

DATE: March 24, 2020

ARC REVIEW CODE: R2003241

TO: Mayor Rochelle Robinson
ATTN TO: Patrice Williams, Community Development Director
FROM: Douglas R. Hooker, Executive Director
RE: Development of Regional Impact Review

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

Name of Proposal: Riverside West Business Park (DRI #3080)

Review Type: DRI

Submitting Local Government: City of Douglasville

Date Opened: March 24, 2020

Deadline for Comments: April 8, 2020

Date to Close: April 13, 2020

Description: A Development of Regional Impact (DRI) review of a proposal to build two distribution warehouses in the City of Douglasville a site on North River Road, near Riverside Parkway. The project proposes warehouses of 1,314,599 square feet and 576,975 square feet. Access will be provided with one new driveway on North River Road for each warehouse. The southern boundary of the property is Sweetwater Creek. The local trigger is a rezoning. Expected buildout is 2022.

PRELIMINARY COMMENTS: According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, this DRI is in a Developing Rural area. ARC's Regional Development Guide (RDG) details recommended policies for areas and places on the UGPM. General RDG information and recommendations for Developing Rural areas are listed at the bottom of these comments. In addition, we have listed recommendations for Regional Industrial & Logistics Areas, which is becoming the predominate use in this area.

This DRI manifests certain aspects of regional policy. It offers the potential for efficiencies and connectivity in intraregional, interregional and interstate freight movement given its accessibility to Fairburn Road/Campbellton Road (SR 166) and Thornton Road/Camp Creek Parkway (SR 6), and I-20 and Fulton Industrial Boulevard (SR 70) beyond that. Although this location is not currently considered an Industrial & Logistics Area in The Atlanta Region's Plan, the growing number of distribution/warehouse facilities along Riverside Parkway and the nearby Fulton Industrial corridor requires considering these logistical issues.

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 best practices throughout the site in general, in parking areas, on site driveways, in stormwater detention facilities, and as part of any improvements to site frontages. In addition, ARC encourages the applicant team to ensure that the development promotes a functional, safe, clearly marked and comfortable pedestrian experience on all proposed driveways, paths and parking areas on the site.

The DRI's site design should provide sufficient truck parking to prevent trucks from queuing or waiting on any adjacent or nearby roads. Trucks parking in and along public roadways – typically while waiting for an available dock at a nearby facility – is an identified issue in many areas of the region that negatively impacts roadway operations, safety and congestion. Signage and other measures to ensure drivers use the appropriate freight routes should be emphasized.

There are currently bicycle lanes on Riverside Parkway beginning at the location where it intersects with River Road. Striping and signage should clearly indicate points of conflict and give warning to all users well in advance of conflicts. For more guidance, see ARC's Bike-Pedestrian plan and supplemental design materials at <https://atlantaregional.org/plans-reports/bike-pedestrian-plan-walk-bike-thrive/>. Additional comments from ARC's Transportation Access and Mobility Division will be submitted with the final report.

This general area is extremely important from an environmental standpoint, because of its location near Sweetwater Creek and Sweetwater Creek State Park. Please see the attached comments from ARC's Natural Resources Group noting unmapped streams on the property that may be eligible under the City's stream ordinance and other watershed considerations.

The underlying area for this location falls under the Developing Rural category of the Unified Growth Policy Map. Recommendations include:

- Maintain rural road characteristics and protect scenic corridors
- Implement conservation design and development as appropriate in new residential neighborhoods
- Develop opportunities for heritage, recreation, and agriculturally-based tourism initiatives
- Identify areas to preserve as future large parks or conservation areas and create partnerships and dedicated funding sources for land conservation activities
- Identify opportunities for the development of rural broadband technology

These recommendations don't fully address the relevant issues with this DRI, so the following RDG recommendations are offered from the Regional Industrial & Logistics section, defined as areas that will see increased job growth in the form of industrial and logistics space. Strategies are needed to avoid residential and industrial conflicts while still allowing both uses in proximity to each other, without limiting the operations of industrial land users. Recommendations include:

- Protect Industrial and Logistics Areas by not allowing conflicting land uses in the vicinity
- Identify key areas to preserve for freight and industrial uses
- Continue to promote Industrial and Logistics Areas as a major resource in recruiting future economic development prospects to the region

- Ensure the continued efficiency of cargo and freight transport with easy connectivity to trucking and shipping routes through the region

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

ARC COMMUNITY DEVELOPMENT

ARC RESEARCH & ANALYTICS

GEORGIA DEPARTMENT OF NATURAL RESOURCES

COBB COUNTY

ARC TRANSPORTATION ACCESS & MOBILITY

ARC AGING & HEALTH RESOURCES

GEORGIA DEPARTMENT OF TRANSPORTATION

ARC NATURAL RESOURCES

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

DOUGLAS COUNTY

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



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: **Riverside West Business Park (DRI #3080)** *See the Preliminary Report.*

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

Individual Completing Form:

Local Government:

Department:

Telephone: ()

Signature:

Date:

Please return this form to:

Greg Giuffrida
Atlanta Regional Commission
ggiuffrida@atlantaregional.org
Ph. (470) 378-1531

(Please note only email comments
are being accepted at this time)

Return Date: April 8, 2020

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: March 24, 2020

ARC REVIEW CODE: R2003241

TO: ARC Group Managers

FROM: Greg Giuffrida, 470-378-1531

Reviewing staff by Jurisdiction:

Community Development: Smith, Andrew

Natural Resources: Santo, Jim

Aging and Health Resources: Perumbeti, Katie

Transportation Access and Mobility: Mangham, Marquitrice

Research and Analytics: Skinner, Jim

Name of Proposal: Riverside West Business Park (DRI #3080)

Review Type: Development of Regional Impact

Description: A Development of Regional Impact (DRI) review of a proposal to build two distribution warehouses in the City of Douglasville a site on North River Road, near Riverside Parkway. The project proposes warehouses of 1,314,599 square feet and 576,975 square feet. Access will be provided with one new driveway on North River Road for each warehouse. The southern boundary of the property is Sweetwater Creek. The local trigger is a rezoning. Expected buildout is 2022.

Submitting Local Government: City of Douglasville

Date Opened: March 24, 2020

Deadline for Comments: April 8, 2020

Date to Close: April 13 2020

Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

[illegible]



Developments of Regional Impact

[DRI Home](#)[Tier Map](#)[Apply](#)[View Submissions](#)[Login](#)

DRI #3080

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: Douglasville
Individual completing form: Patrice R. Williams
Telephone: 678.449.3028
E-mail: williamsp@douglasvillega.gov

*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: Riverside West Business Park
Location (Street Address, Near North River Road
GPS Coordinates, or Legal
Land Lot Description):
Brief Description of Project: Development of two warehouses

Development Type:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input 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 checked="" type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 1,314,599 sq ft and 576,975 sq ft

Developer: Rooker

Mailing Address: 445 Bishop Street

Address 2: Suite 200

City: Atlanta State: GA Zip: 30318

Telephone: 678.367.4210

Email: briancardoza@rookerco.com

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

If yes, property owner:

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 Project Name:

information: Project ID:

The initial action being
requested of the local
government for this project:

- ☐ Rezoning
- ☐ Variance
- ☐ Sewer
- ☐ Water
- ☒ Permit
- ☐ Other

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? 86.2%

Estimated Project Completion Dates: This project/phase: 2022
Overall project: 2022

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Developments of Regional Impact

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DRI #3080

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: Douglasville
Individual completing form: Patrice R. Williams
Telephone: 678.449.3028
Email: williamsp@douglasvillega.gov

Project Information

Name of Proposed Project: Riverside West Business Park
DRI ID Number: 3080
Developer/Applicant: Rooker
Telephone: 678.367.4210
Email(s): briancardoza@rookerco.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: \$100 million

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$1 million to \$1.5 million

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: Douglasville Douglas County Water and Sewer Authority

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 125,000

Is sufficient water supply capacity available to serve the proposed project?
☐ (not selected) ☒ Yes ☐ No

		Name of wastewater treatment provider for this site:	Douglasville Douglas County Water and Sewer Authority
	What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	125,000	
	Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> Yes <input checked="" type="radio"/> No	
	If no, describe any plans to expand existing wastewater treatment capacity:		
	Is a sewer line extension required to serve this project?	<input type="radio"/> Yes <input checked="" type="radio"/> No	
	If yes, how much additional line (in miles) will be required?		
<hr/>			
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.)		
	Has a traffic study been performed to determine whether or not transportation improvements will be needed to serve this project?	<input type="radio"/> Yes <input checked="" type="radio"/> No	
	Are transportation improvements needed to serve this project?	<input type="radio"/> Yes <input checked="" type="radio"/> No	
	If yes, please describe below: Traffic Impact Study		
<hr/>			
Solid Waste Disposal			
	How much solid waste is the project expected to generate annually (in tons)?	150 tons	
	Is sufficient landfill capacity available to serve this proposed project?	<input type="radio"/> Yes <input checked="" type="radio"/> No	
	If no, describe any plans to expand existing landfill capacity:		
	Will any hazardous waste be generated by the development?	<input type="radio"/> Yes <input checked="" type="radio"/> No	
	If yes, please explain:		
<hr/>			
Stormwater Management			
	What percentage of the site is protected to be impervious surface once the proposed development has been constructed?	40%	
	Describe any measures proposed (such as buffers, detention or retention ponds, stormwater management/detention ponds) to mitigate the project's impacts on stormwater management/detention ponds		

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:
A 404 individual permit was received from the army corp of engineers on March 14, 2019 -- permit #SAS-2014-00355.

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

RIVERSIDE WEST BUSINESS PARK DRI
City of Douglasville
Natural Resources Group Review Comments
March 24, 2020

Watershed Protection and Stream Buffers

The property is located in the Chattahoochee River watershed, but it is not in the 2000-foot Chattahoochee River Corridor. It is located downstream of the portion of the Chattahoochee that serves as a water supply source in the Atlanta Region.

The property is also located in the Sweetwater Creek Water Supply Watershed, a large (greater than 100 square mile) watershed as defined by the State of Georgia's Part 5 Environmental Planning Criteria for water supply watersheds. As withdrawals are drawn directly from the Sweetwater Creek and not from a reservoir, the only Part 5 Water Supply Watershed criteria that apply in the Sweetwater Creek watershed are restrictions on the handling and storage of hazardous materials within 7 miles upstream of the intake. (East Point's Sparks Reservoir is located in the basin of a tributary to Sweetwater Creek and receives no direct flow from Sweetwater Creek or the rest of the Sweetwater watershed. This project is not in the Sparks Reservoir watershed.)

The USGS coverage for the project area shows no blue-line streams on the property. Based on the submitted site plan, the property does not extend to the banks of Sweetwater Creek, but portions of the property may be within 75 feet of the Creek. In addition, the site plan shows five unmapped streams on the property, three of which will be affected by the proposed project, with buildings, parking areas and outdoor storage built over them. No buffers are shown on any of the streams. If these streams are subject to the City's 50-foot stream buffer and additional 25-foot impervious setback, they should be shown, and any intrusions in the buffer or setback will be subject to the requirements of the City of Douglasville's Stream Buffer Ordinance. These streams, as well as any other waters of the state on the property, are also subject to the State 25-foot State Erosion and Sedimentation Act buffer, and any intrusions into those buffers may require variances. In addition, the City buffers should be shown along any portion of the property within the buffer or setback area of Sweetwater Creek.

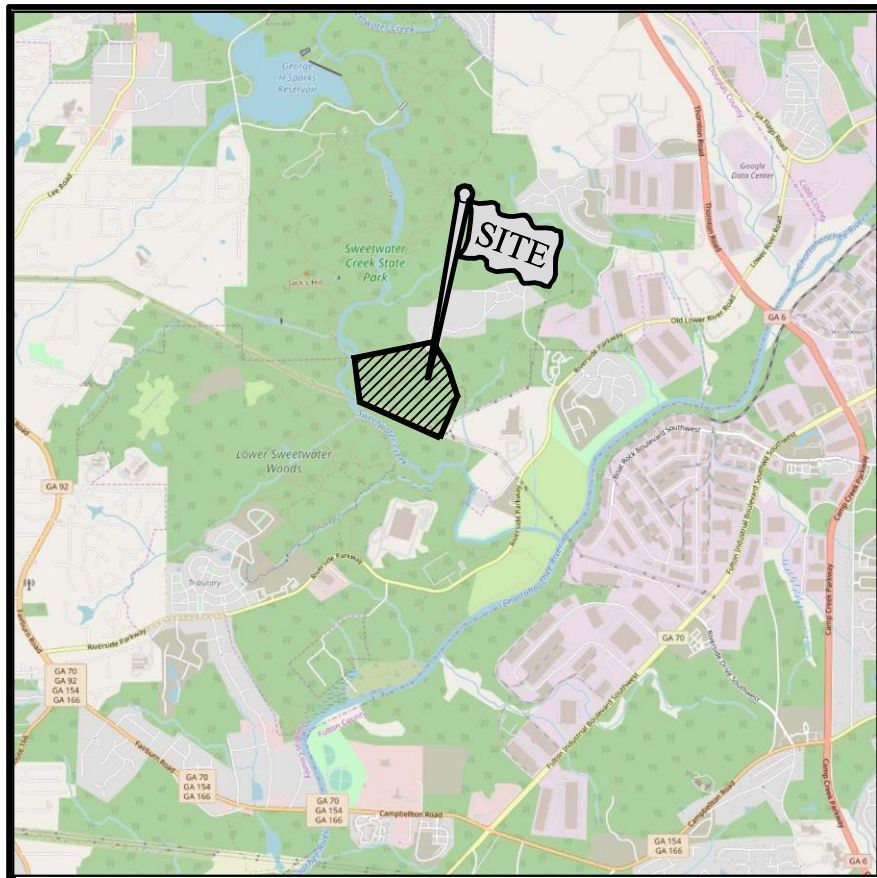
Storm Water/Water Quality

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.

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:

- 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.
- Including rainwater capture in the project design to provide for landscape irrigation during dry periods.

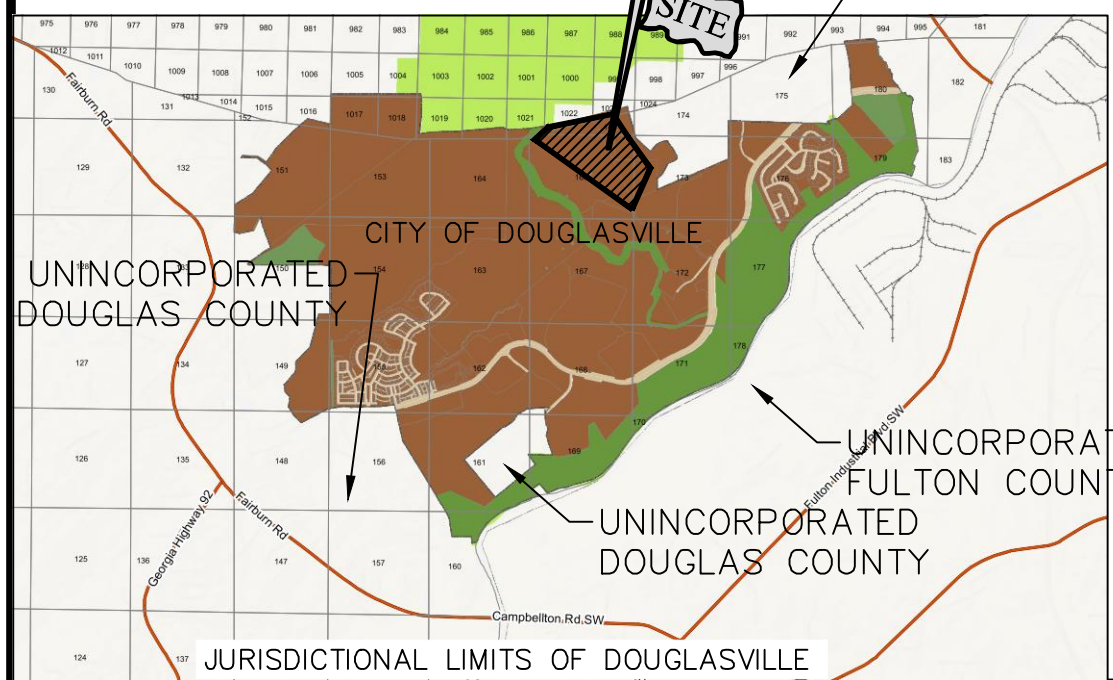
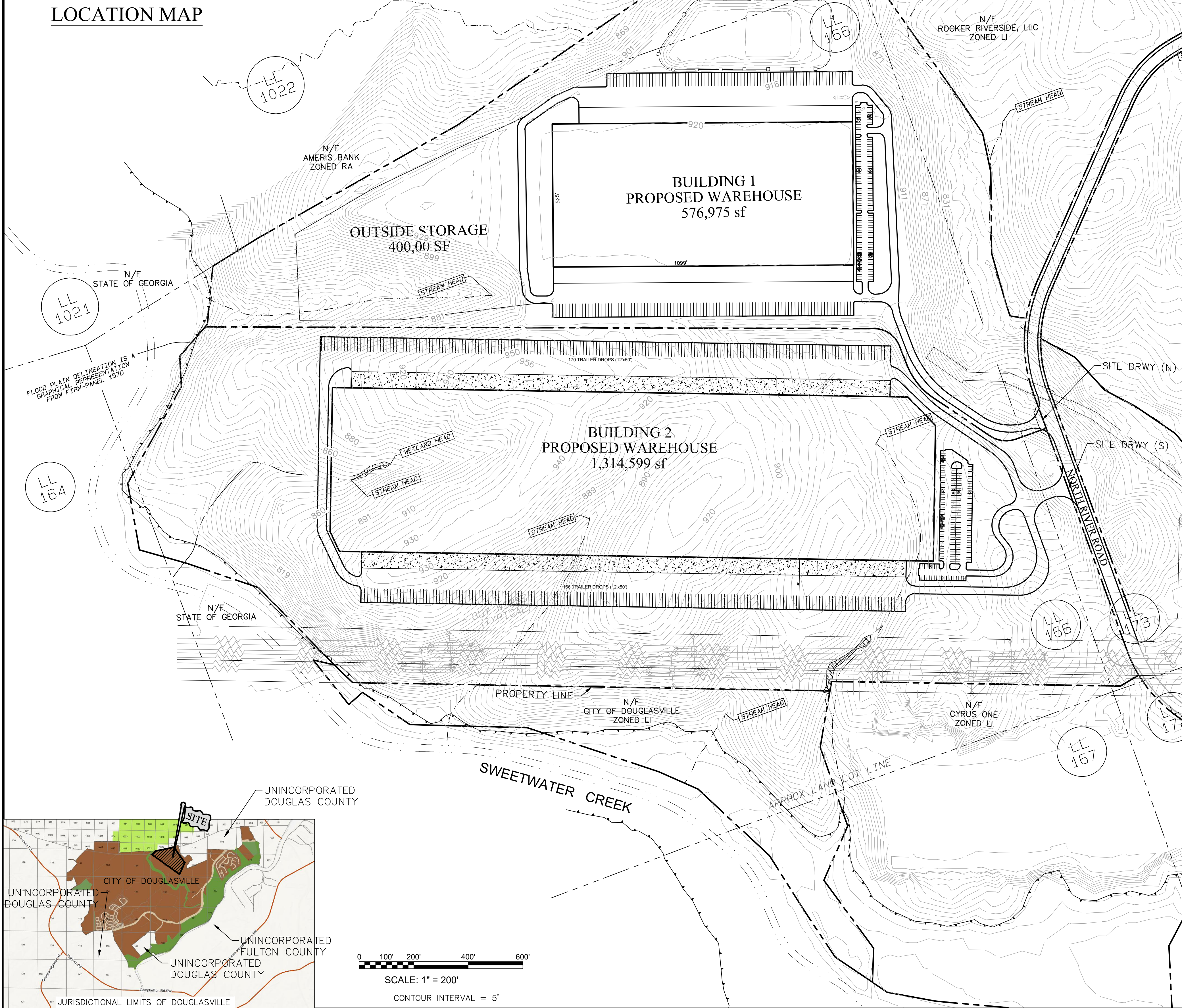


LOCATION MAP

OWNER / DEVELOPER:
ROOKER
445 BISHOP STREET
ATLANTA, GA 30318
PHONE: (678) 367-4210
CONTACT: BRIAN CARDOZA

TRAFFIC ENGINEER:
A & R ENGINEERING
2160 KINGSTON COURT
SUITE 0
MARIETTA, GA 30067
PHONE: (770) 690-9255
CONTACT: ABDUL AMER, P.E..

CIVIL ENGINEER:
URBAN ENGINEERS
1904 MONROE DRIVE
SUITE 150
ATLANTA, GA 30324
PHONE: (404) 873-5874
CONTACT: DANIEL WINTERMEYER, P.E.



0 100' 200' 400' 600'
SCALE: 1" = 200'
CONTOUR INTERVAL = 5'

PROJECT DATA:

- DRI NUMBER: 3080
- SITE AREA = 159.5 ACRES
DISTURBED AREA = 124.0 ACRES
UNDISTURBED AREA = 35.5 ACRES
FLOOR AREA RATIO = 0.27
- PARKING:
REQUIRED PER ZONING:
1,891,574 WAREHOUSE (@1000) = 1,892
PARKING REQ CAN BE MODIFIED BY APPROVAL
OF THE CITY COMMUNITY DEVELOPMENT
BUILDING OFFICIAL.
- PROPOSED:
STANDARD: 344
HANDICAPPED: 10
TOTAL: 354
- ROADWAY INFO:
NORTH RIVER ROAD: 2 THROUGH LANES
- NO DEDICATED OPEN SPACE
- BIKE PARKING PROPOSED: TBD
- ELECTRIC CHARGING STATIONS: TBD
- BUILDING BREAKDOWN:
BUILDING 1: 576,975 SF
BUILDING 2: 1,314,599 SF
TOTAL: 1,891,574 SF



Urban Engineers, Inc.
1904 MONROE DRIVE, N.E., SUITE 150
ATLANTA, GEORGIA 30324
PHONE: (404) 873-5874
www.urbanengineers.net

REVISIONS		DESCRIPTION	
DATE	Δ		



DRI SITE PLAN

1 ROOKER
DESIGN :: BUILD :: DEVELOP

PROJECT No.	21205-5
LAND LOT(S)	166 & 173
DISTRICT	1st / 5th SECTION
COUNTY	DOUGLAS
SCALE	1" = 200'
DATE	03-16-2020

DRAWING NO.: **C-1.0**