

DATE: November 28, 2017

ARC REVIEW CODE: R1711081

TO: Mayor Vince Williams, City of Union City
ATTN TO: Ellis Still, Community Development Director
FROM: Douglas R. Hooker, Executive Director, ARC
RE: Development of Regional Impact (DRI) Review



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The Atlanta Regional Commission (ARC) has completed a regional review of the following Development of Regional Impact (DRI). ARC reviewed the DRI with regard to its relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This final report does not address whether the DRI is or is not in the best interest of the host local government.

Name of Proposal: MAC IV – Derrick Road (DRI 2737)

Submitting Local Government: City of Union City

Review Type: Development of Regional Impact **Date Opened:** Nov. 8, 2017 **Date Closed:** Nov. 28, 2017

Description: This DRI is located in the City of Union City, bounded by South Fulton Parkway to the north and Derrick Road to the east. Site access is proposed via one full-movement driveway on Derrick Road. The proposed development will consist of approximately 550,000 SF of warehouse/distribution space in one building on 63 acres. The DRI review trigger for this development is a Land Disturbance Permit. The projected buildout year is 2018.

Comments: According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, this DRI is in the Developing Suburbs Area of the region. Developing Suburbs are areas that have developed from roughly 1995 to today and are projected to remain suburbs through 2040. ARC's Regional Development Guide (RDG) details recommended policies for areas on the UGPM. RDG information and recommendations for Developing Suburbs are listed at the bottom of these comments.

This DRI appears to manifest some aspects of regional policy in that it is in relatively close proximity to existing warehouse/distribution facilities along South Fulton Parkway to the east, offering the potential for efficiencies in freight movement. It also offers connectivity for regional freight movement through its access to SR 92 to the west, Roosevelt Highway/US 29 to the south, and I-285 and I-85 to the east.

The project could further support The Atlanta Region's Plan if it incorporated other aspects of the regional policy detailed at the bottom of these comments, including green infrastructure and/or low-impact design (e.g., rain gardens, vegetated swales, etc.) in parking areas and site driveways, and as part of any improvements to site frontages. In addition, ARC encourages the applicant team to ensure that the development promotes a functional, safe, clearly marked and comfortable pedestrian experience on all streets, paths and parking areas on the site. This framework can offer the potential for safe internal site circulation for employees on foot or by another alternative mode.

The intensity of this DRI generally aligns with the RDG's recommended range of densities and building heights in Developing Suburbs. In terms of land use, the project is similar to nearby warehouse/distribution space and is in an area of the region that is experiencing demand for the development of these facilities. However, most areas around this site are predominated by forested/conservation land and low-density residential uses, including many areas and properties that are outside the City of Union City. City

leadership and staff, along with the applicant team, should therefore collaborate to ensure sensitivity to nearby local governments, land uses and natural resources.

External comments received during the review period, along with ARC staff comments related to water resources and transportation, are attached to this report.

Further to the above, regional policy recommendations for Developing Suburbs include:

- New development should connect to the existing road network and adjacent developments and use of cul-de-sacs or other means resulting in disconnected subdivisions should be discouraged
- Maximize the usefulness of existing recreational facilities in addition to providing new recreational opportunities
- Eliminate vacant or under-utilized parking areas through mechanisms such as out-parceling or conversion to community open space
- Use rain gardens, vegetated swales or other enhanced water filtration design to enhance the quality of stormwater run-off
- Identify other opportunities to foster a sense of community by developing town centers, village centers or other places of centralized location

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT
ARC RESEARCH & ANALYTICS
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF EAST POINT

ARC TRANSPORTATION ACCESS & MOBILITY
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF FAIRBURN

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF COLLEGE PARK
CITY OF SOUTH FULTON

If you have any questions regarding this review, please contact Andrew Smith at (470) 378-1645 or asmith@atlantaregional.org. This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.