

DATE: August 30, 2022

TO: Mayor Mike Mason, City of Peachtree Corners  
ATTN TO: Diana Wheeler, Community Development Director, City of Peachtree Corners  
RE: Development of Regional Impact Review  
FROM: Mike Alexander, Director, ARC Center for Livable Communities

ARC has completed a preliminary regional review of the following DRI. ARC reviewed the DRI's 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:** Intuitive Surgical DRI 3720

**Submitting Local Government:** City of Peachtree Corners

**Date Opened:** August 30, 2022 **Comments Due:** September 14, 2022 **Date to Close:** September 19, 2022

**Description:** A DRI review of a proposal to construct 387,000 SF of new office with an integrated parking deck and 599,105 SF of new light-assembly space along with two free-standing parking structures on a 32 acre site off of Spalding Drive in the City of Peachtree Corners. Three existing office buildings totaling 288,000 SF will remain. The site is currently developed as a campus office park with seven buildings and surface parking.

## **PRELIMINARY COMMENTS:**

### **Key Comments**

*The Atlanta Region's Plan assigns the Regional Center growth management designation to the project site. The project is partially aligned with Regional Center growth policies and recommendations which call for: "These centers should be connected with existing or planned high-capacity transit service... ..adaptive reuse of existing buildings... need for additional usable parks and greenspace close to residents, including amenities such as trails and sidewalks."*

*The project's reuse of a previously developed site, inclusion of a recreational trail, and addition of a large amount of employment space directly adjacent to two Gwinnett County Transit stops are directly responsive to Regional Center growth policies.*

*Inclusion of a significant housing component – which would allow for potential on-site housing for the large number of anticipated light assembly and office employees – as well as small amount of on-site food and beverage space would make the project substantially more responsive to Regional Center mixed-use policies.*

*The robust internal pedestrian network ;inked to the external sidewalk system is strongly supportive of regional multi-modal transportation and walkability policies.*

*The project is expected to generate a total of 5,302 daily new vehicular trips; a number of roadway improvements are proposed to mitigate the impact of these trips.*

*A total of 2,425 parking spaces in structured decks are proposed which is marginally less than the maximum limit of 2,724 spaces; alternative parking strategies that could limit the parking to closer to the 1,906 minimum allowed would be supportive of regional transportation policies.*

*No bicycle parking spaces or EV charging spaces appear to be proposed; inclusion of a generous amount of both would be strongly supportive of regional EV infrastructure and multi-modal transportation policies.*

### **General Comments**

The Atlanta Region's Plan, developed by ARC in close coordination with partner local governments, is intended to broadly guide regional development in the 12-county metro region to ensure that required infrastructure and resources are in place to support continued economic development and prosperity. The Plan assigns a relevant growth management category designation with accompanying policy recommendations to all areas in the region. This DRI site is designated Region Center; corresponding policy recommendations are provided at the end of these comments.

### **Transportation and Mobility Comments**

ARC's Transportation Access and Mobility Group comments will be provided in the Final Report.

The project is expected to generate a total of 5,302 new vehicular trips. A number of improvements are identified to reduced the impact of these new trips on surrounding roadways.

The robust internal pedestrian network ;inked to the external sidewalk system is strongly supportive of regional multi-modal transportation and walkability policies. The exception appears to be building K which seems to lack a direct sidewalk connection to building frontage.

Care should be taken to ensure that the system offers inviting and efficient access to the two Gwinnett County transit stops on the site. The project should coordinate with GWT to provide appropriate bus waiting areas and or shelters at the two stops.

A total of 2,425 parking spaces in structured decks are proposed which is marginally less than the maximum limit of 2,724 spaces; alternative parking strategies that could limit the parking to closer to the 1,906 minimum allowed would be supportive of regional transportation policies.

No bicycle parking spaces or EV charging spaces appear to be proposed; inclusion of a generous amount of both would be strongly supportive of regional EV infrastructure and multi-modal transportation policies.

Care should be taken to ensure that the development promotes an interconnected, functional, clearly marked and comfortable pedestrian experience on all streets, paths, entrances, and parking areas. To the maximum extent possible, new driveways and intersection corners where pedestrians will cross should be constructed with minimal curb radii to reduce speeds of turning vehicles and decrease crossing distances for pedestrians.

### **ARC Natural Resource Group Comments**

ARC's Natural Resources Group full comments will be provided in the Final Report.

### **Other Environmental Comments**

The re-use of the existing large surface parking areas is highly supportive of regional stormwater and redevelopment goals. Ensuring maximum tree canopy in the remaining surface parking areas and throughout the site would further advance regional goals regarding heat island effect mitigation.

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., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages.

### **Unified Growth Policy Considerations: Regional Center**

According to the Atlanta Region's Plan, Regional Centers reflect concentrated uses that have generally defined boundaries and typically included areas of concentrated employment. People travel from around the region to these 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.

Some Regional Centers could also be considered "Edge Cities," developed in a suburban, auto-oriented way. They have limited multi-modal transportation options and are challenged by increasing congestion. Local plans and policies should support efforts to transform these areas into highly accessible mixed-use urban hubs.

The demand for infill development, redevelopment, and adaptive reuse of existing buildings in this area needs to be balanced with the preservation of existing residential neighborhoods, as well as the need for additional usable parks and greenspace close to residents, including amenities such as trails and sidewalks.

The intensity and land use of this proposed generally aligns with The Atlanta Region's Plan's recommendations for Regional Centers. The project's reuse of an existing site, provision of substantial new employment space adjacent to two transit stops, and inclusion of robust pedestrian system all directly respond to Regional Center policy recommendations. This alignment could be substantial furthered through the addition of a housing component to provide on-site living options for employees. Peachtree Corners staff and leadership, along with the applicant team, should collaborate closely to ensure maximum sensitivity to the needs of nearby local governments, stakeholders, and natural systems.

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

ATLANTA REGIONAL COMMISSION  
GEORGIA DEPARTMENT OF TRANSPORTATION

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

GEORGIA ENVIRONMENTAL FINANCE AUTHORITY  
FULTON COUNTY  
CITY OF SANDY SPRINGS  
MARTA

GEORGIA CONSERVANCY  
CITY OF ROSWELL  
CITY OF JOHNS CREEK  
CITY OF DUNWOODY

GWINNETT COUNTY  
CITY OF NORCROSS  
CITY OF DORAVILLE

For questions, please contact Donald Shockey at (470) 378-1531 or [dshockey@atlantaregional.org](mailto:dshockey@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 #3720

#### 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: Peachtree Corners

Individual completing form: Diana Wheeler

Telephone: 6782911200

E-mail: [dwheeler@peachtreecornersga.gov](mailto:dwheeler@peachtreecornersga.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: Intuitive Surgical

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 5655 Spalding Drive Peachtree Corners, GA 30092

Brief Description of Project: Proposed 1,639,105 sq.ft. of office and light assembly space in seven (7) proposed buildings on a 39.97 acre site.

#### Development Type:

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

If other development type, describe:

Project Size (# of units, floor area, etc.): 599,105 sq. ft. of assembly space and 1,040,000 sq. ft. of office space

Developer: Intuitive Surgical

Mailing Address: 1020 Kifer Rd.

Address 2:

City: Sunnyvale State: CA Zip: 94086

Telephone: 678-614-6539

Email: [gary.chichester@intusurg.com](mailto:gary.chichester@intusurg.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)YesNo

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

Is this project a phase or part of a larger overall project?

(not selected)YesNo

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates:

This project/phase: 2027

Overall project: 2027

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### DRI #3720

#### 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: Peachtree Corners  
Individual completing form: Diana Wheeler  
Telephone: 6782911200  
Email: [dwheeler@peachtreecornersga.gov](mailto:dwheeler@peachtreecornersga.gov)

#### Project Information

Name of Proposed Project: Intuitive Surgical  
DRI ID Number: 3720  
Developer/Applicant: Intuitive Surgical  
Telephone: 678-614-6539  
Email(s): [gary.chichester@intusurg.com](mailto:gary.chichester@intusurg.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: Approx. \$579,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: Approx. \$8,600,000

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): 52,202 sq. ft. of existing office space will be demolished.

#### Water Supply

Name of water supply: Gwinnett County Department of Water Resources

provider for this site:

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

0.14MGD

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 Department of Water Resources

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

0.11MGD

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.)

5,302 net daily trips, 775 net AM peak trips, 873 net PM peak trips

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: Please refer to the traffic study prepared by Kimley-Horn and Associates.

### Solid Waste Disposal

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

1726 tons

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

48%



proposed development has been constructed?

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:Stormwater will be managed by an existing stormwater pond designed to serve the site. Additionally, the project is providing several green infrastructure measures to improve water quality, such as pervious pavers, irrigation and building stormwater refuse, and infiltration.

Environmental Quality

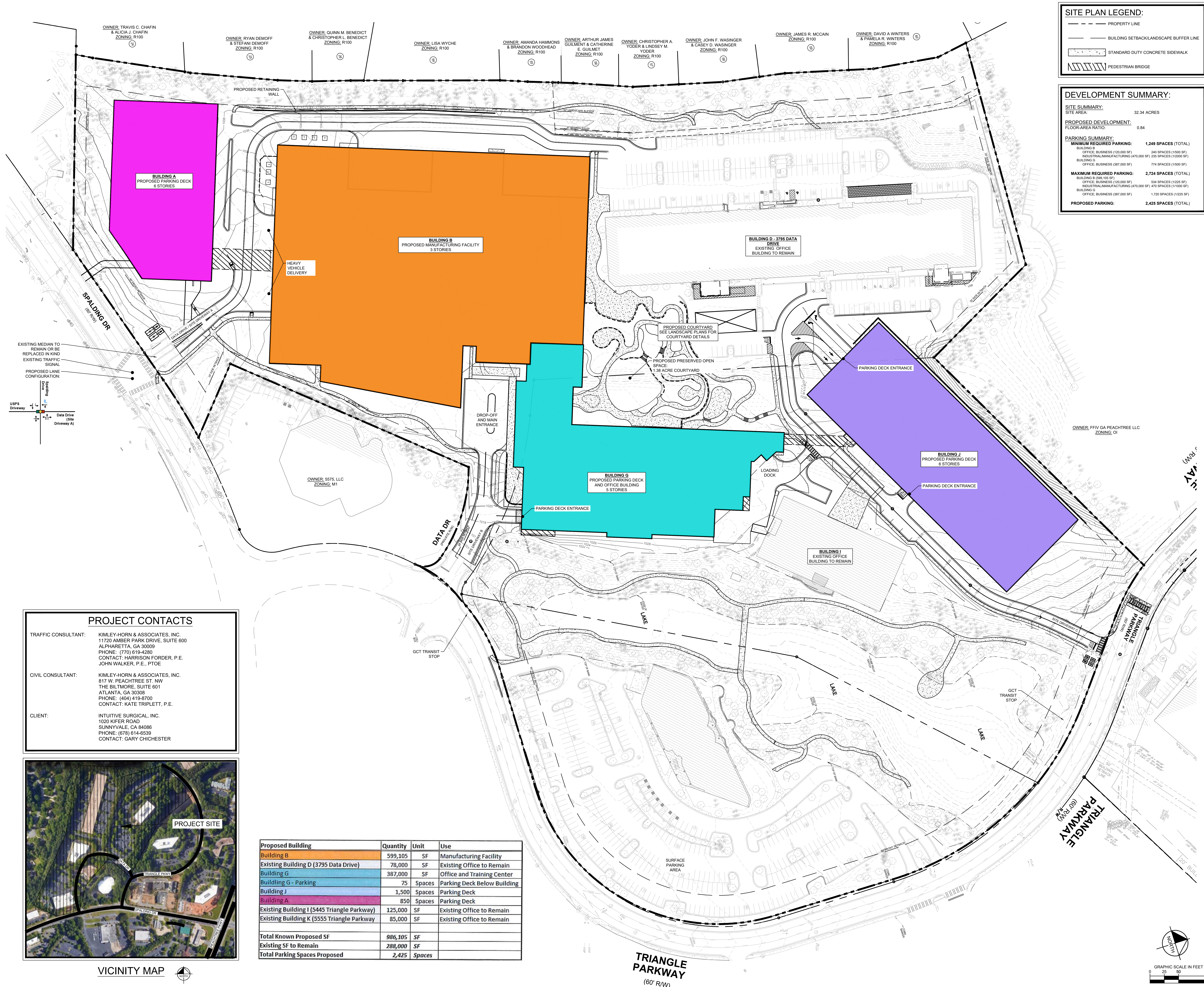
Is the development located within, or likely to affect any of the following:

- 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:

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 JENSEN HUGHES

Ken Hughes  
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## Cini-Little

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Atlanta, Georgia 30361

**NOT FOR  
CONSTRUCTION**

David Sank



Nor: 013590001

RI SITE PLAN - AERIAL

45 x 36. Do not scale contents of this drawing.

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