



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

**DATE:** September 28, 2022

**TO:** Mayor John Bradberry, City of Johns Creek  
**ATTN TO:** Yang Chen, Deputy Director of Community Development, City of Johns Creek  
**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:** Johns Creek Mixed Use Development DRI 3742

**Submitting Local Government:** City of Johns Creek

**Date Opened:** September 28, 2022 **Comments Deadline:** October 13, 2022 **Date to Close:** October 14, 2022

**Description:**

Project Description: A DRI review of a proposal to create a mixed-use development with 200,000 SF of retail, 800 multi-family units, 150 townhomes, 110,000 SF of existing office space and a civic facility on a site at the SE corner of the intersection of Johns Creek Parkway and McGinnis Ferry Road in the city of Johns Creek in Fulton County.

**PRELIMINARY COMMENTS:**

**Key Comments**

*The Atlanta Region's Plan assigns the Regional Center growth management designation to the project site. The project is well aligned with Regional Center growth policies and recommendations which call for: "housing options should be expanded within their boundaries...support efforts to transform these areas into highly accessible mixed-use urban hubs.... 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 robust mix of residential, office, retail, and restaurant uses, and its reuse of a previously developed site, are very strongly supportive of regional growth and placemaking policies.*

*The proposed comprehensive internal pedestrian network linked to the external sidewalk system is strongly supportive of regional multi-modal transportation and walkability policies.*

*The creation of the central Boulevard flanked by mixed-use buildings with active street levels as well as the commercial and multi-family buildings fronting McGinnis Ferry are strongly supportive of regional placemaking policies.*

*The project is expected to generate a total of 12,334 daily new vehicular trips; a number of roadway improvements are proposed to mitigate the impact of these trips.*

*A total of 2,706 parking spaces in structured decks and surface lots are proposed which is substantially more than the minimum required number of 2,260 spaces; alternative parking strategies that could limit the total parking spaces 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.

The project's robust mix of residential, office, retail, and restaurant uses, and its reuse of a previously developed site, are very strongly supportive of regional growth and placemaking policies.

The creation of the central Boulevard flanked by mixed-use buildings with active street levels as well as the commercial and multi-family buildings fronting McGinnis Ferry are strongly supportive of regional placemaking policies. The project's urban edge along Johns Creek Parkway is weaker with only surface parking from McGinnis Ferry Road to driveway D. This edge, and the functional connection of the overall project to the civic area the west, could be substantially strengthened by adding some park compatible uses in buildings along the Parkway, in particular flanking driveways D and F.

### **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 12,334 new vehicular trips. A number of improvements are identified to reduce the impact of these new trips on surrounding roadways.

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

Strengthening the pedestrian connections between the core of the project and the central north-south Johns Creek Parkway corridor, which will function as a linear park with a multi-use trail, would enhance trail connectivity and functionality.

A total of 2,706 parking spaces in structured decks and surface lots are proposed which is substantially more than the minimum required number of 2,260 spaces; alternative parking strategies that could limit the total parking spaces 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 project strongly aligns with The Atlanta Region's Plan's recommendations for Regional Centers. The project's reuse of an existing site, provision of substantial new housing, and inclusion of robust pedestrian circulation system all directly respond to Regional Center policy recommendations. City of Johns Creek 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  
CITY OF ALPHARETTA  
CITY OF ROSWELL  
GWINNETT COUNTY

GEORGIA CONSERVANCY  
CITY OF DULUTH  
CITY OF PEACHTREE CORNERS  
FORSYTH COUNTY

FULTON COUNTY  
CITY OF BERKELEY LAKE  
CITY OF SUWANEE

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 #3742**

### 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: City of Johns Creek  
 Individual completing form: Yang Chen  
 Telephone: 678-512-3283  
 E-mail: yang.chen@johnscreekgga.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: Johns Creek Mixed-Use Development  
 Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 11350 Johns Creek Parkway, Johns Creek, GA 30097  
 Brief Description of Project: The proposed 40-acre mixed-use development will consist of 200,000 sq. ft. of retail, 800 multi-family units, 150 townhomes, 110,000 sq. ft. of existing office space and a civic facility.

**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.): 200,000 sq. ft. of retail, 800 multi-family units, 150 townhomes, 110,000 sq. ft. of existing office

Developer: Toro Development Company  
 Mailing Address: 6200 Avalon Boulevard  
 Address 2:  
 City: Alpharetta State: GA Zip: 30009  
 Telephone: 470-681-3716  
 Email: john.kelley@torodevco.com

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

If yes, property owner: Peach Farm Property, 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 plan review

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: 2027  
Overall project: 2027

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[Back to Top](#)



## Developments of Regional Impact

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**DRI #3742**

### 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: City of Johns Creek  
 Individual completing form: Yang Chen  
 Telephone: 678-512-3283  
 Email: yang.chen@johnscreekga.gov

#### Project Information

Name of Proposed Project: Johns Creek Mixed-Use Development  
 DRI ID Number: 3742  
 Developer/Applicant: Toro Development Company  
 Telephone: 470-681-3716  
 Email(s): john.kelley@torodevco.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: Approximately \$400,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: Approximately \$5,000,000 in annual property taxes and \$7,500,000 in annual sales taxes

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): Approximately 360,000 SF of vacant office on-site to be demolished

#### Water Supply

Name of water supply: Fulton County Water Services

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)? 0.42 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: Fulton County Water Services

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.35 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.) Approximately 12,332 net new daily trips, 1,042 AM trips, 666 PM 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)? 10,485 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

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 ponds and runoff reduction practices will be implemented

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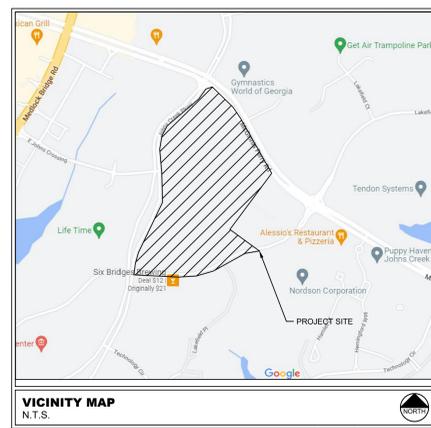
### Environmental Quality

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

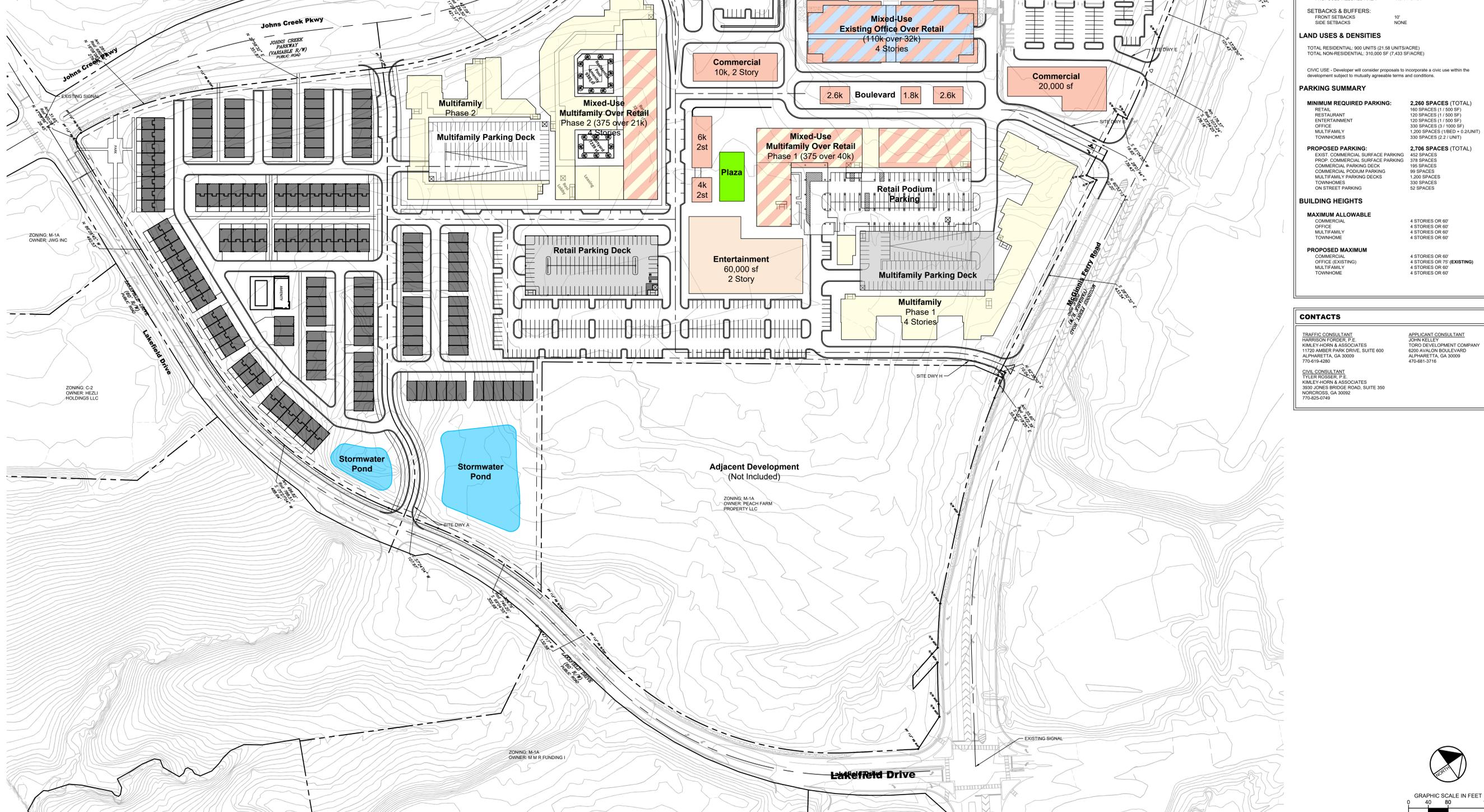
- 1. Water supply watersheds?  (not selected)  Yes  No
- 2. Significant groundwater recharge areas?  (not selected)  Yes  No
- 3. Wetlands?  (not selected)  Yes  No
- 4. Protected mountains?  (not selected)  Yes  No
- 5. Protected river corridors?  (not selected)  Yes  No
- 6. Floodplains?  (not selected)  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:

[Back to Top](#)



**VICINITY MAP**  
N.T.S.



**SITE LEGEND**

- PROPERTY LINE
- FRONT SETBACK
- COMMERCIAL BUILDING
- ENTERTAINMENT
- TOWNHOME
- MULTIFAMILY BUILDING
- MULTIFAMILY OVER RETAIL
- OFFICE OVER RETAIL
- PARKING DECK

**SITE DEVELOPMENT SUMMARY**

**SITE SUMMARY**

CURRENT ZONING	M1
PROPOSED ZONING	TC-X
OVERLAY DISTRICT	TOWN CENTER OVERLAY
DRI CASE NUMBER	DRI 3742
<b>SITE AREA:</b>	
SITE AREA	41.71 ACRES
PROPOSED REZONED AREA	41.71 ACRES
<b>SETBACKS &amp; BUFFERS:</b>	
FRONT SETBACKS	10'
SIDE SETBACKS	NONE
<b>LAND USES &amp; DENSITIES</b>	
TOTAL RESIDENTIAL	900 UNITS (21.58 UNITS/ACRE)
TOTAL NON-RESIDENTIAL	310,000 SF (7,433 SF/ACRE)
CIVIC USE - Developer will consider proposals to incorporate a civic use within the development subject to mutually agreeable terms and conditions.	

**PARKING SUMMARY**

<b>MINIMUM REQUIRED PARKING:</b>	<b>2,260 SPACES (TOTAL)</b>
RETAIL	160 SPACES (1,500 SF)
RESTAURANT	120 SPACES (1,500 SF)
ENTERTAINMENT	120 SPACES (1,500 SF)
OFFICE	330 SPACES (3,150 SF)
MULTIFAMILY	1,200 SPACES (180' x 0.2 UNIT)
TOWNHOMES	330 SPACES (2.2' UNIT)
<b>PROPOSED PARKING:</b>	<b>2,708 SPACES (TOTAL)</b>
EXIST. COMMERCIAL SURFACE PARKING	452 SPACES
PROP. COMMERCIAL SURFACE PARKING	378 SPACES
COMMERCIAL PARKING DECK	195 SPACES
COMMERCIAL PODIUM PARKING	99 SPACES
MULTIFAMILY PARKING DECKS	1,200 SPACES
TOWNHOMES	330 SPACES
ON STREET PARKING	52 SPACES

**BUILDING HEIGHTS**

<b>MAXIMUM ALLOWABLE</b>	
COMMERCIAL	4 STORIES OR 60'
OFFICE	4 STORIES OR 60'
MULTIFAMILY	4 STORIES OR 60'
TOWNHOME	4 STORIES OR 60'
<b>PROPOSED MAXIMUM</b>	
COMMERCIAL	4 STORIES OR 60'
OFFICE (EXISTING)	4 STORIES OR 75' (EXISTING)
MULTIFAMILY	4 STORIES OR 60'
TOWNHOME	4 STORIES OR 60'

**CONTACTS**

<b>TRAFFIC CONSULTANT</b> HARRISON FORRER, P.E. KIMLEY-HORN & ASSOCIATES 11720 AMBER PARK DRIVE, SUITE 600 ALPHARETTA, GA 30009 770-619-4280	<b>APPLICANT CONSULTANT</b> JOHN KELLEY TORO DEVELOPMENT COMPANY 6200 AVALON BOULEVARD ALPHARETTA, GA 30009 470-681-3716
<b>CIVIL CONSULTANT</b> TYLER ROSSER, P.E. KIMLEY-HORN & ASSOCIATES 3030 JONES BRIDGE ROAD, SUITE 350 NORCROSS, GA 30092 770-625-0749	

**Kimley-Horn**  
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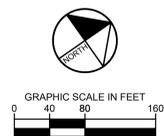
**TORO DEVELOPMENT COMPANY**  
6200 AVALON BOULEVARD  
ALPHARETTA, GA 30009  
PHONE: 470-681-3716

NO.	REVISION DESCRIPTIONS	DATE	BY

**PROJECT**  
JOHNS CREEK TOWN CENTER  
MIXED-USE DEVELOPMENT  
DRI #3742  
11850 JOHNS CREEK PARKWAY, JOHNS CREEK, GEORGIA  
LAND LOT 388, 400, 403, 404, & 405, 1ST DISTRICT

**DRI SITE PLAN**  
SHEET NUMBER  
**DRI.00**

GSWCC CERT: 000007289  
LEVEL: II  
DRAWN BY: NRC  
DESIGNED BY: CMC  
REVIEWED BY: JTR  
DATE: 09.12.2022  
PROJECT NO: 014602003  
TITLE: DRI SITE PLAN



Drawing name: K:\atl\_cad\14602003\_johns\_creek\CAD\plansheets\DR - SITE PLAN.dwg DRI#3742.DRI SITE PLAN Sep 15, 2022 11:39am by: nolan.conn

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

