



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: Sep 18 2008

ARC REVIEW CODE: R809181

TO: Mayor Phillip Beard

ATTN TO: Kim Wolfe,

FROM: Charles Krautler, Director

NOTE: This is digital signature.
Original on file.

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: Buford Jubilee

Review Type: Development of Regional Impact

Description: The Buford Jubilee is a proposed mixed use development on 60 acres in the City of Buford. The proposed development includes 290,020 square feet of retail, 400,000 square feet of office space, 275 residential units, 300 hotels rooms, and a 69,000 square foot water park. Access to the development is proposed via an extension of Satellite Boulevard to Maddox Road, three secondary access points onto Maddox Road and one secondary access point onto GA 20.

Submitting Local Government: Hall County

Date Opened: Sep 18 2008

Deadline for Comments: Oct 2 2008

Earliest the Regional Review can be Completed: Oct 18 2008

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF NATURAL RESOURCES
HALL COUNTY
GEORGIA MOUNTAINS RDC

ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
GWINNETT COUNTY
U.S. ARMY CORPS OF ENGINEERS

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF SUGAR HILL

Attached is information concerning this review.

If you have any questions regarding this review, Please call Jon Tuley, Review Coordinator, at (404) 463-5581. If the ARC staff does not receive comments from you by Oct 2 2008, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/landuse> .



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DEVELOPMENT OF REGIONAL IMPACT

DRI- REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Development Center for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and give us your comments in the space provided. The completed form should be returned to the RDC on or before the specified return deadline.

Preliminary Findings of the RDC: **Buford Jubilee** *See the Preliminary Report* .

Comments from affected party (attach additional sheets as needed):

Individual Completing form:

Local Government:

Department:

Telephone: ()

Signature:

Date:

Please Return this form to:

Haley Fleming, Atlanta Regional Commission
40 Courtland Street NE
Atlanta, GA 30303
Ph. (404) 463-3311 Fax (404) 463-3254
hffleming@atlantaregional.com

Return Date: Oct 2 2008

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: Sep 18 2008

ARC REVIEW CODE: R809181

TO: ARC Land Use, Environmental, Transportation, Research, and Aging Division Chiefs

FROM: Haley Fleming, Review Coordinator, Extension: 3-3311

Reviewing staff by Jurisdiction:

Land Use: Tuley, Jon

Transportation: Kray, Michael

Environmental: Santo, Jim

Research: Skinner, Jim

Aging: Rader, Carolyn

Name of Proposal: Buford Jubilee

Review Type: Development of Regional Impact

Description: The Buford Jubilee is a proposed mixed use development on 60 acres in the City of Buford. The proposed development includes 290,020 square feet of retail, 400,000 square feet of office space, 275 residential units, 300 hotels rooms, and a 69,000 square foot water park. Access to the development is proposed via an extension of Satellite Boulevard to Maddox Road, three secondary access points onto Maddox Road and one secondary access point onto GA 20.

Submitting Local Government: Hall County

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Deadline for Comments: Oct 2 2008

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Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

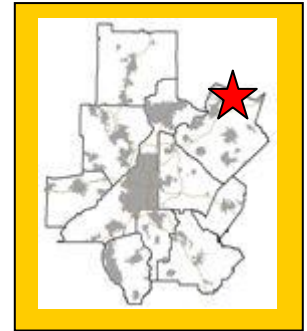
COMMENTS:

Preliminary Report:	August 25, 2008	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Buford Jubilee #1836
Final Report Due:	September 24, 2008		Comments Due By:	September 8, 2008

PRELIMINARY REPORT SUMMARY

PROPOSED DEVELOPMENT:

The Buford Jubilee is a proposed mixed use development on 60 acres in the City of Buford. The proposed development includes 290,020 square feet of retail, 400,000 square feet of office space, 275 residential units, 300 hotels rooms, and a 69,000 square foot water park. Access to the development is proposed via an extension of Satellite Boulevard to Maddox Road, three secondary access points onto Maddox Road and one secondary access point onto GA 20.



PROJECT PHASING:

The project is being proposed in one phase with a project build out date for 2015.

GENERAL

According to information on the review form or comments received from potentially affected governments:

Is the proposed project consistent with the host-local government's comprehensive plan? If not, identify inconsistencies.

The existing zoning for the site is C-2 with special use to allow for the mixed use. The Future Land Use Map designates this area as commercial/retail and single family residential.

Is the proposed project consistent with any potentially affected local government's comprehensive plan? If not, identify inconsistencies.

This will be determined based on comments received from potentially impacted local governments.

Will the proposed project impact the implementation of any local government's short-term work program? If so, how?

This will be determined based on comments received from potentially impacted local governments.

Will the proposed project generate population and/or employment increases in the Region? If yes, what would be the major infrastructure and facilities improvements needed to support the increase?

Yes, the proposed development would increase the need for services in the area for existing and future residents.

Preliminary Report:	August 25, 2008	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Buford Jubilee #1836
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What other major development projects are planned near the proposed project?

The ARC has reviewed other major development projects, known as Area Plan (1984 to 1991) or as a DRI (1991 to present), within a three mile radius of the proposed project.

YEAR	NAME
2006	Buford Jubilee
2006	New Trend Development
2006	The Villages at Ivy Creek
2004	Buford Distribution Center
2001	Hamilton Mill Business Center
2000	Sudder Road Inert Landfill
1999	Expansion of North Advanced WRF
1997	Brahma Cement
1996	Proposed AWRF Site
1996	Mall of Georgia

Will the proposed project displace housing units or community facilities? If yes, identify and give number of units, facilities, etc.

Based on information submitted for the review, the site is currently undeveloped.

Will the development cause a loss in jobs? If yes, how many?

No.

Is the proposed development consistent with regional plans and policies?

The proposed development meets many of ARC's Regional Development Policies, as well as the Atlanta Region Unified Growth Policy Map. The proposed development is located in the suburban neighborhood, however it is adjacent to a megacorridor which is defined as the most intensely developed radial corridors in the region. Suburban neighborhoods are areas that are located outside the Central City or Activity Centers that will be develop at a more suburban scale with appropriate commercial development and low-intensity mixed use serving the local area. ARC's Regional Development Policies strive to promote development within principal transportation corridors where there are increased opportunities for mixed use development and provides a sense of place appropriate for the community. The policies also promote new communities that feature greenspace, pedestrian scale, support transportation options, and provide an appropriate mix of uses and housing types

The proposed development was previously reviewed in 2006 as Buford Jubilee. The previously reviewed development includes 226,020 square feet of retail/entertainment space, 349,560 square feet of office space, 100 residential lofts, 33 single family detached homes, and 42 single family attached homes. That proposed development did not include an extension of Satellite Boulevard through the development.

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The proposed development is increasing mixed use development in a fast growing part of the region. The ARC forecasts significant population and employment growth in northern Gwinnett County over the next 25 years. ARC forecasts a population of over 244,000 residents in northern Gwinnett County and an employment base of greater than 120,000 jobs. Overall, Gwinnett County's population is forecasted by the ARC to be just under one million and a total employment base for the County of over half a million jobs by 2030. The incorporation of higher density housing with convenient access to neighborhood services is essential to accommodating the expected growth efficiently.

Internal street connection is important both locally and regionally. The proposed development provides good internal connections by establishing a grid system. Satellite Boulevard is extended into the development and provides connections to potential future development on the other side of Maddox Road. Providing this connection is essential to the overall street network in the area by giving individuals more choices, opportunities, and connections to reach destinations. It will provide an alternative route to the area between Maddox Road and Hamilton Mill Road besides Buford Highway.

The proposed project includes an indoor water park. The developer will need to coordinate with the City and Gwinnett County to determine the capacity that is available and to implement such conservation measures as the City and County may require. ARC strongly recommends that proposed development use Best Management Practices throughout the development to reduce water consumption and to promote water conservation. ARC requests that the developer provide information on how the proposed development will promote water conservation and reduce water consumption.

Preliminary Report:	August 25, 2008	DEVELOPMENT OF REGIONAL IMPACT <u>REVIEW REPORT</u>	Project:	Buford Jubilee #1836
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PRELIMINARY REPORT

Regional Development Plan Policies

1. Provide development strategies and infrastructure investments to accommodate forecasted population and employment growth more efficiently.
2. Guide an increased share of new development to the Central Business District, transportation corridors, activity centers and town centers.
3. Increase opportunities for mixed-use development, infill and redevelopment.
4. Increase transportation choices and transit-oriented development (TOD).
5. Provide a variety of housing choices throughout the region to ensure housing for individuals and families of diverse incomes and age groups.
6. Preserve and enhance existing residential neighborhoods.
7. Advance sustainable greenfield development.
8. Protect environmentally sensitive areas.
9. Create a regional network of greenspace that connects across jurisdictional boundaries.
10. Preserve existing rural character.
11. Preserve historic resources.
12. Inform and involve the public in planning at regional, local and neighborhood levels.
13. Coordinate local policies and regulations to support the RDP.
14. Support growth management at the state level.

BEST LAND USE PRACTICES

Practice 1: Keep vehicle miles of travel (VMT) below the area average. Infill developments are the best at accomplishing this. The more remote a development the more self contained it must be to stay below the area average VMT.

Practice 2: Contribute to the area's jobs-housing balance. Strive for a job-housing balance with a three to five mile area around a development site.

Practice 3: Mix land uses at the finest grain the market will bear and include civic uses in the mix.

Practice 4: Develop in clusters and keep the clusters small. This will result in more open space preservation.

Practice 5: Place higher-density housing near commercial centers, transit lines and parks. This will enable more walking, biking and transit use.

Practice 6: Phase convenience shopping and recreational opportunities to keep pace with housing. These are valued amenities and translate into less external travel by residents if located conveniently to housing.

Practice 7: Make subdivisions into neighborhoods with well-defined centers and edges. This is traditional development.

Practice 8: Reserve school sites and donate them if necessary to attract new schools. This will result in neighborhood schools which provide a more supportive learning environment than larger ones.

Practice 9: Concentrate commercial development in compact centers or districts, rather than letting it spread out in strips.

Preliminary Report:	August 25, 2008	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Buford Jubilee #1836
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Practice 10: Make shopping centers and business parks into all-purpose activity centers. Suburban shopping centers and their environs could be improved by mixing uses and designing them with the pedestrian amenities of downtowns.

Practice 11: Tame auto-oriented land uses, or at least separate them from pedestrian-oriented uses. Relegate “big box” stores to areas where they will do the least harm to the community fabric.

BEST TRANSPORTATION PRACTICES

Practice 1: Design the street network with multiple connections and relatively direct routes.

Practice 2: Space through-streets no more than a half-mile apart or the equivalent route density in a curvilinear network.

Practice 3: Use traffic-calming measures liberally. Use short streets, sharp curves, center islands, traffic circles, textured pavements, speed bumps and raised crosswalks.

Practice 4: Keep speeds on local streets down to 20 mph.

Practice 5: Keep speeds on arterials and collectors down to 35 mph (at least inside communities).

Practice 6: Keep all streets as narrow as possible and never more than four traffic lanes wide. Florida suggests access streets 18 feet, subcollectors 26 feet, and collectors from 28 feet to 36 feet depending on lanes and parking.

Practice 7: Align streets to give buildings energy-efficient orientations. Allow building sites to benefit from sun angles, natural shading and prevailing breezes.

Practice 8: Avoid using traffic signals wherever possible and always space them for good traffic progression.

Practice 9: Provide networks for pedestrians and bicyclists as good as the network for motorists.

Practice 10: Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets.

Practice 11: Incorporate transit-oriented design features.

Practice 12: Establish TDM programs for local employees. Ridesharing, modified work hours, telecommuting and others.

BEST ENVIRONMENTAL PRACTICES

Practice 1: Use a systems approach to environmental planning. Shift from development orientation to basins or ecosystems planning.

Practice 2: Channel development into areas that are already disturbed.

Practice 3: Preserve patches of high-quality habitat, as large and circular as possible, feathered at the edges and connected by wildlife corridors. Stream corridors offer great potential.

Practice 4: Design around significant wetlands.

Practice 5: Establish upland buffers around all retained wetlands and natural water bodies.

Practice 6: Preserve significant uplands, too.

Practice 7: Restore and enhance ecological functions damaged by prior site activities.

Practice 8: Detain runoff with open, natural drainage systems. The more natural the system the more valuable it will be for wildlife and water quality.

Practice 9: Design man-made lakes and stormwater ponds for maximum environmental value. Recreation, stormwater management, wildlife habitat and others.

Practice 10: Use reclaimed water and integrated pest management on large landscaped areas. Integrated pest management involves controlling pests by introducing their natural enemies and cultivating disease and insect resistant grasses.

Practice 11: Use and require the use of Xeriscape™ landscaping. Xeriscaping™ is water conserving landscape methods and materials.

BEST HOUSING PRACTICES

Practice 1: Offer “life cycle” housing. Providing integrated housing for every part of the “life cycle.”

Practice 2: Achieve an average net residential density of six to seven units per acre without the appearance of crowding. Cluster housing to achieve open space.

Preliminary Report:	August 25, 2008	DEVELOPMENT OF REGIONAL IMPACT <u>REVIEW REPORT</u>	Project:	Buford Jubilee #1836
Final Report Due:	September 24, 2008		Comments Due By:	September 8, 2008

Practice 3: Use cost-effective site development and construction practices. Small frontages and setbacks; rolled curbs or no curbs; shared driveways.

Practice 4: Design of energy-saving features. Natural shading and solar access.

Practice 5: Supply affordable single-family homes for moderate-income households.

Practice 6: Supply affordable multi-family and accessory housing for low-income households.

Practice 7: Tap government housing programs to broaden and deepen the housing/income mix.

Practice 8: Mix housing to the extent the market will bear.

LOCATION

Where is the proposed project located within the host-local government's boundaries?

The proposed project is located in northern Gwinnett County in the City of Buford, adjacent to Interstate 985 between Maddox Road to the north and State Route 20 to the south.

Will the proposed project be located close to the host-local government's boundary with another local government? If yes, identify the other local government.

It is entirely within the City of Buford's boundaries; however, it is adjacent to Gwinnett County and approximately 2 miles from the City of Sugar Hill.

Will the proposed project be located close to land uses in other jurisdictions that would benefit, or be negatively impacted, by the project? Identify those land uses which would benefit and those which would be negatively affected and describe impacts.

The site is surrounded by office/professional, commercial/retail, estate residential, single family residential and institutional uses.

ECONOMY OF THE REGION

According to information on the review form or comments received from potentially affected governments:

What new taxes will be generated by the proposed project?

Estimated value of the development is \$200,000,000. Estimated annual local tax revenues were estimated to be \$1,060,000.

How many short-term jobs will the development generate in the Region?

Short-term jobs will depend upon construction schedule.

Is the regional work force sufficient to fill the demand created by the proposed project?

Yes.

Preliminary Report:	August 25, 2008	DEVELOPMENT OF REGIONAL IMPACT <u>REVIEW REPORT</u>	Project:	Buford Jubilee #1836
Final Report Due:	September 24, 2008		Comments Due By:	September 8, 2008

In what ways could the proposed development have a positive or negative impact on existing industry or business in the Region?

To be determined during the review.

NATURAL RESOURCES

Stream Buffers, Wetlands and Watershed Protection

As shown on the USGS regional coverage, Suwanee Creek is located just to the northwest of the project property and touches the property at its western corner, just above the Old Georgia 20 bridge shown on the project site plan. The USGS regional coverage also shows a blue line tributary of Suwanee Creek crossing the southern portion of the project property and entering Suwanee Creek at the western corner of the property. According to information provided by the City and presented in the Stormwater Model Ordinance Adoption Survey included in the 2006 Metropolitan North Georgia Water Planning District Activities and Progress Report, the City has adopted a Stream Buffer Protection Ordinance as required under the District-wide Watershed Management Plan. The specific requirements of the City ordinance were not reported, but City staff has verified that the buffer includes a 50-foot undisturbed vegetative buffer and an additional 25-foot impervious surface setback.

The project plans show the center line of the Suwanee Creek tributary for about 450 feet upstream of its confluence with Suwanee Creek. A note on the plans indicates that the creek is undefined upstream of that point, in an area of wetlands and standing water. The project plans show short lengths of stream at two other points: at the property boundary with the Interstate 985 right-of-way; and at the end of a sidewalk/path near the Satellite Boulevard extension and the footbridge/overlook crossing to Building C. No buffers are shown on the submitted plan where the stream has been identified. The City stream buffers should be shown where the stream channel is defined and identifiable. If the stream locations shown are correct, the proposed relocation of Old Georgia 20 and the proposed walkway near the footbridge overlook may intrude into the City stream buffers and may require a variance under the City buffer ordinance.

The project plans show areas of standing water and wetlands throughout the property. The project includes bridges and overlooks extending into the identified wetland areas. In addition, the wetland boundaries shown on the plans overlap footpaths and other proposed development. Development activity within wetlands is subject to the requirements of Section 404 of the US Clean Water Act, which is administered by the US Army Corps of Engineers. It is our understanding that the project is covered under a nationwide permit and that the permit has been obtained.

All waters of the state on the property are subject to the Georgia Department of Natural Resources (DNR) 25-foot erosion and sedimentation control buffer. Any intrusions into that buffer may require a variance.

The Chattahoochee Basin upstream of Peachtree Creek is also a large water supply watershed (over 100 square miles). Under the Part 5 minimum criteria, the only requirements in a large water supply watershed without a water supply reservoir are restrictions on the handling of certain hazardous materials (specified by DNR) within seven miles upstream of an intake.

Preliminary Report:	August 25, 2008	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Buford Jubilee #1836
Final Report Due:	September 24, 2008		Comments Due By:	September 8, 2008

Water Supply

The proposed project includes an indoor water park. The developer will need to coordinate with the City and Gwinnett County to determine the capacity that is available and to implement such conservation measures as the City and County may require.

Stormwater/Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. The amount of pollutants that will be produced after construction of the proposed development has been estimated by ARC. These are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr) from typical land uses in the Atlanta Region. The loading factors are based on regional storm water monitoring data from the Atlanta Region with impervious areas based on estimated averages for land uses in the Atlanta Region. If actual impervious percentages are higher or lower than the estimate, the pollutant loads will differ accordingly. Given the coverage of the proposed project, commercial was chosen as the use for the developed portions of the property. The following table summarizes the results of the analysis:

Estimated Pounds of Pollutants per Year

Land Use	Land Area (ac)	Total Phosphorus	Total Nitrogen	BOD	TSS	Zinc	Lead
Commercial	50.10	85.67	871.74	5410.80	49248.30	61.62	11.02
Open Space	17.77	1.42	10.66	159.93	4175.95	0.00	0.00
TOTAL	67.87	87.09	882.40	5570.73	53424.25	61.62	11.02

Total impervious: 69%

In order to address post-construction stormwater runoff quality, the project should implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual (www.georgiastormwater.com) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should utilize the stormwater better site design concepts included in the Manual.

HISTORIC RESOURCES

Will the proposed project be located near a national register site? If yes, identify site.

None have been identified.

In what ways could the proposed project create impacts that would damage the resource?

Not applicable.

Preliminary Report:	August 25, 2008	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Buford Jubilee #1836
Final Report Due:	September 24, 2008		Comments Due By:	September 8, 2008

In what ways could the proposed project have a positive influence on efforts to preserve or promote the historic resource?

Not applicable.

INFRASTRUCTURE

Transportation

To be completed during the review

The development **PASSES** the ARC's Air Quality Benchmark test.

Air Quality Impacts/Mitigation (based on ARC strategies)	Credits	Total
Where Office is dominant, 10% Residential and 10% Retail	9%	9%
w/in 1/4 mile of Bus Stop (CCT, MARTA, Other)	3%	3%
Bike/ped networks that meet Mixed Use or Density target and connect to adjoining uses	5%	5%
Total		17%

What are the conclusions of this review? Is the transportation system (existing and planned) capable of accommodating these trips?

INFRASTRUCTURE

Wastewater and Sewage

Based on regional averages, wastewater is estimated at .352 MGD.

Which facility will treat wastewater from the project?

The Southside facility will provide wastewater treatment for the proposed development.

What is the current permitted capacity and average annual flow to this facility?

The capacity of Southside Site is listed below:

PERMITTED CAPACITY MMF, MGD₁	DESIGN CAPACITY MMF, MGD	2001 MMF, MGD	2008 MMF, MGD	2008 CAPACITY AVAILABLE +/-, MGD	PLANNED EXPANSION	REMARKS
2.0	2.0	1.09	1.50	.50	None	

MMF: Maximum Monthly Flow. Mgd: million of gallons per day.

Preliminary Report:	August 25, 2008	DEVELOPMENT OF REGIONAL IMPACT <u>REVIEW REPORT</u>	Project:	Buford Jubilee #1836
Final Report Due:	September 24, 2008		Comments Due By:	September 8, 2008

¹ Source: Metropolitan North Georgia Water Planning District *SHORT-TERM WASTEWATER CAPACITY PLAN*, August 2002.

What other major developments will be served by the plant serving this project?

ARC has reviewed a number of major developments that will be served by this plant.

INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?

Water demand also is estimated at .352 MGD based on regional averages.

How will the proposed project's demand for water impact the water supply or treatment facilities of the jurisdiction providing the service?

Information submitted with the review suggests that there is sufficient water supply capacity available for the proposed project.

INFRASTRUCTURE

Solid Waste

How much solid waste will be generated by the project? Where will this waste be disposed?

Information submitted with the review 1400 tons of solid waste per year and the waste will be disposed of in Gwinnett County.

Other than adding to a serious regional solid waste disposal problem, will the project create any unusual waste handling or disposal problems?

No.

Are there any provisions for recycling this project's solid waste?

None stated.

INFRASTRUCTURE

Other facilities

According to information gained in the review process, will there be any unusual intergovernmental impacts on:

- Levels of governmental services?
- Administrative facilities?

Preliminary Report:	August 25, 2008	DEVELOPMENT OF REGIONAL IMPACT <u>REVIEW REPORT</u>	Project:	Buford Jubilee #1836
Final Report Due:	September 24, 2008		Comments Due By:	September 8, 2008

- **Schools?**
- **Libraries or cultural facilities?**
- **Fire, police, or EMS?**
- **Other government facilities?**
- **Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?**

To be determined during the review.

HOUSING

Will the proposed project create a demand for additional housing?

No, the project will provide an additional 275 loft units

Will the proposed project provide housing opportunities close to existing employment centers?

No.

Is there housing accessible to the project in all price ranges demanded?

The site proposed for the development is located in Census Tract 501.06. This tract had a 36 percent increase in number of housing units from 2000 to 2007 according to ARC's Population and Housing Report. The report shows that 68 percent of the housing units are single-family, compared to 69 percent for the region; thus indicating many housing options around the development area.

Is it likely or unlikely that potential employees of the proposed project will be able to find affordable* housing?

Likely, assuming the development is approved with multiple price ranges of housing.

* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region – FY 2000 median income of \$51,649 for family of 4 in Georgia.

Developments of Regional Impact

[DRI Home](#)[DRI Rules](#)[Thresholds](#)[Tier Map](#)[FAQ](#)[Apply](#)[View Submissions](#)[Login](#)**DRI #1836**

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government:

Buford

Individual completing form:

Kim Wolfe

Telephone:

770-945-6761

E-mail:

kwolfe@cityofbuford.com

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project:

Buford Jubilee

Location (Street Address, GPS Coordinates, or Legal Land Lot Description):

Highway 20 at Satellite Boulevard

Brief Description of Project:

275,000 sq. ft of retail, 40,000 sq. ft restaurant/entertainment, 200,000 sq. ft. water park, 400,000 sq.ft of office, 2 hotels with 300 rooms, 275 residential units.

Development Type:☐ (not selected)☐ Hotels☐ Wastewater Treatment Facilities☐ Office☒ Mixed Use☐ Petroleum Storage Facilities☐ Commercial☐ Airports☐ Water Supply Intakes/Reservoirs☐ Wholesale & Distribution☐ Attractions & Recreational Facilities☐ Intermodal Terminals☐ Hospitals and Health Care Facilities☐ Post-Secondary Schools☐ Truck Stops☐ Housing☐ Waste Handling Facilities☐ Any other development types☐ Industrial☐ Quarries, Asphalt & Cement Plants

If other development type, describe:

Project Size (# of units, floor area, etc.):	see above
Developer:	Georgia Land and Commercial Solutions
Mailing Address:	6650 Sugarloaf Parkway, Suite 700
Address 2:	
	City:Duluth State: GA Zip:30097
Telephone:	770-495-5050
Email:	lago@bellsouth.net
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, property owner:	
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, in what additional jurisdictions is the project located?	
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, provide the following information:	Project Name: Buford Jubilee
	Project ID: 1033
The initial action being requested of the local government for this project:	<input type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input checked="" type="checkbox"/> Permit <input type="checkbox"/> Other
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: 2015 Overall project: 2015
<hr/>	
Back to Top	

Developments of Regional Impact

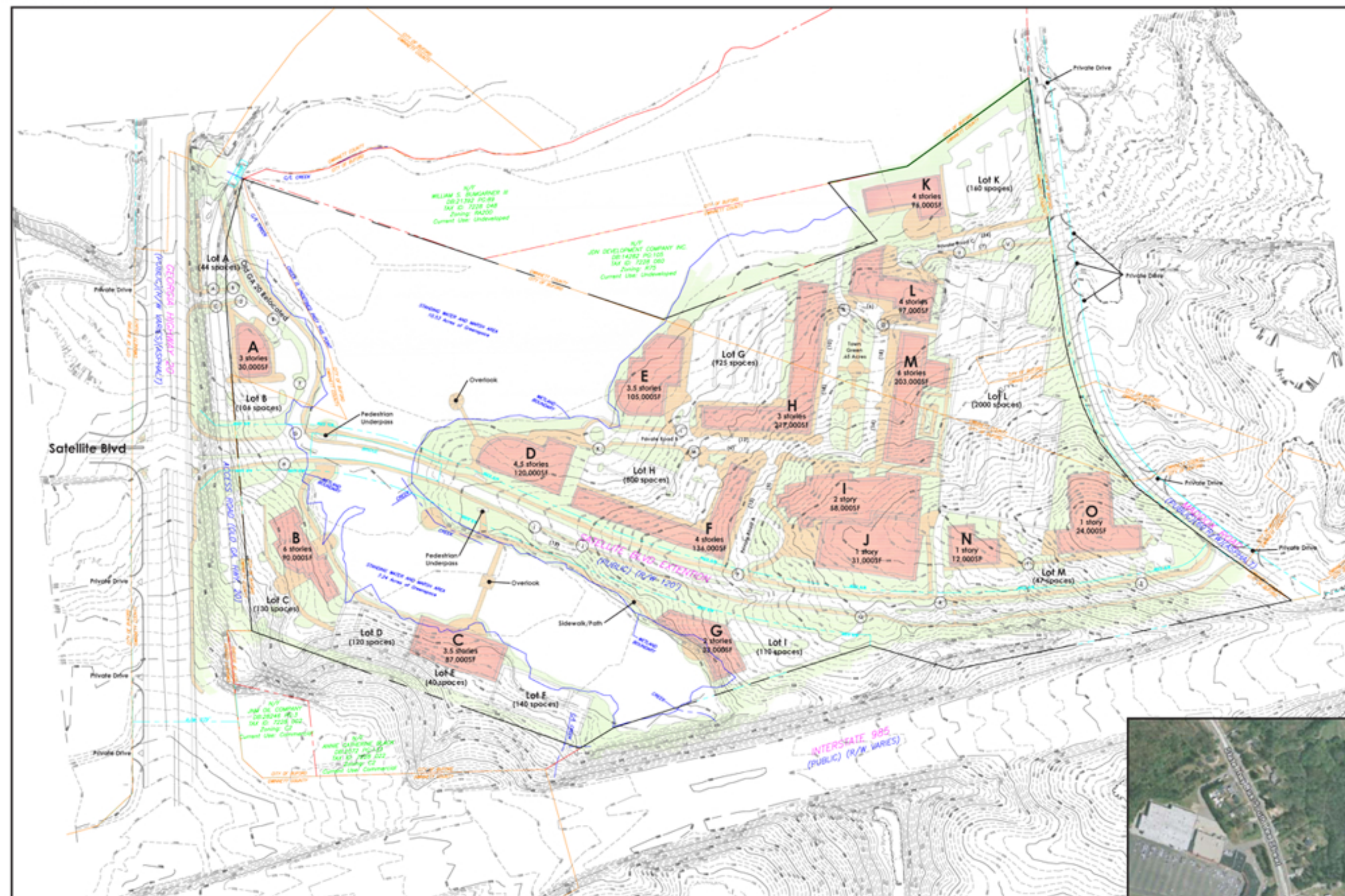
[DRI Home](#)[DRI Rules](#)[Thresholds](#)[Tier Map](#)[FAQ](#)[Apply](#)[View Submissions](#)[Login](#)**DRI #1836**

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information	
This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the Rules for the DRI Process and the DRI Tiers and Thresholds for more information.	
Local Government Information	
Submitting Local Government:	Buford
Individual completing form:	Kim Wolfe
Telephone:	770-945-6761
Email:	kwolfe@cityofbuford.com
Project Information	
Name of Proposed Project:	Buford Jubilee
DRI ID Number:	1836
Developer/Applicant:	Buford Jubilee, LLC
Telephone:	770-495-5050
Email(s):	lago@bellsouth.net
Additional Information Requested	
Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
If no, the official review process can not start until this additional information is provided.	
Economic Development	
Estimated Value at Build-Out:	200,000,000.00
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	1,060,000.00
Is the regional work force sufficient to fill the demand created by the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Will this development displace	

any existing uses?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please describe (including number of units, square feet, etc):	
Water Supply	
Name of water supply provider for this site:	Gwinnett County
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	352 MGD
Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand the existing water supply capacity:	
Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
Wastewater Disposal	
Name of wastewater treatment provider for this site:	City of Buford
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	352 MGD
Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing wastewater treatment capacity:	
Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
Land Transportation	
How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)	19,365 total daily trips, new external trips
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Are transportation improvements needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, please describe below: Please see traffic impact study by Street Smarts dated June 2008.	
Solid Waste Disposal	

How much solid waste is the project expected to generate annually (in tons)?	1400 tons
Is sufficient landfill capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing landfill capacity:	
Will any hazardous waste be generated by the development?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please explain:	
Stormwater Management	
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	48%
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Bioretention will be incorporated throughout the site, as will buffers and filtering swales.	
Environmental Quality	
Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
2. Significant groundwater recharge areas?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
3. Wetlands?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
4. Protected mountains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
5. Protected river corridors?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
6. Floodplains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
7. Historic resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
8. Other environmentally sensitive resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If you answered yes to any question above, describe how the identified resource(s) may be affected: Road crosses wetlands.	
Back to Top	

Site Plan



Traffic and Site Access Map



Property Overview

67.87 Acres
 The entire property will eventually be rezoned into the City of Buford.

Residential Units	Average SF	Total SF	Density (Units/AC)	Total Parking
Total Number of Units	1,200 SF	330,000 SF	4.8 Units/AC	550

Hotel Rooms	Total SF	Floor Area Ratio	Total Parking
Total Number of Rooms	250,000 SF	0.365	380

Office	Total SF	Floor Area Ratio	Total Parking
Total SF	400,000 SF	0.595	1,000

Retail	Total SF	Floor Area Ratio	Total Parking
Total SF	250,000 SF	0.365	1,400

Water Park	Total SF	Floor Area Ratio	Total Parking
Total SF	80,000 SF	0.119	900

Building and Parking				
Building	Square Feet	Use	Parking Required	Parking Provided
A	30,000 SF	Hotel	120	120
B	90,000 SF	100 Hotel Rooms	120	120
C	87,000 SF	Office	240	300
D	120,000 SF	Office	400	400
E	105,000 SF	Office	320	320
F	84,000 SF	70 Waterpark Units	180	180
G	32,000 SF	Hotel	200	200
H	33,000 SF	Office	110	110
I	130,000 SF	125 Waterpark Units	250	250
J	87,000 SF	Hotel	330	330
K	20,000 SF	Hotel	100	100
L	30,000 SF	Water Park	600	600
M	31,000 SF	Water Park	600	600
N	10,000 SF	30 Waterpark Units	180	180
O	24,000 SF	Office	180	180
P	42,000 SF	Hotel	210	210
Q	180,000 SF	200 Hotel Rooms	250	250
R	43,000 SF	Hotel	215	215
S	12,000 SF	Hotel	60	60
T	24,000 SF	Hotel	120	120

Location Map



Site Plan
Buford Jubilee
 Buford, GA

Buford Jubilee, LLC
 DRI # 1836
 6550 Sugarloaf Parkway
 Suite 700
 Duluth, GA 30097

03-24-08, Rev 03-14-08