



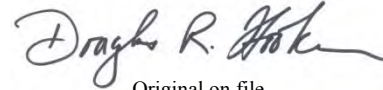
REGIONAL REVIEW NOTICE

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

DATE: April 29, 2015

ARC REVIEW CODE: R15042401

TO: Chairman Phillip Beard
ATTN TO: Kim Wolfe, City Clerk/Planning Director
FROM: Douglas R. Hooker, Executive Director
RE: Development of Regional Impact Review



Original on file

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.

Name of Proposal: Broadmoor Business Park

Review Type: DRI

Submitting Local Government: City of Buford

Date Opened: April 30, 2015

Deadline for Comments: May 15, 2015 **Date to Close:** May 20, 2015

Description: The proposed Broadmoor Business Park is located in the City of Buford, northeast of the intersection of State Route 20 (Buford Drive NE) at State Route 13 (Buford Highway NE). It will consist of 1,295,364 square feet of warehouse, office/service, and light industrial space.

PRELIMINARY COMMENTS: According to the ARC Unified Growth Policy Map (UGPM) and Regional Development Guide (RDG), the proposed development is located in a Developing Suburb. The UGPM and RDG state 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.

The proposed development is located in an area that is rapidly changing and includes industrial/warehouse uses, commercial uses and residential development. The City of Buford, neighboring Cities and the County should work together to promote compatible uses where possible, as well as identify and mitigate potential land use and transportation conflicts as the area continues to develop.

See additional staff comments included in this review report.

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

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

ARC TRANSPORTATION ACCESS AND MOBILITY
ARC AGING AND HEALTH SERVICES
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF SUGAR HILL

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
GEORGIA MOUNTAINS RC

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

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DEVELOPMENT OF REGIONAL IMPACT REQUEST FOR COMMENTS

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

Preliminary Findings of the RDC: **Broadmoor Business Park** *See the Preliminary Report.*

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

Individual Completing Form:

Local Government:

Department:

Telephone: ()

Signature:

Date:

Please return this form to:

Jon Tuley, Atlanta Regional Commission
40 Courtland Street NE
Atlanta, GA 30303
Ph. (404) 463-3307 Fax (404) 463-3254
jtuley@atlantaregional.com

Return Date: *May 15, 2015*



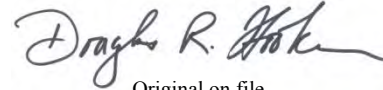
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Name of Proposal: Broadmoor Business Park

Review Type: DRI

Submitting Local Government: City of Buford

Date Opened: April 29, 2015

Deadline for Comments: May 14, 2015

Date to Close: May 19, 2015

Description: The proposed Broadmoor Business Park is located in the City of Buford, northeast of the intersection of State Route 20 (Buford Drive NE) at State Route 13 (Buford Highway NE). It will consist of 1,295,364 square feet of warehouse, office/service, and light industrial space.

PRELIMINARY COMMENTS: According to the ARC Unified Growth Policy Map (UGPM) and Regional Development Guide (RDG), the proposed development is located in a Developing Suburb. The UGPM and RDG state 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.

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

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

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ARC AGING AND HEALTH SERVICES
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Preliminary Findings of the RDC: **Broadmoor Business Park** *See the Preliminary Report.*

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

Individual Completing Form:

Local Government:

Department:

Telephone: ()

Signature:

Date:

Please return this form to:

Jon Tuley, Atlanta Regional Commission
40 Courtland Street NE
Atlanta, GA 30303
Ph. (404) 463-3307 Fax (404) 463-3254
jtuley@atlantaregional.com

Return Date: *May 14, 2015*

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: April 29, 2015

ARC REVIEW CODE: R15042401

TO: ARC Community Development, Natural Resources, Transportation Access and Mobility, Research and Analytics, and Aging and Health Resources Division Chiefs

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 and Health Resources: Rader, Carolyn

Name of Proposal: Broadmoor Business Park

Review Type: Development of Regional Impact

Description: The proposed Broadmore Business Park is located in the City of Buford, northeast of the intersection of State Route 20 (Buford Drive NE) at State Route 13 (Buford Highway NE). It will consist of 1,295,364 square feet of warehouse, office/service, and light industrial space.

Submitting Local Government: City of Buford

Date Opened: April 29, 2015

Deadline for Comments: May 14, 2015

Date to Close: May 19, 2015

Response:

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

COMMENTS:

PROJECT BROADMOOR DRI
City of Buford
Natural Resources Division Review Comments
April 16, 2015

Stream Buffers and Watershed Protection

The proposed project property is in the Chattahoochee Corridor watershed, but it is not within the Chattahoochee River Corridor and is not subject to Corridor Plan requirements. The Chattahoochee River watershed upstream of Peachtree Creek is also a large water supply watershed (over 100 square miles), as defined under the Part 5 Criteria of the 1989 Georgia Planning Act. For large water supply watersheds without a water supply reservoir, the only applicable Part 5 requirements are restrictions on hazardous waste handling, storage and disposal within seven miles upstream of a public water supply intake.

The USGS coverage for the project area shows one blue line stream in the vicinity of the project site. The proposed project plans show what appears to be this blue line stream running along the southwestern boundary of the property. The plans also show the stream running roughly north-south through the west side of the property. A second stream is also shown running along the eastern boundary of the project property, with both streams meeting at the property's southern tip. The plans identify both streams as "Suwanee Creek Tributary No. 2", but are otherwise unnamed. The State Sediment and Erosion Control 25-foot buffer as well as the City's 50-foot stream buffer and additional 25-foot impervious setback are shown for all streams indicated on the plans. Any unmapped streams on the property may also be subject to the requirements of the Buford stream buffer ordinance. In addition, all state waters on the property are subject to the State 25-foot Erosion and Sedimentation buffer requirement. Any intrusion into the State 25-foot Erosion and Sedimentation will require a variance from Georgia EPD.

Stormwater/Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. ARC has estimated the amount of pollutants that will be produced after construction of the proposed development. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr) from typical land uses in the Atlanta Region. The loading factors are based on the results of regional stormwater monitoring data from the Atlanta Region. Based on the proposed use, office/light industrial was used to calculate the numbers for this project. Actual pollutant loadings will depend on the actual impervious coverage developed on the property and may differ from the figures shown. The following table summarizes the results of the analysis:

Estimated Pounds of Pollutants per Year

Land Use	Land Area (ac)	Total Phosphorus	Total Nitrogen	BOD	TSS	Zinc	Lead
Office/Light Industrial	138.95	179.25	2380.21	15840.30	98376.60	205.65	26.40
TOTAL	138.95	179.25	2380.21	15840.30	98376.60	205.65	26.40

Total impervious: 70%

There is the potential for major impacts on project area streams from mass clearing and grading and increased impervious surface without proper stormwater management planning. A detailed stormwater plan needs to be developed that fully addresses how stormwater impacts will be controlled, including water quality, downstream channel protection and attenuation of peak flows to prevent downstream flooding. In order to address post-construction stormwater runoff quality, the project should adhere to the applicable Metropolitan North Georgia Water Planning District 2009 Watershed Management Plan's Stormwater and Watershed Protection Ordinances, as adopted by the City of Buford. It should also 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

Developments of Regional Impact

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DRI #2491

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: City of Buford

Individual completing form: Kim C. Wolfe

Telephone: 770-945-6761

E-mail: kwolfe@cityofbuford.com

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

Proposed Project Information

Name of Proposed Project: Broadmoor Business Park

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

Brief Description of Project: The project is proposed an industrial development located to the northeast of the intersection of SR 20 (Buford Drive, NE) at SR 13 (Buford Highway NE) in Gwinnett County, Georgia. The proposed development will consist of 1,295,364 sf of warehouse, office/service, and light industrial space.

Development Type:

☐ (not selected)

☐ Office

☐ Commercial

☐ Wholesale & Distribution

☐ Hospitals and Health Care Facilities

☐ Hotels

☐ Mixed Use

☐ Airports

☐ Attractions & Recreational Facilities

☐ Post-Secondary Schools

☐ Wastewater Treatment Facilities

☐ Petroleum Storage Facilities

☐ Water Supply Intakes/Reservoirs

☐ Intermodal Terminals

☐ Truck Stops

<input type="radio"/> Housing <input type="radio"/> Waste Handling Facilities <input type="radio"/> Any other development types	
<input checked="" type="radio"/> Industrial <input type="radio"/> Quarries, Asphalt & Cement Plants	
If other development type, describe:	
<hr/> <hr/>	
Project Size (# of units, floor area, etc.):	1,295,364 sf
Developer:	Panattoni Development Company
Mailing Address:	1230 Peachtree Street, NE
Address 2:	Suite 250
	City:Atlanta State: GA Zip:30309
Telephone:	404-921-2002
Email:	dpryor@panattoni.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:	ST Paul Fire & Marine Insurance Company
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: 2020 Overall project: 2020
<hr/> <hr/>	
Back to Top	

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Developments of Regional Impact

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DRI #2491

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: City of Buford

Individual completing form: Kim C. Wolfe

Telephone: 770-945-6761

Email: kwolfe@cityofbuford.com

Project Information

Name of Proposed Project: Broadmoor Business Park

DRI ID Number: 2491

Developer/Applicant: Panattoni Development Company

Telephone: 404-921-2002

Email(s): dpryor@panattoni.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: \$77,000,000 (77 million)

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	The proposed development is expected to generate \$488,102 annually
Is the regional work force sufficient to fill the demand created by the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Will this development displace any existing uses?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please describe (including number of units, square feet, etc): 	
<hr/>	
Water Supply	
Name of water supply provider for this site:	City of Buford
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.0167 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 checked="" type="radio"/> Yes <input type="radio"/> No
If yes, how much additional line (in miles) will be required? 0.53 miles	
<hr/>	
Wastewater Disposal	
Name of wastewater treatment provider for this site:	City of Buford
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.0167 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 checked="" type="radio"/> Yes <input type="radio"/> No
If yes, how much additional line (in miles) will be required? 0.63 miles	
<hr/>	

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)

AM Peak Hr: 385 trips / PM Peak Hr: 407 trips / Daily: 3,706 trips

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

If yes, please describe below:
Please see traffic impact study.

Solid Waste Disposal

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

482 tons

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?

45% of the project is projected to be impervious

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

The development will construct multiple stormwater detention ponds per city and state requirements.

Environmental Quality

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

- | | |
|---|--|
| 1. Water supply watersheds? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 2. Significant groundwater recharge areas? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 3. Wetlands? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| 4. Protected mountains? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input 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:

A portion of a stream will be piped to accommodate the roadway crossing to access the property.

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Save without Submitting

Cancel

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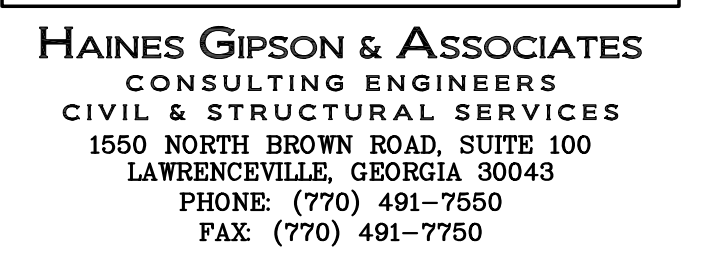
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SITE PLAN
1"=150'



TRAFFIC ENGINEERING
A & R ENGINEERING, INC.
2160 KINGSTON COURT, SUITE 0
MARIETTA, GEORGIA 30067
PHONE: (770) 690-9255
GEOFF WARR, P.E.

PANATTONI
PANATTONI DEVELOPMENT COMPANY, INC.
1230 Peachtree St., Suite 250 Atlanta, Georgia 30326

**PROJECT
BROADMOOR
DRI # 2491**

Print Record

Revisions

Date	Job No.
04-09-2015	

Sheet Title

SITE PLAN

Sheet No.

C-1

NOT RELEASED FOR CONSTRUCTION