



January 6, 2020

Mr. Andrew Spiliotis
Planner

Georgia Regional Transportation Authority (GRTA)

245 Peachtree Center Avenue, NE
Suite 2200
Atlanta, Georgia, 30303

RE: *Support for Expedited Review*
Palmetto Site, DRI #3020
City of Palmetto, Georgia

Dear Mr. Spiliotis:

The purpose of this letter is to inform you that the proposed Height Variance for the proposed McDonough Commerce Center II development site is currently under review by the City of McDonough. The variance request was submitted in December 2019 for the 57-acre site which is located along the south side of Roosevelt Highway (US 29/SR 14), east of Phipps Road, west of Bowen Road, and north of Johnson Road. The proposed development would consist of one warehouse building.

The project is a Development of Regional Impact (DRI) and is subject to Georgia Regional Transportation Authority (GRTA) and Atlanta Regional Commission (ARC) review due to the project size exceeding 500,000 SF of an industrial development in a developing suburbs area. The DRI trigger for this development is the submittal of the Height Variance request with the City of Palmetto. The DRI was formally triggered with the filing of the Initial DRI Information (Form 1) on November 1, 2019 by the City of Palmetto.

With the confirmation of the Annexation and Rezoning Application and based on the proposed project size, which exceeds 500,000 square feet for projects located in Maturing Neighborhoods/Established Suburbs/Developing Suburbs as designated by ARC's *Unified Growth Policy Map*, a DRI review is expected. Per our previous conversation during the November 18th, 2019 DRI Pre-Review Meeting, we anticipate that this DRI will qualify for DRI Expedited Review based on the amount of trips generated by the development.

The proposed development is consistent with GRTA's *Procedures and Principles for GRTA Development of Regional Impact Review* under **Part B – Limited Trip Generation** as stated in the section below:

Expedited Review Criteria in **Section 3-102, Part B – Limited Trip Generation**, states:

...the land uses within the proposed DRI are such that the amount of trips generated by the development is likely to have minimal impact on the road network.

1. *No more than one thousand (1,000) gross daily trips generated by the DRI based on a trip generation memorandum; or,*
2. ***More than one thousand (1,000) but no more than three thousand (3,000) gross daily trips will be generated by the DRI, based on a trip generation memorandum and requires the submittal of an Access Analysis; or,***

3. The proposed DRI is projected to generate no more than one hundred (100) gross PM peak hour weekday trips based on a trip generation memorandum.

The Proposed DRI Trip Generation

Traffic for the proposed land uses and densities were estimated using the *Institute of Transportation Engineers' (ITE) Trip Generation Manual, Tenth Edition, 2017*, using equations where available. Trip generation for this proposed development is calculated based upon the following land use: Warehousing (Land Use Code 150). Gross trips generated are displayed below in **Table 1**.

Table 1 Gross Trip Generation					
Land Use	ITE Code	Intensity	Daily Traffic		
			Total	Enter	Exit
Warehousing	150	634,500 SF	1,048	524	524

As shown in **Table 1**, the proposed DRI is expected to generate more than one thousand (1,000) but no more than three thousand (3,000) gross daily trips.

Based upon the information provided above, we believe that an Expedited DRI Review is applicable for the proposed Palmetto Site project. We hope this information is helpful. Please let us know if you have any questions.

KIMLEY-HORN AND ASSOCIATES, INC.



Jin Seo, P.E.

Project Engineer

Attachment:

- GRTA Letter of Understanding