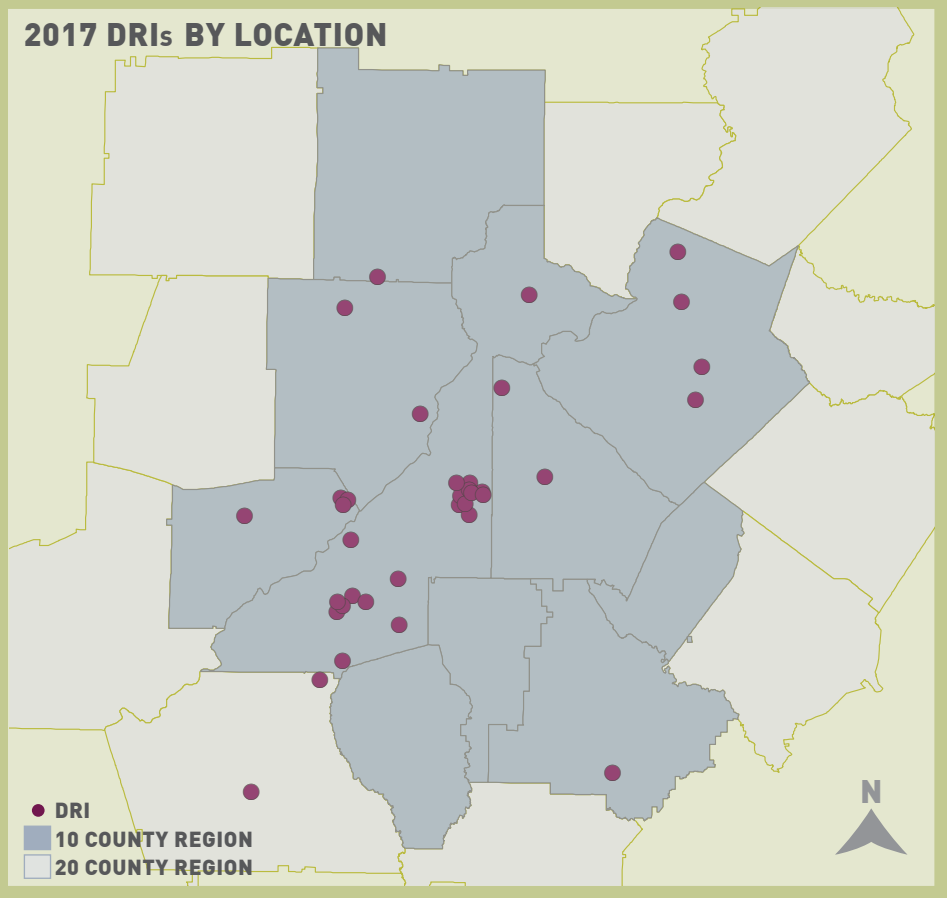
City of Lawrenceville, 32

City of Alpharetta, 25

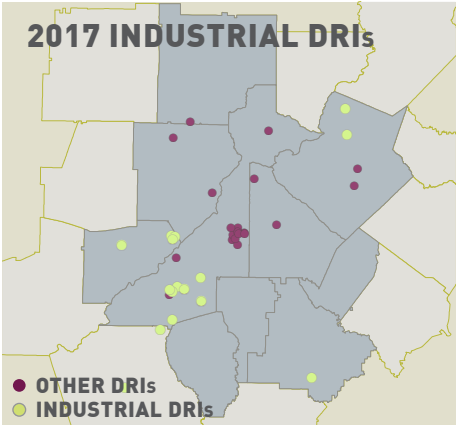
City of Dunwoody, 20

Cobb County, 11

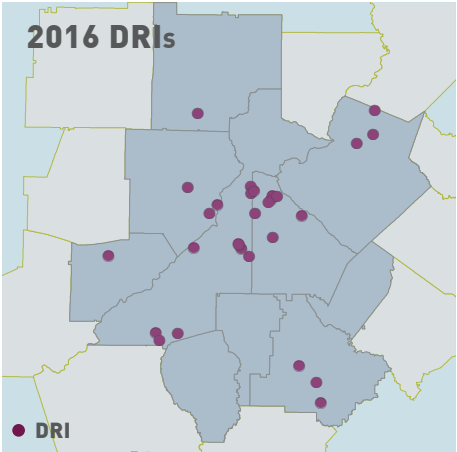
2017 DRIs BY LOCATION



2017 INDUSTRIAL DRIs



2016 DRIs



DRIs BY JURISDICTION

CITY OF ALPHARETTA	1
CITY OF ATLANTA	8
CITY OF BUFORD	1
CITY OF DOUGLASVILLE	1
CITY OF DUNWOODY	1
CITY OF EAST POINT	1
CITY OF FAIRBURN	1
CITY OF KENNESAW	1
CITY OF LAWRENCEVILLE	1
CITY OF PALMETTO	1
CITY OF SMYRNA	1
CITY OF UNION CITY	2
CITY OF WOODSTOCK	1
COBB COUNTY	1
DOUGLAS COUNTY	3
FULTON COUNTY	1
GWINNETT COUNTY	2

2017 Review Examples

30 Ted Turner Drive

- The Gulch in Downtown Atlanta – 27 acres
 - 9.3M SF office / 1M SF retail / 1,000 MF units / 1,500-room hotel
- Areas of alignment with regional policy and Downtown LCI
 - Brings underutilized downtown site into productive use
 - Strengthens regional employment center
 - Adjacent to two MARTA rail stations
 - Creates network of new streets and pathways at viaduct level
 - Links Five Points to Philips Arena, M-B Stadium, GWCC
 - Includes rainwater capture/infiltration/reuse features
- Advisory recommendations
 - Ensure safe, barrier-free, “legible” pedestrian circulation not only at street level but *below street level*
 - Reserve space, potentially at ground level or within parking structure, for future local and regional bus transit connections
 - Ensure that project, *as constructed*, is consistent with recommendations of newly updated LCI plan

2017 Review Examples

Rockefeller-Douglas Hill Road

- East Douglas Co. b/w Sweetwater Creek State Park and Thornton Rd.
 - 722,400 SF of warehouse/distribution space on 69 greenfield acres
- Areas of alignment with regional policy
 - Generally aligns with UGPM recommendations re: density, height
 - Proximity to Thornton Rd. and to other warehouse sites = efficiencies in regional freight movement
- Advisory recommendations
 - Incorporate green infrastructure and/or low-impact design in parking areas, driveways and site frontages
 - Ensure safe, barrier-free, “legible” pedestrian circulation on site
 - Maintain sensitivity to nearby land uses, natural resources and other local governments, e.g., residential and conservation uses, Sweetwater Creek, City of Douglasville, etc.
 - Be aware of applicable County and State stream buffer regulations