

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: October 15, 2018

ARC REVIEW CODE: R1809241

TO: Chairman Charlotte Nash, Gwinnett County Board of Commissioners
ATTN TO: Nancy Lovingood, Department of Planning & Development
FROM: Douglas R. Hooker, Executive Director, ARC
RE: Development of Regional Impact (DRI) Review



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The Atlanta Regional Commission (ARC) has completed a 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 final report does not address whether the DRI is or is not in the best interest of the host local government.

Name of Proposal: The Exchange at Gwinnett (DRI 2834)

Submitting Local Government: Gwinnett County

Review Type: DRI **Date Opened:** September 24, 2018 **Date Closed:** October 15, 2018

Description: This DRI is on approximately 64 acres in unincorporated Gwinnett County, south of I-85, east of SR 20 (Buford Drive) and north of Laurel Crossing Parkway. It is planned as a mixed-use project, to include 339,700 SF of commercial space (health and fitness club, restaurant, retail, recreation, golf range, gas station); a 123-room hotel; 380 apartment units; and 120 senior living units. Site access is proposed via three driveways on SR 20 (Buford Drive) and one driveway connecting to Laurel Crossing Pkwy. The local trigger for this DRI review is a rezoning application. The estimated buildout year is 2021.

Comments: According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, this DRI is in the Developing Suburbs area of the region. ARC's Regional Development Guide (RDG) details recommended policies for areas and places on the UGPM. General RDG information and recommendations for Developing Suburbs areas are listed at the bottom of these comments.

This DRI appears to manifest certain aspects of regional policy. The plan contemplates a mixed-use development featuring significant housing, commercial and entertainment space – with pedestrian-oriented land uses and streetscaping at ground level in many areas of the site. The mix of uses offers the potential for site residents to work and shop on site, and for workers and visitors to park once or arrive via alternative transportation modes and conduct multiple trips on foot.

To capitalize on this potential, care should be taken to ensure that the development promotes an interconnected, functional, clearly marked and comfortable pedestrian experience on all streets, paths and parking areas. This is particularly important in terms of connections between the “main street” corridor (accessed by Driveway #2) and the larger-box retail and entertainment uses along the north side of the site. 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 project can further support The Atlanta Region's Plan in general by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design, e.g., rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages.

The DRI's land use mix appears to be generally consistent with the RDG, specifically in terms of fostering a sense of community by developing town centers, village centers or other places of centralized location. The intensity of this proposed project appears to generally align with the RDG's recommended range of densities

and building heights for Developing Suburbs. County leadership and staff, along with the development team, should collaborate to ensure maximum sensitivity to nearby neighborhoods, land uses, structures and natural resources. This includes the multifamily residential complex to the east on Laurel Crossing Parkway, which is the DRI's closest neighboring land use.

Additional ARC staff comments related to transportation and water resources, along with external comments received from contacted parties during the review period, are attached to this report. These include GDOT Aviation Division staff comments regarding the DRI's proximity to an air traffic navigation/signal facility and the resulting need for the development team to file an FAA Form 7460-1 at least 120 days before construction. Also included are GDOT District One staff comments relative to the DRI site plan. Of note are the need to consider the following: extending the right turn lane from Driveway 1 to the I-85 NB ramp; converting the first internal drives to right-in/right-out operation; extending the left turn lanes exiting the site at Driveway 2; and resolving the issue of dual left turn lanes entering the site at Driveway 2 into only one receiving lane (the outer lane dead ends into the raised median controlling NB right turns into Driveway 2).

Further to the above, Developing Suburbs are areas that have developed from roughly 1995 to today and are projected to remain suburbs through 2040. General policy recommendations for Developing 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

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

ARC COMMUNITY DEVELOPMENT
ARC RESEARCH & ANALYTICS
GEORGIA DEPARTMENT OF NATURAL RESOURCES
GWINNETT COUNTY
CITY OF LAWRENCEVILLE
GEORGIA MOUNTAINS REGIONAL COMMISSION
BARROW COUNTY

ARC TRANSPORTATION ACCESS & MOBILITY
ARC AGING & INDEPENDENCE SERVICES
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF BUFORD
CITY OF SUGAR HILL
HALL COUNTY
TOWN OF BRASELTON

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF DACULA
CITY OF SUWANEE
NORTHEAST GEORGIA REGIONAL COMMISSION

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>.



Developments of Regional Impact

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DRI #2834

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: Gwinnett

Individual completing form: Jerry T. Oberholtzer

Telephone: 678-518-6215

E-mail: gerald.oberholtzer@gwinnettcountry.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: The Exchange @ Gwinnett

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): Southeast corner of the Interstate 85 and Buford Drive (GA 20) interchange. Gwinnett County parcels

Brief Description of Project: Mixed-use development including commercial, entertainment, and residential uses.

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.): 500 residential units, 398,185 square feet of commercial and hotel uses

Developer: Fuqua Acquisitions II, LLC

Mailing Address: 3575 Piedmont Road NE

Address 2: Suite 800

City: Atlanta State: GA Zip: 30305

Telephone: 404-907-1717

Email: greer.scoggins@fuquadev.com

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

If yes, property owner: WB Holdings-Gwinnett, LLC

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 Special Use Permit for Outdoor Recreation

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: Unknown
Overall project: 4Q 2020

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DRI #2834

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: Gwinnett
Individual completing form: Abigail Harwell
Telephone: 678-518-6204
Email: abigail.harwell@gwinnettcounty.com

Project Information

Name of Proposed Project: The Exchange @ Gwinnett
DRI ID Number: 2834
Developer/Applicant: Fuqua Acquisitions II, LLC
Telephone: 404-907-1717
Email(s): greer.scoggins@fuquadev.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: \$210,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$7,500,000

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):

Water Supply

Name of water supply provider for this site: Gwinnett County

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

0.210 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:

Gwinnett County

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

0.210 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.)

AM Peak: 1,276 PM Peak: 1,849 Total Peak trips: 3,125

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: Signal Modification and Decel Lanes for new Driveways

Solid Waste Disposal

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

924

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?

75%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Detention Systems with water quality and channel protection above and below ground systems.

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:
The wetlands will be removed from the development but will be compensated with mitigation credits which is required by the Corps of Engineers.

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[DRI Site Map](#) | [Contact](#)

Andrew Smith

From: Hood, Alan C. <achood@dot.ga.gov>
Sent: Tuesday, September 25, 2018 9:01 AM
To: Andrew Smith
Cc: Brian, Steve; Comer, Carol; Edmisten, Colette; Robinson, Joseph; Matthew.Smith@gwinnettcountry.com
Subject: RE: ARC DRI Review Notification: The Exchange at Gwinnett (DRI 2834)
Attachments: ARC Preliminary Report - The Exchange at Gwinnett - DRI 2834.pdf

Andrew,

The proposed mixed-use project, including 339,700 SF of commercial space (health and fitness club, restaurant, retail, recreation, golf range, gas station); a 123-room hotel; 380 apartment units; and 120 senior living units, is in unincorporated Gwinnett County, south of I-85, east of SR 20 (Buford Drive) and north of Laurel Crossing Parkway. It is located more than 5 miles north of the Gwinnett County Airport – Briscoe Field (LZU), and is located outside of any FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact the airport.

However the proposed structure is in proximity to a navigation facility and may impact the assurance of navigation signal reception, so 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 120 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.

I have copied Mr. Matt Smith with Gwinnett County Airport – Briscoe Field (LZU) on this email.

Thank you for the opportunity to comment on the proposed development.

Alan Hood

Airport Safety Data Program Manager



Aviation Programs
600 West Peachtree Street NW
2nd Floor
Atlanta, GA, 30308
404.660.3394 cell

From: Andrew Smith <ASmith@atlantaregional.org>
Sent: Monday, September 24, 2018 6:40 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>; Delgadillo Canizares, Marlene V. <mcanizares@dot.ga.gov>; McLoyd, Johnathan G <JoMcLoyd@dot.ga.gov>; Comer, Carol <ccomer@dot.ga.gov>; Hood, Alan C. <achood@dot.ga.gov>; Giles, Shane <shgiles@dot.ga.gov>; Crowe, Richard <rcrowe@dot.ga.gov>; Peevy, Jonathan <jpeevy@dot.ga.gov>; Hunter, William E. <wihunter@dot.ga.gov>; Decker, Sue Anne <sdecker@dot.ga.gov>; Annie Gillespie <agillespie@srta.ga.gov>; Emily Estes <eestes@srta.ga.gov>; Renaud Marshall <rmarshall@srta.ga.gov>; Parker Martin <PMartin@srta.ga.gov>;

Andrew Smith

From: Decker, Sue Anne <sdecker@dot.ga.gov>
Sent: Thursday, October 4, 2018 4:22 PM
To: Andrew Smith
Cc: Alex.Hofelich@gwinnettcountry.com; Tom.Sever@gwinnettcountry.com; Giles, Shane; Peevy, Jonathan
Subject: RE: ARC DRI Review Notification: The Exchange at Gwinnett (DRI 2834)

Andrew,

We have the following comment on the DRI and concept plan:

- ? ICE will be required for the intersection of SR 20 @ Laurel Crossing Way
- ? Consider extending a right turn lane from the northern Right in right out drive to the I-85 Ramp
- ? Convert the first internal drives to right in right out and extend the left turn lane for the signal
- ? The NB right turn lane on SR 20 will have to be signal controlled. You are showing dual lefts into the development, but have a raised island preventing one from entering.

If you have any questions, please feel free to contact me.

Best Regards,

SueAnne Decker, P.E.

District Traffic Engineer-Northeast Region



District One Gainesville
1475 Jesse Jewell Pkwy NE Suite 100
Gainesville, GA 30501
770-533-8490



From: Andrew Smith [mailto:ASmith@atlantaregional.org]
Sent: Monday, September 24, 2018 6:40 PM
To: VanDyke, Cindy; Fowler, Matthew; Matthews, Timothy W; Garth Lynch; Wayne Mote (wmote@HNTB.com); Peevy, Phillip M.; Robinson, Charles A.; Weiss, Megan J; Delgadillo Canizares, Marlene V.; McLoyd, Johnathan G; Comer, Carol; Hood, Alan C.; Giles, Shane; Crowe, Richard; Peevy, Jonathan; Hunter, William E.; Decker, Sue Anne; Annie Gillespie; Emily Estes; Renaud Marshall; Parker Martin; 'DRI@grta.org'; 'Jon West'; chuck.mueller@dnr.state.ga.us; Greg Floyd (gfloyd@itsmarta.com); kwolfe@cityofbuford.com; bkerlin@cityofbuford.com; daculacityhall@daculaga.gov; joey.murphy@att.net; todd.hargrave@lawrencevillegaweb.org; 'Dennis.Billew@lawrencevillegaweb.org'; kawana@cityofsugarhill.com; tschick@cityofsugarhill.com; 'jcampbell@suwanee.com'; 'ahazell@gmrc.ga.gov'; syamala@hallcounty.org; bwalker@negrc.org; Eva Kennedy; gherring@barrowga.org; rwhiddon@barrowga.org; kdkeller@braselton.net; Kathy.Holland@gwinnettcountry.com; Brian.Johnson@gwinnettcountry.com; nancy.lovingood@gwinnettcountry.com; 'james.pugsley@gwinnettcountry.com'; abigail.harwell@gwinnettcountry.com; alicia.mcelheney@gwinnettcountry.com; tom.ohara@gwinnettcountry.com; tom.sever@gwinnettcountry.com; alan.chapman@gwinnettcountry.com; Michael.Johnson2@gwinnettcountry.com; Lewis.Cooksey@gwinnettcountry.com; Vince.Edwards@gwinnettcountry.com; alex.hofelich@gwinnettcountry.com; Shane Lanham; 'Jeff Fuqua'; 'Heather Correa'; 'greer.scoggins@fuquadev.com'; jennifer.ledbetter@fuquadev.com; denise.laudun@fuquadev.com; Janae Sinclair

THE EXCHANGE AT GWINNETT DRI 2834
Gwinnett County
ARC Natural Resources Group Comments
September 20, 2018

Stream Buffers and Watershed Protection

The proposed project 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. This property is more than seven miles upstream of any public water supply intake.

Both the submitted site plan and the USGS coverage for the project area show a tributary of Ivy Creek crossing the eastern side of the project property. A second tributary to Ivy Creek is shown on the site plan just to the south west of the project property. Ivy Creek is a tributary of Suwanee Creek, which flows to the Chattahoochee River. No buffers are shown for either stream. All streams on the property, including unmapped streams, are subject to the requirements of the Gwinnett County Stream Buffer, which include a 50-foot stream buffer and additional 25-foot impervious setback on most streams. All mapped or unmapped waters of the state on the property, including all streams, are also subject to the State 25-foot Sediment and Erosion Control buffer. All required buffers on the property should be shown on the site plan. Any development activity within the County buffer or setback may require a variance from the County. Any activity in the State 25-foot Erosion and Sedimentation buffer may 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 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.

Development of Regional Impact Assessment of Consistency with the Regional Transportation Plan

DRI INFORMATION

DRI Number #2834

DRI Title The Exchange At Gwinnett

County Gwinnett County

City (if applicable)

Address / Location On the East side of SR 20 between I 85 and Laurel Crossing Pkwy

Proposed Development Type:
64 acre Mixed used development consisting of retail, restaurant, multifamily and hotel

Review Process ☐ EXPEDITED
☒ NON-EXPEDITED

REVIEW INFORMATION

Prepared by ARC Transportation Access and Mobility Division

Staff Lead Marquitrice Mangham

Copied [Click here to enter text.](#)

Date September 20, 2018

TRAFFIC STUDY

Prepared by Lowes Engineering

Date September 6, 2018

REGIONAL TRANSPORTATION PLAN PROJECTS

- 01. Did the traffic analysis incorporate all projects contained in the current version of the fiscally constrained RTP which are within the study area or along major transportation corridors connecting the study area with adjacent jurisdictions?**

☒ YES *(provide the regional plan referenced and the page number of the traffic study where relevant projects are identified)*

The traffic analysis includes a list of programmed projects on page 5 and Fact Sheets in the Appendix for projects in the network study area. The traffic analysis does not include TIP Project GW 410 a widening project on SR 20 from Peachtree Industrial Boulevard to SR 13.

☐ NO *(provide comments below)*

REGIONAL NETWORKS

- 02. Will the development site be directly served by any roadways identified as Regional Thoroughfares?**

A Regional Thoroughfare is a major transportation corridor that serves multiple ways of traveling, including walking, bicycling, driving, and riding transit. It connects people and goods to important places in metropolitan Atlanta. A Regional Thoroughfare's operations should be managed through application of special traffic control strategies and suitable land development guidelines in order to maintain travel efficiency, reliability, and safety for all users. In light of the special function that Regional Thoroughfares serve in supporting cross-regional and interjurisdictional mobility and access, the network receives priority consideration for infrastructure investment in the Metro Atlanta region. Any access points between the development and a Regional Thoroughfare, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.

☐ NO

☒ YES *(identify the roadways and existing/proposed access points)*

Site access is provided by three access points on Buford Drive (SR 20) and one on Laurell Crossing Parkway.

03. Will the development site be directly served by any roadways identified as Regional Truck Routes?

A Regional Truck Route is a freeway, state route or other roadway which serves as a critical link for the movement of goods to, from and within the Region by connecting airports, intermodal/multimodal facilities, distribution and warehousing centers and manufacturing clusters with the rest of the state and nation. These facilities often serve a key mobility and access function for other users as well, including drivers, bicyclists, pedestrians and transit users. A Regional Truck Route's operations should be managed through application of special traffic control strategies and suitable land development guidelines in order to maintain travel efficiency, reliability, and safety for all users. In light of the special function that Regional Truck Routes serve in supporting cross-regional and interjurisdictional mobility and access, the network receives priority consideration for infrastructure investment in the Metro Atlanta region. Any access points between the development and a Regional Truck Route, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.

☐ NO

☒ YES (*identify the roadways and existing/proposed access points*)

Site access is served by Buford Drive, SR 20.

04. If the development site is within one mile of an existing rail service, provide information on accessibility conditions.

Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce congestion. If a transit service is available nearby, but walking or bicycling between the development site and the nearest station is a challenge, the applicable local government(s) is encouraged to make the route a funding priority for future walking and bicycling infrastructure improvements.

☒ NOT APPLICABLE (*nearest station more than one mile away*)

☐ RAIL SERVICE WITHIN ONE MILE (*provide additional information below*)

Operator / Rail Line

Nearest Station

[Click here to enter name of operator and rail line](#)

Distance*

☐ Within or adjacent to the development site (0.10 mile or less)

☐ 0.10 to 0.50 mile

☐ 0.50 to 1.00 mile

Walking Access*

☐ Sidewalks and crosswalks provide sufficient connectivity

☐ Sidewalk and crosswalk network is incomplete

☐ Not applicable (*accessing the site by walking is not consistent with the type of development proposed*)

[Click here to provide comments.](#)

Bicycling Access*

☐ Dedicated paths, lanes or cycle tracks provide sufficient connectivity

☐ Low volume and/or low speed streets provide connectivity

☐ Route follows high volume and/or high speed streets

☐ Not applicable (*accessing the site by bicycling is not consistent with the type of development proposed*)

Transit Connectivity

☐ Fixed route transit agency bus service available to rail station

☐ Private shuttle or circulator available to rail station

☐ No services available to rail station

☐ Not applicable (*accessing the site by transit is not consistent with the type of development proposed*)

[Click here to provide comments.](#)

** Following the most direct feasible walking or bicycling route to the nearest point on the development site*

05. If there is currently no rail transit service within one mile of the development site, is nearby rail service planned in the fiscally constrained RTP?

Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce traffic congestion. If a transit agency operates within the jurisdiction and expansion plans are being considered in the general vicinity of the development site, the agency should give consideration to how the site can be best served during the evaluation of alignments and station locations. Proactive negotiations with the development team and local government(s) are encouraged to determine whether right-of-way within the site should be identified and protected for potential future service. If direct service to the site is not feasible or cost effective, the transit agency and local government(s) are encouraged to ensure good walking and bicycling access accessibility is provided between the development and the future rail line. These improvements should be considered fundamental components of the overall transit expansion project, with improvements completed concurrent with or prior to the transit service being brought online.

- ☐ NOT APPLICABLE (rail service already exists)
- ☐ NOT APPLICABLE (accessing the site by transit is not consistent with the type of development proposed)
- ☒ NO (no plans exist to provide rail service in the general vicinity)
- ☐ YES (provide additional information on the timeframe of the expansion project below)
 - ☐ CST planned within TIP period
 - ☐ CST planned within first portion of long range period
 - ☐ CST planned near end of plan horizon

[Click here to provide comments.](#)

06. If the development site is within one mile of fixed route bus services (including any privately operated shuttles or circulators open to the general public), provide information on walking and bicycling accessibility conditions.

Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce congestion. If a transit service is available nearby, but walking or bicycling between the development site and the nearest station is a challenge, the applicable local government(s) is encouraged to make the connection a funding priority for future walking and bicycling infrastructure improvements.

☒ NOT APPLICABLE (nearest bus, shuttle or circulator stop more than one mile away)

☐ SERVICE WITHIN ONE MILE (provide additional information below)

Operator(s) GRTA P & R Mall of GA

Bus Route(s) 411, 414

Distance* ☐ Within or adjacent to the development site (0.10 mile or less)

☐ 0.10 to 0.50 mile

☒ 0.50 to 1.00 mile

Walking Access* ☒ Sidewalks and crosswalks provide sufficient connectivity

☐ Sidewalk and crosswalk network is incomplete

☐ Not applicable (accessing the site by walking is not consistent with the type of development proposed)

[Click here to provide comments.](#)

Bicycling Access* ☐ Dedicated paths, lanes or cycle tracks provide sufficient connectivity

☒ Low volume and/or low speed streets provide sufficient connectivity

☐ Route uses high volume and/or high speed streets

☐ Not applicable (accessing the site by bicycling is not consistent with the type of development proposed)

* Following the most direct feasible walking or bicycling route to the nearest point on the development site

07. Does a transit agency which provides rail and/or fixed route bus service operate anywhere within the jurisdiction in which the development site is located?

Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce traffic congestion. If a transit agency operates within the jurisdiction and a comprehensive operations plan update is undertaken, the agency should give consideration to serving the site during the evaluation of future routes, bus stops and transfer facilities. If the nature of the development is amenable to access by transit, walking or bicycling, but direct service to the site is not feasible or cost effective, the transit agency and local government(s) should ensure good walking and bicycling access accessibility is provided between the development and any routes within a one mile radius. The applicable local government(s) is encouraged to make these connections a funding priority for future walking and bicycling infrastructure improvements.

☐ NO

☒ YES

Gwinnett County Bus Transit, GRTA Express Bus Service

08. If the development site is within one mile of an existing multi-use path or trail, provide information on accessibility conditions.

Access between major developments and walking/bicycling facilities provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce traffic congestion. If connectivity with a regionally significant path or trail is available nearby, but walking or bicycling between the development site and those facilities is a challenge, the applicable local government(s) is encouraged to make the route a funding priority for future walking and bicycling infrastructure improvements.

☒ NOT APPLICABLE (nearest path or trail more than one mile away)

☐ YES (provide additional information below)

Name of facility

Click here to provide name of facility.

Distance

☐ Within or adjacent to development site (0.10 mile or less)

☐ 0.15 to 0.50 mile

☐ 0.50 to 1.00 mile

Walking Access*

☐ Sidewalks and crosswalks provide connectivity

☐ Sidewalk and crosswalk network is incomplete

☐ Not applicable (accessing the site by walking is not consistent with the type of development proposed)

Bicycling Access*

☐ Dedicated lanes or cycle tracks provide connectivity

☐ Low volume and/or low speed streets provide connectivity

- ☐ Route uses high volume and/or high speed streets
- ☐ Not applicable (*accessing the site by bicycling is not consistent with the type of development proposed*)

* *Following the most direct feasible walking or bicycling route to the nearest point on the development site*

OTHER TRANSPORTATION DESIGN CONSIDERATIONS

09. Does the site plan provide for the construction of publicly accessible local road or drive aisle connections with adjacent parcels?

The ability for drivers and bus routes to move between developments without using the adjacent arterial or collector roadway networks can save time and reduce congestion. Such opportunities should be considered and proactively incorporated into development site plans whenever possible.

- ☒ YES (*connections to adjacent parcels are planned as part of the development*)
- ☐ YES (*stub outs will make future connections possible when adjacent parcels redevelop*)
- ☐ NO (*the site plan precludes future connections with adjacent parcels when they redevelop*)
- ☐ OTHER (*Please explain*)

Adjacent land uses are accessible by local roadways.

10. Does the site plan enable pedestrians and bicyclists to move between destinations within the development site safely and conveniently?

The ability for walkers and bicyclists to move within the site safely and conveniently reduces reliance on vehicular trips, which has congestion reduction and health benefits. Development site plans should incorporate well designed and direct sidewalk connections between all key destinations. To the extent practical, bicycle lanes or multiuse paths are encouraged for large acreage sites and where high volumes of bicyclists and pedestrians are possible.

- ☒ YES (*sidewalks provided on all key walking routes and both sides of roads whenever practical and bicyclists should have no major issues navigating the street network*)
- ☐ PARTIAL (*some walking and bicycling facilities are provided, but connections are not comprehensive and/or direct*)
- ☐ NO (*walking and bicycling facilities within the site are limited or nonexistent*)
- ☐ NOT APPLICABLE (*the nature of the development does not lend itself to internal walking and bicycling trips*)
- ☐ OTHER (*Please explain*)

The development proposes sidewalks internal to the site connecting pedestrians to uses within the development. Sidewalk are proposed on along Buford Drive.

11. Does the site plan provide the ability to construct publicly accessible bicycling and walking connections with adjacent parcels which may be redeveloped in the future?

The ability for walkers and bicyclists to move between developments safely and conveniently reduces reliance on vehicular trips, which has congestion reduction and health benefits. Such opportunities should be considered and proactively incorporated into development site plans whenever possible.

- ☒ YES (connections to adjacent parcels are planned as part of the development)
- ☐ YES (stub outs will make future connections possible when adjacent parcels redevelop)
- ☐ NO (the development site plan does not enable walking or bicycling to/from adjacent parcels)
- ☐ NO (the site plan precludes future connections with adjacent parcels when they redevelop)
- ☐ NOT APPLICABLE (adjacent parcels are not likely to develop or redevelop in the near future)
- ☐ NOT APPLICABLE (the nature of the development or adjacent parcels does not lend itself to interparcel walking and bicycling trips)

The development proposes sidewalks internal to the site connecting pedestrians to uses within the development. Sidewalk are proposed on along Buford Drive. No bicycle facilities are proposed.

12. Does the site plan effectively manage truck movements and separate them, to the extent possible, from the flow of pedestrians, bicyclists and motorists both within the site and on the surrounding road network?

The ability for delivery and service vehicles to efficiently enter and exit major developments is often key to their economic success. So is the ability of visitors and customers being able to move around safely and pleasantly within the site. To the extent practical, truck movements should be segregated by minimizing the number of conflict points with publicly accessible internal roadways, sidewalks, paths and other facilities.

- ☐ YES (truck routes to serve destinations within the site are clearly delineated, provide ample space for queuing and turning around, and are separated from other users to the extent practical)
- ☐ PARTIAL (while one or more truck routes are also used by motorists and/or interface with primary walking and bicycling routes, the site plan mitigates the potential for conflict adequately)
- ☐ NO (one or more truck routes serving the site conflict directly with routes likely to be used heavily by pedestrians, bicyclists and/or motorists)
- ☒ NOT APPLICABLE (the nature of the development will not generate a wide variety of users and/or very low truck volumes, so the potential for conflict is negligible)

RECOMMENDATIONS

13. Do the transportation network recommendations outlined in the traffic study appear to be feasible from a constructability standpoint?

- ☐ UNKNOWN *(additional study is necessary)*
- ☒ YES *(based on information made available through the review process; does not represent a thorough engineering / financial analysis)*
- ☐ NO *(see comments below)*

[Click here to enter text.](#)

14. Is ARC aware of any issues with the development proposal which may result in it being opposed by one or more local governments, agencies or stakeholder groups?

- ☒ NO *(based on information shared with ARC staff prior to or during the review process; does not reflect the outcome of an extensive stakeholder engagement process)*
- ☐ YES *(see comments below)*

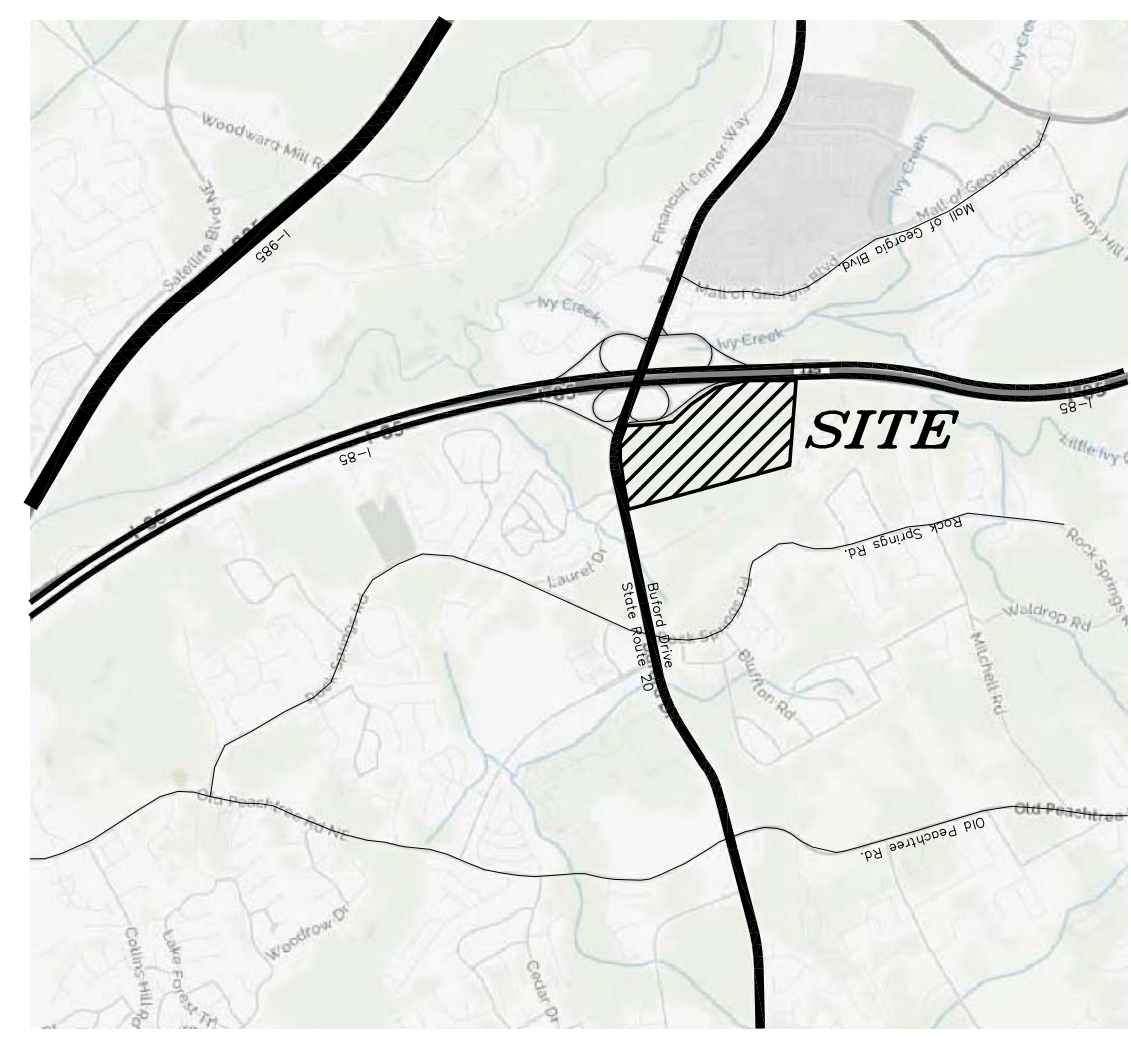
[Click here to enter text.](#)

15. ARC offers the following additional comments for consideration by the development team and/or the applicable local government(s):

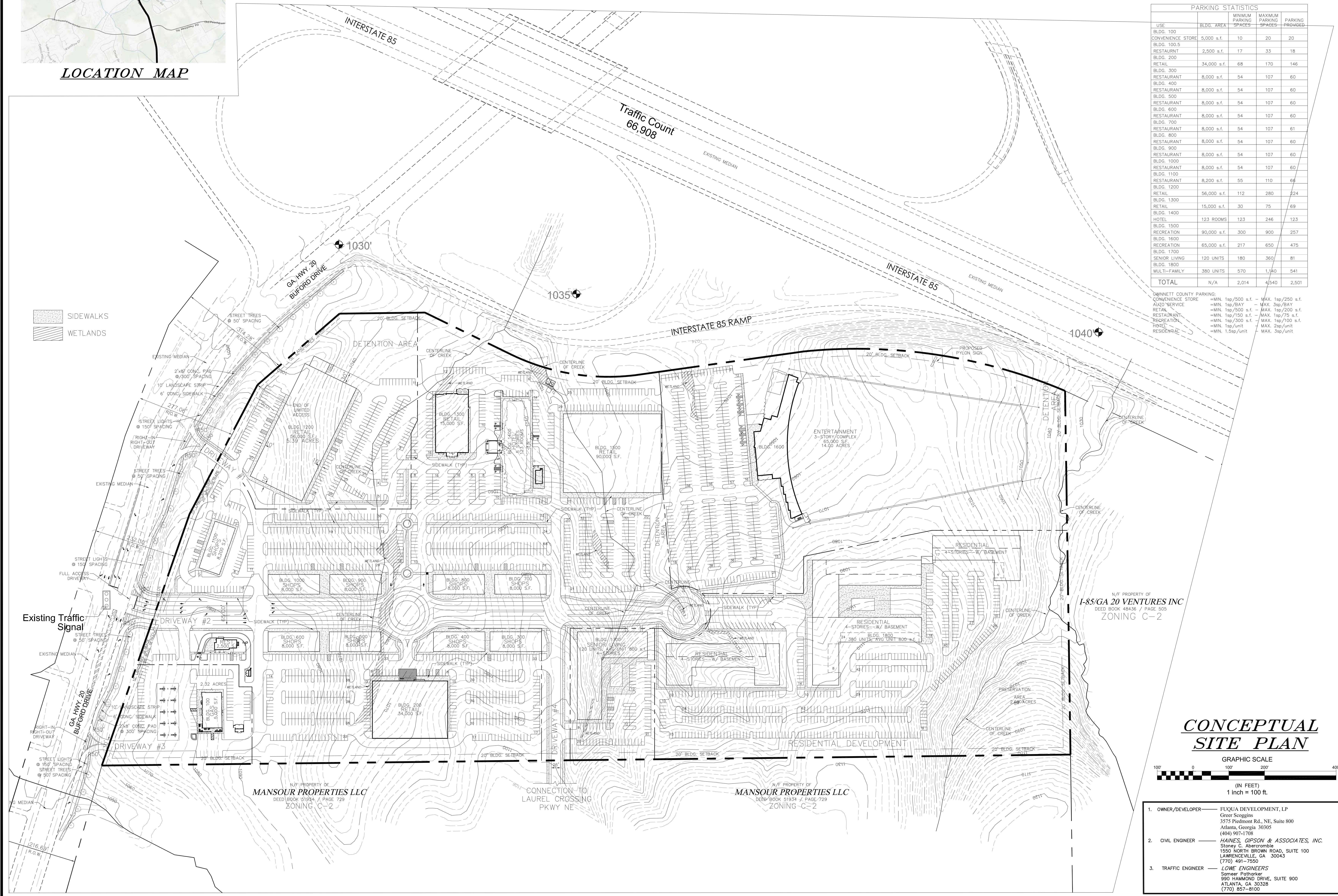
None

DRI # 2834

MU-R (Regional Mixed-Use District)
GROSS ACREAGE = 64.156 acres-2,794,650 s.f.
TOTAL BUILDING AREA = 880,585 s.f.
F.A.R.=0.315
COMMON AREA=16.82 ac.-26.2%
RESIDENTIAL DENSITY=37 units/acre



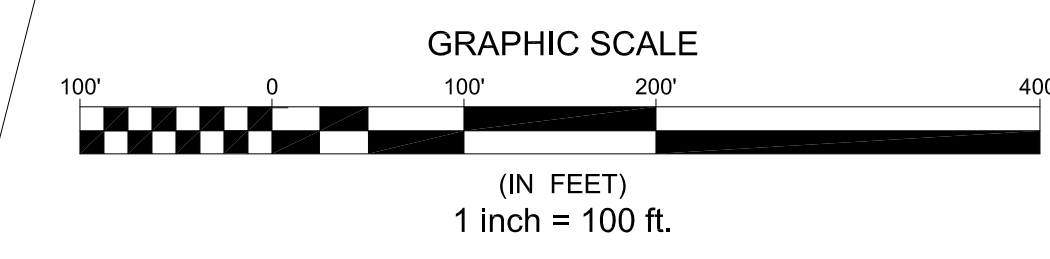
LOCATION MAP



PARKING STATISTICS				
USE	BLDG. AREA	MINIMUM PARKING SPACES	MAXIMUM PARKING SPACES	PARKING PROVIDED
BLDG. 100				
CONVENIENCE STORE	5,000 s.f.	10	20	20
BLDG. 100.5				
RESTAURANT	2,500 s.f.	17	33	18
BLDG. 200				
RETAIL	34,000 s.f.	68	170	146
BLDG. 300				
RESTAURANT	8,000 s.f.	54	107	60
BLDG. 400				
RESTAURANT	8,000 s.f.	54	107	60
BLDG. 500				
RESTAURANT	8,000 s.f.	54	107	60
BLDG. 600				
RESTAURANT	8,000 s.f.	54	107	60
BLDG. 700				
RESTAURANT	8,000 s.f.	54	107	61
BLDG. 800				
RESTAURANT	8,000 s.f.	54	107	60
BLDG. 900				
RESTAURANT	8,000 s.f.	54	107	60
BLDG. 1000				
RESTAURANT	8,000 s.f.	54	107	60
BLDG. 1100				
RESTAURANT	8,200 s.f.	55	110	65
BLDG. 1200				
RETAIL	56,000 s.f.	112	280	224
BLDG. 1300				
RETAIL	15,000 s.f.	30	75	69
BLDG. 1400				
HOTEL	123 ROOMS	123	246	123
BLDG. 1500				
RECREATION	90,000 s.f.	300	900	257
BLDG. 1600				
RECREATION	65,000 s.f.	217	650	475
BLDG. 1700				
SENIOR LIVING	120 UNITS	180	360	81
BLDG. 1800				
MULTI-FAMILY	380 UNITS	570	1,140	541
TOTAL	N/A	2,014	4,540	2,501

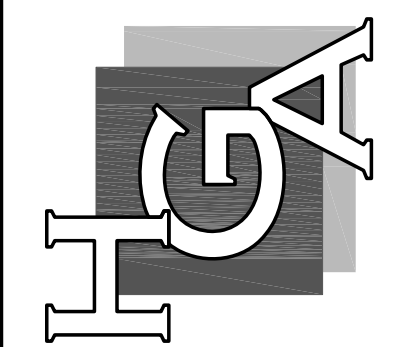
WINNETT COUNTY PARKING:
CONVENIENCE STORE - MIN. 1sp/500 s.f. - MAX. 1sp/250 s.f.
AUTO SERVICE - MIN. 1sp/BAY - MAX. 3sp/BAY
RETAIL - MIN. 1sp/500 s.f. - MAX. 1sp/200 s.f.
RESTAURANT - MIN. 1sp/150 s.f. - MAX. 1sp/75 s.f.
RECREATION - MIN. 1sp/200 s.f. - MAX. 1sp/100 s.f.
HOTEL - MIN. 1sp/unit - MAX. 2sp/unit
RESIDENTIAL - MIN. 1.5sp/unit - MAX. 3sp/unit

CONCEPTUAL SITE PLAN

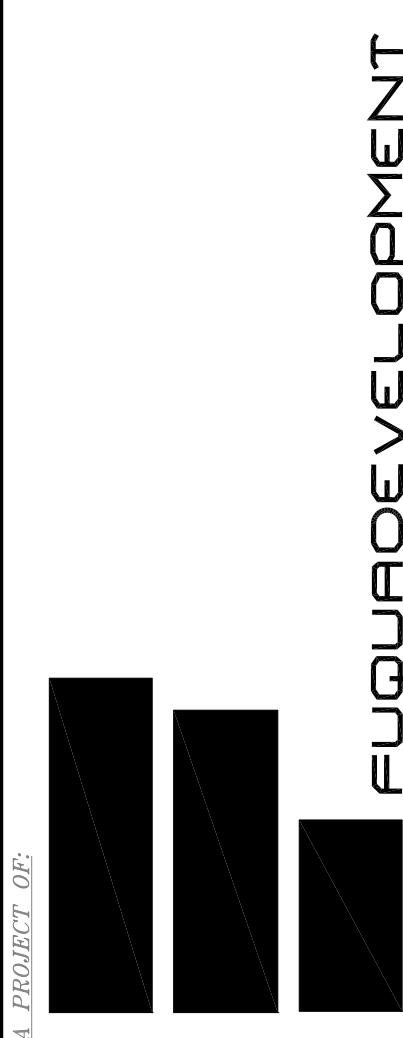


- OWNER/DEVELOPER - FLUQUA DEVELOPMENT, LP
Greer Scoggins
3575 Piedmont Rd., NE, Suite 800
Atlanta, Georgia 30305
(404) 907-1708
- CIVIL ENGINEER - HAINES, GIPSON & ASSOCIATES, INC.
Stoney C. Abernethy
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GA 30043
(770) 491-7550
- TRAFFIC ENGINEER - LOWE ENGINEERS
Samuel Patterson
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GA 30328
(770) 857-8100

HAINES GIPSON & ASSOCIATES
CONSULTING ENGINEERS
CIVIL & STRUCTURAL SERVICES
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: (770) 491-7550
FAX: (770) 491-7750



SEAL



A PROJECT OF

DRI# 2834
THE EXCHANGE
@ Gwinnett
WINNETT COUNTY, GEORGIA

DESCRIPTION	
NO.	DATE
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DRAWN BY: SCA
CHECKED BY: ---
DATE: 09/05/18
SHEET TITLE: PLAN
SHEET NUMBER: SP-37a