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DATE: October 28, 2014 ARC REVIEW CODE: R1410281

TO: Mayor Mario Avery

ATTN TO: Jahnee Prince, City of Fairburn

FROM: Douglas R. Hooker, Executive Director **RE:** Development of Regional Impact Review

The Atlanta Regional Commission (ARC) has completed a preliminary regional review of the following Development of Regional Impact (DRI). ARC 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 as well as state, federal, and other agencies. The preliminary report does not address whether the DRI is or is not in the best interest of the local government.

Dragh R. Hoke

Name of Proposal: Oakley Distribution Center

Review Type: DRI Submitting Local Government: City of Fairburn Date Opened: October 28, 2014 Deadline for Comments: November 12, 2014

Date to Close: November 12, 2014

<u>Description:</u> This proposed development is located in the City of Fairburn, on the southeast corner of the Oakley Industrial Boulevard and Fayetteville Road intersection. It will include two distribution/warehouse buildings totaling 1.3 million square feet.

PRELIMINARY COMMENTS:

Regional Context:

According to the ARC Unified Growth Policy Map (UGPM) and the Regional Development Guide (RDG), the proposed Oakley Distribution Center is within an area designated as Developing Suburbs and is also located within an Industrial/Logistics area.

The 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.

Limited existing infrastructure in these areas will constrain the amount of additional growth that is possible. Some transportation improvements may be needed within these developing suburbs, but care should be taken not to spur unwanted growth.

The RDG states that 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.

Observations/Recommendations:

The proposed Oakley Distribution Center is located within an area of the region that is rapidly becoming dominated by industrial uses. Additionally, questions have been raised regarding the spacing of existing and proposed driveways as well as the condition of existing roadways, and whether or not they can accommodate the additional truck traffic.

The City of Fairburn should work with the developer, neighboring jurisdictions, GDOT, and other affected agencies to ensure that the road network in this area can handle the existing and expected truck traffic. This includes roads that can handle the weight of the trucks, intersections that allow for truck turning movements and ensuring that potential conflicts between local, residential traffic and truck traffic are identified and mitigated as needed.

The proposed project is located in the Whitewater Creek Water Supply Watershed, a small (less than 100 square mile) watershed which is a public water supply source for both Fayette County and the City of Fayetteville. The proposed project property appears to be more than 7 miles upstream of both intakes.

Under the Georgia Planning Act of 1989, all development in a public water supply watershed is subject to the DNR Part 5 Water Supply Watershed Minimum Criteria (Chapter 391–3–16–.01, Criteria for Water Supply Watersheds) unless alternative criteria are developed and adopted by the jurisdiction according to the requirements of the Part 5 criteria and are then approved by Georgia EPD and DCA. The minimum criteria in a small water supply watershed include: a limit on impervious surfaces of either 25 percent of the watershed area or the existing amount, whichever is greater; buffer requirements on perennial (blue–line) streams that include a 50–foot undisturbed buffer and 75–foot impervious setback on streams that are more than 7 miles upstream of the closest intake; and other requirements for hazardous materials and hazardous waste. It is our understanding that the City has adopted Water Supply Watershed Minimum Criteria.

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

ARC COMMUNITY DEVELOPMENT
ARC RESEARCH AND ANALYTICS
GEORGIA DEPARTMENT OF NATURAL RESOURCES
FULLTON COUNTY

ARC Transportation Access and Mobility ARC Aging and Health Resources Georgia Department of Transportation City of Union City

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
FAYETTE COLINTY

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

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



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 **REOUEST FOR COMMENTS**

The project described below has been submitted to this Regional Development Center for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties. We would like to

consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and give us your comments in the space provided. The completed form should be returned to the RDC on or before the specified return deadline. Preliminary Findings of the RDC: **Oakley Distribution Center** See the Preliminary Report. Comments from affected party (attach additional sheets as needed): Individual Completing Form: Local Government: Please return this form to: Jon Tuley, Atlanta Regional Commission 40 Courtland Street NE Department: Atlanta, GA 30303 Ph. (404) 463-3307 Fax (404) 463-3254 jtuley@atlantaregional.com Telephone: (Return Date: November 12, 2014 Signature: Date:

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: October 28, 2014 ARC REVIEW CODE: R1410281

TO: ARC Community Development, Natural Resources, Transportation Access and Mobility, Research and

Analytics, and Aging and Health Services FROM: Jon Tuley, Extension: 3-3307

Reviewing staff by Jurisdiction:

Community Development: Tuley, Jon Transportation Access and Mobility: Studdard, Daniel

Natural Resources: Santo, Jim Research and Analytics: Skinner, Jim

Aging Health Resources: Rader, Carolyn

Name of Proposal: Oakley Distribution Center **Review Type:** Development of Regional Impact

Description: This proposed development is located in the City of Fairburn, on the southeast corner of the Oakley Industrial Boulevard and Fayetteville Road intersection. It will include two distribution/warehouse buildings totaling 1.3 million square feet.

Submitting Local Government: City of Fairburn

Date Opened: October 28, 2014

Deadline for Comments: November 12, 2014

Date to Close: November 12, 2014

Kes	po	ns	e:

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

40 COURTLAND STREET, NE

ATLANTA, GEORGIA 30303

MEMORANDUM

TO:	Jon Tuley, Land Use Division
FROM:	Daniel Studdard, Transportation Access and Mobility Division
DATE: SUBJECT:	October 13th, 2014 Transportation Division Review of DRI # 2403 Project: Oakley Distribution Center County: Fulton (City of Fairburn) Location: Oakley Industrial Boulevard & Fayetteville Road in Fairburn, GA Analysis: Expedited Non-Expedited Non-Expedited
cc:	David Haynes TAMD

The Transportation Access & Mobility Division has reviewed the traffic study performed by Parker & Seymour, Inc., on behalf of the developer of the Oakley Distribution Center development. 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 Expedited Review Process. This is based on Article 3, Section 3-102, subsection B-2 of the Procedures and Principles for GRTA DRI Review criteria for developments generating between 1,000 and 3,000 daily trips.

The applicant proposes to develop 1,300,000 square feet of high-cube warehouse/distribution center buildings in a development in the City of Fairburn. The development is located in a predominantly industrial area, with current zoning of M-1 (Light Industrial District). Build-out is expected in 2016, occurring in one phase.

INFRASTRUCTURE Transportation

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

Site access is proposed in two locations. The site plan identifies Driveway 1 on the south side of Oakley Industrial Boulevard, approximately 1,700 feet southwest of the signalized intersection of Oakley Industrial Boulevard at Fayetteville Road. Driveway 2 is proposed on Fayetteville Road approximately 2,400 feet southeast of the intersection of Oakley Industrial Boulevard at Fayetteville Road. Proposed parking at the development includes the following:

• Employee parking provided: 200 spaces

• Trailer parking provided: 380 spaces

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

The *Institute of Transportation Engineers' Trip Generation Handbook*, 9th edition, 2012 was used to conduct trip generation for this development. Trip rates were determined using ITE Code 152 – High Cube Warehouse (based on square footage). The development is projected to generate approximately 2,184 daily trips, 156 AM peak hour trips, and 217 PM peak hour trips. Approximately 25% of the peak hour trips and 38% of the daily trips are expected to be trucks, with the remainder personal vehicles. Based on the projected trip generation and distribution, both driveways are projected to operate with an acceptable level-of-service (LOS) during the AM and PM peak hours.

Summarize the transportation improvements as recommended by the traffic study consultant

No transportation improvements on the adjacent roadways are recommended by the traffic study consultant.

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

Based on the ARC Regional Transportation Plan (RTP) and Transportation Improvement Program (TIP), GDOT's Construction Work Program, Fulton County's programmed projects, and the STIP, the projects in the following table are planned or programmed in the area:

Planned or Programmed Projects

Project Number	Route and Description	Type of Improvement	Network Year
P-49	SR 92 (Spence Road) from Oakley Industrial Boulevard to Roosevelt Highway - Install sidewalks on both sides of roadway	Bike/Ped	2020
R-192	SR 74 (Senoia Road) from I-85 to Fayette County - Fiber and signal coordination.	ITS	2020
FS-AR- 182	SR 74 (Senoia Road) at I-85 - Add turn lanes at the ends of the exit ramps and widening of the SR 74 bridge to include turn lanes.	Roadway / Interchange Upgrade	2030
ASP-FS- 202	Oakley Industrial Boulevard widening and extension from Gullatt Road to Flat Shoals Road	Roadway / General Purpose Capacity	TBD (2040+)
ASP- FA-347	SR 92 Widening from Oakley Industrial Boulevard to SR 85 (Glynn Street)	Roadway / General Purpose Capacity	TBD (2040+)

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?

The site is not directly served by transit, and no alternative trip reduction was taken. The GRTA Xpress bus system operates along I-85 and has a stop approximately 4.5 miles north of the proposed development. A MARTA bus route operates on Roosevelt Highway/US Hwy 29, approximately 2.5 miles northwest of the proposed development.

What other issues should be considered during the traffic study or in general for the proposed development?

The applicant should review design guidelines related to ARC's Policy and Investment Networks. The proposed development is located along or near the following:

- Regional Strategic Transportation System Arterial: Oakley Industrial Boulevard
- Regional Thoroughfare Network: SR 92 (Spence Road)
- Regional Thoroughfare Network: SR 74 (Senoia Road)

The Oakley Distribution Center DRI 2452 Pre-Review Meeting document, October 6, 2014, states in the Analysis Methodology section on page 5 "The design of the roadway [Oakley Industrial Boulevard] is more consistent with a State Route collector or arterial, than with a typical local roadway and was intended to accommodate the traffic consistent with the adjacent warehouse/distribution/industrial uses." Due to the design of the roadway, the applicant should review appropriate design guidelines from GDOT, including the most recent versions of the:

- GDOT Regulations for Driveway and Encroachment Control
- GDOT Design Policy Manual

OAKLEY DISTRIBUTION CENTER DRI City of Fairburn Natural Resources Division Review Comments

October 10, 2014

Water Supply Watershed and Stream Buffer Protection

The proposed project is located in the Whitewater Creek Water Supply Watershed, a small (less than 100 square mile) watershed which is a public water supply source for both Fayette County and the City of Fayetteville. The proposed project property appears to be more than 7 miles upstream of both intakes.

Under the Georgia Planning Act of 1989, all development in a public water supply watershed is subject to the DNR Part 5 Water Supply Watershed Minimum Criteria (Chapter 391-3-16-.01, Criteria for Water Supply Watersheds) unless alternative criteria are developed and adopted by the jurisdiction according to the requirements of the Part 5 criteria and are then approved by Georgia EPD and DCA. The minimum criteria in a small water supply watershed include: a limit on impervious surfaces of either 25 percent of the watershed area or the existing amount, whichever is greater; buffer requirements on perennial (blueline) streams that include a 50-foot undisturbed buffer and 75-foot impervious setback on streams that are more than 7 miles upstream of the closest intake; and other requirements for hazardous materials and hazardous waste. It is our understanding that the City has adopted Water Supply Watershed Minimum Criteria.

The USGS coverage for the project area shows an unnamed blue-line tributary to Whitewater Creek running east to west across the center of the property. This stream is subject to Water Supply watershed Criteria buffers, as well as the City's Stream Buffer Ordinance, both of which require a 50-foot undisturbed buffer and a 75-foot impervious surface setback. The submitted project plans show these buffers on both the blue-line stream and an unmapped tributary to that stream. These streams and any other waters of the state on this property will also be subject to the State 25-foot Sediment and Erosion Control Buffer.

The City will need to determine if the proposal meets all applicable Water Supply Watershed Buffer Criteria.

Storm Water/Water Quality

All projects should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, projects 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 entire proposed development, based on the submitted site plan. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr). The loading factors are based on regional storm water monitoring data from the Atlanta Region with impervious areas based on estimated averages for land uses in the Region. If actual impervious percentages are higher or lower than the estimate, the pollutant loads will differ accordingly. A portion of the project is being built over existing impervious surfaces, which will affect the actual increases in loading amount. Given the proposed use and the total coverage of the proposed project, heavy industrial was chosen as the use for the entire property. The following table summarizes the results of the analysis:

Oakley Distribution Center DRI NRD Comments October 10, 2014 Page Two

Estimated Pounds of Pollutants per Year

Land Use	Land Area (ac)	Total Phosphorus	Total Nitrogen	BOD	TSS	Zinc	Lead
Heavy Industrial	82.82	120.09	1593.46	10600.96	65841.90	137.48	17.39
TOTAL	82.82	120.09	1593.46	10600.96	65841.90	137.48	17.39

Total Percent Impervious: 80%

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

Parker & Seymour, Inc. 104 Lake Drive Winder, Georgia 30680

Telephone: 770-316-1452 Email: sey park@hotmail.com

October 6, 2014

Laura F. Beall, AICP Division Director, Land Use Georgia Regional Transportation Authority 245 Peachtree Center Ave., NE, Suite 400 Atlanta, Georgia 30303-1223

Phone: 404-463-3068 Fax: 770-344-5251

Email: LBeall@GRTA.org

Subject: Request for Expedited Review for DRI 2452 Oakley Distribution Center Fayette Rd at Oakley Industrial Blvd, City of Fairburn, Fulton County, Georgia

Dear Laura:

I am requesting an Expedited Review for the Oakley Distribution Center Development of Regional Impact (DRI) located in the City of Fairburn in southeastern Fulton County on behalf of the City of Fairburn (jwinston@fairburn.com 770-683-4286), First Industrial Realty Trust (JKnopka@FirstIndustrial.com 813-417-7987), and Eberly and Associates (sgardner@eberly.net 678-287-4728.) The 80-acre site is located in the southwest quadrant of the intersection of Oakley Industrial Boulevard and Fayetteville Road, with a single vehicular access point on each adjacent roadway connected by an internal roadway network to all parking spaces and buildings and to the adjacent development to the west. The development is proposed to consist of 1,300,000 square feet of high-cube warehouse/distribution buildings. Most of the other land uses in the vicinity are industrial, warehouse and distribution centers.

Based on ITE *Trip Generation Manual*, 9th Edition, 2012, data and methodology, the development when completed in 2016 is expected to generate 2,184 daily vehicular trips (833 trucks, 1,351 passenger vehicles, with a total of 1,093 entering and exiting daily.) The proposed land use is appropriate to the ARC UGPM, RDG, and the local jurisdiction supports regionally adopted policies with appropriate development codes and standards.

Article 3, Section 3-102, subsection B-2 of the Procedures and Principles for GRTA DRI Review criteria for developments generating between 1,000 and 3,000 daily trips specifies Expedited Review may apply with trip generation and access analyses provided. Access analyses for the two (2) site driveways indicate adequate Levels of Service (LOS) (A, B, & C) are expected during both morning and evening peak volume of the adjacent roadway hours. Trip generation and LOS analyses worksheets are attached.

Expedited Review for the Oakley Distribution Center Development is requested. Thanks.

Sincerely,

PARKER & SEYMOUR, INC.

Randall Parker

Randall Parker, PTOE, PTP, AICP, PEGA

Attachments

rcp c:\documents and settings\randall parker\desktop\oakley distribution center fairburn dri expedited review request.doc

Trip Generation ITE Trip Generation, 9th Edition (2012)

Project	Oakley Distribution	Center		Project Number			
Client	Eberly & Associa	ates		=	į.		
Site	Oakley Industral Blvd & Fayettevi	ille Rd, Fairb	urn, GA	_1000 Squa	re Feet	1300	
Land Use	High-Cube Warehouse		ITE Code		152		
				Trips			
Weekdays	s	Total	Per	cent	Num	ber	
1		Number	In	Out	In	Out	
Personal Vo	ehicles=1.68(#units)-trucks 64 (#units)	1,351 833	50%	50%	676 417	676 417	
	Totals=	2,184			1,093	1,093	
		2		Trips		2	
AM Peak	Hour: Weekdays	Total	Per	rcent	Num	ber	
(peak hour	of adjacent street)	Number	ln	Out	In	Out	
Personal Vo	ehicles=0.14(#units)-25.62-trucks 03 (#units)	117 39	69%	31%	81 27	36 12	
SECON MONTHER PROPERTY.	Totals=	156			108	48	
DO 1970 No 34 NO 5400 A	N da Pomocole Imac de			Trips	2		
	Hour: Weekdays	Total		rcent	Num	1000 NAT	
(peak hour	of adjacent street)	Number	<u>In</u>	Out	In	Out	
Personal Vo	ehicles=0.13(#units)-3.73-trucks 04 (#units) Totals=	165 52	31%	69%	51 16	114 36	

____TWO-WAY STOP CONTROL SUMMARY____

Analyst: Randall Parker Agency/Co.: Parker & Seymour

Date Performed: 5/30/2016 Analysis Time Period: AM Peak Hour

Intersection: #1 @ Oakley Ind Blvd
Jurisdiction: Fairburn

Units: U. S. Customary Analysis Year: 2016

Project ID: Oakley Distribution Center

East/West Street: Oakley Industrail Blvd North/South Street: Driveway #1

Intersection Orientation: EW Study period (hrs): 0.25

	Veh	icle Volu	umes and	Adjus	stme	nts			
Major Street:			stbound	3			tbound		
	Movement	1	2	3		4	5	6	
		L	T	R	ĺ	L	Т	R	
Volume			286	22		1	332		
Peak-Hour Fact	or, PHF		0.92	0.92		0.92	0.92		
Hourly Flow Ra			310	23		1	360		
Percent Heavy						100			
Median Type/St RT Channelized		Undiv	ided			/			
Lanes			1 0			0	1		
Configuration			TR			LT	1		
Upstream Signa	1?		Yes				Yes		
Minor Street:	Approach	No:	thbound			Sou	thboun	 d	
	Movement	7	8	9		10	11	12	
		L	Т	R		L	Т	R	
Volume	·	1		1					
Peak Hour Fact	or, PHF	0.92		0.92					
Hourly Flow Ra	te, HFR	1		1					
Percent Heavy		100		100					
Percent Grade			8				0		
Flared Approac	h: Exists?	/Storage		No	/				/
Lanes		0	0						
Configuration			LR						
	Doloss	Queue Lei		d T 0		f Co			
Approach	Delay, EB	Queue Lei WB		hbound		r servi		 hbound	 [
Movement	1	4		8	9	1		11	12
Lane Config		LT		LR					
v (vph)		1		2					
C(m) (vph)		833		304					
V/C		0.00		0.01					
95% queue leng	th	0.00		0.02					
Control Delay		9.3		16.9					
LOS		A		C					
Approach Delay				16.9					
Approach LOS				С					

____TWO-WAY STOP CONTROL SUMMARY____

Analyst: Randall Parker Agency/Co.: Parker & Seymour

Date Performed: 5/30/2016 Analysis Time Period: PM Peak Hour

Intersection: #1 @ Oakley Ind Blvd
Jurisdiction: Fairburn

Units: U. S. Customary Analysis Year: 2016

Project ID: Oakley Distribution Center

East/West Street: Oakley Industrail Blvd North/South Street: Driveway #1

Intersection Orientation: EW Study period (hrs): 0.25

	Veh	icle Volu	ımes and	l Adjus	stme	nts			
Major Street:			stbound				tbound		
	Movement	1	2	3		4	5	6	
		L	Т	R	Ì	L	T	R	
Volume			310	16		4	447		
Peak-Hour Fact	or, PHF		0.92	0.92		0.92	0.92		
Hourly Flow Ra			336	17		4	485		
Percent Heavy						100			
Median Type/St RT Channelized		Undiv	ided			/			
Lanes			1 0)		0	1		
Configuration			TF	2		LT	•		
Upstream Signa	1?		Yes				Yes		
Minor Street:	Approach	No:	rthbound	 [Sou	thboun	 d	
	Movement	7	8	9		10	11	12	
		L	T	R		L	T	R	
Volume		1		4					
Peak Hour Fact	or, PHF	0.92		0.92					
Hourly Flow Ra		1		4					
Percent Heavy		100		100					
Percent Grade			8				0		
Flared Approac	h: Exists?	/Storage		No	/				/
Lanes		0	C)					
Configuration			LR						
	Delay,	Queue Lei				f Corri			
Approach	BETAY, EB	WB		hbound		I DELVI		 hbound	
Movement	1	4	7	8	9	1		11	12
Lane Config		LT		LR					
v (vph)		4		5					
C(m) (vph)		817		345					
V/C		0.00		0.01					
95% queue leng	th	0.01		0.04					
Control Delay		9.4		15.6					
LOS		A		С					
Approach Delay				15.6					
Approach LOS				С					

____TWO-WAY STOP CONTROL SUMMARY____

Analyst: Randall Parker Agency/Co.: Parker & Seymour

Date Performed: 5/30/2016 Analysis Time Period: AM Peak Hour

Intersection: #2 @ Fayetteville Rd

Intersection: #2 @ Fayer
Jurisdiction: Fairburn

Units: U. S. Customary Analysis Year: 2016

Project ID: Oakley Distribution Center

East/West Street: Driveway #2
North/South Street: Fayetteville Rd

Intersection Orientation: NS Study period (hrs): 0.25

	Vehi	cle Volu	umes and	Adjus	tme	nts			
Major Street:			thbound				outhbou	ınd	
	Movement	1	2	3		4	5	6	
		L	T	R		L	Т	R	
Volume		8	163				41	77	
Peak-Hour Fact	or, PHF	0.92	0.92				0.92	0.92	
Hourly Flow Ra		8	177				44	83	
Percent Heavy		0							
Median Type/St RT Channelized		Undivi	lded			/			
Lanes		0	1				1	0	
Configuration		LT	[TR	
Upstream Signa	1?		No				Yes		
Minor Street:	Approach	Wes	stbound			E	astboun	 ıd	
	Movement	7	8	9		10	11	12	
		L	Т	R		L	Т	R	
Volume						42		4	
Peak Hour Fact						0.92		0.92	
Hourly Flow Ra						45		4	
Percent Heavy			•			30	•	0	
Percent Grade			0		,		0	3.7	,
Flared Approac	h: Exists?/	Storage			/	0		No	/
Lanes Configuration						0	T D	0	
configuration							LR 		
	Delay, Q	nene Ler	ngth, an	d Leve	ıl o	f Ser	vice		
Approach	NB	SB	_	bound				tbound	
Movement	1	4	7	8	9		10	11	12
Lane Config	LT	İ				j		LR	
v (vph)	8							49	
C(m) (vph)	1472							669	
v/c	0.01							0.07	
95% queue leng								0.24	
Control Delay	7.5							10.8	
LOS	A							В	
Approach Delay								10.8	
Approach LOS								В	

____TWO-WAY STOP CONTROL SUMMARY____

Analyst: Randall Parker Agency/Co.: Parker & Seymour

Date Performed: 5/30/2016 Analysis Time Period: PM Peak Hour

Intersection: #2 @ Fayer
Jurisdiction: Fairburn #2 @ Fayetteville Rd

Units: U. S. Customary Analysis Year: 2016

Project ID: Oakley Distribution Center

East/West Street: Driveway #2
North/South Street: Fayetteville Rd

Intersection Orientation: NS Study period (hrs): 0.25

	Vehi	cle Volu	umes and	Adjus	tme	nts			
Major Street:			thbound				uthbou	 nd	
	Movement	1	2	3		4	5	6	
		L	T	R		L	Т	R	
Volume		 5	62				192	0	
Peak-Hour Fact	or, PHF	0.92	0.92				0.92	0.92	
Hourly Flow Ra	te, HFR	5	67				208	0	
Percent Heavy	Vehicles	0							
Median Type/St RT Channelized		Undivi	ided			/			
Lanes		0	1				1	0	
Configuration		L	Γ					TR	
Upstream Signa	1?		No				Yes		
Minor Street:	Approach	 Wes	stbound			Ea	stboun	 d	
	Movement	7	8	9		10	11	12	
		L	Т	R		L	Т	R	
Volume						134		11	
Peak Hour Fact						0.92		0.92	
Hourly Flow Ra						145		11	
Percent Heavy			•			30	•	0	
Percent Grade			0		,		0	3.7	,
Flared Approac	h: Exists?/	Storage			/	0		No	/
Lanes						U	T D	0	
Configuration							LR 		
	Delay, Q	nene Ter	ngth, and	d Leve	1 0	f Serv	ice		
Approach	NB	SB		bound		I DCIV		 tbound	
Movement	1	4		8	9		10	11	12
Lane Config	LT	j						LR	
v (vph)	 5							156	
C(m) (vph)	1375							658	
V/C	0.00							0.24	
95% queue leng								0.92	
Control Delay	7.6							12.2	
LOS	A							В	
Approach Delay								12.2	
Approach LOS								В	

Trip Generation

ITE Trip Generation, 9th Edition (2012)

Project			Project l	Number _	
Client				Г	
Site			1000 Squa	re Feet	1300
Land Use High-Cube Warehous	Se/	TE Code		152	
			Trips		
Weekdays	Total		cent	Num	
	Number	<u>In</u>	Out	<u>In</u>	Out
Personal Vehicles=1.68(#units)-trucks	1,351	50%	50%	676 l	676
Trucks = 0.64 (#units)	833	GG / 0	UU /U	417	417
Totals				1,093	1,093
	hen				
			Trips		
AM Peak Hour: Weekdays	Total	Pel	rcent	Num	ber
(peak hour of adjacent street)	Number	<u>In</u>	Out	<u>In</u>	Out
Dereand Vehicles Addunite 25 52 true	ks 117	69%	31%	81 I	36
Personal Vehicles=0.14(#units)-25.62-truc Trucks = 0.03 (#units)	39	U3 /0	3170	27	12
Totals				108	48
			Trips		
PM Peak Hour: Weekdays	Total	Pe	rcent	Num	ber
(peak hour of adjacent street)	Number	<u>in</u>	Out	<u>In</u>	Out
Personal Vehicles=0.13(#units)-3.73-truck	s 165	31%	69%	j 51 l	114
Trucks = 0.04 (#units)	52	0170		16	36
Totals	s= 217	· · · · · · · · · · · · · · · · · · ·		67	150

Developments of Regional Impact

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DRI #2452

	DEVELOPMENT OF REGIONAL Initial DRI Information	IMPACT						
determine if the project appear	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 Informa	ition						
Submitting Local Government:	Fairburn							
Individual completing form:	Jahnee Prince / Jeff Winston							
Telephone:	404-684-7031 / 770-9							
E-mail:	jprince@tcfatl.com							
herein. If a project is to be loca	*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	tion						
Name of Proposed Project:	Oakley Distribution Center							
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	Southeast corner of Oakley Industrial Boulevard an 33°32'54.37"N	d Fayetteville Road - Fairburn, GA						
Brief Description of Project:	Two industrial warehouses/distribution facilities tota will be 1,000,000 square feet and the second buildi							
Development Type:		0 w = =						
(not selected)	O 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 C	Hospitals and Health Care Post-Secondary Schools Truck Stops Facilities							

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Housing	Waste Handling Facilities Any other development types
Industrial	Quarries, Asphalt & Cement Plants
If other development type, des	cribe:
Project Size (# of units, floor area, etc.):	1,300,000 square feet of industrial warehouse buildings
Developer:	First Industrial Realty Trust
Mailing Address:	5775 Glenridge Drive
Address 2:	Building B, Suite 130
	City:Sandy Springs State: GA Zip:30328
Telephone:	813-417-7987
Email:	jknopka@firstindustrial.com
Is property owner different from developer/applicant?	○ (not selected) ○ Yes ◎ No
If yes, property owner:	N/A
Is the proposed project entirely located within your local government's jurisdiction?	(not selected) Yes No
If no, in what additional jurisdictions is the project located?	N/A
Is the current proposal a continuation or expansion of a previous DRI?	○ (not selected) ○ Yes ◎ No
If yes, provide the following	Project Name: N/A
information:	Project ID:
The initial action being requested of the local government for this project:	Rezoning Variance Sewer Water Permit Other Conceptual Site Plan Review
Is this project a phase or part of a larger overall project?	◎ (not selected) ◎ Yes ◎ No
If yes, what percent of the overall project does this project/phase represent?	The project is phased. First phase (1.0 million square feet bldg. & corresponding site improvements)
Estimated Project Completion Dates:	This project/phase: January 2016 Overall project: January 2017
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DRI #2452

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.		
Submitting Local Government:	Fairburn	
Individual completing form:	Jeff Winston	
Telephone: 770-683-4286		
Email: jwinston@fairburn.com		
	Project Information	
Name of Proposed Project:	Oakley Distribution Center	
DRI ID Number:	2452	
Developer/Applicant:	First Industrial Realty Trust	
Telephone:	813-417-7987	
Email(s):	jknopka@firstindustrial.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:	\$65,000,000.00	

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)RI	Addition	al Inforr	nation	Form
/1/1	Auuluoli	ai iiiioii	паион	1 (7) 11

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$591,500.00		
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?			
If yes, please describe (including number of units, square feet, etc): N/A			
	Water Supply		
Name of water supply provider for this site:	City of Atlanta		
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.99 MGD		
Is sufficient water supply capacity available to serve the proposed project?	(not selected) Yes No		
If no, describe any plans to expand the existing water supply capacity: N/A			
Is a water line extension required to serve this project?	○ (not selected) ○ Yes ◎ No		
If yes, how much additional line (in miles) will be required? N/A			
	Wastewater Disposal		
Name of wastewater treatment provider for this site:	Fulton County		
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	rated by the ed in Millions		
Is sufficient wastewater treatment capacity available to serve this proposed project?	(not selected) Yes No		
If no, describe any plans to expand existing wastewater treatment capacity: N/A			
Is a sewer line extension required to serve this project?	○ (not selected) ○ Yes ◎ No		
If yes, how much additional line (in miles) will be required?N/A			
Land Transportation			

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R	ΙA	ddi	tional	Infor	mation	Form

How much traffic volume is expected to be generated by	2,184 daily trips with 156 AM / 217 PM peak hour trips	
the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is		
available, please provide.)		
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	(not selected) Yes No	
Are transportation improvements needed to serve this project?	◎ (not selected) ◎ Yes ◎ No	
	ossibly, Fayetteville Road may require full depth pavement replacement in order to support the wever, pavement testing would be required to confirm the existing pavement's loading capacity.	
	Solid Waste Disposal	
How much solid waste is the project expected to generate annually (in tons)?	859 tons	
Is sufficient landfill capacity available to serve this proposed project?	○ (not selected) ◎ Yes ○ No	
If no, describe any plans to expa	and existing landfill capacity:N/A	
Will any hazardous waste be generated by the development?	○ (not selected) ○ Yes ◎ No	
If yes, please explain:N/A		
	Stormwater Management	
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	75 percent	
impacts on stormwater manager	ed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's ment:Retain undisturbed and non-impervious buffers on streams; provide detention /water quality accordance with Georgia Stormwater Management Manual.	
Environmental Quality		
Is the development located within, or likely to affect any of the following:		

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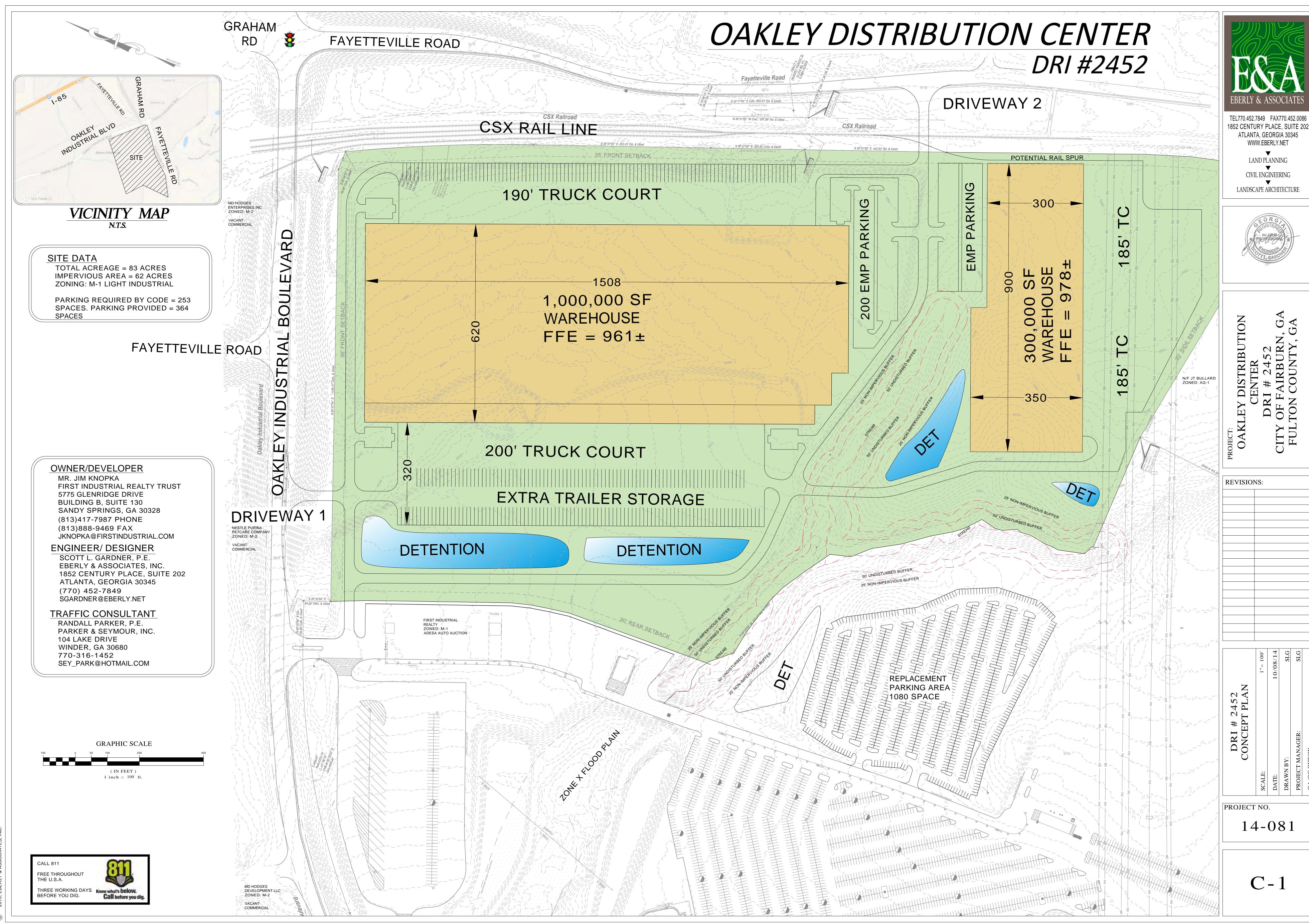
Water supply watersheds?	(not selected) Yes No	
2. Significant groundwater recharge areas?	○ (not selected) ○ Yes ◎ No	
3. Wetlands?	◎ (not selected) ◎ Yes ◎ No	
4. Protected mountains?	◎ (not selected) ◎ Yes ◎ No	
5. Protected river corridors?	◎ (not selected) ◎ Yes ◎ No	
6. Floodplains?	◎ (not selected) ◎ Yes ◎ No	
7. Historic resources?	◎ (not selected) ◎ Yes ◎ No	
8. Other environmentally sensitive resources?	○ (not selected) ○ Yes ◎ No	
If you answered yes to any question above, describe how the identified resource(s) may be affected: N/A		
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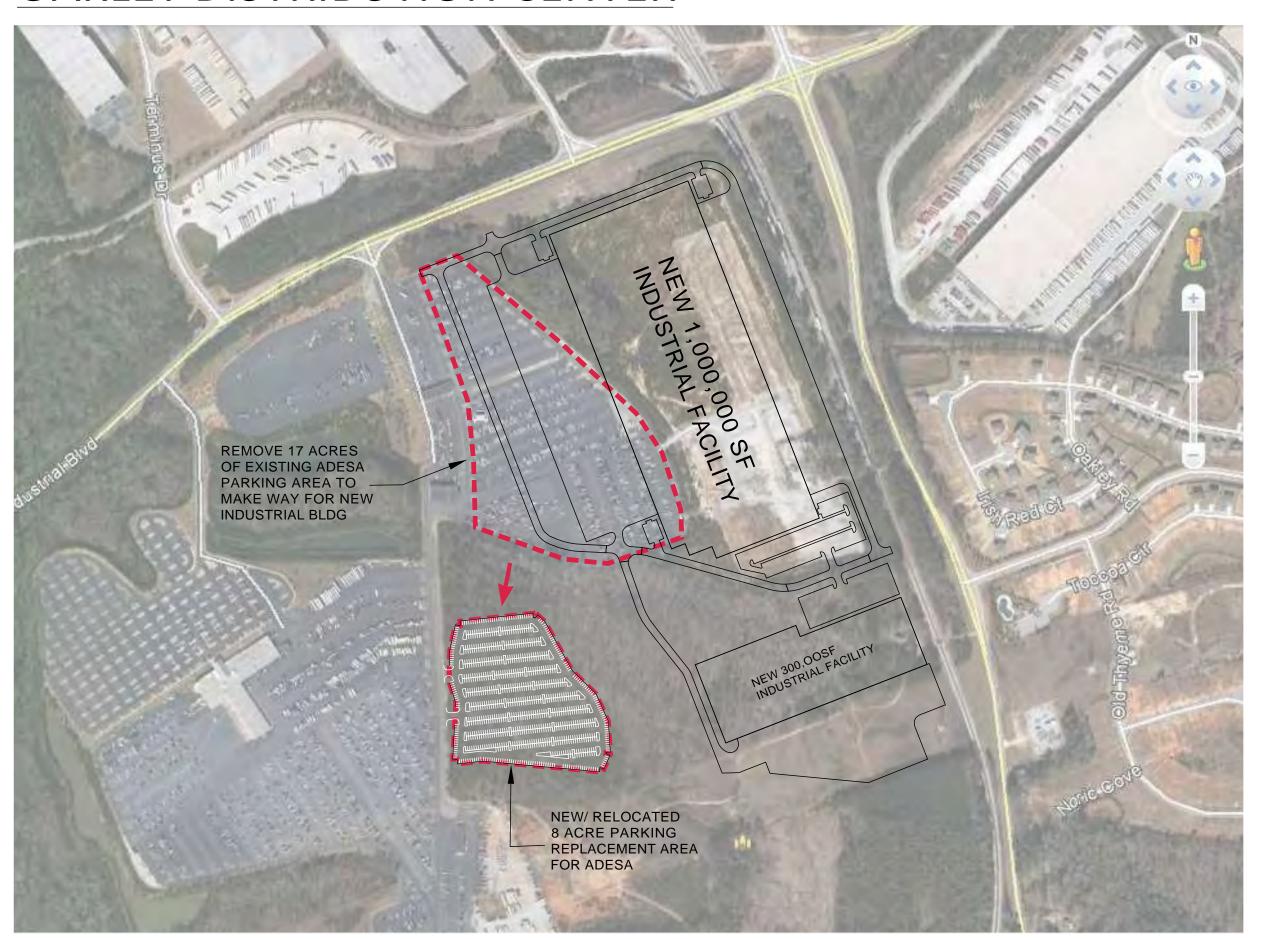
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OAKLEY DISTRIBUTION CENTER







OWNER/DEVELOPER

MR. JIM KNOPKA
FIRST INDUSTRIAL REALTY TRUST
5775 GLENRIDGE DRIVE
BUILDING B, SUITE 130 SANDY SPRINGS, GA 30328 (813)417-7987 PHONE (813)888-9469 FAX JKNOPKA@FIRSTINDUSTRIAL.COM

ENGINEER/ DESIGNER SCOTT L. GARDNER, P.E. EBERLY & ASSOCIATES, INC. 1852 CENTURY PLACE, SUITE 202 ATLANTA, GEORGIA 30345 (770) 452-7849 SGARDNER@EBERLY.NET

TRAFFIC CONSULTANT
RANDALL PARKER, P.E.
PARKER & SEYMOUR, INC. 104 LAKE DRIVE WINDER, GA 30680 770-316-1452 SEY_PARK@HOTMAIL.COM

