



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: April 18, 2017

ARC REVIEW CODE: R1704031

TO: Mayor Jere Wood, City of Roswell
ATTN TO: Brad Townsend, Planning & Zoning Director
FROM: Douglas R. Hooker, Executive Director, ARC
RE: Development of Regional Impact Review (DRI) – ***Notification Only***

Digital signature
Original on file

The Atlanta Regional Commission (ARC) has completed a regional review of the following development. ARC reviewed the development 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 final report does not address whether the development is or is not in the best interest of the local government.

Name of Proposal: Roswell Exchange

Submitting Local Government: City of Roswell

Review Type: DRI – *Notification Only*

Date Opened: April 3, 2017

Date Closed: April 13, 2017

Description: Redevelopment of an existing shopping center onto a mixed used development consisting of 164,000 sq. ft. of commercial uses and 300 multi-family units with an average size of 950 sq. ft. per unit.

Comments: According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, this DRI is located in the Developed Suburbs Area of the region. Developed Suburbs are areas that have developed from roughly 1995 to today and are projected to remain suburbs through 2040. ARC's Regional Development Guide (RDG) details recommended policies for areas on the UGPM. General information and recommendations for Developed Suburbs and Regional Industrial and Logistics Areas are listed at the bottom of these comments.

Further to the above, regional policy recommendations for Developed Suburbs include:

- New development should connect to the existing road network and adjacent developments and use of cul-de-sacs or other means resulting in disconnected subdivisions should be discouraged
- Maximize the usefulness of existing recreational facilities in addition to providing new recreational opportunities
- Eliminate vacant or under-utilized parking areas through mechanisms such as out-parceling or conversion to community open space
- Use rain gardens, vegetated swales or other enhanced water filtration design to enhance the quality of stormwater run-off
- Identify other opportunities to foster a sense of community by developing town centers, village centers or other places of centralized location

Comments received during this review are attached to this report.

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

ARC COMMUNITY DEVELOPMENT
ARC RESEARCH AND ANALYTICS
GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF ALPHARETTA

ARC TRANSPORTATION ACCESS
ARC AGING AND HEALTH RESOURCES
GEORGIA DEPARTMENT OF TRANSPORTATION

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

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>.

ROSWELL EXCHANGE DRI
City of Roswell
Natural Resources Division Review Comments

April 4, 2017

Water Supply Watershed and Stream Buffer Protection

The proposed project property is located within the Big Creek Water Supply Watershed, which is a small (less than 100 square mile) watershed and is a public water supply source for the City of Roswell. The proposed project is within seven miles of the City of Roswell intake.

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 on a USGS 1:24,000 quad sheet) streams that include a 100-foot undisturbed buffer and 150-foot impervious setback on streams that are within 7 miles upstream of the closest intake; and requirements for hazardous materials and hazardous waste. However, alternate criteria have been developed for this watershed.

The Big Creek Watershed Study was completed in December 2000 with participation by all jurisdictions in the basin. It includes alternative protection measures to the DNR Part 5 Water Supply Watershed Criteria, including structural and non-structural control measures. It is our understanding that the City of Roswell has adopted protection requirements consistent with those proposed in the Study and that DCA has accepted those requirements in lieu of the Part 5 minimum criteria. This project will need to conform to Roswell's water supply watershed requirements

The USGS coverage for the project area shows no blue-line streams on or near the project property. However, the submitted site plan does show stream along the western boundary of the property. The site plan also shows the City's 50-foot vegetative buffer and the additional 25-foot (total of 75 feet deep) impervious surface setback. The 25-foot State sediment and Erosion Control buffer is also shown. However, the site plan also shows retaining walls and an access road intruding on the City buffer or setback. Aerial photo evidence indicates that there appears to be little intrusion by the existing shopping center into either the buffer or the setback. Such intrusions may require a variance from the City of Roswell. Any other waters of the State on this property will be subject to the State 25-foot Sediment and Erosion Control buffer.

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, as with all development, water quality will be impacted due to polluted stormwater runoff. The amount of pollutants that will be produced after construction of the proposed development are dependent on the type and intensity of the use and the impervious coverage, which will affect the design of stormwater controls for the project.

Roswell Exchange DRI
NRD Comments
April 4, 2017
Page Two

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.

Andrew Smith

From: Jonathan Tuley
Sent: Monday, April 10, 2017 4:56 PM
To: Andrew Smith
Subject: FW: ARC DRI "Notification Only" Review - Request for Comments - Roswell Exchange

FYI

Jon Tuley, AICP
Senior Principal Planner
Atlanta Regional Commission
regional impact + local relevance
40 Courtland Street, NE
Atlanta, Georgia 30303-2538
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From: Floyd, Greg [<mailto:gffloyd@itsmarta.com>]
Sent: Tuesday, April 4, 2017 1:11 PM
To: Jonathan Tuley <JTuley@atlantaregional.com>
Subject: RE: ARC DRI "Notification Only" Review - Request for Comments - Roswell Exchange

Good Afternoon Jon,

MARTA has no comments on the proposal.

Gregory T. Floyd, AICP
Senior Land Use Planner
Office of TOD & Real Estate

 METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY

2424 Piedmont Road, NE /Atlanta, Georgia 30324/ 404-848-5508 / 404-848-5132 Fax / gffloyd@itsmarta.com

From: Jonathan Tuley [<mailto:JTuley@atlantaregional.com>]
Sent: Monday, April 03, 2017 7:30 AM
To: 'cyvandyke@dot.ga.gov' <cyvandyke@dot.ga.gov>; mfowler@dot.ga.gov; 'ccomer@dot.ga.gov' <ccomer@dot.ga.gov>; Hood, Alan C. (achood@dot.ga.gov) <achood@dot.ga.gov>; Kathy Zahul (kzahul@dot.ga.gov) <kzahul@dot.ga.gov>; Weiss, Megan J <MWeiss@dot.ga.gov>; DeNard, Paul <pdenard@dot.ga.gov>; eregis@dot.ga.gov; Chris Woods <cwoods@dot.ga.gov>; 'Eric Boone' <eboone@dot.ga.gov>; 'Brad Humphrey' <jhumphrey@dot.ga.gov>; Johnson, Lankston <lajohnson@dot.ga.gov>; Annie Gillespie <agillespie@georgiatolls.com>; Parker Martin <PMartin@GRTA.org>; 'DRI@grta.org' <DRI@grta.org>; 'Jon West' <jon.west@dca.ga.gov>;

richard.dunn@gaepd.org; 'jud.turner@gaepd.org' <jud.turner@gaepd.org>; Floyd, Greg <gfloyd@itsmarta.com>; btownsend@roswellgov.com; Jackie Deibel <jdeibel@roswellgov.com>; Woodman, Michael <mwoodman@alpharetta.ga.us>; egraves@alpharetta.ga.us; bborden@alpharetta.ga.us; heather.correa@fuquadev.com; kevin.floyd@fuquadev.com
Cc: Mike Alexander <MAlexander@atlantaregional.com>; Samyukth Shenbaga <SShenbaga@atlantaregional.com>; Andrew Smith <ASmith@atlantaregional.com>; David Haynes <DHaynes@atlantaregional.com>; Marquitrice Mangham <MMangham@atlantaregional.com>; Jim Santo <JSanto@atlantaregional.com>; Jim Skinner <JSkinner@atlantaregional.com>; Jared Lombard <JLombard@atlantaregional.com>
Subject: ARC DRI "Notification Only" Review - Request for Comments - Roswell Exchange

ARC Development of Regional Impact "Notification Only" Review – Request for Comments

This e-mail serves as notice that the Atlanta Regional Commission (ARC) staff has begun a Development of Regional Impact (DRI) "Notification Only" review for **Roswell Exchange**.

This proposed development does not cross the applicable ARC DRI review threshold. This is a "Notification Only" review, triggered because the project crosses the applicable Georgia Department of Community Affairs (DCA) base level, statewide DRI review threshold. This review is intended to notify potentially affected jurisdictions and agencies of the proposal and to serve as a forum for parties to register comments or open a dialogue for intergovernmental or interagency coordination.

This proposed development is located west of Alpharetta Highway (Highway 9) and south of Sun Valley Drive in the City of Roswell. Redevelopment of existing shopping center onto a mixed used development consisting of 164,000 sq. ft. of commercial uses and 300 multi-family units with an average size of 950 square feet per unit.

We request that you or a member of your staff review the attached Preliminary Report and provide comments to ARC by 5:00 p.m. on **April 13, 2017**. You may also view or download the preliminary report by visiting the [ARC Plan Reviews webpage](#) and searching for "Roswell Exchange."

Review opened on: April 3, 2017
Comments due on: April 13, 2017
Review will close on: April 13, 2017

For more information regarding the DRI process or other DRIs reviewed by ARC, please see the [ARC DRI webpage](#).

Please let me know if you have any questions.

Best,

Jon Tuley, on behalf of:

Andrew Smith
Senior Planner, Community Development Division

Atlanta Regional Commission
regional impact + local relevance

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Atlanta, Georgia 30303-2538

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Andrew Smith

From: Jonathan Tuley
Sent: Monday, April 10, 2017 5:13 PM
To: Andrew Smith
Subject: FW: ARC DRI "Notification Only" Review - Request for Comments - Roswell Exchange

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From: Weiss, Megan J [<mailto:MWeiss@dot.ga.gov>]
Sent: Monday, April 3, 2017 9:19 AM
To: Jonathan Tuley <JTuley@atlantaregional.com>
Cc: Mertz, Kaycee <kmertz@dot.ga.gov>; Fowler, Matthew <mfowler@dot.ga.gov>
Subject: RE: ARC DRI "Notification Only" Review - Request for Comments - Roswell Exchange

Jonathan.

GDOT Planning has reviewed the Roswell Exchange DRI Preliminary report and show no additional GDOT projects, other than those already mentioned in the report. For further information that may be needed concerning this review, please contact Megan Weiss at 404-631-1779 or mweiss@dot.ga.gov.

Megan Weiss, AICP
Transportation Planner II
Georgia Department of Transportation
Office of Planning-5th Floor
P:404-631-1779 E:mweiss@dot.ga.gov

From: Jonathan Tuley [<mailto:JTuley@atlantaregional.com>]
Sent: Monday, April 03, 2017 7:30 AM
To: VanDyke, Cindy; Fowler, Matthew; Comer, Carol; Hood, Alan C.; Zahul, Kathy; Weiss, Megan J; DeNard, Paul; Regis, Edlin; Woods, Chris N.; Boone, Eric; Humphrey, James; Johnson, Lankston; Annie Gillespie; Parker Martin; 'DRI@grta.org'; 'Jon West'; richard.dunn@gaepd.org; 'jud.turner@gaepd.org'; gfloyd@itsmarta.com; btownsend@roswellgov.com; Jackie Deibel; Woodman, Michael; egraves@alpharetta.ga.us; bborden@alpharetta.ga.us; heather.correa@fuquadev.com; kevin.floyd@fuquadev.com
Cc: Mike Alexander; Samyukth Shenbaga; Andrew Smith; David Haynes; Marquitrice Mangham; Jim Santo; Jim Skinner; Jared Lombard
Subject: ARC DRI "Notification Only" Review - Request for Comments - Roswell Exchange

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Please let me know if you have any questions.

Best,

Jon Tuley, on behalf of:

Andrew Smith
Senior Planner, Community Development Division

Atlanta Regional Commission
regional impact + local relevance

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Pedestrian deaths continue to surge in Georgia - 236 walkers died in 2016. That’s a 40% increase in just two years! Georgia DOT’s **SEE & BE SEEN** campaign, in partnership with PEDS, aims to make it safer to walk in Georgia. Safety is a shared responsibility. Walkers and drivers: Pay attention. Walkers: make sure you can SEE & BE SEEN. Drivers: Slow down (speed kills). Visit www.dot.ga.gov/DS/SafetyOperation/SBS. #ArriveAliveGA

Andrew Smith

From: Hood, Alan C. <achood@dot.ga.gov>
Sent: Tuesday, April 11, 2017 8:34 AM
To: Jonathan Tuley; Andrew Smith
Cc: Brian, Steve; Comer, Carol; Edmisten, Colette
Subject: RE: ARC DRI "Notification Only" Review - Request for Comments - Roswell Exchange
Attachments: Preliminary Report - Roswell Exchange.pdf

Jon,

The proposed redevelopment of an existing shopping center onto a mixed used development consisting of 164,000 sq. ft. of commercial uses and 300 multi-family units with an average size of 950 square feet per unit, is located more than 10 miles from any open-to-the-public civil airport, and is located outside of any FAA surface, and compatible land use areas, and does not appear to impact any airport.

However, if the proposed project's vertical construction, or equipment 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>. The FAA must be in receipt of the notification, no later than 90 days prior to construction. The FAA will evaluate the potential impact of the project on protected airspace associated with the airports 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
600 West Peachtree Street, N.W. | 2nd Floor | Atlanta, Georgia 30308
M: 404-660-3394 | F: 404-631-1935 | E: achood@dot.ga.gov

View our website at <http://www.dot.ga.gov/IS/AirportAid>

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Cc: Mike Alexander; Samyukth Shenbaga; Andrew Smith; David Haynes; Marquitrice Mangham; Jim Santo; Jim Skinner; Jared Lombard
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Georgia DOT observes **National Work Zone Awareness Week** Apr. 3-7 to bring attention to the dangers of driving in roadway work zones. 59 GDOT workers have died in work zones since 1973. And many more drivers as well. Check out our work zone safety video at www.dot.ga.gov/WZS. Remember - work zone safety is in your hands.



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