



# 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:** 12/6/2004

**ARC REVIEW CODE:** R412061

**TO:** Chairman F. Wayne Hill  
**ATTN TO:** Jeffrey West, Current Planning Manager  
**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 regarding related to the proposal not addressed by the Commission's regional plans and policies.

**Name of Proposal:** West Park Place

**Review Type:** Development of Regional Impact

**Description:** The proposed West Park Place development is located in Gwinnett and DeKalb Counties. Approximately 78.11 acres is located in Gwinnett County and approximately 11.47 acres is located in DeKalb County. In total the development will consist of 501 housing units. In Gwinnett County, there will be 310 single family homes and 150 townhomes. In DeKalb County, there will be 41 single family homes. The proposed development is located south of the Stone Mountain Hwy and the West Park Place interchange, along the south side of West Park Place Boulevard. Access is proposed at West Park Place and Bermuda Road.

**Submitting Local Government:** Gwinnett County

**Date Opened:** 12/6/2004

**Deadline for Comments:** 12/20/2004

**Earliest the Regional Review can be Completed:** 1/5/2005

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

ARC LAND USE PLANNING  
ARC DATA RESEARCH  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
DEKALB COUNTY  
CITY OF SNELLVILLE  
CITY OF PINE LAKE

ARC TRANSPORTATION PLANNING  
ARC AGING DIVISION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
GWINNETT COUNTY SCHOOLS  
CITY OF LILBURN  
CITY OF CLARKSTON

ARC ENVIRONMENTAL PLANNING  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
DEKALB COUNTY SCHOOLS  
CITY OF STONE MOUNTAIN  
CITY OF LITHONIA

**Attached is information concerning this review.**

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. If the ARC staff does not receive comments from you by 12/20/2004, 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/qualitygrowth/reviews.html> .



# REGIONAL REVIEW NOTIFICATION

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



## 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 of 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: **West Park Place** *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:**

Mike Alexander, Atlanta Regional Commission  
40 Courtland Street NE  
Atlanta, GA 30303  
Ph. (404) 463-3302 Fax (404) 463-3254  
[malexander@atlantaregional.com](mailto:malexander@atlantaregional.com)

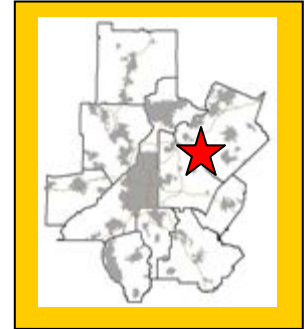
**Return Date: 12/20/2004**

Preliminary Report:	Dec. 6, 2004	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	West Park Place #635
Final Report Due:	Jan. 5, 2005		Comments Due By:	Dec. 20, 2004

## **PRELIMINARY REPORT SUMMARY**

### **PROPOSED DEVELOPMENT:**

The proposed West Park Place development is located in Gwinnett and DeKalb Counties. Approximately 78.11 acres is located in Gwinnett County and approximately 11.47 acres is located in DeKalb County. In total the development will consist of 501 housing units. In Gwinnett County, there will be 310 single family homes and 150 townhomes. In DeKalb County, there will be 41 single family homes. The proposed development is located south of the Stone Mountain Hwy and the West Park Place interchange, along the south side of West Park Place Boulevard. Access is proposed at West Park Place and Bermuda Road.



### **PROJECT PHASING:**

The project is being proposed in one phase with a project build out date for June 2010.

### **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 project site is currently zone M1 (light industrial) in Gwinnett County and M (light industrial) in DeKalb County. The proposed zoning is Gwinnett County is RM-8 (multi-family) and RZ-T (single family residential zero lot line/townhouse district). The proposed zoning in DeKalb County is R-50 (single family residential). Information submitted for the review states that the proposed development is not consistent with Gwinnett County's Future Land Use Plan, which designates the area as office/distribution/technology.

**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?**

Preliminary Report:	Dec. 6, 2004	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	West Park Place #635
Final Report Due:	Jan. 5, 2005		Comments Due By:	Dec. 20, 2004

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

**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 two miles radius of the proposed project.

*No other major development projects have been reviewed within a two miles radius of the proposed project.*

**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?**

This project meets or exceeds many of the policies and best development practices of the Regional Development Plan (RDP). Interconnected streets, a pedestrian-oriented environment, and recreational amenities meet the policies and best development practices. However, the site design could be further refined to improve upon the consistency with RDP Policies and Practices.

Pedestrian access should be improved for residents in the southwestern quadrant of the property in Gwinnett County to the club house and neighborhood park. Taking into consideration Best Transportation Practice 1, the site plan should be refined to reflect a more pedestrian friendly development. This would include better street connections with direct routes and sidewalks to reduce travel times across the site, and pedestrian trails that are effective in connecting the residential units to the clubhouse, community recreation area, and retail components of the site. This includes continuing the trail network through the subdivision, offering residents who live on Street H a convenient shortcut to other amenities of the subdivision.

Where it is likely that the majority of the front of the townhome is dedicated to the automobile, it is strongly encouraged that Gwinnett County require rear loaded garage entries. This will help promote pedestrian activity and use of the streets within the development. Sidewalks should be designed to accommodate pedestrian traffic.

Preliminary Report:	Dec. 6, 2004	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	West Park Place #635
Final Report Due:	Jan. 5, 2005		Comments Due By:	Dec. 20, 2004

## **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:	Dec. 6, 2004	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	West Park Place #635
Final Report Due:	Jan. 5, 2005		Comments Due By:	Dec. 20, 2004

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:	Dec. 6, 2004	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	West Park Place #635
Final Report Due:	Jan. 5, 2005		Comments Due By:	Dec. 20, 2004

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 project is located in Gwinnett and DeKalb Counties. The project site is located south of Stone Mountain Hwy and West Park Place Blvd interchange, along the south side of West Park Place.

### **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.**

The proposed development is within Gwinnett and DeKalb County. Of the 89.58 acre development, 78.11 acres lies within Gwinnett County and 11.47 acres lies within DeKalb County. The City of Stone Mountain is located within 3 miles to the west.

### **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.**

To be determined during the review.

## **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 \$80,720,000 with an expected \$ 1,033,862 in annual local tax revenues.

### **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:	Dec. 6, 2004	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	West Park Place #635
Final Report Due:	Jan. 5, 2005		Comments Due By:	Dec. 20, 2004

**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**

**Will the proposed project be located in or near wetlands, groundwater recharge area, water supply watershed, protected river corridor, or other environmentally sensitive area of the Region? If yes, identify those areas.**

### **Stream Buffers and Watershed Protection**

The Snellville USGS 1:24,000 quad sheet, the quad sheet for the project area, shows no blue line streams on the project property. Any streams on the property that meet the requirements of the Gwinnett County or DeKalb County stream buffer regulations, in their respective jurisdictions; will need the required buffers, which should be shown on the plans if required. In addition to any buffer ordinance requirements, all state waters on the property are subject to the 25-foot Erosion and Sedimentation Act buffers, which are administered by the Environmental Protection Division of Georgia DNR. Any work within the Erosion and Sedimentation buffers will require a variance.

The property is not within any public water supply watershed for the Atlanta Region.

### **Storm Water / 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. ARC has estimated the amount of pollutants that will be produced after construction of the proposed development. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr). The loading factors are based on the results of regional storm water monitoring data from the Atlanta Region. Since no estimates exist for single-family housing with lots smaller than 0.25-acres, all residential areas of the proposal have been classified as townhouse/apartment. Actual loading factors will depend on the amount of impervious surface in the specific project design. 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
Open Space	7.50	0.60	4.50	67.50	1762.50	0.00	0.00
Townhouse/Apartment	82.08	86.18	879.08	5499.36	49658.40	62.38	11.49
<b>TOTAL</b>	<b>89.58</b>	<b>86.78</b>	<b>883.58</b>	<b>5566.86</b>	<b>51420.90</b>	<b>62.38</b>	<b>11.49</b>

Total % impervious      44%

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





Preliminary Report:	Dec. 6, 2004	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	West Park Place #635
Final Report Due:	Jan. 5, 2005		Comments Due By:	Dec. 20, 2004

Management Manual ([www.georgiastormwater.com](http://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.

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

Not applicable.

## **INFRASTRUCTURE**

### **Transportation**

**Georgia Regional Transportation Authority Review Findings**

To be determined during the review.

**What transportation demand management strategies does the developer propose (carpool, flextime, transit subsidy, etc.)?**

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

<b>Air Quality Impacts/Mitigation (based on ARC strategies)</b>	<b>Credits</b>	<b>Total</b>
<i>SF Detached Dwellings</i>	15%	15%
<b>With all of the below:</b>		
Has a neighborhood center or one in close proximity?		
Has Bike and Pedestrian Facilities that include?		
connections between units in the site?		
connections to retail center and adjoining uses with the project limits?		
<b>Total</b>		<b>15%</b>

## **INFRASTRUCTURE**



Preliminary Report:	Dec. 6, 2004	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	West Park Place #635
Final Report Due:	Jan. 5, 2005		Comments Due By:	Dec. 20, 2004

## Wastewater and Sewage

Based on regional averages, wastewater is estimated at 0.14 MGD.

### Which facility will treat wastewater from the project?

Information submitted with the review states that both Gwinnett and DeKalb Counties will provide wastewater treatment for the proposed development; however the likely facility is Pole Bridge in DeKalb County. The ARC seeks clarification of the facility that will treat wastewater from this project.

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

The capacity of Pole Bridge Site is listed below

PERMITTED CAPACITY MMF, MGD <sup>1</sup>	DESIGN CAPACITY MMF, MGD	2001 MMF, MGD	2008 MMF, MGD	2008 CAPACITY AVAILABLE +/-, MGD	PLANNED EXPANSION	REMARKS
20	20	13	30	-10	Combine Pole Bridge and Snapfinger in one 86 mgd plant at Pole Bridge, provide service to portions of Rockdale, Gwinnett, Henry, and Clayton.	Approximately 80mgd interbasin transfer at full design flow. DeKalb Co. and EPD must resolve interbasin transfer issues prior to permitting.

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

<sup>1</sup> 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 0.14 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.

Preliminary Report:	Dec. 6, 2004	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	West Park Place #635
Final Report Due:	Jan. 5, 2005		Comments Due By:	Dec. 20, 2004

## **INFRASTRUCTURE**

### **Solid Waste**

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

Information submitted with the review 914 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?**
- **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.

## **AGING**

**Does the development address population needs by age?**

To be determined during the review.

Preliminary Report:	Dec. 6, 2004	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	West Park Place #635
Final Report Due:	Jan. 5, 2005		Comments Due By:	Dec. 20, 2004

**What is the age demographic in the immediate area of the development?**

To be determined during the review.

## **HOUSING**

**Will the proposed project create a demand for additional housing?**

No, the project will provide an additional 501 housing units that will include townhomes and single family residences.

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

Yes, once developed, this project will provide housing opportunities for existing employment centers.

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

The site proposed for the development is located in Census Tracts 504.15 and 219.07. These tracts had a 6 and 14.2 percent increase in number of housing units from 2000 to 2003 according to ARC's Population and Housing Report. The report shows that 93 and 85 percent of the housing units are single-family, compared to 69 percent for the region; thus indicating a lack of 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.

Your DRI ID NUMBER for this submission is: **635**  
 Use this number when filling out a DRI REVIEW REQUEST.  
 Submitted on: 8/19/2004 1:51:43 PM

## DEVELOPMENT OF REGIONAL IMPACT

### Gwinnett County Initial DRI Information (Form1b)

This form is intended for use by local governments within the Metropolitan Region Tier that are also within the jurisdiction of the Georgia Regional Transportation Authority (GRTA). The form is to be completed by the city or county government for submission to your Regional Development Center (RDC), GRTA and DCA. This form provides basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Local governments should refer to both the Rules for the DRI Process 110-12-3 and the DRI Tiers and Thresholds established by DCA.

### Local Government Information

Submitting Local Government:	GWINNETT COUNTY
*Individual completing form and Mailing Address:	JEFFREY WEST, GWINNETT DEPT. OF PLANNING AND DEVELOPMENT, 446 W. CROGAN ST, LAWRENCEVILLE GA 30045
Telephone:	678-518-6200
Fax:	678-518-6275
E-mail ( <b>only one</b> ):	<a href="mailto:jeffrey.west@gwinnettcountry.com">jeffrey.west@gwinnettcountry.com</a>

\*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:		WEST PARK PLACE
Development Type	Description of Project	Thresholds
Housing	351 SINGLE-FAMILY LOTS & 150 ATTACHED TOWNHOMES	<a href="#">View Thresholds</a>
Developer / Applicant and Mailing Address:		BOWEN FAMILY HOMES, 4460 COMMERCE DRIVE, BUFORD GA 30518
Telephone:		770-932-1332
Fax:		770-932-1332
Email:		<a href="mailto:jjacobi@bowenfamilyhomes.com">jjacobi@bowenfamilyhomes.com</a>
Name of property owner(s) if different from developer/applicant:		
Provide Land-Lot-District Number:		LAND DIST 6; LL 59
What are the principal streets or roads providing vehicular access to the site?		WEST PARK PLACE BLVD
Provide name of nearest street(s) or intersection:		WEST PARK PLACE BLVD/STONE MOUNTAIN HWY (US 78)
Provide geographic coordinates (latitude/longitude) of the center of the proposed project (optional):		/
If available, provide a link to a website providing a general location map of the proposed project (optional). ( <a href="http://www.mapquest.com">http://www.mapquest.com</a> or <a href="http://www.mapblast.com">http://www.mapblast.com</a> are helpful sites to use.):		

Is the proposed project entirely located within your local government's jurisdiction?	N
If yes, how close is the boundary of the nearest other local government?	
If no, provide the following information:	
In what additional jurisdictions is the project located?	DEKALB COUNTY
In which jurisdiction is the majority of the project located? (give percent of project)	Name: GWINNETT COUNTY (NOTE: This local government is responsible for initiating the DRI review process.)
	Percent of Project: 92% OF UNITS
Is the current proposal a continuation or expansion of a previous DRI?	N
If yes, provide the following information (where applicable):	Name:
	Project ID:
	App #:
The initial action being requested of the local government by the applicant is:	Rezoning
What is the name of the water supplier for this site?	GWINNETT COUNTY
What is the name of the wastewater treatment supplier for this site?	GWINNETT COUNTY
Is this project a phase or part of a larger overall project?	N
If yes, what percent of the overall project does this project/phase represent?	
Estimated Completion Dates:	This project/phase: 2010 Overall project: 2010

### Local Government Comprehensive Plan

Is the development consistent with the local government's comprehensive plan, including the Future Land Use Map?	N
If no, does the local government intend to amend the plan/map to account for this development?	N
If amendments are needed, when will the plan/map be amended?	ANNUAL UPDATE

### Service Delivery Strategy

Is all local service provision consistent with the countywide Service Delivery Strategy?	Y
If no, when will required amendments to the countywide Service Delivery Strategy be complete?	

### Land Transportation Improvements

Are land transportation or access improvements planned or needed to support the proposed project?	Y
If yes, how have these improvements been identified:	
Included in local government Comprehensive Plan or Short Term Work Program?	N
Included in other local government plans (e.g. SPLOST/LOST Projects, etc.)?	N
Included in an official Transportation Improvement Plan (TIP)?	N
Developer/Applicant has identified needed improvements?	Y

Other (Please Describe):  
TURN LANES AND SIGNALIZATION

Y

Submitted on: 10/13/2004 4:32:45 PM

## DEVELOPMENT OF REGIONAL IMPACT DRI Review Initiation Request (Form2a)

### Local Government Information

Submitting Local Government:	Gwinnett County
Individual completing form:	Jeffrey West
Telephone:	678-518-6211
Fax:	678-518-6275
Email ( <b>only one</b> ):	<a href="mailto:jeffrey.west@gwinnettcountry.com">jeffrey.west@gwinnettcountry.com</a>

### Proposed Project Information

Name of Proposed Project:	West Park Place
DRI ID Number:	635
Developer/Applicant:	Bowen Family Homes
Telephone:	770-932-1332
Fax:	770-932-0304
Email(s):	<a href="mailto:jjacobi@bowenfamilyhomes.com">jjacobi@bowenfamilyhomes.com</a>

### DRI Review Process

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	Y
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	Y
If no, the official review process can not start until this additional information is provided.	

### Economic Impacts

Estimated Value at Build-Out:	80720000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	1033862
Is the regional work force sufficient to fill the demand created by the proposed project?	Y
If the development will displace any existing uses, please describe (using number of units, square feet., etc):	

### Community Facilities Impacts

#### Water Supply

Name of water supply provider for this site:	Gwinnett/Dekalb Counties
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.14 mgd
Is sufficient water supply capacity available to serve the proposed project?	Y
If no, are there any current plans to expand existing water supply capacity?	
If there are plans to expand the existing water supply capacity, briefly describe below:	
If water line extension is required to serve this project, how much additional line (in miles) will be required?	

### Wastewater Disposal

Name of wastewater treatment provider for this site:	Gwinnett/Dekalb Counties
------------------------------------------------------	--------------------------



What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.14 mgd
Is sufficient wastewater treatment capacity available to serve this proposed project?	Y
If no, are there any current plans to expand existing wastewater treatment capacity?	
If there are plans to expand existing wastewater treatment capacity, briefly describe below:	
If sewer line extension is required to serve this project, 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.)	4208 vtpd
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	Y
If yes, has a copy of the study been provided to the local government?	N
If transportation improvements are needed to serve this project, please describe below: Right turn lane on W. Park Place Blvd. @ site access Two egress lanes exiting site @ W. Park Place Blvd. Turn lanes and widening in background condition (refer to report)	

### Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	914 tons/annum
Is sufficient landfill capacity available to serve this proposed project?	Y
If no, are there any current plans to expand existing landfill capacity?	
If there are plans to expand existing landfill capacity, briefly describe below:	
Will any hazardous waste be generated by the development? If yes, please explain below:	N

### Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	35%
Is the site located in a water supply watershed?	N
If yes, list the watershed(s) name(s) below:	
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Stormwater detention	

### Environmental Quality

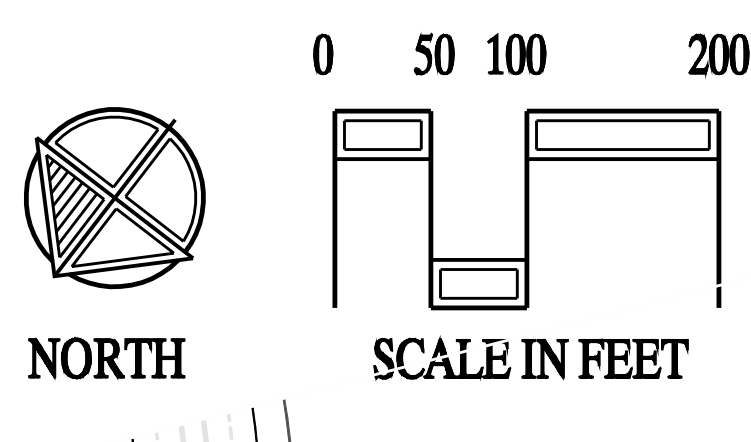
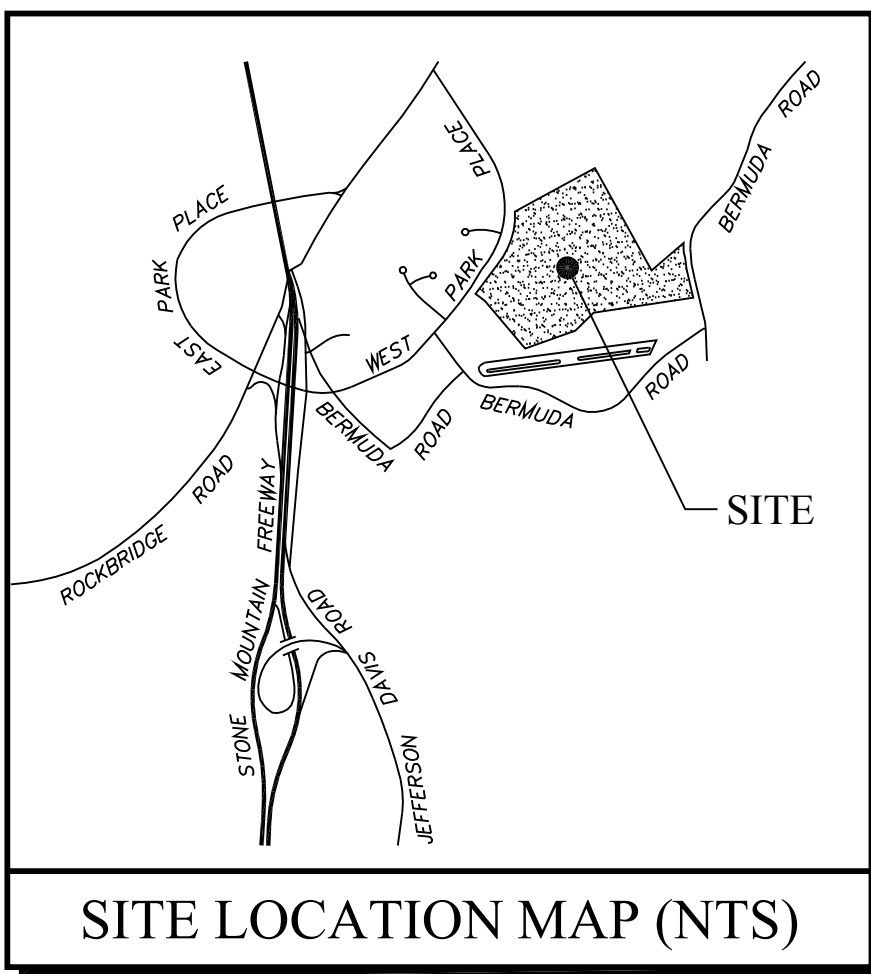
Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	N
2. Significant groundwater recharge areas?	N
3. Wetlands?	N
4. Protected mountains?	N
5. Protected river corridors?	N
If you answered yes to any question 1-5 above, describe how the identified resource(s) may be affected below:	
Has the local government implemented environmental regulations consistent with the Department of Natural Resources' Rules for Environmental Planning Criteria?	Y

Is the development located within, or likely to affect any of the following:

1. Floodplains?	N
2. Historic resources?	N
3. Other environmentally sensitive resources?	N

If you answered yes to any question 1-3 above, describe how the identified resource(s) may be affected below:





SEE ADJACENT TABLE  
FOR OWNER INFORMATION

JAMES WILLIAMS JR REAL ESTATE  
PO BOX 38309  
ATLANTA, GA 30359-2009  
ZONED: M1  
06-058-003

SULLIVAN 75 LP  
PO BOX 450233  
ATLANTA, GA 31145-0233  
ZONED: M1  
06-058-247

SULLIVAN 75 LP  
PO BOX 450233  
ATLANTA, GA 31145-0233  
ZONED: M1  
06-059-005

CORONET PROPERTIES COMPANY  
PO BOX 450233  
ATLANTA, GA 31145-0233  
ZONED: M1  
06-059-008

ESTATE  
009

HEATCRAFT INC.  
2175 WEST PARK PLACE BLVD.  
STONE MOUNTAIN, GA 30087-3535  
ZONED: M1  
06-059-013

NLEORO SERVICES, INC

STONE MOUNTAIN MEMORIAL  
ASSOCIATION  
PO BOX 689  
STONE MOUNTAIN, GA 30086-0689  
ZONED: M1  
06-059-002

06-058-188

06-058-189

06-058-200

06-058-201

06-042-013

06-042-014

06-042-01E

06-042-019

06-042-020

06-042-021  
SUMMERTOWN PH. 2  
SUBDIVISION  
ZONING: R-100  
06-042-022

05-042-023

06-042-024

06-042-025

06-042-072

06-042-075

06-042-076

06-042-077

06-042-078

06-042-079

06-042-080

06-042-081

06-042-082

06-042-083

06-042-084

06-042-085

06-042-086

06-042-087

06-042-088

06-042-089

06-042-090

06-042-091

06-042-092

06-042-093

06-042-094

06-042-095

06-042-096

06-042-097

06-042-098

06-042-099

06-042-100

06-042-101

06-042-102

06-042-103

06-042-104

06-042-105

06-042-106

06-042-107

06-042-108

06-042-109

06-042-110

06-042-111

06-042-112

06-042-113

06-042-114

06-042-115

06-042-116

06-042-117

06-042-118

06-042-119

06-042-120

06-042-121

06-042-122

06-042-123

06-042-124

06-042-125

06-042-126

06-042-127

06-042-128

06-042-129

06-042-130

06-042-131

06-042-132

06-042-133

06-042-134

06-042-135

06-042-136

06-042-137

06-042-138

06-042-139

06-042-140

06-042-141

06-042-142

06-042-143

06-042-144

06-042-145

06-042-146

06-042-147

06-042-148

06-042-149

06-042-150

06-042-151

06-042-152

06-042-153

06-042-154

06-042-155

06-042-156

06-042-157

06-042-158

06-042-159

06-042-160

06-042-161

06-042-162

06-042-163

06-042-164

06-042-165

06-042-166

06-042-167

06-042-168

06-042-169

06-042-170

06-042-171

06-042-172

06-042-173

06-042-174

06-042-175

06-042-176

06-042-177

06-042-178

06-042-179

06-042-180

06-042-181

06-042-182

06-042-183

06-042-184

06-042-185

06-042-186

06-042-187

06-042-188

06-042-189

06-042-190

06-042-191

06-042-192

06-042-193

06-042-194

06-042-195

06-042-196

06-042-197

06-042-198

06-042-199

06-042-200

06-042-201

06-042-202

06-042-203

06-042-204

06-042-205

06-042-206

06-042-207

06-042-208

06-042-209

06-042-210

06-042-211

06-042-212

06-042-213

06-042-214

06-042-215

06-042-216

06-042-217

06-042-218

06-042-219

06-042-220

06-042-221

06-042-222

06-042-223

06-042-224

06-042-225

06-042-226

06-042-227

06-042-228

06-042-229

06-042-230

06-042-231

06-042-232

06-042-233

06-042-234

06-042-235

06-042-236

06-042-237

06-042-238

06-042-239

06-042-240

06-042-241

06-042-242

06-042-243

06-042-244

06-042-245

06-042-246

06-042-247

06-042-248

06-042-249

06-042-250

06-042-251

06-042-252

06-042-253

06-042-254

06-042-255

06-042-256

06-042-257

06-042-258

06-042-259

06-042-260

06-042-261

06-042-262

06-042-263

06-042-264

06-042-265

06-042-266

06-042-267

06-042-268

06-042-269

06-042-270

06-042-271

06-042-272

06-042-273

06-042-274

06-042-275

06-042-276

06-042-277

06-042-278

06-042-279

06-042-280

06-042-281

06-042-282

06-042-283

06-042-284

06-042-285

06-042-286

06-042-287

06-042-288

06-042-289

06-042-290

06-042-291

06-042-292

06-042-293

06-042-294

06-042-295

06-042-296

06-042-297

06-042-298

06-042-299

06-042-300

06-042-301

06-042-302

06-042-303

06-042-304

06-042-305

06-042-306

06-042-307

06-042-308

06-042-309

06-042-310

06-042-311

06-042-312

06-042-313

06-042-314

06-042-315

06-042-316