

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: March 16, 2020

ARC REVIEW CODE: R2002241

TO:Mayor Billy CopelandATTN TO:Rodney Heard, Community Development DirectorFROM:Douglas R. Hooker, Executive DirectorRE:Development of Regional Impact (DRI) Review

The Atlanta Regional Commission (ARC) has completed regional review of the following Development of Regional Impact (Notification only). 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:Symphony Park (DRI Notification Only)Submitting Local Government:City of McDonoughReview Type:Development of Regional Impact (Notification only)Date Opened:Feb. 24, 2020Date Closed:March, 16 2020

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. A notification-only review ensures neighboring jurisdictions are informed about the project and have the opportunity to offer comments. A traffic study and other requirements for a Georgia Regional Transportation Authority DRI review will not be required.

A notification-only review of a proposed residential development in the City of McDonough at a site located south of Highway 81 (SR 81) and Travis Drive. The project contains 499 total residential units, including 180 single-family homes, 53 townhomes, 16 cottages, and 250 multifamily units. The project is adjacent to portions of unincorporated Henry County. The local trigger for this review is a rezoning from RA-200 Single Family Residential to RM-75, RTD, R-50, and C-2 zoning. The C-2 zoning applies to a 2-acre outparcel that is being deeded to the City for use as a community facility.

<u>Comments</u>: 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 a master-planned residential project on 108 currently undeveloped acres in the City of McDonough south of Highway 81 (SR 81) and west of Travis Drive. It is directly south of the existing Publix shopping center on Highway 81. The project contains 499 total residential units, including 180 single-family homes, 53 townhomes, 16 cottages, and 250 multifamily units. The gross overall density of the site is 4.6 dwelling units per acre. Access to the site would be provided from the north via an extension of Lake Dow Road and to the east with a new street on Travis Drive. An additional emergency-only access gate is proposed at the southeastern corner of the site on Travis Drive, south of the primary access.

The 2018 "Imagine Henry" joint comprehensive plan shows the Future Land Use for this site as part of the Highway Activity Center, defined as "commercial gateways into the City of McDonough along major corridors. These are containing office/commercial uses. Future growth should ensure access management, shared driveways and excellent public realm amenities, including wide sidewalks."

This DRI appears to manifest aspects of regional policy, including some of those at the bottom of this narrative. The plan contemplates a master-planned, residential community with a mix of detached and attached single-family homes, along with open space and amenity areas. The mix of housing types supports the Atlanta Region's Plans stated goals of improving connectivity, pedestrian access, diversity of dwelling types, and supporting healthy living.

To capitalize on this potential, care should be taken to ensure that the development, as constructed, promotes an interconnected, functional, clearly marked and comfortable bike/pedestrian experience on all streets, paths, entrances, and parking areas. It's not clear from the current site plan whether public access is intended among the different residential types. Providing vehicular and pedestrian access to all residents would greatly improve overall connectivity of the site. At a minimum, pedestrian and bike access should be provided across the different segments, so that all residents can access amenities. It's critical to build safe and comfortable pedestrian accommodations to access the shopping center to the north. This could significantly reduce required vehicle trips for residents.

The project can further support The Atlanta Region's Plan by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design (e.g., rain gardens, vegetated swales, etc.) in park/green spaces, parking areas and along internal roadways, and as part of any improvements to site frontages. See additional attached comments from ARC's Natural Resources Group regarding other water resources.

The Georgia Department of Transportation recommends studying the potential impact of trips generated by the project at Lake Dow Road and the intersection of SR 81 and Travis Drive.

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 CITY OF STOCKBRIDGE ARC TRANSPORTATION ACCESS & MOBILITY ARC AGING & HEALTH RESOURCES GEORGIA DEPARTMENT OF TRANSPORTATION CITY OF LOCUST GROVE ARC NATURAL RESOURCES GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS HENRY COUNTY CITY OF HAMPTON

If you have any questions regarding this review, please contact Greg Giuffrida at (470) 378–1531 or <u>ggiuffrida@atlantaregional.org</u>. This finding will be published to the ARC review website located at <u>http://atlantaregional.org/plan-reviews</u>.



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: Symphony Park (DRI Notification Only) See the Preliminary Report.

Comments from affected party (attach additional sheets as needed):

Recommend studying the impact to the traffic signal at Lake Dow Rd and the intersection of State Route 81 and Travis Dr.

Individual Completing Form: Crystal Ives-Powell

Local Government: Georgia Dept.of Transportation	Please return this form to: Greg Giuffrida
Department: District 3 - Traffic Operations	Atlanta Regional Commission International Tower 229 Peachtree Street NE, Suite 100
Telephone: (706) 646-7593	Atlanta, Georgia 30303 Ph. (470) 378-1531 ggiuffrida@atlantaregional.org
Signature: Crystal Ives - Powell	Return Date: March 9, 2020
Date: 02/25/2020	
Signature: Crystal Ives - Powell Date: 02/25/2020	Return Date: March 9, 2020

SYMPHONY PARK DRI City of McDonough Natural Resources Group Review Comments

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Water Supply Watershed and Stream Buffer Protection

The project property is in the Walnut Creek watershed, which is tributary of the South River and is not in any water supply watershed in the Atlanta Region or the Metropolitan North Georgia Water Planning District. Kalves Creek, which abuts the northwestern corner of the project property, drains into Walnut Creek downstream of Fargason Reservoir, which is a water source for the City of McDonough.

Both the site plan and the USGS coverage for the project area show Kalves Creek as a blue line stream. The site plan also shows two tributaries to Kalves Creek as well as the County 50-foot buffer and 75-foot setback on all streams. Kalves Creek and its tributaries, as well as all other waters of the state on the property, are also subject to the 25-foot State Erosion and Sedimentation Act buffer.

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 (<u>www.georgiastormwater.com</u>) 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:

- 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 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.
- 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.