



# REGIONAL REVIEW FINDING

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

DATE: Aug 1 2012

ARC REVIEW CODE: R1207121

TO: Chairman Tom Worthan  
ATTN TO: Amy Brumelow, Planning and Zoning Director  
FROM: Douglas A. Hooker, Executive Director

The Atlanta Regional Commission (ARC) has completed regional review of the following Development of Regional Impact (DRI). Below is the ARC finding. The Atlanta Regional Commission reviewed the DRI with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies. The finding does not address whether the DRI is or is not in the best interest of the local government.

**Name of Proposal:** DCT River West Distribution Center

**Review Type:** Development of Regional Impact

**Submitting Local Government:** Douglas County

**Date Opened:** Jul 12 2012

**Description:** DCT River West Distribution Center, located in Douglas County, is a proposed 783,750 square foot light industrial warehouse/distribution facility. The proposed project is located along the west side of Thornton Road, approximately 2,950 feet south of the intersection of Douglas Hill Road and Thornton Road.

**DRI Checklist Summary:**

Regional Consistency Assessment (50%): 100%

Local Impacts Assessment (30%): 95%

Quality Development Assessment (20%): 83%

**Overall Weighted Score: 95%**

**FINDING:** After reviewing the information submitted for the review, and the comments received from affected agencies, the Atlanta Regional Commission finding is that the DRI is in the best interest of the Region, and therefore, of the State.

**Comments:** According to the ARC Unified Growth Policy Map (UGPM) and Regional Development Guide (RDG), the proposed development is in an area designated Developing Suburbs and is also identified as an Industrial and Logistics Area. The UGPM and RDG states that Developing Suburbs are areas in the region where suburban development has occurred and the conventional development pattern is present but not set. These areas are characterized by limited commercial and residential development.

These areas represent the extent of the urban service area, and the region's first attempts at suburban smart growth can be found in these areas. The region should strive to develop these areas in a more sustainable way than the existing development model. To this end, there is a need for additional preservation of critical environmental locations, as well as agricultural and forest uses adjacent to rural areas.

Industrial and Logistics Areas represent the major intermodal freight facilities and major logistics centers of the region. As a strategic economic sector, the region should strive to protect these areas and ensure they are well served by the regional transportation network. This area will see increased job growth in the form of industrial and logistics space. Strategies are needed to avoid residential and industrial conflicts while still allowing both uses in proximity to each other, without limiting the operations of industrial land users.

The proposed development is located in an area that is rapidly changing and is becoming dominated by industrial and warehouse uses. It is important to promote compatible uses where possible, as well as identify and mitigate potential land use conflicts as the area continues to develop.

See additional comments from ARC environmental and transportation staff, as well as comments from GDOT.

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

ARC LAND USE PLANNING	ARC TRANSPORTATION PLANNING	ARC ENVIRONMENTAL PLANNING
ARC DATA RESEARCH	ARC AGING DIVISION	GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA DEPARTMENT OF NATURAL RESOURCES	GEORGIA DEPARTMENT OF TRANSPORTATION	GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF DOUGLASVILLE	COBB COUNTY	FULTON COUNTY

If you have any questions regarding this review, Please contact Jon Tuley at (404) 463-3307 or [jtuley@atlantaregional.com](mailto:jtuley@atlantaregional.com). This finding will be published to the ARC website.

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

**RCA****RCA****ATLANTA REGIONAL COMMISSION - DEVELOPMENT OF REGIONAL IMPACT REVIEW****PART 1: REGIONAL CONSISTENCY ASSESSMENT***To be completed by the ARC Staff*

JURISDICTION:	<b>DOUGLAS COUNTY</b>					Date RCA Completed, M/D/YYYY: 7/12/2012
DRI #:	<b>2287</b>					RC DRI Reviewer: JT
TENTATIVE NAME OF DEVELOPMENT:	<b>DCT River West Distribution Center</b>					
TYPE OF DEVELOPMENT:	<b>Industrial</b>					Action Triggering Review: Land Disturbance Permit
<b>I. REGIONAL PLAN</b>	Yes	No	N/A	Score 0, 1, or 3	Explain (optional for "Yes" answers, required for "No" or "N/A" answers)	Recommendations (to the Developer for Improving the Project)
Is the development consistent with the Regional Development Map and Defining Narrative?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Is the development consistent with the Guiding Principles of the Regional Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
<b>II. REGIONAL RESOURCE PLAN AND RIRs</b>	Yes	No	N/A	Score 0, 1, or 3	Explain (optional for "Yes" answers, required for "No" or "N/A" answers)	Recommendations (to the Developer for Improving the Project)
If within one mile of any area on the RIR map, is the development consistent with the Guidance for Appropriate Development Practices in the Regional Resource Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
<b>III. INTERJURISDICTIONAL IMPACTS</b>	Yes	No	N/A	Score 0, 1, or 3	Explain (optional for "Yes" answers, required for "No" or "N/A" answers)	Recommendations (to the Developer for Improving the Project)
Does the development avoid or mitigate negative effect on public facilities (roads, stormwater / floodplain management, water quality, etc.) in neighboring jurisdictions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Are neighboring jurisdictions aware of, and prepared to manage, impacts of the development on public facilities (roads, stormwater / floodplain management, water quality, etc.) in their jurisdictions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Are other affected jurisdictions, including school boards, aware of, and prepared to manage, the impacts of this development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
<b>IV. TRANSPORTATION IMPACTS</b>	Yes	No	N/A	Score 0, 1, or 3	Explain (optional for "Yes" answers, required for "No" or "N/A" answers)	Recommendations (to the Developer for Improving the Project)

Is this project consistent with any applicable regional transportation plan(s)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Does the development avoid or mitigate negative impacts on the surrounding transportation network?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
If not, do pending projects included in the funded portion of the applicable transportation plan (STIP/TIP/LRTP) mitigate all identified project impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<b>V. LOCALLY ADOPTED PLANS</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Score 0, 1, or 3</b>	<b>Explain</b> (optional for "Yes" answers, required for "No" or "N/A" answers)	<b>Recommendations</b> (to the Developer for Improving the Project)
Is the development consistent with the host government's Future Development Map and any applicable sub-area plans?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Is the development consistent with any adjacent or potentially affected local government's Future Development Map?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
<b>VI. COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS)</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Score 0, 1, or 3</b>	<b>Explain</b> (optional for "Yes" answers, required for "No" or "N/A" answers)	<b>Recommendations</b> (to the Developer for Improving the Project)
Is the development consistent with the region's CEDS?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
<b>RCA POINTS:</b>				<b>33</b>	<b>OUT OF A POSSIBLE:</b>	<b>33</b>
<b>RCA SCORE:</b>				<b>100</b>	<b>RCA WEIGHTED SCORE (50%):</b>	<b>50</b>
ALL QUESTIONS FROM PART 2 – LOCAL IMPACT ASSESSMENT AS WELL AS PART 3 – QUALITY DEVELOPMENT ASSESSMENT, WILL BE USED IN DETERMINING THE STAFF FINDING FOR THIS DRI AS WELL.						
<b>FINDING (OVERALL ASSESSMENT OF REGIONAL CONSISTENCY)</b>						
<i>Is the preponderance of answers above "Yes"?</i>	<input type="checkbox"/> <b>YES</b> , "the proposed action <b><u>IS</u></b> in the best interest of the region and therefore of the state." <input type="checkbox"/> <b>NO</b> , "the proposed action <b><u>IS NOT</u></b> in the best interest of the region and therefore not of the state." Other Issues of Regional Concern:					
<i>Has the host local government or the developer agreed to changes that would successfully resolve "No" answers above?</i>	<input type="checkbox"/> <b>YES.</b> <input type="checkbox"/> <b>NO.</b> Narrative:					
<i>Was the answer to both questions in this section "No"?</i>	<input type="checkbox"/> <b>YES.</b> The Regional Commission should consider making a "not in the best interests of the region and therefore of the state" finding. <input type="checkbox"/> <b>NO.</b>					

NOTE: This and other DRI Review forms provided by the Department are intended for use as tools to assist regional staff in the formulation of their recommendations to their executive directors and Regional Councils and to the communities they serve. Their proper use facilitates statewide procedural consistency and service delivery. Regardless of the recommendations generated by this form, all findings subsequently issued by the Regional Commission are reflective solely of the Commission's own judgment and discretion. Nothing presented in this form is binding upon the exercise of the authority granted to the Regional Commission by Georgia law and Departmental rules. The findings issued by the Regional Commission are purely advisory and are in no circumstance binding upon the authority granted to the host local government by Georgia law.

**LIA****LIA****ATLANTA REGIONAL COMMISSION - DEVELOPMENT OF REGIONAL IMPACT REVIEW****PART 2: LOCAL IMPACTS ASSESSMENT***To be completed by the ARC Staff*

JURISDICTION:	<b>DOUGLAS COUNTY</b>				Date LIA completed, M/D/YYYY: 7/12/2012	
DRI #:	<b>2287</b>				RC DRI Reviewer: JT	
TENTATIVE NAME OF DEVELOPMENT:	<b>DCT River West Distribution Center</b>					
TYPE OF DEVELOPMENT:	<b>Industrial</b>				Action Triggering Review: Land Disturbance Permit	

I. ADEQUACY OF LOCAL ASSETS/SERVICES	Yes	No	N/A	Score 0, 1, or 3	Explain (optional for "Yes" answers, required for "No" answers)	Recommendations (to the Developer for Improving the Project)
Do adequate wastewater/sewerage facilities currently exist to support the development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Do adequate water supply and treatment facilities exist to serve the development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Do adequate stormwater management facilities exist to serve the development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Do adequate solid waste facilities exist to support the development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Does the local school system have the capacity necessary to adequately support the development?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does the local workforce possess the skills/expertise/education to effectively support the development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Are all other assets/services (public safety, etc.) adequate to serve the development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Is the local government fiscally capable of adequately providing any new facilities/services anticipated/likely to be required by the development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		

II. ADEQUACY OF TRANSPORTATION INFRASTRUCTURE	Yes	No	N/A	Score 0, 1, or 3	Explain (optional for "Yes" answers, required for "No" answers)	Recommendations (to the Developer for Improving the Project)
Do adequate transportation facilities currently exist to support the development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
If the development is predominately industrial, is it located in close proximity to an interstate highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		

If the development is predominately industrial, is it located with reasonable proximity to an intermodal station or other freight transfer location?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Will developer-funded mitigation of the transportation impacts of this development be adequate to address needs generated by the project? enhancements and/or improvements of the items already listed in the applicable transportation plan (STIP/TIP/LRTP)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
If not, will enhancements and/or improvements already listed in the applicable transportation plan (STIP/TIP/LRTP) be adequate to address needs generated by the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<b>III. ACCESS MANAGEMENT</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Score 0, 1, or 3</b>	<b>Explain</b> (optional for "Yes" answers, required for "No" answers)	<b>Recommendations</b> (to the Developer for Improving the Project)
If the size and type of development warrant, is access to the site effectively managed through the use of internal roadways, access roads, or shared driveways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
If the development is adjacent to more than one roadway, is access provided via the lowest functionally classified roadway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are access points to the site aligned with opposing access points and with existing, planned or likely median breaks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	OF THE TWO DRIVEWAYS PROPOSED, ONE DOES NOT ALIGN WITH AN EXISTING DRIVEWAY OR A MEDIAN BREAK.	THE DEVELOPER SHOULD CONSIDER CONNECTING TO AN EXISTING DRIVEWAY SOUTH OF THE DEVELOPMENT SITE.
Are proposed traffic signals located at the intersection of public roadways that provide access to the entire site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Relative to the size and traffic volume of the adjacent roadways, does the proposed development provide an adequate, uninterrupted driveway throat lengths at all access points?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Are all proposed access points outside of the functional area of any adjacent intersections?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Do the proposed access points meet minimum spacing requirements established by GDOT (and GRTA, where appropriate)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		GDOT SHOULD BE CONSULTATED REGARDING DRIVEWAY ACCESS ONTO THORNTON RD (STATE ROUTE 6)
<b>IV. RESOURCE MANAGEMENT</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Score 0, 1, or 3</b>	<b>Explain</b> (optional for "Yes" answers, required for "No" answers)	<b>Recommendations</b> (to the Developer for Improving the Project)
Are potential impacts upon WATER SUPPLY WATERSHEDS adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are potential impacts upon WETLANDS adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

Are potential impacts upon GROUNDWATER RECHARGE AREAS adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are potential impacts upon RIVER CORRIDORS adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are potential impacts upon PROTECTED MOUNTAINS adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are potential impacts upon COASTAL RESOURCES adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are potential impacts upon FLOODPLAINS adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are potential impacts upon SENSITIVE SOIL TYPES adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are potential impacts upon STEEP SLOPES adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are potential impacts upon PRIME AGRICULTURAL/FORESTRY AREAS adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are potential impacts upon RARE/ENDANGERED SPECIES adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are potential impacts upon FEDERAL, STATE OR REGIONAL PARKS adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Are potential impacts upon HISTORIC RESOURCES adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are potential impacts upon DESIGNATED SCENIC BYWAYS adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are potential impacts upon VIEWSHEDS OR SCENIC AREAS adequately addressed in the proposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<b>LIA Points:</b>		<b>37</b>		<b>OUT OF A POSSIBLE:</b>		<b>39</b>
<b>LIA Score:</b>		<b>95</b>		<b>LIA WEIGHTED SCORE (30%):</b>		<b>28</b>
<b>OVERALL ASSESSMENT OF LOCAL IMPACTS</b>						
<i>Does the host local government need to take action to manage potential adverse impacts of this development?</i>	YES <input type="checkbox"/>		NO <input type="checkbox"/>		NARRATIVE:	
<i>Should special requirements be placed on the developer(s) to mitigate adverse development impacts?</i>	YES <input type="checkbox"/>		NO <input type="checkbox"/>		NARRATIVE:	

**QDA****QDA**

**ATLANTA REGIONAL COMMISSION - DEVELOPMENT OF REGIONAL IMPACT REVIEW**  
**PART 3: GEORGIA QUALITY DEVELOPMENT ASSESSMENT**

*To be completed by the ARC Staff*

<b>JURISDICTION:</b>	<b>DOUGLAS COUNTY</b>				<b>Date QDA Completed, M/D/YYYY:</b> 7/12/2012	
<b>DRI #:</b>	<b>2287</b>				<b>RC DRI Reviewer:</b> JT	
<b>TENTATIVE NAME OF DEVELOPMENT:</b>	<b>DCT River West Distribution Center</b>					
<b>TYPE OF DEVELOPMENT:</b>	<b>Industrial</b>				<b>Action Triggering Review:</b> Land Disturbance Permit	

<b>I. MIX OF USES</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Score 0,1, or 3</b>	<b>Explain (as necessary for "Yes" and "No" answers)</b>	<b>Recommendations (to the Developer for Improving the Project)</b>
Does the development incorporate a mixture of complementary land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does the development have vertically mixed uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
If the development is primarily residential, are a healthy mix of uses (e.g., corner grocery stores, community facilities) located within an easy walking distance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
For developments without a residential component, does the development add a compatible new use that is not prevalent in the immediately surrounding area/neighborhood?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

<b>II. TRANSPORTATION ALTERNATIVES</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Score 0,1, or 3</b>	<b>Explain (as necessary for "Yes" and "No" answers)</b>	<b>Recommendations (to the Developer for Improving the Project)</b>
Are there sidewalks within the development?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are there existing or proposed sidewalks along all adjacent external street frontages that connect to the internal sidewalk network?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are sidewalks designed to comply with ADA, AASHTO standards of width and accessibility?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Is bicycle parking provided at all non-residential buildings, multi-family buildings, and other key destinations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does the development include multi-use trails that will connect to the external trail network(s)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			



Are intersections designed for pedestrian safety, including marked crossing, curb extensions, median refuges, raised crosswalks, and/or pedestrian actuation devices?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does the design include pedestrian connections between building entrances and the internal and external sidewalk network?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does the development contribute to public streetscapes with pedestrian-friendly amenities, such as benches, lighting, street trees, trash cans, pedestrian entrance on street level, and windows at street level?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Will the development employ pedestrian-friendly block sizes (e.g., block face no more than 500 ft, average block perimeter 1350 ft)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Will the development incorporate traffic calming measures, such as narrower street widths, raised pedestrian crossings, or rough pavement materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<b>III. CONNECTIVITY</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Score 0,1, or 3</b>	<b>Explain</b> (as necessary for "Yes" and "No" answers)	<b>Recommendations</b> (to the Developer for Improving the Project)
Will the development employ street layouts that match those in older parts of the community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Will the developments internal street network connect to the existing surrounding street network at many points?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does the development provide multiple ingress/egress points and have access to multiple external roadways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does the proposal provide appropriate direct connections to existing adjacent developments/uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does the proposal allow for direct connection to adjacent developments/uses in the future (at stub outs, dead end streets, etc.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Will the development include external and internal connections that allow motorists to avoid using the surrounding roadways to access adjacent uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does the internal street network minimize traveling distance by providing relatively direct circulation throughout the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Can the internal street network be reasonably anticipated to add to the public roadway network?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Where appropriate, will the development employ mid-block alleys?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

IV. PARKING	Yes	No	N/A	Score 0,1, or 3	Explain (as necessary for "Yes" and "No" answers)	Recommendations (to the Developer for Improving the Project)
Does the development provide no more parking than the minimum required by the local jurisdiction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Does development seek reduced parking requirements for commercial and residential developments, particularly when nearby parking alternatives or public transit is available?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does development seek shared parking arrangements that reduce overall parking needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does development use landscaped tree islands and medians to break up large expanses of paved parking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Is the development's parking located where it does not visually dominate the development from the street?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0	EMPLOYEE PARKING LOCATED BETWEEN THE BUILDING FRONTAGE AND THE STREET	EMPLOYEE PARKING COULD BE SHIFTED TO THE SIDE OF THE BUILDING OR APPROPRIATELY BUFFERED FROM THE STREET.
Does the parking design allow for easy and safe pedestrian access to buildings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
V. INFILL DEVELOPMENT	Yes	No	N/A	Score 0,1, or 3	Explain (as necessary for "Yes" and "No" answers)	Recommendations (to the Developer for Improving the Project)
Is the development proposing to locate on an infill site with existing infrastructure in place?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Does this project involve redevelopment of abandoned structures; a brownfield site; other underutilized properties?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does the development re-use or rehabilitate existing and/or historic structures?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Is the development designed to blend into existing neighborhoods with compatible scale and design (e.g., small scale apartment buildings, multi-family that looks like a single residence from the street, etc)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are new housing opportunities being created out of former, underused commercial, warehouse, or industrial spaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Is the development designed to revitalize existing neighborhood commercial centers (or create a new one on an infill site) that will serve as a focal point for the surrounding neighborhood and community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Is this a greyfield redevelopment that converts vacant or under-utilized commercial strips to mixed-use assets?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

VI. SENSE OF PLACE	Yes	No	N/A	Score 0, 1, or 3	Explain (as necessary for "Yes" and "No" answers)	Recommendations (to the Developer for Improving the Project)
Does the development create or enhance community spaces such as public plazas, squares, parks, etc?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Is the development consistent / compatible with the traditional character of the community, incorporating appropriate scale, placement and massing?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
If "big box" retail, is the development designed in a way that complements surrounding uses (e.g. appropriate massing and scale when in developed areas; landscaped buffers/berms when in less developed areas; etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
If "big box" retail, is the development designed in a way that promotes long-term usability (e.g. allows for subsequent adaptation to other tenants/uses)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are structures oriented toward and located near existing and proposed street front(s) with parking located in places other than between the structure and the street/sidewalk?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does the development design include restrictions on the number and size of signs and billboards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
If applicable, will the natural vegetative character of surrounding roadways be maintained (e.g., with setbacks, vegetative buffers, landscaped berms)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
VII. TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)	Yes	No	N/A	Score 0, 1, or 3	Explain (as necessary for "Yes" and "No" answers)	Recommendations (to the Developer for Improving the Project)
Is the development designed to be an attractive, pedestrian-friendly activity center serving surrounding residential areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Will the development include a mix of housing types and sizes evocative of the "traditional" development styles/patterns of the community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Do planned street widths employ TND width standards (i.e. narrow)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are structures designed with small setbacks, and porches (where appropriate) that contribute to a continuous orientation to the street that is pedestrian-friendly and encourages interaction with neighbors and/or passers-by?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Are accommodations included for on-street parking and/or rear alleyway access for residents'/visitors' automobiles?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

VIII. OPEN/GREEN SPACE CONSERVATION	Yes	No	N/A	Score 0,1, or 3	Explain (as necessary for "Yes" and "No" answers)	Recommendations (to the Developer for Improving the Project)
Is the development in close proximity with direct access to permanently protected open/greenspace?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Is the development clustered to preserve open/green space within the development site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does the development set aside a substantial percentage of total land area as permanently protected open or green space, preferably connected to a green space network?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does the design of the development include provisions to permanently preserve environmentally sensitive areas by setting them aside as public parks, trails, greenbelts, etc?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does the design of the development incorporate significant site features (view corridors, water features, farmland, wetlands, etc.) as amenities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
If public water/sewer is unavailable, does the design of the development make use of common area drain fields and/or neighborhood-scale wastewater treatment systems to reduce parcel size and facilitate cluster development?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
IX. ENVIRONMENTAL PROTECTION	Yes	No	N/A	Score 0,1, or 3	Explain (as necessary for "Yes" and "No" answers)	Recommendations (to the Developer for Improving the Project)
Does the development avoid critical environmental areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Does the project avoid land physically unsuitable for development (steep slopes greater than 20%, floodplains, stream corridors, groundwater recharge areas or wetlands), prime agricultural lands/soils and/or propose the appropriate mitigation measures?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3		
Does the development include measures to retain/protect a large proportion of existing trees and to maintain the health of new trees included in the development's landscaping?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does the development incorporate native and drought-tolerant landscaping?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Is the development designed to avoid the need for a stream buffer variance under any applicable ordinances?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does the development's stormwater management plan avoid increasing the rate and quantity of post-development stormwater runoff when compared with pre-development stormwater rates and quantities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

Does the development reflect best management practices (e.g., bioretention strips, rain gardens or swales as alternatives to conventional practices) for water quality protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Do the parking lots incorporate innovative on-site stormwater mitigation or retention features that are not covered elsewhere in this checklist?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Is a substantial proportion of the total paved area (total of driveways, parking, etc) covered with permeable surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does the development propose water conservation covenants or employ other appropriate water conservation measures?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Is the development seeking independent certification/recognition by a widely acknowledged development accreditation organization (e.g. LEED, EarthCraft, Green Globes, Energy Star, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Does the development make use of alternative building materials that promote environmental protection and energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<b>X. HOUSING CHOICES</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Score 0, 1, or 3</b>	<b>Explain</b> (as necessary for "Yes" and "No" answers)	<b>Recommendations</b> (to the Developer for Improving the Project)
For developments with a residential component, will a diversity of housing types be provided in the development, including: Single family; Accessory housing units; Multi family; Affordable housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
For developments with a residential component, does the development add a new housing type to the immediately surrounding neighborhood?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
If the development includes a senior housing component, does the development include affordability and accessibility features and proximity to services and transportation alternatives?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Will the development provide greater housing options for low and middle income residents and families?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<b>XI. ECONOMIC DEVELOPMENT</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Score 0, 1, or 3</b>	<b>Explain</b> (as necessary for "Yes" and "No" answers)	<b>Recommendations</b> (to the Developer for Improving the Project)
Are the economic returns associated with the development projected to offset the local/regional costs for any infrastructure and service enhancements necessary to serve development?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Will the development enhance diversity in the local/regional economic base?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

Does the design/location of this development clearly reflect consideration of the local and regional jobs/housing balance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Is the development located in a tax abatement zone, a tax allocation district, a designated/planned redevelopment area, an enterprise zone, or other governmentally supported redevelopment zones?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Will this development use or is it likely to enhance local or regional small-business development program(s)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Will the development provide greater employment opportunities for low and middle income residents?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Is the development likely to spur other activities aimed at improving the quality of the local/regional workforce?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

<b>QDA POINTS:</b>	<b>15</b>	<b>OUT OF A POSSIBLE:</b>	<b>18</b>
<b>QDA SCORE:</b>	<b>83</b>	<b>QDA WEIGHTED SCORE (20%):</b>	<b>17</b>

### OVERALL ASSESSMENT OF QUALITY

<b><i>Is the preponderance of answers above “Yes”?</i></b>	<input type="checkbox"/> <b>YES</b> , the proposed development qualifies for expedited review. <input type="checkbox"/> <b>NO</b> , the proposed development <u>DOES NOT</u> qualify for expedited review.		
<b><i>And is the development generally reflective of the best quality growth practices?</i></b>	<input type="checkbox"/> <b>YES</b> , this regional commission recommends this development for Georgia Quality Development designation. <input type="checkbox"/> <b>NO</b> <b>NARRATIVE:</b>		
<b><i>To improve the overall quality of the development, does the regional commission recommend that the local government seek additional alterations to the proposal that have not been described above?</i></b>	YES <input type="checkbox"/>	NO <input type="checkbox"/>	<b>NARRATIVE:</b>



## MEMORANDUM

**TO:** Jon Tuley, Land Use Division

**FROM:** Nathan Soldat, Transportation Planning Division

**DATE:** July 10, 2012

**SUBJECT:** **Transportation Division Review of DRI # 2287**

Project: DCT River West Distribution Center

County: Douglas

Location: West side of Thornton Road 2,950 feet south of Douglas Hill Road  
(Parcels 09451820002 and 09461820001)

Analysis:

Expedited

☐

Non-Expedited

☒

**cc:** David Haynes  
TD

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The following input is provided for the Infrastructure section of the DRI Report. This DRI proposal is being considered for review under the Georgia Regional Transportation Authority Non-expedited Review Process. The proposed 47.23 acre warehouse/distribution development would contain one 783,750 square foot warehouse/distribution buildings.

### **INFRASTRUCTURE** **Transportation**

**How many site access points will be associated with the proposed development? What are their locations?**

Site access is intended to be provided for the warehouse/distribution building of the DRI via two driveways off Thornton Road, south of the intersection with Douglas Hill Road. The main driveway to the north is located at an existing median opening. This median opening also serves another warehouse use that is located along the east side of Thornton Road. The second driveway to the south is a proposed right-in right-out and is located approximately 550 feet to the south of the main driveway.

**How much average daily traffic will be generated by the proposed project?**

Kimley-Horn and Associates, Inc. is using ITE Code 152 – High-Cube Warehouse (based on square footage) to determine trip rates. Based on this, the total weekday gross trips will be 1,376. ARC staff confirms the accuracy of this number.

**List the transportation improvements that would affect or be affected by the proposed project.**

**PLAN 2040 RTP (Long Range Projects)\***

ARC Number	<u>Route</u>	Type of Improvement	Scheduled Completion Year
FS-225	SR 70 (Fulton Industrial Boulevard) Widening from SR 166 (Campbellton Road) to SR 6 (Camp Cree	Roadway / General Capacity	Long Range 2018-2030

*\*The ARC Board adopted the PLAN 2040 RTP and FY 2012-2017 TIP on July 27<sup>th</sup>, 2011.*

**Transportation Investment Act of 2010\***

Number	<u>Route</u>	Type of Improvement	Implementation Band
TIA-DO-002	I-20 West from I-285 West to SR 5 – ITS and Western Regional Traffic Control Center	Roadway	Construction likely to occur in Band 1 (2013-2015)
TIA-DO-018	SR 6 (Thornton Road) from Paulding County Line to Riverside Parkway – Truck Friendly Lanes, ITS, Intersection Improvements and Partial Widening	Roadway	Construction likely to occur in Band 2 (2016-2019)

*\*On July 31, 2012, residents across the 10-county Atlanta region have the opportunity to vote on a referendum that would fund \$8.5 billion in transportation improvements through a regional one percent sales tax. The implementation of the above project hinges on the successful passage of the referendum.*

**Is the site served by transit? If so, describe type and level of service and how it will enhance or be enhanced by the presence of transit? Are there plans to provide or expand transit service in the vicinity of the proposed project?**

Not applicable.

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

None proposed.

**What are the numbers of crashes adjacent to the proposed project?**

The Georgia Department of Transportation shows for the last three years:

-18 crashes (no fatalities) at or near the intersection of Douglas Hill Road and Thornton Road

-14 crashes (no fatalities) on Thornton Road between Douglas Hill Road and Riverside Parkway

-24 crashes (no fatalities) at or near the intersection of Thornton Road and Riverside Parkway



**What other issues should be considered during the traffic study?**

- Kimley-Horn and Associates, Inc. should review design guidelines related to ARC's Policy and Investment Networks. Thornton Road is on the following networks:
  1. Concept 3 Transit Network
  2. Regional Truck Route Network
  3. Regional Thoroughfare Network
- In 2006, The Atlanta Regional Commission (ARC) completed the Connect6 Study, the multi-modal corridor study for State Route 6. The study assessed and recommended transportation and land use improvements from Dallas, in Paulding County, to Hartsfield-Jackson Atlanta International Airport. Kimley-Horn and Associates, Inc. should review this study.
- Mike Lobdell with the Georgia Department of Transportation stated during the pre-application meeting on July 10<sup>th</sup>, 2012 that the southern driveway may not be allowed. Kimley-Horn and Associates, Inc. needs to verify if this driveway will be allowed and if not make necessary accommodations.

**DCT RIVER WEST DISTRIBUTION CENTER DRI**  
**Douglas County**  
**ARC Environmental Planning Division Comments**  
**July 11, 2012**

**Watershed Protection and Stream Buffers**

The property is not in the Chattahoochee River Corridor, but is within the Chattahoochee River Watershed. This portion of the watershed is downstream of the water supply watershed portion of the Chattahoochee. The USGS coverage for the area shows a blue-line stream running from Lake Echo to the River near the rear of this property. Any portion of this parcel near that stream may be subject to the Douglas County Stream Buffer Ordinance. Any unmapped streams that may be on the property will be also subject to the county's stream buffer ordinance. Any state waters that may be on the property will be subject to the requirements of the State 25-foot Erosion and Sedimentation Act buffers.

**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 produced after the construction of the proposed development, based on the submitted plans. The 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. Actual pollutant loadings will vary based on actual use and the amount of impervious surface in the final project design. The following table summarizes the results of the analysis.

**Estimated Pounds of Pollutants Per Year**

<b>Land Use:</b>	<b>Land Area (Acres)</b>	<b>Total Phosphorus</b>	<b>Total Nitrogen</b>	<b>BOD</b>	<b>TSS</b>	<b>Zinc</b>	<b>Lead</b>
Heavy Industrial	47.28	68.56	909.67	6051.84	37587.60	78.48	9.93
<b>TOTAL</b>	47.28	68.56	909.67	6051.84	37587.60	78.48	9.93

Total Percentage Impervious: 80%

In order to address post-construction stormwater runoff quality, the project should to the applicable Metropolitan North Georgia Water Planning District 2009 Watershed Management Plan's Stormwater and Watershed Protection Ordinances, as adopted by Gwinnett County. It should also implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater 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.

**From:** Hood, Alan C. <achood@dot.ga.gov>  
**Sent:** Thursday, July 05, 2012 3:07 PM  
**To:** Jonathan Tuley  
**Cc:** Comer, Carol; Cevallos, Peter Paul Jr.; douglas.barrett@fultoncountyga.gov; Sands, Carla Jo  
**Subject:** RE: Pre-Review Meeting July 10, 2012 - DCT River West Distribution Center (Douglas County, DRI #2287)

Jon,

DRI# 2287, DCT River West Distribution Center does not appear to impact any public airports in the area. The site is located approximately 4.15 miles southwest of the Fulton County Airport – Brown Field (FTY), but not located inside the approach area for Runway 8. However, if the proposed project's vertical construction exceeds 200ft above ground level, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration. That may be done online at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. The FAA must be in receipt of the notification, no later than 45 days prior to construction. The FAA will evaluate the potential impact of the project on protected airspace associated with FTY airport and advise the proponent if any action is necessary.

Thank you for the opportunity to comment on the proposed development.

**Alan Hood** | Airport Safety Data Program Manager  
Georgia Department of Transportation - Aviation Programs  
4005 Fulton Industrial Boulevard | Atlanta, Georgia 30336  
T: 404-505-4863 | F: 404-505-4870 | M: 404-660-3394 | E: [achood@dot.ga.gov](mailto:achood@dot.ga.gov)

View our new website at <http://www.dot.ga.gov/localgovernment/intermodalprograms/aviation!>

**From:** Jonathan Tuley <[JTuley@atlantaregional.com](mailto:JTuley@atlantaregional.com)>  
**Date:** July 5, 2012 12:35:18 PM EDT  
**To:** "Allen, Patrick" <[paallen@dot.ga.gov](mailto:paallen@dot.ga.gov)>, "VanDyke, Cindy" <[cyvandyke@dot.ga.gov](mailto:cyvandyke@dot.ga.gov)>, "Ware, Alan" <[alware@dot.ga.gov](mailto:alware@dot.ga.gov)>, "Williams, Michael V." <[michawilliams@dot.ga.gov](mailto:michawilliams@dot.ga.gov)>, "Comer, Carol" <[ccomer@dot.ga.gov](mailto:ccomer@dot.ga.gov)>, "Lobdell, Mike" <[mlobdell@dot.ga.gov](mailto:mlobdell@dot.ga.gov)>, "Walker, Steven" <[stwalker@dot.ga.gov](mailto:stwalker@dot.ga.gov)>, "Cautela, Daphne" <[dcautela@dot.ga.gov](mailto:dcautela@dot.ga.gov)>, "'wstinson@itsmarta.com'" <[wstinson@itsmarta.com](mailto:wstinson@itsmarta.com)>, "'lbeall@grta.org'" <[lbeall@grta.org](mailto:lbeall@grta.org)>, 'Julie McQueen' <[JMcQueen@GRTA.org](mailto:JMcQueen@GRTA.org)>, "'BDennard@grta.org'" <[BDennard@grta.org](mailto:BDennard@grta.org)>, "'DRI@grta.org'" <[DRI@grta.org](mailto:DRI@grta.org)>, "'Crocker, John'" <[jtcrocker@itsmarta.com](mailto:jtcrocker@itsmarta.com)>, "'Floyd, Greg'" <[gffloyd@itsmarta.com](mailto:gffloyd@itsmarta.com)>, 'Jon West' <[jon.west@dca.ga.gov](mailto:jon.west@dca.ga.gov)>, "[abrumelow@co.douglas.ga.us](mailto:abrumelow@co.douglas.ga.us)" <[abrumelow@co.douglas.ga.us](mailto:abrumelow@co.douglas.ga.us)>, "Tracy Rye ([trye@co.douglas.ga.us](mailto:trye@co.douglas.ga.us))" <[trye@co.douglas.ga.us](mailto:trye@co.douglas.ga.us)>, "[smartin@dctindustrial.com](mailto:smartin@dctindustrial.com)" <[smartin@dctindustrial.com](mailto:smartin@dctindustrial.com)>  
**Cc:** Landuse <[Landuse@atlantaregional.com](mailto:Landuse@atlantaregional.com)>, Jane Hayse <[JHayse@atlantaregional.com](mailto:JHayse@atlantaregional.com)>, "[SDunn@atlantaregional.com](mailto:SDunn@atlantaregional.com)" <[sdunn@atlantaregional.com](mailto:sdunn@atlantaregional.com)>, David Haynes <[DHaynes@atlantaregional.com](mailto:DHaynes@atlantaregional.com)>, Nathan Soldat <[NSoldat@atlantaregional.com](mailto:NSoldat@atlantaregional.com)>, Patrick Bradshaw <[PBradshaw@atlantaregional.com](mailto:PBradshaw@atlantaregional.com)>, Mike Alexander <[MAlexander@atlantaregional.com](mailto:MAlexander@atlantaregional.com)>, Jim Skinner <[JSkinner@atlantaregional.com](mailto:JSkinner@atlantaregional.com)>, Jim Santo <[JSanto@atlantaregional.com](mailto:JSanto@atlantaregional.com)>  
**Subject:** Pre-Review Meeting July 10, 2012 - DCT River West Distribution Center (Douglas County, DRI #2287)

## Development of Regional Impact Pre-Review Meeting Notification

This email serves as notice that ARC staff has reviewed the information submitted on the Department of Community Affairs (DCA) website and finds that, based on the information submitted, the proposed development, DCT River West Distribution Center, may be a Development of Regional Impact as defined by DCA Rules.

The Atlanta Regional Commission staff will hold a pre-review meeting on **Tuesday, July 10, 2012, at 2:00pm in the Executive Conference Room at ARC Offices** to discuss the this project and determine what additional information will be needed to initiate the review. We request that you or a member of your staff attend the pre-review meeting to review the initial proposal. If you are the applicant/ developer, or the developer's representative, you must attend this meeting. Please send us all information related to the project, including a digital copy of the site plan prior to the meeting.

**DCT River West Distribution Center** - This project, located in Douglas County, is a proposed light industrial warehouse/distribution facility. The proposed project is located along the west side of Thornton Road, approximately 2,950 feet south of the intersection of Douglas Hill Road and Thornton Road. For more information on this project please visit the [DCA website](#) or contact our offices.

For more information regarding the DRI processes, and the information needed for the review, please see the [DRI website](#).

Thanks,

Jon Tuley, AICP  
Principal Planner

**Atlanta Regional Commission**  
**regional impact + local relevance**

40 Courtland Street, NE  
Atlanta, Georgia 30303-2538  
P | 404.463.3307  
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# Developments of Regional Impact

[DRI Home](#)[DRI Rules](#)[Thresholds](#)[Tier Map](#)[FAQ](#)[Apply](#)[View Submissions](#)[Login](#)**DRI #2287****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:

Douglas

Individual completing form:

Tracy Rye

Telephone:

678-838-2060

E-mail:

trye@co.douglas.ga.us

\*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:

DCT River West Distribution Center

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

West side of Thornton Road 2,950' south of Douglas Hill Road (Parcels 09451820002 and 09461820001)

Brief Description of Project:

Light Industrial Warehouse/Distribution

**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:

# DRI Initial Information Form

Project Size (# of units, floor area, etc.):	783,750 SF
Developer:	DCT Industrial
Mailing Address:	3340 Peachtree Road, NE
Address 2:	Tower 100, Suite 2675
	City:Atlanta State: GA Zip:30326
Telephone:	404-846-6828
Email:	smartin@dctindustrial.com
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, property owner:	Waldrep Development LLC and Gregory Louis Johnson, Charles F. Johnson, Thomas H. Johnson, Nathan R.
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 type="radio"/> Yes <input checked="" type="radio"/> No
If yes, provide the following information:	Project Name:
	Project ID:
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: 10/2013 Overall project: 10/2013
<a href="#">Back to Top</a>	

# Developments of Regional Impact

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

## 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: Douglas County  
Individual completing form: Tracy Rye  
Telephone: 678-838-2060  
Email: trye@co.douglas.ga.us

### Project Information

Name of Proposed Project: DCT River West Distribution Center  
DRI ID Number: 2287  
Developer/Applicant: DCT Industrial  
Telephone: 404-846-6828  
Email(s): smartin@dctindustrial.com

### 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.) ☒ (not selected) ☐ Yes ☐ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA? ☒ (not selected) ☐ Yes ☐ No

If no, the official review process can not start until this additional information is provided.

### Economic Development

Estimated Value at Build-Out: \$16,000,000  
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$548,000  
Is the regional work force sufficient to fill the demand created by the proposed project? ☒ (not selected) ☒ Yes ☐ No  
Will this development displace any existing uses? ☒ (not selected) ☐ Yes ☒ No

If yes, please describe (including number of units, square feet, etc):



<b>Water Supply</b>	
Name of water supply provider for this site:	Douglasville - Douglas County WSA
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.042 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?	
<b>Wastewater Disposal</b>	
Name of wastewater treatment provider for this site:	Douglasville - Douglas County WSA
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.0095 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?	
<b>Land Transportation</b>	
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.)	Approximately 1,400 - 1,800 trips/day
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 type="radio"/> Yes <input type="radio"/> No
If yes, please describe below: Traffic Study report is in progress by Kimley-Horn & Assoc.	



### Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?

600

Is sufficient landfill capacity available to serve this proposed project?

☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development?

☐ (not selected) ☐ Yes ☒ 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?

65.5%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:

Retain buffers on stream, Water Quality & Detention will be designed in accordance with the Georgia Stormwater Management Manual

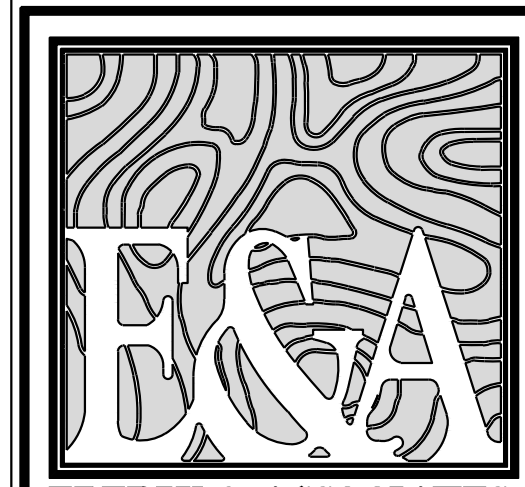
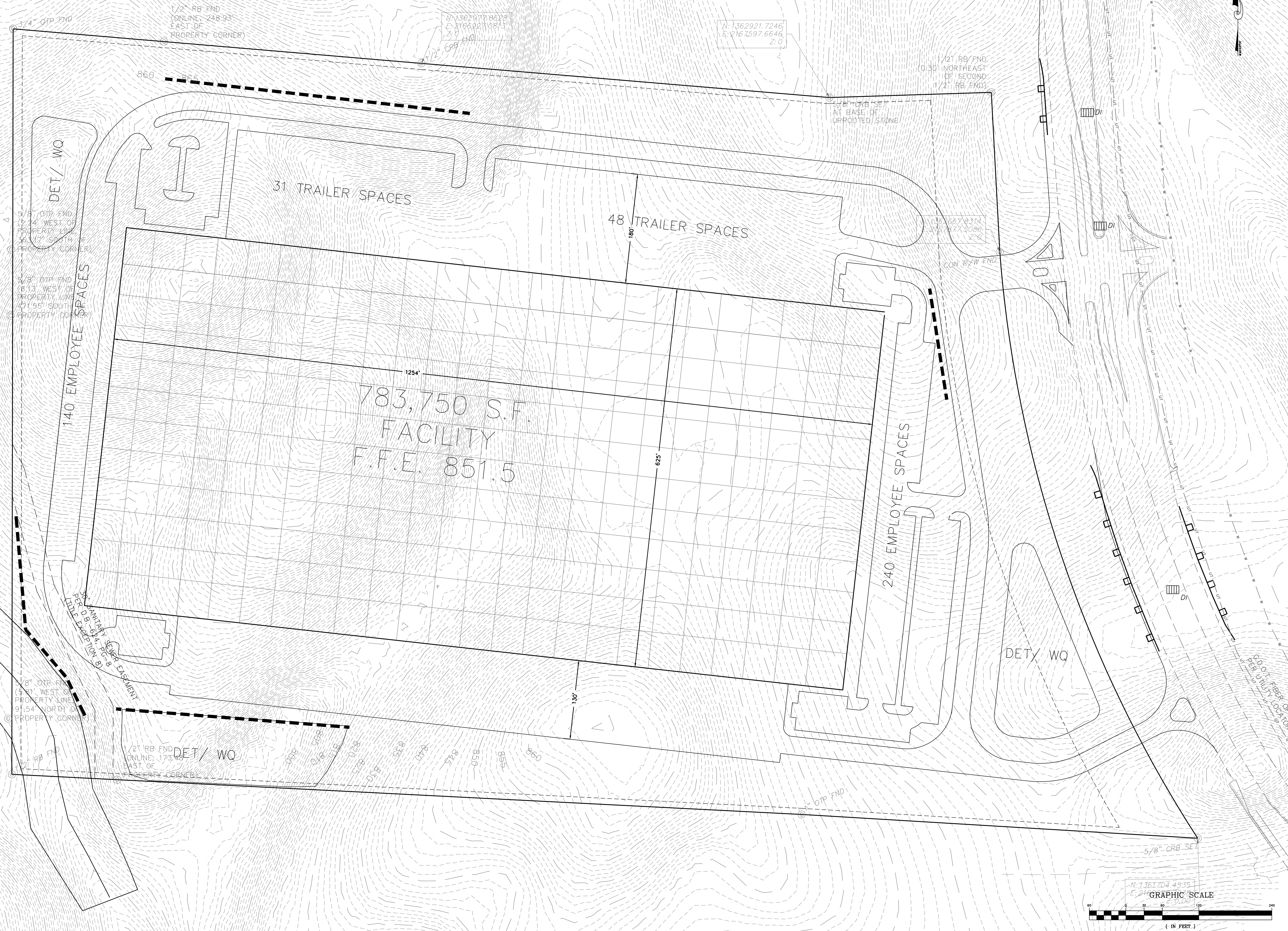
### Environmental Quality

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 type="radio"/> Yes <input checked="" type="radio"/> No |
| 4. Protected mountains?                       | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" 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:





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LAND PLANNING  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE

JECT: **EDCT RIVER WEST**  
**DISTRIBUTION CENTER**

**LAND LOTS 945, 946**  
**xth DISTRICT**  
**DOUGLAS COUNTY, GEORGIA**  
**ADDRESS**

REVISIONS:

[illegible]

CONCEPT  
PLAN

SCALE:	1"=60'
DATE:	07/02/12
DRAWN BY:	BKB
PROJECT MANAGER:	BKB

PROJECT NO.  
12-032

C4.0