



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: June 17, 2016

ARC REVIEW CODE: R1606171

TO: Mayor Rusty Paul, City of Sandy Springs
ATTN TO: Michelle Alexander, Community Development Director
FROM: Douglas R. Hooker, Executive Director, ARC
RE: Development of Regional Impact Review

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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 its relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This preliminary report does not address whether the DRI is or is not in the best interest of the local government.

Name of Proposal: Peachtree Dunwoody Pavilion

Review Type: DRI

Submitting Local Government: City of Sandy Springs

Date Opened: June 17, 2016

Deadline for Comments: July 1, 2016

Date to Close: July 7, 2016 (If no significant issues are identified during the comment period, the review will close on July 1, 2016.)

Description: This DRI is located in the City of Sandy Springs on 18.86 acres bordered by Lake Hearn Drive to the north and Peachtree Dunwoody Road to the west. The proposed development consists of 240,000 sq. ft. of new office space, 335 multi-family apartment units, a 200-room hotel, 30,000 sq. ft. of retail/restaurant space, and 343,487 sq. ft. of existing office space that will remain. One existing, currently vacant, 41,185 sq. ft. office building is planned for demolition. The DRI trigger for this development is a rezoning application filed with the City of Sandy Springs.

PRELIMINARY COMMENTS: According to the ARC Unified Growth Policy Map (UGPM), a component of the Atlanta Region's Plan, the proposed development is located within a Regional Employment Corridor and a Regional Center. The ARC Regional Development Guide (RDG), a related Atlanta Region's Plan component, details recommended policies for areas and places on the UGPM.

Recommended policies for Regional Employment Corridors include:

- Continue to invest in the LCI program to assist local governments in center planning and infrastructure.
- Prioritize preservation of existing transit; increase frequency and availability of transit options.
- Encourage compact infill development, redevelopment and adaptive reuse.
- Create a range of housing options to accommodate all sectors of the workforce.
- Encourage active ground floor, pedestrian-scale design and pedestrian amenities in new development and redevelopment of existing sites.

Regional Centers are the region's key centers for employment, shopping and entertainment. These centers should be connected to the regional transportation network with existing or planned high-capacity transit service. In most cases, these centers have a jobs-housing imbalance, so housing options should be expanded within their boundaries, especially around existing or planned transit. Some Regional Centers could also be considered "Edge Cities," developed in a suburban, auto-oriented way. They have limited multi-modal transportation options and are challenged by increasing congestion. Local plans and policies should support efforts to transform these areas into highly accessible mixed-use urban hubs.

Recommended policies for Regional Centers include:

- Prioritize preservation, expansion and access to existing and planned transit systems and improve the quality and aesthetics of existing facilities.
- Incorporate appropriate end-of-trip facilities, such as bicycle racks and showers/locker rooms, within new and existing development.
- Enhance mobility and accessibility for all by creating Complete Streets that accommodate all modes of transportation.
- Encourage active ground floor, pedestrian-scale design and pedestrian amenities in new development and redevelopment of existing sites.
- Work toward improving the jobs-housing imbalance in Regional Centers and promote housing options to accommodate multiple household sizes and price points in close proximity to jobs.
- Use alternative designs and materials to minimize impervious surfaces to the greatest possible extent.

This DRI appears to manifest many of the above policies for this area of the region – in particular, converting a single-use site to a mixed-use development with a significant housing component, adjacent to rail transit, in an LCI area that is predominated by commercial and office uses. These characteristics offer the potential for site residents to work and shop on site, and for workers and visitors to park once or arrive via transit or other alternative modes and conduct multiple trips on foot. This framework can eliminate dependency on cars for internal circulation and encourage workers and visitors to use alternative transportation modes to access the development.

Along these lines, the connection between this DRI and the Medical Center MARTA station should be constructed as planned. This connection should link both sides of the station for MARTA riders and non-riders alike, thereby enhancing area-wide walkability. Care should also be taken to ensure that the development promotes a functional, safe, clearly marked and comfortable pedestrian experience on all streets, paths and parking areas, as well as all connections from the project to neighboring uses. The development team is also encouraged to ensure that end-of-trip facilities (bicycle racks, etc.) are provided for residents, workers and visitors at key locations throughout the site.

The proposed development is located within the Perimeter Livable Centers Initiative (LCI) study area. As a result, the development plan should be consistent with the recommendations of the LCI plan and any plan updates or supplemental studies. The original Perimeter LCI study was completed in 2001, with a major (10-year) update completed in 2011. Smaller supplemental studies have been conducted for this LCI area related to transit station planning, commuter trails, and Lifelong Communities (aging and health focus) concepts. In general, the DRI's mixed-use characteristics, adaptive reuse, and proximity to rail transit, support the goals and recommendations of the LCI plan.

The intensity of this proposed project generally aligns with the RDG's recommended range of densities and building heights in Regional Employment Corridors.

ARC recognizes that vehicle parking totals are not finalized. The current plan proposes a total of 2,999 parking spaces, which is more than is required by code. In keeping with the goals of ARC's LCI program and the growing emphasis on transit use and pedestrian connectivity in the Perimeter area, the developer and City should explore reducing the amount of parking on site. This effort could reinforce and encourage the use of alternative transportation modes, especially transit, given its direct connection to this DRI.

In terms parking placement, much of the parking appears to be screened from view to minimize visual impact, specifically the residential and hotel parking. Care should be taken to ensure that the proposed parking deck on the southwest corner of the site addresses the street level in a pedestrian-friendly manner to the greatest extent possible.

Additional preliminary comments are included in this report.

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

ARC COMMUNITY DEVELOPMENT
ARC RESEARCH & ANALYTICS
GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF ATLANTA
METRO ATLANTA RAPID TRANSIT AUTHORITY

ARC TRANSPORTATION ACCESS & MOBILITY
ARC AGING & HEALTH RESOURCES
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF BROOKHAVEN
PERIMETER COMMUNITY IMPROVEMENT DISTRICTS

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF DUNWOODY

If you have any questions regarding this review, please contact Andrew Smith at (404) 463-5581 or asmith@atlantaregional.com. This finding will be published to the ARC review website located at <http://www.atlantaregional.com/land-use/planreviews>.



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DEVELOPMENT OF REGIONAL IMPACT REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Commission for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient scale or importance that it is likely to generate impacts beyond the jurisdiction in which the project is located, for example in 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 in this packet and offer your comments in the space provided. The completed form should be returned to ARC on or before the specified return deadline.

Preliminary Findings of the RDC: Peachtree Dunwoody Pavillion *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:

Andrew Smith, Atlanta Regional Commission
40 Courtland Street NE
Atlanta, GA 30303
Ph. (404) 463-5581 Fax (404) 463-3254
asmith@atlantaregional.com

Return Date: *July 1, 2016*

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

ARC REVIEW CODE: R1606171

FROM: Andrew Smith, Ext. 3-5581

Reviewing staff by Jurisdiction:

Transportation Access and Mobility: Bradshaw, Patrick

Research and Analytics: Skinner, Jim

Aging and Health Resources: Ray, Renee

Name of Proposal: Peachtree Dunwoody Pavilion

Review Type: Development of Regional Impact

Description: This DRI is located in the City of Sandy Springs on 18.86 acres bordered by Lake Hearn Drive to the north and Peachtree Dunwoody Road to the west. The proposed development consists of 240,000 sq. ft. of new office space, 335 multi-family apartment units, a 200-room hotel, 30,000 sq. ft. of retail/restaurant space, and 343,487 sq. ft. of existing office space that will remain. One existing, currently vacant, 41,185 sq. ft. office building is planned for demolition. The DRI trigger for this development is a rezoning application filed with the City of Sandy Springs.

Submitting Local Government: City of Sandy Springs

Date Opened: June 17, 2016

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Response:

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

COMMENTS:

[illegible]

PEACHTREE DUNWOODY PAVILION DRI
City of Sandy Springs
Natural Resources Division Review Comments
June 14, 2016

Watershed Protection and Stream Buffers

The proposed project is located on an already developed property in the Nancy Creek basin of the Peachtree Creek watershed, which in turn drains into the Chattahoochee River below the water supply intakes in the Atlanta Region. The USGS coverage for the project area shows no blue line streams on the project property, though a tributary to Nancy Creek runs through undeveloped land a few hundred feet east of the property that is not part of this project. Any unmapped streams on the property may be subject to the City of Sandy Springs's Stream Buffer Ordinance. Waters of the state on the property will be subject to the State 25-foot erosion and sedimentation buffer requirements.

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. As with all development, after construction, water quality will be impacted due to polluted stormwater runoff. The amount of pollutants that will be produced after the construction of the proposed development is dependent on the type and intensity of the use and the impervious coverage, which will affect the design of stormwater controls for the project. The project is being built on an already developed property with existing impervious surfaces, which will affect the actual increases in stormwater and loading amounts.

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.

We would also suggest the following additional measures to help reduce stormwater reduction and provide for its reuse:

- Use green spaces and tree planting beds as stormwater controls. These can be designed to provide maximum aesthetic value while also providing for water quality treatment and run-off reduction, potentially reducing the need for larger stormwater facilities and helping to minimize the negative effects of stormwater runoff on streams and water quality.
- Use pervious concrete or other pervious materials in the parking/storage areas. With the proper substrate, such materials can provide a large storage capacity, which will further help to reduce stormwater runoff and can help filter pollutants before reaching streams.
- Include rainwater capture in the project design to provide for landscape irrigation during dry periods.



MEMORANDUM

TO: Andrew Smith, Community Development Division

FROM: Patrick Bradshaw, Transportation Access and Mobility Division

DATE: June 14, 2016

SUBJECT: Transportation Division Review of DRI # 2590

Project: Peachtree Dunwoody Pavilion

County: Fulton County

Location: Southeast of the intersection of Peachtree Dunwoody Road and Lake Hearn Drive in Sandy Springs, GA

Analysis:

Expedited

☒

Non-Expedited

☐

The Transportation Access & Mobility Division has reviewed the DRI submittal package for Peachtree Dunwoody Pavilion within the city of Sandy Springs. The review includes assessing regional plan consistency, impacts on other transportation projects that are planned or underway, and recommendations to mitigate impacts to the transportation network and improve local and regional plan and policy consistency.

Active TIP Projects potentially affected by the proposed project:

| ARC ID# | GDOT PI# | CST - FY | Project Name | Status/Notes |
|-----------|------------------|----------|---|--|
| DK-440 | 0015070 | 2016 | Medical Center to Dunwoody MARTA Pedestrian/Bicycle and Transit Connectivity Improvements | Project administration to be transferred to FTA |
| AR-ML-300 | 0001757 /0008445 | LR | SR 400 Managed Lanes from I-285 North to McFarland Road | |
| FN-298 | 0013141 | 2017 | Glenridge Drive, Hammond Drive and Peachtree Dunwoody Road – ATMS System Expansion | |
| AR-957A | 0013546 | 2020 | I-285 Interchange Reconstruction and Collector/Distributor | DBF Project; programming covers fiscal years in LR but open to traffic in 2020 |

Regional Plan Consistency:

The Atlanta Region's Plan was adopted in 2016. Plan goals, objectives and policies are outlined within the Atlanta Region's Plan Policy Framework document (<http://documents.atlantaregional.com/The-Atlanta-Region-s-Plan/policy-framework.pdf>). As proposed, the Peachtree Dunwoody Pavilion development supports many framework policies, including:

- Encourage local communities to increase housing options near large employment centers
- Focus investments in redevelopment opportunities of a regional scale
- Work with local jurisdictions to promote growth in a way that protects natural resources
- Improve connectivity around transit stations and bus stops for all users
- Prioritize transit projects in areas with transit-supportive land use, plans and regulations
- Promote transit and active transportation modes to improve access

The Atlanta Region’s Plan Unified Growth Policy Map (UGPM): The project is located within the “Regional Employment Corridors” area of ARC’s UGPM. Regional Employment Corridors connect major activity centers to the Atlanta central business district through existing high-capacity transportation facilities. These areas contain a large share of the region’s jobs in relatively small land area. The proposal in question is best classified as a mixed use development, which is a compatible land use for this particular UGPM area. Also, this development proposes an estimated 18 residential units per acre, which is within the recommended range for this UGPM area as outlined in the ARC Regional Development guide.

2010 North Fulton Comprehensive Transportation Plan (CTP): This document outlines major transportation investment priorities over a 20 year horizon throughout incorporated north Fulton. A major policy recommendation from this effort is to support transit utilization and effectiveness by increasing land use density within walking distance of an existing MARTA heavy rail station. The Peachtree Dunwoody Pavilion proposal clearly aligns with this recommendation.

TAMD Comments & Recommendations:

The traffic study network level of service (LOS) standard set by GRTA for the traffic study associated with this DRI is LOS E. Per the results of the “Projected 2020 Build Conditions” scenario, it is possible to achieve this standard (or better) across study network intersections through the implementation of a number of transportation improvements, outlined on page 24 and 28 of the study document. Assuming concurrence by GRTA and the local government with the outcome of the proposed “Projected 2020 Build Conditions” scenario, it is recommended that the City of Sandy Springs and its partners prioritize the construction of said scenario projects in order to realize this LOS threshold, should the development move to the construction phase.

However, it should be noted that study intersection 7 (identified in the traffic study as “Peachtree Dunwoody Road at Relocated Driveway 1”) meets the LOS threshold in 2020 based only upon the expanded allocation of police department staff resources to manually direct traffic during the AM and PM peak periods. ARC has concerns regarding the uncertain nature of relying upon public safety personnel, who may or may not be available or allocated in future years, over the construction over a permanent, infrastructure-based traffic control solution to address the expected future operational deficiencies predicted at intersection 7. It is therefore recommended that the developer identify a remedy for this situation which does not rely on the continued allocation of public safety personnel.



Developments of Regional Impact

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DRI #2590

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: Sandy Springs

Individual completing form: Catherine Mercier-Baggett

Telephone: 770 206-1543

E-mail: cmercier-baggett@sandyspringsga.gov

*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: Peachtree Dunwoody Pavilion

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 5775 Peachtree Dunwoody Road, Sandy Springs GA (170017LL0840)

Brief Description of Project: Existing office park (18.86a) to be rezoned from O-I to MIX for mixed-use development to include: new (240,000sf) and existing (343,487sf) office, one multifamily complex (335 units), one 200-room hotel (160,000sf), and 30,000sf of new retail and restaurant. 41,185sf of existing office will be demolished.

Development Type:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input checked="" type="radio"/> Mixed Use | <input type="radio"/> Petroleum Storage Facilities |
| <input type="radio"/> Commercial | <input type="radio"/> Airports | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools | <input type="radio"/> Truck Stops |
| <input type="radio"/> Housing | <input type="radio"/> Waste Handling Facilities | <input type="radio"/> Any other development types |
| <input type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 583,487sf of office (240,000sf new, 343,487sf existing), 335 dwelling units, 200-room hotel, area, etc.): 30,000s

Developer: The Simpson Organization

Mailing Address: 1401 Peachtree Street

Address 2: Suite 400

City: Atlanta State: GA Zip: 30309

Telephone: 404 253-6363

Email: scott@simpsonorg.com

Is property owner different from developer/applicant? ☐ (not selected) ☐ Yes ☒ No

If yes, property owner:

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?

Is the current proposal a continuation or expansion of a previous DRI? ☐ (not selected) ☐ Yes ☒ No

If yes, provide the following information: Project Name:
Project ID:

The initial action being requested of the local government for this project:

- ☒ Rezoning
- ☐ Variance
- ☐ Sewer
- ☐ Water
- ☐ Permit
- ☐ Other

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?

Estimated Project Completion Dates: This project/phase: 2020
Overall project: 2020

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DRI #2590

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: Sandy Springs
Individual completing form: Catherine Mercier-Baggett
Telephone: 770 206-1543
Email: cmercier-baggett@sandyspringsga.gov

Project Information

Name of Proposed Project: Peachtree Dunwoody Pavilion
DRI ID Number: 2590
Developer/Applicant: The Simpson Organization
Telephone: 404 253-6363
Email(s): scott@simpsonorg.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: \$250,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$3,500,000

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): 41,185sf of existing office will be demolished and not replaced.

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)? 0.212 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:

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?

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)? 0.176 MGD

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:

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?

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.) +/-4,884 net daily trips, 519 trips AM peak, 539 trips PM peak

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: Refer to traffic study prepared by Kimley-Horn and Associates

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 2,414

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? 59.9%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: To be determined by the City Engineer and the Applicant, in accordance with the State's Best Management Practices

Environmental Quality

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

1. 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:
A permit will be sought with the Army Corps of Engineers to remove +/-8,669sf of wetlands. The portion of the site within the 100-year floodplain will remain undeveloped.

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