

REGIONAL REVIEW FINDING

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: February 6, 2018

ARC REVIEW CODE: R1801251

TO: Mayor Steve Tumlin, City of Marietta
ATTN TO: Daniel Cummings, Economic Development Manager
FROM: Douglas R. Hooker, Executive Director, ARC
RE: Development of Regional Impact (DRI) Review – **Notification Only**



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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 report does not address whether the development is or is not in the best interest of the local government.

This proposed project does not exceed ARC's DRI review threshold for this land use in this area of the region and therefore does not warrant DRI review. It does exceed Georgia DCA's base threshold and as such is subject to this "Notification Only" process per DCA's rules.

Name of Proposal: 1019 and 1033 Franklin Gateway

Submitting Local Government: City of Marietta

Review Type: DRI – *Notification Only* **Date Opened:** January 25, 2018 **Date Closed:** February 5, 2018

Description: This proposed project does not exceed ARC's DRI review threshold for this land use in this area of the region and therefore does not warrant DRI review. It does exceed Georgia DCA's base threshold and as such is subject to this "Notification Only" process per DCA's rules.

The proposed development is located on 34.39 acres in the City of Marietta at 1019 and 1033 Franklin Gateway, north of Delk Road (SR 280), south of Franklin Court, and immediately west of I-75. The project is proposed to consist of 338,793 SF of commercial space in one building housing an IKEA retail store. Site access is proposed via two driveways onto Franklin Gateway. The local triggers for this review are a rezoning application for 1033 Franklin Gateway and the sale of 1019 Franklin Gateway by the City of Marietta to the applicant.

Comments: According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, this DRI is located in a Regional Employment Corridor as well as a Regional Center. ARC's Regional Development Guide (RDG) details recommended policies for areas on the UGPM. General information and policy recommendations for Regional Employment Corridors and Regional Centers are listed at the bottom of this report.

In general, care should be taken to ensure that the development promotes a functional, safe, clearly marked and comfortable pedestrian experience on all streets, paths and parking areas on the property. The project could further support The Atlanta Region's Plan if it incorporated other aspects of regional policy, including green infrastructure and/or low-impact design (e.g., rain gardens, vegetated swales, etc.) as part of any improvements to streetscapes, driveways, parking areas and site frontages.

The intensity of this proposed project aligns with the RDG's recommended range of densities and building heights in Regional Employment Corridors. While the land use appears to be generally compatible with the area, City leadership and staff, along with the development team, should collaborate to ensure sensitivity to

nearby neighborhoods, land uses, structures and natural resources – as well as other nearby local governments.

The proposed development is located in the Franklin/Delk Livable Centers Initiative (LCI) study area. The development team should work with City staff and leadership to ensure that the project, as constructed, is consistent with the recommendations of the LCI plan to the greatest extent possible.

Additional comments from ARC staff, along with external comments received during this notification process, are included in this report.

Further to the above, Regional Employment Corridors, along with the Region Core (Downtown, Midtown and Buckhead), form the densest part of the Atlanta region. Connected with transit, this area of the region is typically the most walkable, and redevelopment is the main driver of its growth. The Region Core and Regional Employment Corridors together contain 26 percent of the 10-county region's jobs and eight percent of region's population on approximately 2.25 percent of the region's land area. Regional policy recommendations 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 the redevelopment of existing sites

Further to the above, Regional Centers are metro Atlanta's 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. Regional policy recommendations 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.

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

ARC COMMUNITY DEVELOPMENT

ARC RESEARCH & ANALYTICS

GEORGIA DEPARTMENT OF TRANSPORTATION

CUMBERLAND COMMUNITY IMPROVEMENT DISTRICT

ARC TRANSPORTATION ACCESS & MOBILITY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

GEORGIA REGIONAL TRANSPORTATION AUTHORITY

COBB COUNTY

ARC NATURAL RESOURCES

GEORGIA DEPARTMENT OF NATURAL RESOURCES

DOBBINS AIR RESERVE BASE

CITY OF SMYRNA

If you have any questions regarding this review, please contact Andrew Smith at (470) 378-1645 or asmith@atlantaregional.org. This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.

Andrew Smith

From: DeNard, Paul <pdenard@dot.ga.gov>
Sent: Thursday, January 25, 2018 6:14 PM
To: Andrew Smith
Subject: RE: ARC "Notification Only" Review – 1019 and 1033 Franklin Gateway

The developer might still need to coordinate with GDOT for a permit if they plan to affect any of the state ROW adjacent or along I-75. I am unsure if they know.

Paul DeNard, PE, PTOE

District Traffic Engineer, Metro Atlanta
Georgia Department of Transportation – District 7
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pdenard@dot.ga.gov



From: Andrew Smith [mailto:ASmith@atlantaregional.org]
Sent: Thursday, January 25, 2018 12:36 PM
To: VanDyke, Cindy <cyvandyke@dot.ga.gov>; Fowler, Matthew <mfowler@dot.ga.gov>; Matthews, Timothy W <TMatthews@dot.ga.gov>; Garth Lynch <glynch@HNTB.com>; Wayne Mote (wmote@HNTB.com) <wmote@HNTB.com>; Peevy, Phillip M. <PPeevy@dot.ga.gov>; Robinson, Charles A. <chrobinson@dot.ga.gov>; Weiss, Megan J <MWeiss@dot.ga.gov>; Lawrence, Roshni R <RoLawrence@dot.ga.gov>; Comer, Carol <ccomer@dot.ga.gov>; Hood, Alan C. <achood@dot.ga.gov>; Zahul, Kathy <kzahul@dot.ga.gov>; DeNard, Paul <pdenard@dot.ga.gov>; Regis, Edlin <eregis@dot.ga.gov>; Woods, Chris N. <cwoods@dot.ga.gov>; Johnson, Lankston <lajohnson@dot.ga.gov>; Boone, Eric <eboone@dot.ga.gov>; Annie Gillespie <agillespie@srta.ga.gov>; Emily Estes <eestes@srta.ga.gov>; Parker Martin <PMartin@srta.ga.gov>; 'DRI@grta.org' <DRI@grta.org>; 'Jon West' <jon.west@dca.ga.gov>; jud.turner@gaepd.org; chuck.mueller@dnr.state.ga.us; Kenneth.Williams.4@us.af.mil; MRivers@cumberlandcid.org; kclark@cumberlandcid.org; Dana Johnson (dana.johnson@cobbcounty.org) <dana.johnson@cobbcounty.org>; John.Pederson@cobbcounty.org; Gaines, Jason <Jason.Gaines@cobbcounty.org>; Diaz, Amy <Amy.Diaz@cobbcounty.org>; White, Ashley <Ashley.White@cobbcounty.org>; karyn.matthews@cobbcounty.org; Northrup, Jay <Jay.Northrup@cobbcounty.org>; Ken Suddreth <ksuddreth@smyrnaga.gov>; Russell G. Martin <rgmartin@smyrnaga.gov>; Cummings, Daniel <DCummings@mariettaga.gov>; Bruton, Bill <BBruton@mariettaga.gov>; Roth, Rusty <RRoth@mariettaga.gov>; Little, Shelby <SLittle@mariettaga.gov>
Cc: Community Development <CommunityDevelopment@atlantaregional.org>; Mike Alexander <MAlexander@atlantaregional.org>; David Haynes <DHaynes@atlantaregional.org>; Marquitrice Mangham <MMangham@atlantaregional.org>; Maria Roell <MRoell@atlantaregional.org>; Ryan Ellis <REllis@atlantaregional.org>; Jim Santo <JSanto@atlantaregional.org>; Jim Skinner <JSkinner@atlantaregional.org>
Subject: ARC "Notification Only" Review – 1019 and 1033 Franklin Gateway

ARC "Notification Only" Review – Request for Comments

This e-mail serves as notice that the Atlanta Regional Commission (ARC) has begun a Development of Regional Impact (DRI) "Notification Only" review for the 1019 and 1033 Franklin Gateway.

This proposed project does not exceed ARC's DRI review threshold for this land use in this area of the region and therefore does not warrant DRI review. It does exceed Georgia DCA's base threshold for this land use and as such is subject to this "Notification Only" process per DCA's rules. This process is intended to notify potentially affected jurisdictions and agencies of the proposed project for the purposes of intergovernmental and interagency coordination.

The proposed development is located on 34.39 acres in the City of Marietta at 1019 and 1033 Franklin Gateway, north of Delk Road (SR 280), south of Franklin Court, and immediately west of I-75. The project is proposed to consist of 338,793 SF of commercial space in one building housing an IKEA retail store. Site access is proposed via two driveways onto Franklin Gateway. The local triggers for this review are a rezoning application for 1033 Franklin Gateway and the sale of 1019 Franklin Gateway by the City of Marietta to the applicant.

A review notice and general project information are attached to this email. We request that you or a member of your staff review the information and provide any comments you may have to ARC on or before **February 4, 2018**. You may also view or download the information by visiting the [ARC Plan Reviews webpage](#) and searching for "1019 and 1033 Franklin Gateway."

Please feel free to contact me with any questions.

Regards,

Andrew Smith

Principal Planner, Community Development

Atlanta Regional Commission

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International Tower

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Roadway fatalities in Georgia are up 33% in two years. That's an average of four deaths every single day! Many of these deaths are preventable and related to driver behavior: distracted or impaired driving, driving too fast for conditions, and/or failure to wear a seatbelt. Pledge to **DRIVE ALERT ARRIVE ALIVE**. Buckle up – Stay off the phone and mobile devices – Drive alert. Visit www.dot.ga.gov/DAAA. #ArriveAliveGA

1019 AND 1033 FRANKLIN GATEWAY NOTIFICATION ONLY REVIEW
City of Marietta
Natural Resources Group Review Comments
January 26, 2018

Stream Buffers and Watershed Protection

The proposed project property is located on partially cleared, developed property in the City of Marietta between Franklin Gateway and I-75. Rottenwood Creek forms the southern property line of the proposed project site. The 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.

Other than Rottenwood Creek, which is identified as a blue-line, perennial stream, no other blue line streams are shown on or near the project property on the USGS coverage for the project area. Neither Rottenwood Creek nor any other state waters are shown on the submitted conceptual site plan. The property is subject to the requirements of the City of Marietta's stream buffer ordinance, which requires a 50-foot undisturbed buffer and additional 25-foot impervious setback on applicable streams. The buffers should be shown on the plans and any intrusion into the buffers may require a variance from the City. Likewise, Rottenwood Creek, as well as any other waters of the state that may exist on the property will be subject to the State 25-foot Sedimentation and Erosion Control buffer. The buffer should also be shown as determined in accordance with state law and DNR guidance as applied to this property. Any intrusions into the state buffer will also require a variance.

Stormwater/Water Quality

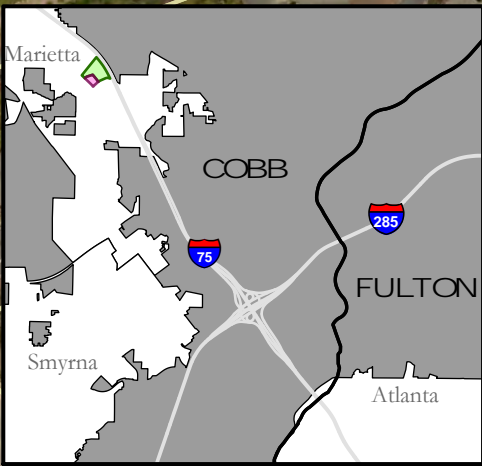
The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, as with all development, 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.

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

- Using 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 runoff reduction, potentially reducing the need for larger stormwater facilities and helping to minimize the negative effects of stormwater runoff on streams and water quality.

- Using pervious concrete or other pervious materials in parking areas. With the proper substrate, such materials can provide a large storage capacity, which will further help to reduce stormwater runoff.
- Including rainwater capture in the project design to provide for landscape irrigation during dry periods.



1019 Franklin Gateway



MARIETTA CITY LIMITS

FRANKLIN GATEWAY

1033 Franklin Gateway



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INTERSTATE 75



IKEA

FRANKLIN GATEWAY