

DATE: January 5, 2023

TO: Chairperson Alfred John, Forsyth County
ATTN TO: Leslie Silas, Planning Manager, Zoning Division, Forsyth County
RE: Development of Regional Impact Review
FROM: Mike Alexander, 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: 2022 North Park DRI 3782

Submitting Local Government: Forsyth County

Date Opened: January 5, 2023 **Comments Due:** January 20, 2023 **Date to Close:** January 23, 2023

Description: A DRI Review of proposal to construct a mixed-use project with 172 attached single-family units, 656 multi-family units, 400,000 SF of office space, 255,000 SF of warehouse space, and 421,200 SF of retail/commercial space including 16,000 SF of restaurant space.

PRELIMINARY COMMENTS:

Key Comments

The Atlanta Region's Plan assigns the Developing Suburbs growth management designation to the project site. The project is partially aligned 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.

The project's robust mix of uses – residential, office, retail, warehouse, and restaurant – is strongly supportive of regional development policies and will allow residents to access routine destinations by foot or short vehicular trip.

The project's provision of 28 acres of open space, retention of 11 acres of wooded land, and avoidance of stream buffer intrusions is highly supportive of regional environmental policies.

A total of 3,698 parking spaces are proposed but no EV charging spaces appear to be identified; provision of adequate EV charging spaces would be supportive of regional EV infrastructure policies.

The project is expected to generate approximately 24,283 net new daily vehicular trips; a range of roadway improvements are proposed to mitigate generated vehicular traffic.

The Transportation Impact Study notes that sidewalks will be provided along the internal street network and that internal trails will be considered where possible; a spinal internal trail system linking to a planned Forsyth County trail along Keith Bridge Road would be highly supportive of regional multi-modal transportation policies and goals.

Incorporation of green stormwater and heat island mitigation designs for the large number of surface car parking spaces proposed would be supportive of regional environmental 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 Developing Suburbs; associated policy recommendations are provided at the end of these comments.

The project's robust mix of uses – residential, office, retail, warehouse, and restaurant – is strongly supportive of regional development policies and will allow residents to access routine destinations by foot or short vehicular trip.

Transportation and Mobility Comments

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

A total of 3,698 parking spaces are proposed but no EV charging spaces appear to be identified; provision of adequate EV charging spaces would be supportive of regional EV infrastructure policies.

The project is expected to generate approximately 24,283 net new daily vehicular trips; a range of roadway improvements are proposed to mitigate generated vehicular traffic.

The Transportation Impact Study notes that sidewalks will be provided along the internal street network and that internal trails will be considered where possible. The site plan shows some sidewalks and crosswalks but there appear to be numerous gaps. A comprehensive internal sidewalk system and spinal internal trail system linking to a planned Forsyth County trail along Keith Bridge Road would be highly supportive of regional multi-modal transportation policies and goals.

No crosswalks are shown across Keith Bridge Road to allow access to the regional Central Park on the south side of the road. This is an essential pedestrian link that should be provided.

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

The project's provision of 28 acres of open space, retention of 11 acres of wooded land, and avoidance of stream buffer intrusions is highly supportive of regional environmental policies.

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 – including requiring additional trees and utilizing curbless tree planting areas – for the large number of surface car parking spaces proposed 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 partially aligned 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. Forsyth County 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 NATURAL RESOURCE

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

GEORGIA DEPARTMENT OF TRANSPORTATION

GEORGIA REGIONAL TRANSPORTATION AUTHORITY

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

GEORGIA ENVIRONMENTAL FINANCE AUTHORITY

GEORGIA CONSERVANCY

CITY OF CUMMING

FORSYTH 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 #3782

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: Forsyth
Individual completing form: Leslie Silas
Telephone: 770-205-4568
E-mail: ldsilas@forsythco.com

*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: North Park
Location (Street Address, Tax map/parcel 192-118, located north of Keith Bridge Road, east and west State Bridge Road, GPS Coordinates, or Legal Land Lot Description):
Brief Description of Project: Approximately 138.659 acres of Mixed Use with 172 attached residential units, 656 apartments and 701,800 sq. ft. of commercial

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.): 828 units - 172 attached residential units and 656 apartments and 701,800 sq. ft. of commercial

Developer: Retail Planning Corporation

Mailing Address: 35 Johnson Ferry Road

Address 2:

City: Marietta State: GA Zip: 30068

Telephone: 770-956-8383

Email: jennifer.hathaway@retailplanningcorp.com

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

If yes, property owner: HDK Properties, LLLP c/o Stuart Cott, Authorized Agent

Is the proposed project entirely located within your ☐ (not selected) ☒ Yes ☐ No

local government's jurisdiction?

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

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: 2035

Overall project: 2035

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DRI #3782

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: Forsyth
Individual completing form: Leslie Silas
Telephone: 770-205-4568
Email: ldsilas@forsythco.com

Project Information

Name of Proposed Project: North Park
DRI ID Number: 3782
Developer/Applicant: Retail Planning Corporation
Telephone: 770-956-8383
Email(s): jennifer.hathaway@retailplanningcorp.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: +/- \$380,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: +/- \$2,700,000

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: City of Cumming

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

0.437 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:

City of Cumming

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

0.437 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.)

3,538 peak hour vehicle trips per day

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 the Traffic Study submitted to ARC and GRTA on November 22, 2022.

Solid Waste Disposal

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

281,275 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

25%

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:Buffers, detention via Forsyth County Stormwater Management requirements.

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

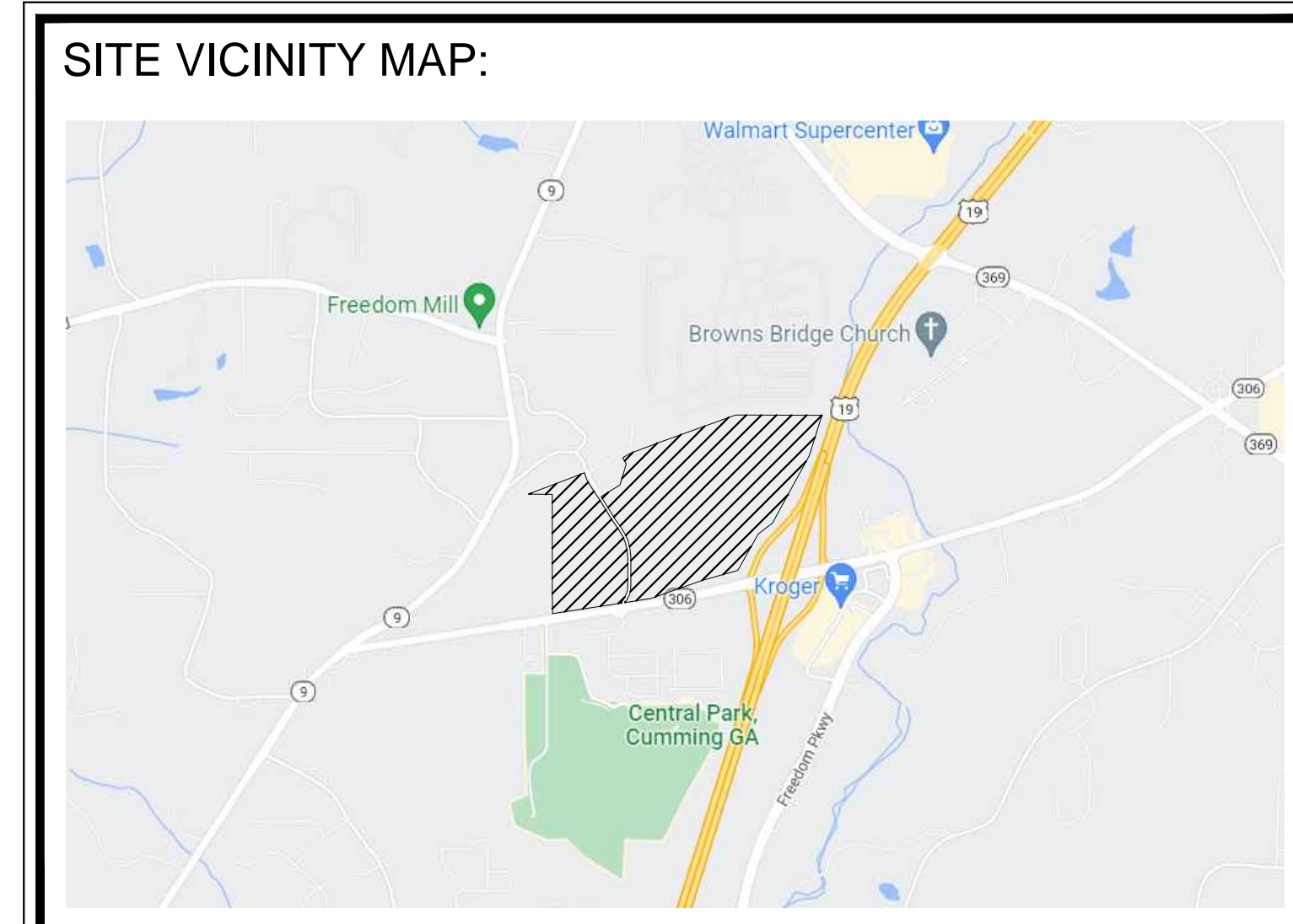
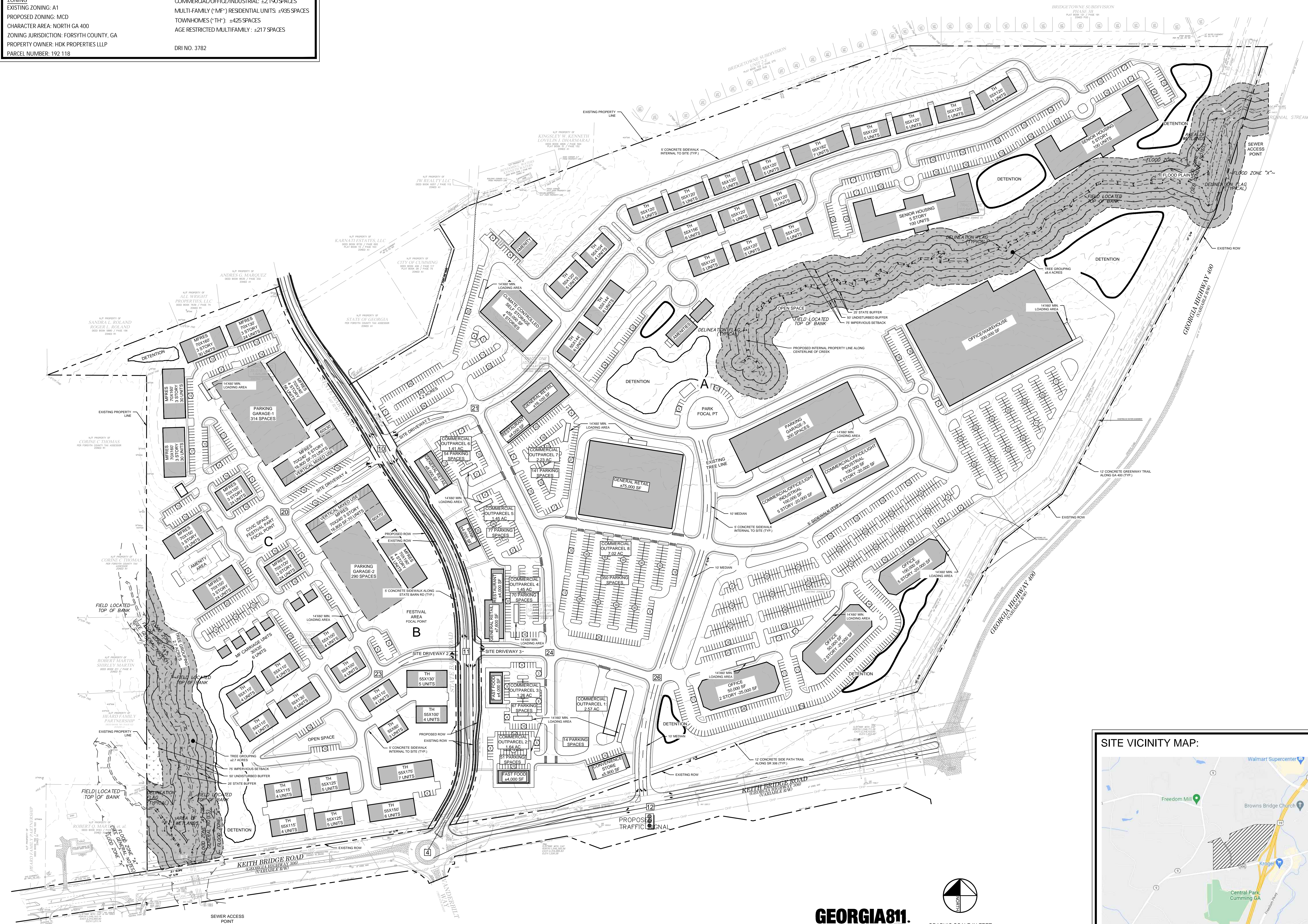
8. Other environmentally sensitive resources?

☐ (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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SITE DATA	DENSITY
TOTAL SITE AREA: 138.659 ACRES	COMMERCIAL/OFFICE/LIGHT INDUSTRIAL: 821.200 SF
COMMERCIAL/OFFICE/LIGHT INDUSTRIAL AREA: 60.689 ACRES	COMMERCIAL FAR: 0.31
RESIDENTIAL AREA: 36.4 ACRES	RESIDENTIAL SUMMARY:
MIXED USE VERTICAL: 0.77 ACRES	MULTI-FAMILY ("MF") RESIDENTIAL UNITS: 450
AGE RESTRICTED MULTIFAMILY: 13 ACRES	MULTI-FAMILY ("MF") RESIDENTIAL CARRIAGE UNITS: 6
EXISTING OPEN SPACE: 138.659 ACRES	TOWNHOMES ("TH"): 172
PROPOSED OPEN SPACE: 27.8 ACRES, (20% OF TOTAL SITE)	AGE RESTRICTED MULTIFAMILY UNITS: 200
(25% OF OPEN SPACE TO REMAIN UNDISTURBED)	RESIDENTIAL DENSITY CALCULATION: 5.97 UNITS/ACRE
TREE GROUPINGS: ±11.1 ACRES (8% OF TOTAL SITE)	
ZONING	<u>PARKING SUMMARY</u>
EXISTING ZONING: A1	COMMERCIAL/OFFICE/INDUSTRIAL: ±2,190 SPACES
PROPOSED ZONING: MID	MULTI-FAMILY ("MF") RESIDENTIAL UNITS: ±935 SPACES
CHARACTER AREA: NORTH GA 400	TOWNHOMES ("TH"): ±425 SPACES
ZONING JURISDICTION: FORSYTH COUNTY, GA	AGE RESTRICTED MULTIFAMILY: ±217 SPACES
PROPERTY OWNER: HDK PROPERTIES LLP	
PARCEL NUMBER: 192.118	DRI NO. 3782



Kimley»»Horn
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**A&R
ENGINEERING, INC**
2160 KINGTON COURT, SUITE O
MARIETTA, GA 30067
PHONE: 770-690-9255

CLIENT

**RETAIL PLANNING
CORPORATION**

35 JOHNSON FERRY ROAD,
MARIETTA, GA 30068
PHONE: 770-956-8383

[illegible]

NORTH PARK
NWC GA 400 & SR 306, FORSYTH COUNTY, GA

PROJECT	
GSWCC CERT. (LEVEL II)	0000078213
DRAWN BY	WIB
DESIGNED BY	CRG
REVIEWED BY	CRG
DATE	11/09/2022
PROJECT NO.	014778002
TITLE	
DRI SITE PLAN	
SHEET NUMBER	
C1-95	