

DATE: October 11, 2022

TO: Mayor Trey King, City of Dacula
ATTN TO: Brittini Nix, Director Planning and Economic Development, City of Dacula
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: Allora Dacula DRI 3750

Submitting Local Government: City of Dacula

Date Opened: Oct 11, 2022 **Deadline for Comments:** Oct 26, 2022 **Date to Close:** October 28, 2022

Description: A DRI review of a proposal to construct a mixed-use development with 378 multifamily units, 233 townhouse units, and 473,200 square feet of industrial space on a 103 acre mostly wooded site off of Stanley Road in the City of Dacula in Gwinnett County.

PRELIMINARY COMMENTS:

Key Comments

The Atlanta Region's Plan assigns the Developing Suburbs growth management designation to the project site. The project is of limited alignment with Developing Suburbs policy recommendations which state "There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses." It could be better aligned through retention of additional undisturbed areas and through the management of the substantial amount of proposed open space for conservation purposes.

The project includes 603 residential units and two large distribution warehouses but no retail or commercial component; inclusion of a limited amount of neighborhood retail and possibly some restaurant space in the central area of the site would allow for residents of 603 households to access some basic services by biking, walking, or a short car trip rather than a longer car trip to destinations far outside of the development.

Incorporation of green stormwater and heat island mitigation designs for the roughly 1,102 surface car parking spaces proposed would be supportive of regional environmental policies.

The project is expected to generate approximately 4,208 daily new vehicular trips; several improvements to mitigate project generated vehicular traffic are identified in the TIS.

The TIS notes that pedestrian facilities will be provided throughout the development but the location of these facilities is not apparent on the site plan; because of the size of the development, a hierarchy of pedestrian amenities, including a wider multi-use path connecting Parcels A, B, C, and D, with standard sidewalks within each Parcel, would support regional multi-modal transportation goals.

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 Developing Suburbs; associated policy recommendations are provided at the end of these comments.

The project includes 603 residential units and two large distribution warehouses but no retail or commercial component; inclusion of a limited amount of neighborhood retail and possibly some restaurant space in the central area of the site would allow for residents to access some basic services by biking, walking, or a short car trip rather than a longer car trip to destinations far outside of the development.

Transportation and Mobility Comments

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

The TIS notes that pedestrian facilities will be provided throughout the development but the location of these facilities is not apparent on the site plan; because of the size of the development, a hierarchy of pedestrian amenities, including a wider multi-use path connecting Parcels A, B, C, and D, with standard sidewalks within each Parcel, would support regional multi-modal transportation goals.

The project is expected to generate approximately 4,208 daily new vehicular trips; several improvements to mitigate project generated vehicular traffic are identified in the TIS.

Care should be taken to ensure that the constructed development provides an interconnected, functional, clearly marked and comfortable pedestrian experience on all driveways, 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 Resources Comments

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

Other Environmental Comments

Much of the existing site is wooded; additional retention of existing trees on the site would be desirable and in keeping with regional goals regarding carbon sequestration, water quality protection, and climate change/heat island effect mitigation. A portion of the site is shown as open space and water quality protection buffer areas. Designation of this area as managed open/conservation space could meaningfully reduce the overall impact of the project. There may be potential opportunities for linking these fragmented undeveloped areas with adjacent undeveloped or protected areas to ensure their maintenance and potential use for recreation or habitat preservation.

The project can 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.

Incorporation of green stormwater and heat island mitigation designs for the approximately 1,102 car and surface parking spaces would be supportive of regional environmental policies.

Atlanta Region's Plan Growth Policy Considerations: Developing Suburbs

The Atlanta Region's Plan identifies Developing Suburbs as areas in the region where suburban development has occurred, and the conventional development pattern is present but not set. These areas are characterized by residential development with pockets of commercial and industrial development. These areas represent the extent of the urban service area. There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses. Limited existing infrastructure in these areas will constrain the amount of additional growth that is possible. Transportation improvements are needed within these Developing Suburbs, but care should be taken not to spur unwanted growth.

The project is not well aligned with The Atlanta Region's Plan recommendations for Developing Suburbs which call for preserving environmentally sensitive, agricultural, and forested land. The project could be made more responsive to these goals and policies by retaining additional wooded area, dedicating undisturbed areas for conservation uses, and employing green infrastructure in the surface parking areas. City of Dacula leadership and staff, along with the applicant team, should collaborate closely to ensure optimal sensitivity to the needs of nearby local governments, neighborhoods, and natural systems.

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

ATLANTA REGIONAL COMMISSION

GEORGIA DEPARTMENT OF TRANSPORTATION

GEORGIA ENVIRONMENTAL FINANCE AUTHORITY

CITY OF LAWRENCEVILLE

GEORGIA DEPARTMENT OF NATURAL RESOURCE

GEORGIA REGIONAL TRANSPORTATION AUTHORITY

GEORGIA CONSERVANCY

CITY OF AUBURN

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

GWINNETT COUNTY

For questions, please contact Donald Shockey at (470) 378-1531 or 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 #3750

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: Dacula

Individual completing form: Brittini Nix

Telephone: 7709637451

E-mail: brittini.nix@daculaga.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: Allora Dacula

Location (Street Address, GPS Land Lots 270, 271 & 275 of the 5th District of Dacula, Gwinnett County Coordinates, or Legal Land Lot Description):

Brief Description of Project: Mixed-Use Development with 378 multifamily units, 233 townhouse units, and 473,200 square feet of industrial space.

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.): 378 multifamily units, 233 townhouse units, and 473,200 square feet of industrial space.

Developer: Maple Multi Family Land SE, L.P.

Mailing Address: 3715 Northside Parkway, Building 200, Suite 800

Address 2:

City: Atlanta State: GA Zip: 30327

Telephone: 678-977-2313

Email: jadams@tcr.com

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

If yes, property owner: Walton Georgia, 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

Change of Conditions

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: Nov 2024

Overall project: Nov 2024

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DRI #3750

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: Dacula
Individual completing form: Brittnei Nix
Telephone: 7709637451
Email: brittnei.nix@daculaga.gov

Project Information

Name of Proposed Project: Allora Dacula
DRI ID Number: 3750
Developer/Applicant: Maple Multi Family Land SE, L.P.
Telephone: 678-977-2313
Email(s): jadams@tcr.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: \$235,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$3,100,000

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)? 0.32 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)? 0.18 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.) Daily: 4,206 trips (AM: 345 trips; PM: 362 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:See traffic impact study

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 2,898 ton.year

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% impervious

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Stormwater ponds will be implemented to provide attenuation of the post-developed runoff from the site, and will include provisions for providing water quality treatment and runoff reduction. Natural site features will be preserved, including wetlands, stream buffers and floodplain.

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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Dacula: Unit Mix and Density Information:

Site Location - Dacula, GA

Structures:

Parcel A

3 Story Garden-Style Apartments (14 Total Apartment Buildings)
Chhhouse for Apartments

Parcels B, C, & D
3 Story Townhomes

Parcel E

1 Industrial Building (210,000 SF)

Parcel F

1 Industrial Building (263,200 SF)

Overall Site Density Information:

Multifamily Residential Development (Parcel A)

Gross Site Area =	26.27	Gross Acres
Total Units =	378	Units
Proposed Density =	14.38	Units/Gross Acre

Industrial Development (Parcels E & F)

Gross Site Area =	40.22	Gross Acres
Total Building SF =	473,200	SF

Townhome Summary: Parcels B, C, & D

Parcel	# of Buildings	# of Townhomes	Gross Acres	Units/Acre
Parcel B	7	43	7.38	5.83
Parcel C	22	128	22.5	5.69
Parcel D	8	54	13.7	3.94
Total	37	225		

TOTAL UNITS IN PARCELS B,C,D

Unit Mix (Residential Parcel A):

1 Bedroom Units		Type 1 Bldg			14		
Unit Type	Net Area (SF)	Floor 1	Floor 2	Floor 3	Total	Total Area (SF)	Total %
A1	848	1	1	1	3	35,616	11.1%
A1-S	781	3	3	3	9	98,406	33.3%
A2-S	838	2	2	2	6	70,392	22.2%
Subtotal - 1 Bedroom "A" Units					252	204,414	66.7%

2 Bedroom Units		Type 1 Bldg			14		
Unit Type	Net Area (SF)	Floor 1	Floor 2	Floor 3	Total	Total Area (SF)	Total %
B1-S	1190	1	1	1	3	49,980	11.1%
B2-S	1226	2	2	2	6	102,984	22.2%
Subtotal - 2 Bedroom "B" Units					126	152,964	33.3%

Overall Unit Summary: Residential Parcel A

Total Units (Type 1 Bldg's)	27 Units
Number of Type 1 Bldg's	14 Buildings
Total Units (Entire Development)	378 Units
Total Area (Entire Development)	357,378 SF
Total Beds	504 Beds

TOTAL UNITS IN PARCEL A

TOTAL SITE AREA: 110.07 ACRES

CONTACTS:

CLIENT: MAPLE MULTI FAMILY LAND, LP
3715 NORTHSIDE PARKWAY
BUILDING 200, SUITE 800
ATLANTA, GA 30327
CONTACT: JUSTIN ADAMS
PHONE: (770) 801-1600

TRAFFIC CONSULTANT: KIMLEY-HORN & ASSOCIATES
817 WEST PEACHTREE STREET, NW
THE BILTMORE, SUITE 601
ATLANTA, GA 30308
CONTACT: MATT FLYNN, P.E.
PHONE: (404) 419-8700

CIVIL ENGINEER: KIMLEY-HORN & ASSOCIATES, INC.
817 WEST PEACHTREE STREET, NW
THE BILTMORE, SUITE 601
ATLANTA, GA 30308
CONTACT: JESSICA HOOVER, P.E.
PHONE: (404) 419-8700

PARKING COUNTS:

PARCEL A: 378 MULTI-FAMILY UNITS
• 662 PARKING SPACES (1.75/UNIT)

PARCEL B: 43 TOWNHOME UNITS
• 86 PARKING SPACES (2/UNIT)

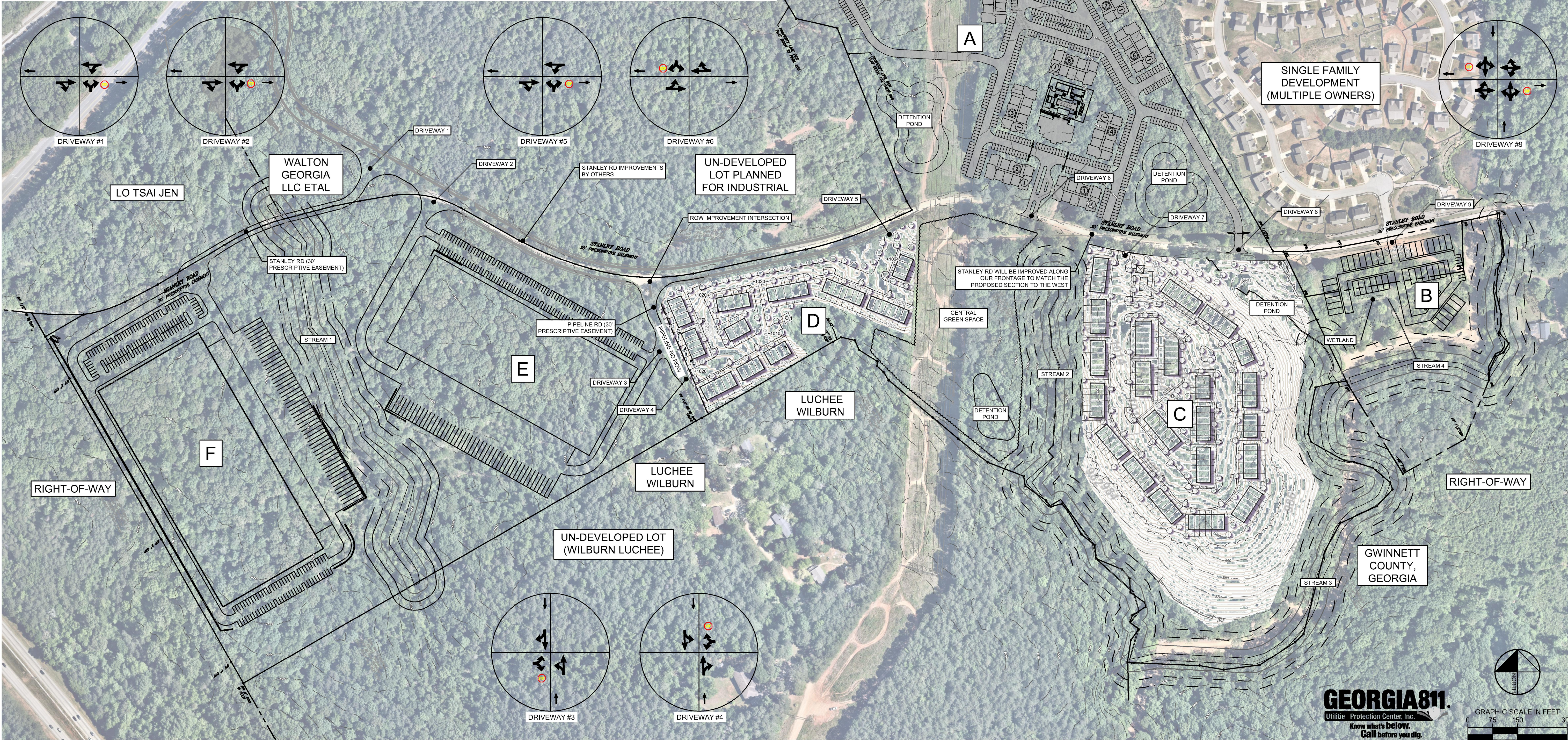
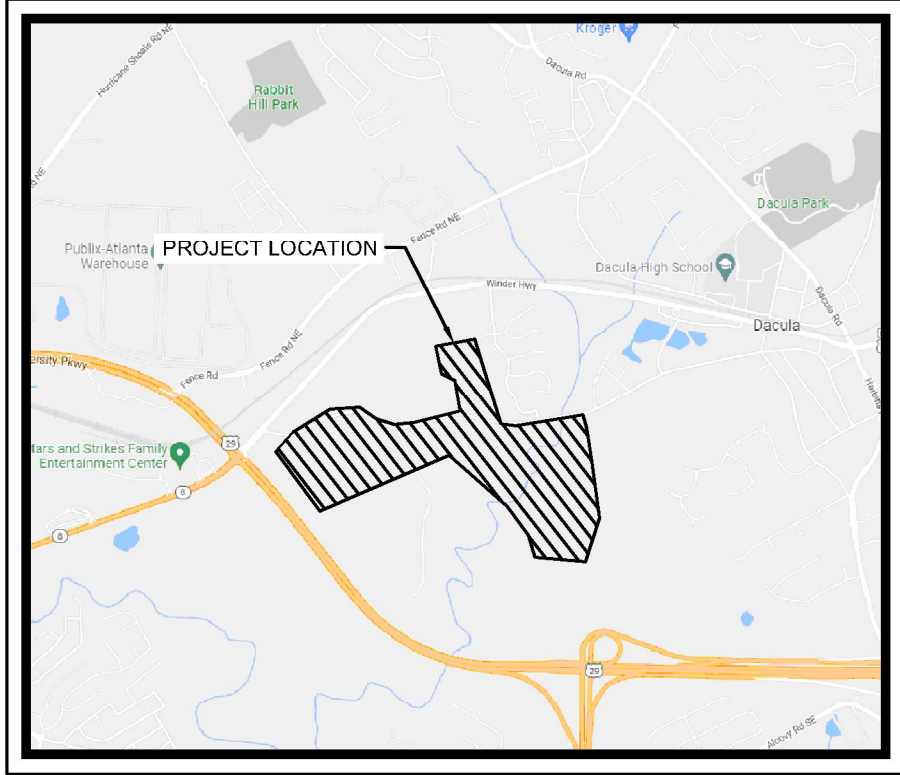
PARCEL C: 128 TOWNHOME UNITS
• 246 PARKING SPACES (2/UNIT)

PARCEL D: 54 TOWNHOME UNITS
• 108 PARKING SPACES (2/UNIT)

PARCEL E: 210,000 SF INDUSTRIAL
• 147 PARKING SPACES

PARCEL F: 263,200 SF INDUSTRIAL
• 172 PARKING SPACES

LOCATION MAP



PREPARED BY
Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 800
ATLANTA, GA 30327
PHONE: (770) 619-4281
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PROJECT
PREPARED FOR
MAPLE MULTI-FAMILY LAND SE, LP
3715 NORTHSIDE PKWY, BLDG 200, STE 800
ATLANTA, GA 30327
PHONE: 000.000.0000

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
ALLORA DACULA DRI #3750
STANLEY HWY, DACULA, GA 30019
LAND LOT XXX, ND DISTRICT
PARCEL ID: XXX-XX-XXXXX

GSWCC NO. (LEVEL II) 00000XXXXX
DRAWN BY MCP
DESIGNED BY JRH
REVIEWED BY BWS
DATE 10/03/2022
PROJECT NO. 011058030
TITLE

DRI SITE PLAN

SHEET NUMBER
C0-20