

DATE: February 6, 2023

TO: Mayor David Still, City of Lawrenceville
ATTN TO: Helen Balch, Deputy Director, Planning and Development, City of Lawrenceville
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 Northside Hospital Gwinnett Expansion DRI 3858

Submitting Local Government: City of Lawrenceville

Date Opened: February 6, 2023 **Comments Deadline:** February 21, 2023 **Date to Close:** February 23, 2023

Description: A DRI review of a proposal to expand Northside Hospital Gwinnett to add a 155,000 SF medical office building, 480 beds (16 story building with 735,596 SF), a 5 story parking deck, additional surface parking lots, and a 47,309 SF Central Energy Plant on the existing 100 acre hospital site at Duluth Highway and University Parkway in the City of Lawrenceville.

PRELIMINARY COMMENTS:

Key Comments

The Atlanta Region's Plan assigns the Established Suburbs growth management designation to the project site. The project is somewhat aligned with Established Suburbs policy recommendations which note "Preservation of existing single-family neighborhoods is important" and "infill and redevelopment will occur in areas of retail/commercial concentrations, especially commercial corridors."

The expansion/redevelopment of a previously developed site with a higher-density uses is generally supportive of regional walkability, multi-modal transportation, and environmental policies.

The project is expected to generate approximately 14,492 daily new vehicular trips; several improvements to mitigate project generated vehicular traffic are identified in the TIS.

Additional attention should be given to substantially strengthening the pedestrian network within the 100-acre site to ensure easy, safe, and comfortable access to all internal destinations, the four Gwinnett County transit stops along Professional Drive, and potential pedestrian destinations along Duluth Highway.

Provision of some pocket parks, natural areas, or vegetated walking paths would be in keeping the health care planning focus on providing access to nature and greenspace as part of creating a healing environment.

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 to all areas in the region- Established Suburbs for this project - and provides accompanying growth policy recommendations which are detailed 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 projected to generate 14,492 daily new vehicular trips; a number of roadway improvements to mitigate the traffic impact are proposed.

The TIS notes that "Pedestrian facilities are currently provided throughout the study network, though sidewalk gaps do exist." Additional attention should be given to substantially strengthening the pedestrian network within the 100-acre site to ensure easy, safe, and comfortable access to all internal destinations, the four Gwinnett County transit stops along Professional Drive, and potential pedestrian destinations along Duluth Highway. The Duluth Highway project frontage should include a comfortably wide sidewalk. To this end, a clearer plan view of the existing and proposed pedestrian network would be helpful.

A total of 1,560 spaces 2,545 spaces are proposed which is 985 more than the required amount. Ideally the number of spaces would be reduced with additional effort instead focused on increasing the usage of the four adjacent Gwinnett County Transit system stops on Professional Drive as well as the noted micro-transit system to be implemented by Gwinnett County. It would also be very helpful to note the location and format of the micro-transit route and stops so that pedestrian access to them can be ensured.

Care should be taken to ensure that the development, as constructed, promotes 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 Group Comments

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

Environmental Comments

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.

Atlanta Region's Plan Growth Policy Considerations: Established Suburbs

According to the Atlanta Region's Plan, Established Suburbs are areas where suburban development has occurred and are characterized by single-family subdivisions, commercial development, and office, industrial and multi-family development. These areas represent the part of the region that has recently reached "build-out." With few remaining large parcels for additional development, these are the areas in which the region may see the least amount of land-use change outside of retail and commercial areas. While there is still room for limited infill development, these areas will begin to focus more on redevelopment over the next 30 years.

Preservation of existing single-family neighborhoods is important, and wholesale change will most likely not occur in the single-family subdivisions that make up a majority of these areas. However, infill and redevelopment will occur in areas of retail/commercial concentrations, especially commercial corridors.

The proposal somewhat aligns with The Atlanta Region's Plan's recommendations for Established Suburbs given its reuse of a previously developed site to create higher density near an existing commercial corridor that can be accessed by transit, and which relieves some development pressure from nearby single-family neighborhoods. The project could better align with Established Suburbs recommendations by ensuring that the project's pedestrian network provides safe access to all internal and external destinations and transit points, reducing the number of proposed parking spaces, and providing accessible greenspace. City of Lawrenceville leadership and staff, along with the applicant team, should collaborate closely to ensure maximum sensitivity to nearby local governments, neighborhoods, land uses 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 LILBURN

GEORGIA CONSERVANCY
CITY OF SUWANEE

CITY OF DACULA

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 #3858

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: Lawrenceville

Individual completing form: Helen Balch

Telephone: 678.407.6400

E-mail: helen.balch@lawrencevillega.org

*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: Northside Hospital Gwinnett Expansion

Location (Street Address, 1000 Medical Center Blvd, Lawrenceville, GA 30046
GPS Coordinates, or Legal
Land Lot Description):

Brief Description of Project: Northside Hospital Gwinnett is planning for an expansion of additional medical uses at the existing campus including an additional medical office building and a new hospital bed tower.

Development Type:

- | | | |
|---|---|---|
| ☐ (not selected) | ☐ Hotels | ☐ Wastewater Treatment Facilities |
| ☐ Office | ☐ Mixed Use | ☐ Petroleum Storage Facilities |
| ☐ Commercial | ☐ Airports | ☐ Water Supply Intakes/Reservoirs |
| ☐ Wholesale & Distribution | ☐ Attractions & Recreational Facilities | ☐ Intermodal Terminals |
| ☒ Hospitals and Health Care Facilities | ☐ Post-Secondary Schools | ☐ Truck Stops |
| ☐ Housing | ☐ Waste Handling Facilities | ☐ Any other development types |
| ☐ Industrial | ☐ Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 155,000 SF Medical Office Building; 480 beds

Developer: Realty Trust Group

Mailing Address: 1100 Johnson Ferry Road Suite 400

Address 2:

City: Atlanta State: GA Zip: 30342

Telephone: 404-459-1039

Email: cdickhaus@realtytrustgroup.com

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

If yes, property owner: Northside Hospital

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: Unavailable

Project ID: 0

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: 2026

This project/phase: 2026

Overall project: 2026

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Developments of Regional Impact

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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: Lawrenceville
Individual completing form: Helen Balch
Telephone: 678.407.6400
Email: helen.balch@lawrencevillega.org

Project Information

Name of Proposed Project: Northside Hospital Gwinnett Expansion
DRI ID Number: 3858
Developer/Applicant: Realty Trust Group
Telephone: 404-459-1039
Email(s): cdickhaus@realtytrustgroup.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: \$850 Million
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$200,000- \$250,000

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)? 0.59 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)? 0.576 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.) 14,492 daily; 1,151 AM peak; 1,476 PM peak

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: Refer to DRI Traffic Study

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 566 tons/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

88%

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: Two storm water detention ponds were constructed providing in excess of 600 ksf of storage to contain and reduce peak stormwater flows. Both the above ground and below ground detention structures contain water quality storage in the form of a micro pool to capture sediment from the site after construction completion. The site contains three underground infiltration trenches totaling approximately 35,000 cubic feet of storage for "first flush" runoff from the site. Two of the surface parking lots constructed contain pervious paving with storage for "first flush" runoff meeting local guidelines for stormwater quality. Both the infiltration trenches and pervious paving system permanently retain stormwater runoff for infiltration into the ground.

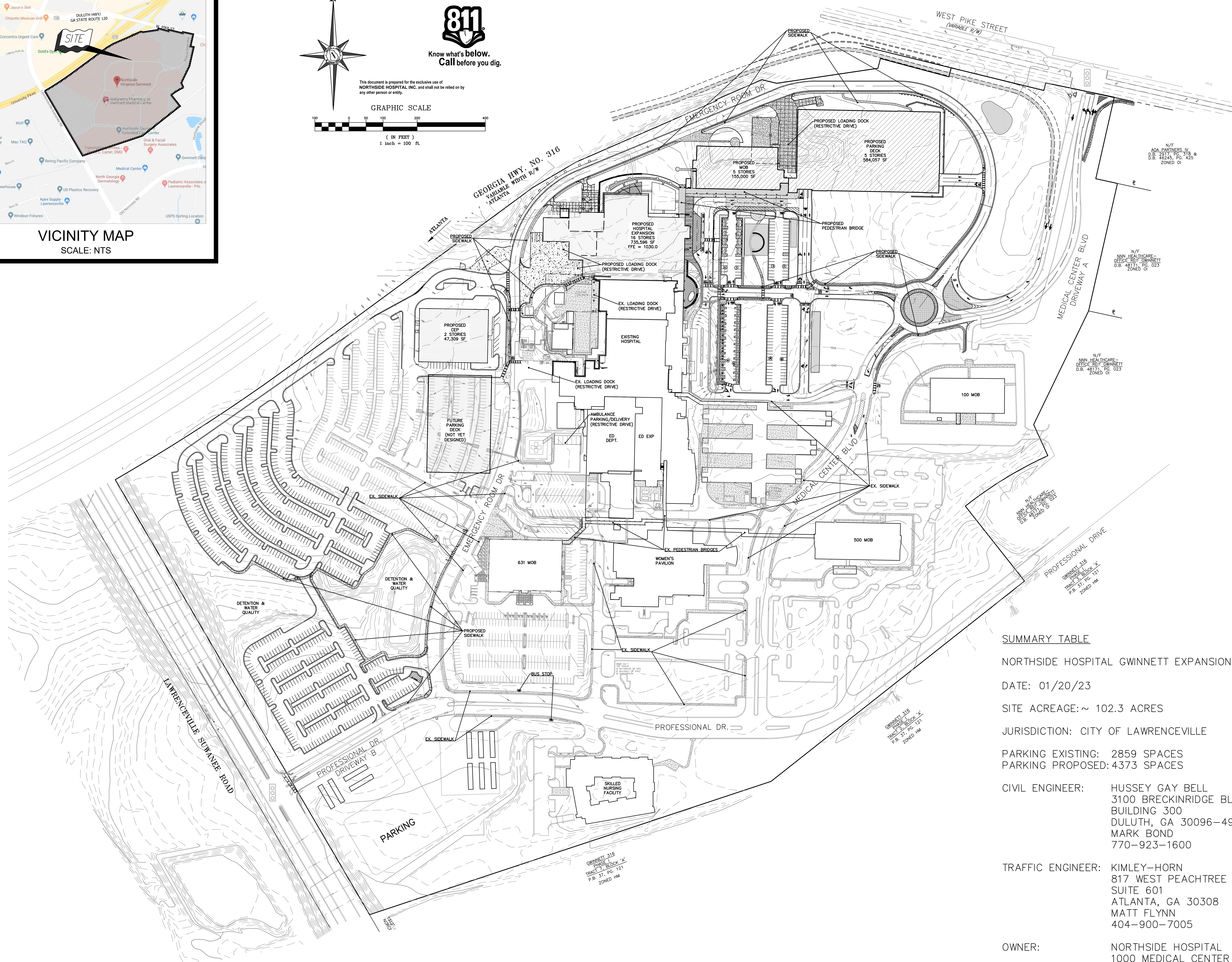
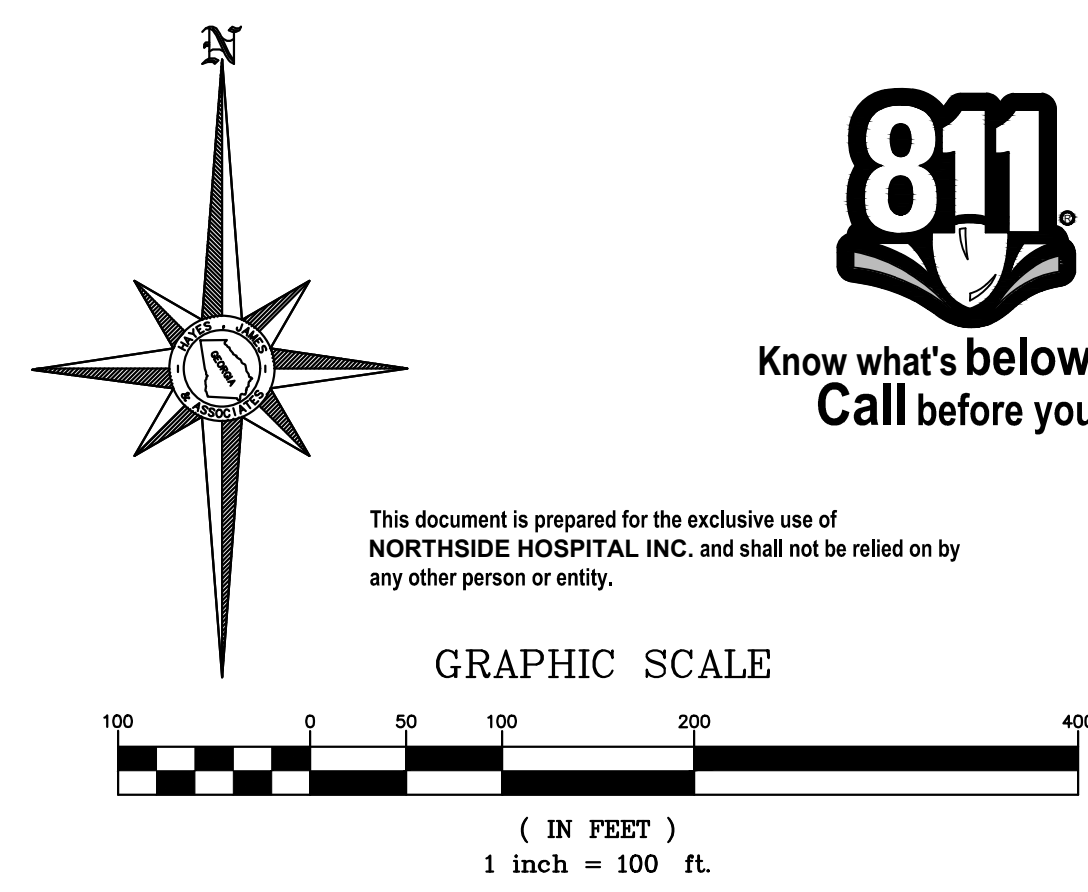
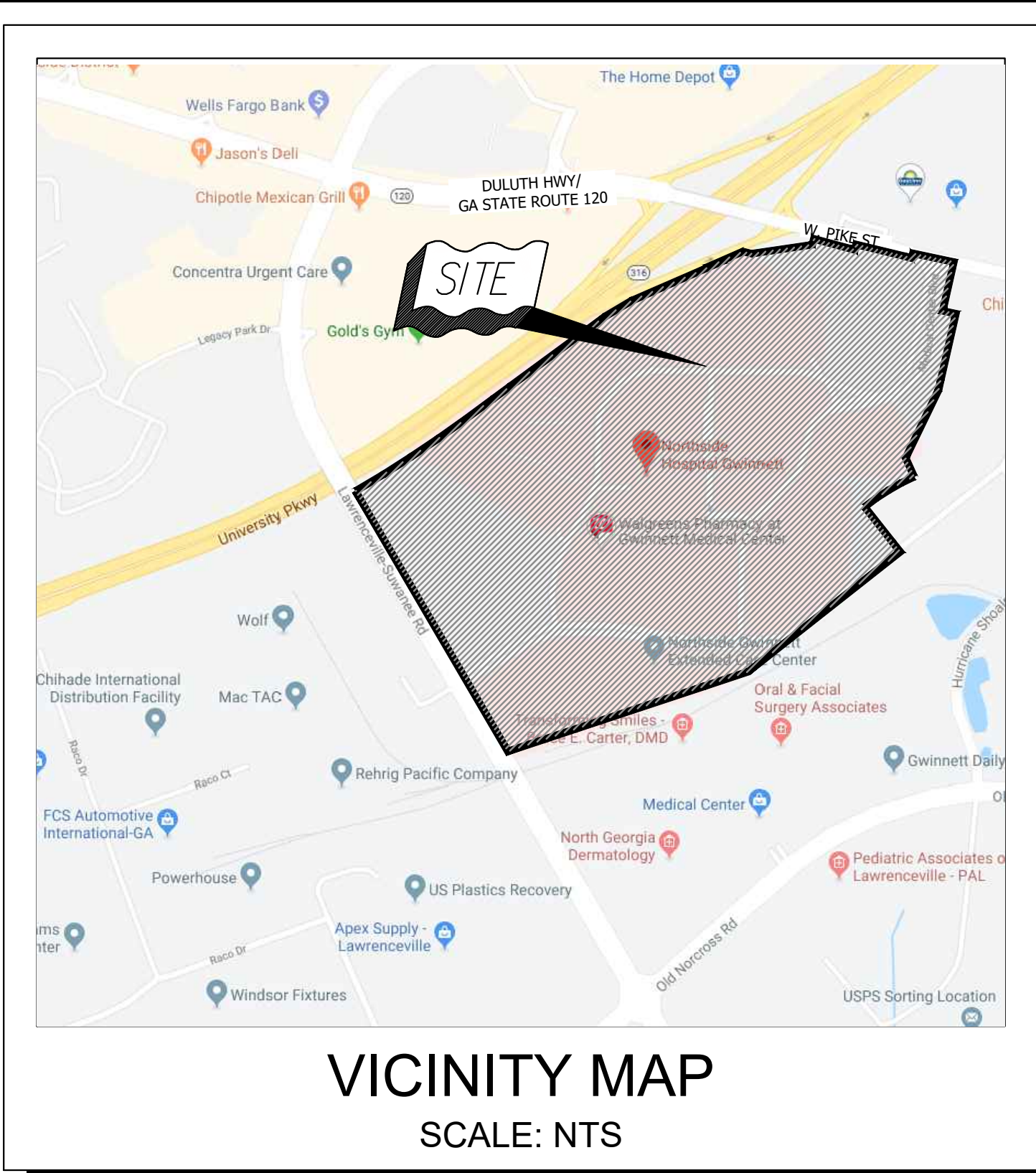
Environmental Quality

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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SUMMARY TABLE

NORTHSIDE HOSPITAL GWINNETT EXPANSION DRI #3858

DATE: 01/20/23

SITE ACREAGE: ~ 102.3 ACRES

JURISDICTION: CITY OF LAWRENCEVILLE

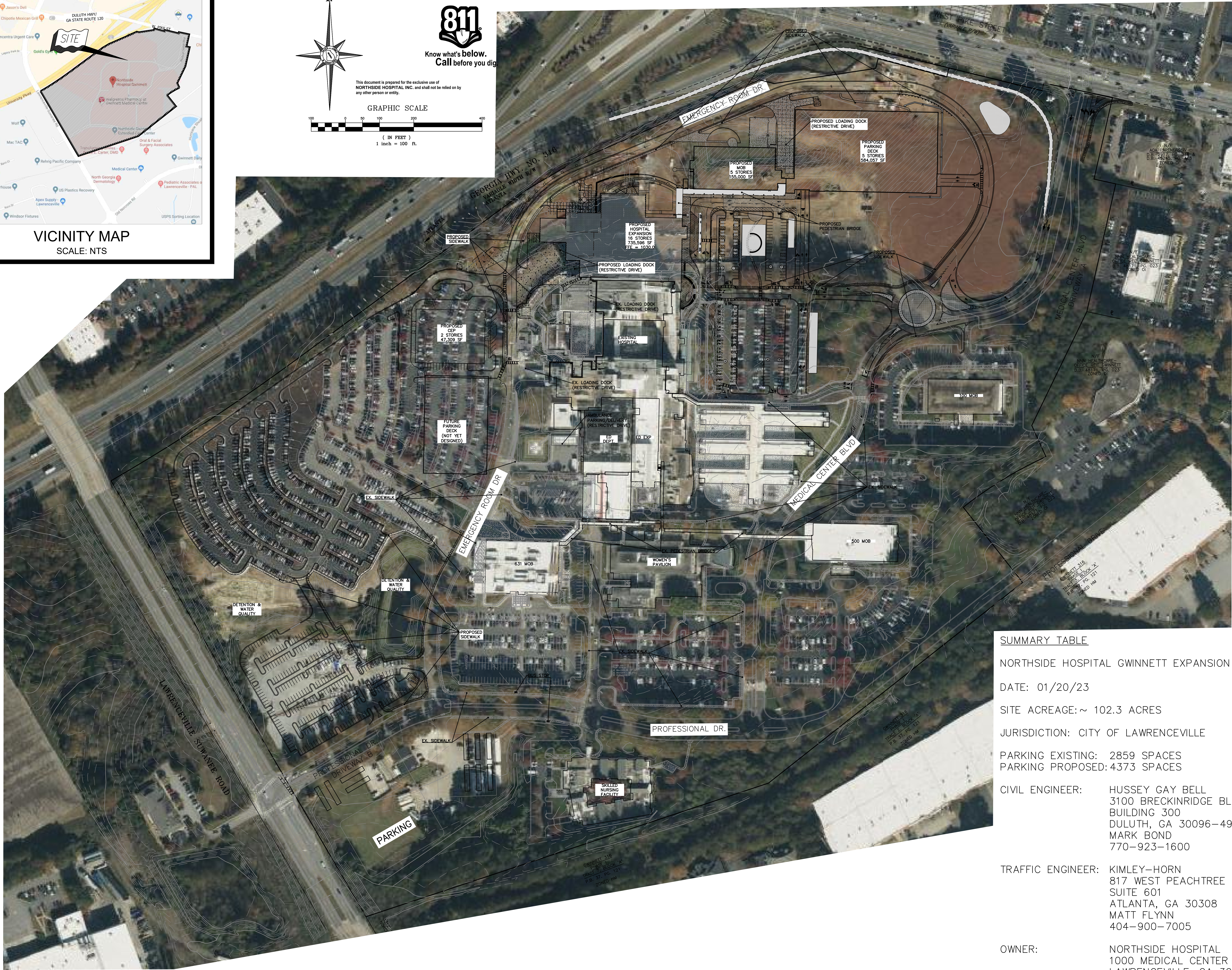
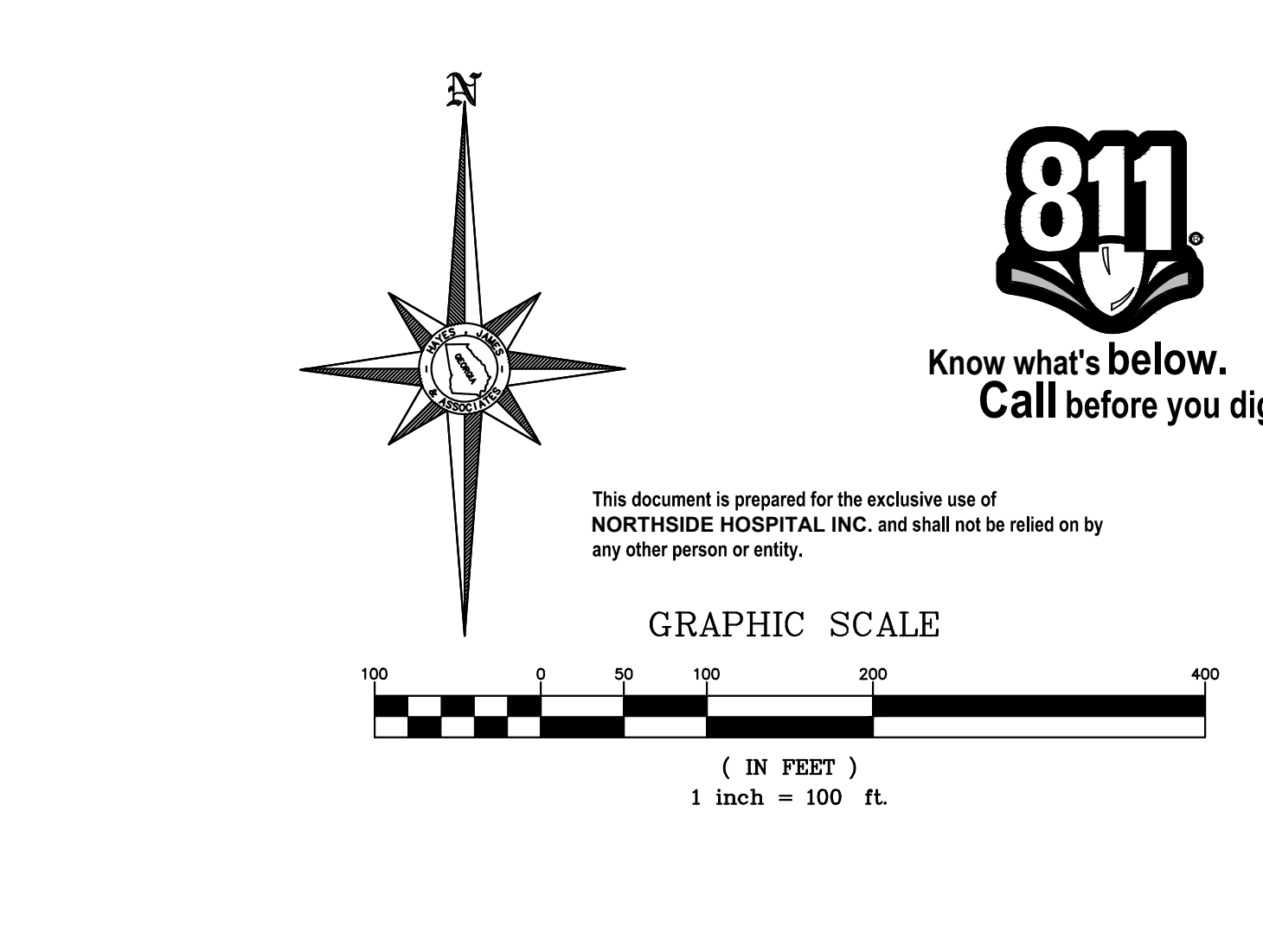
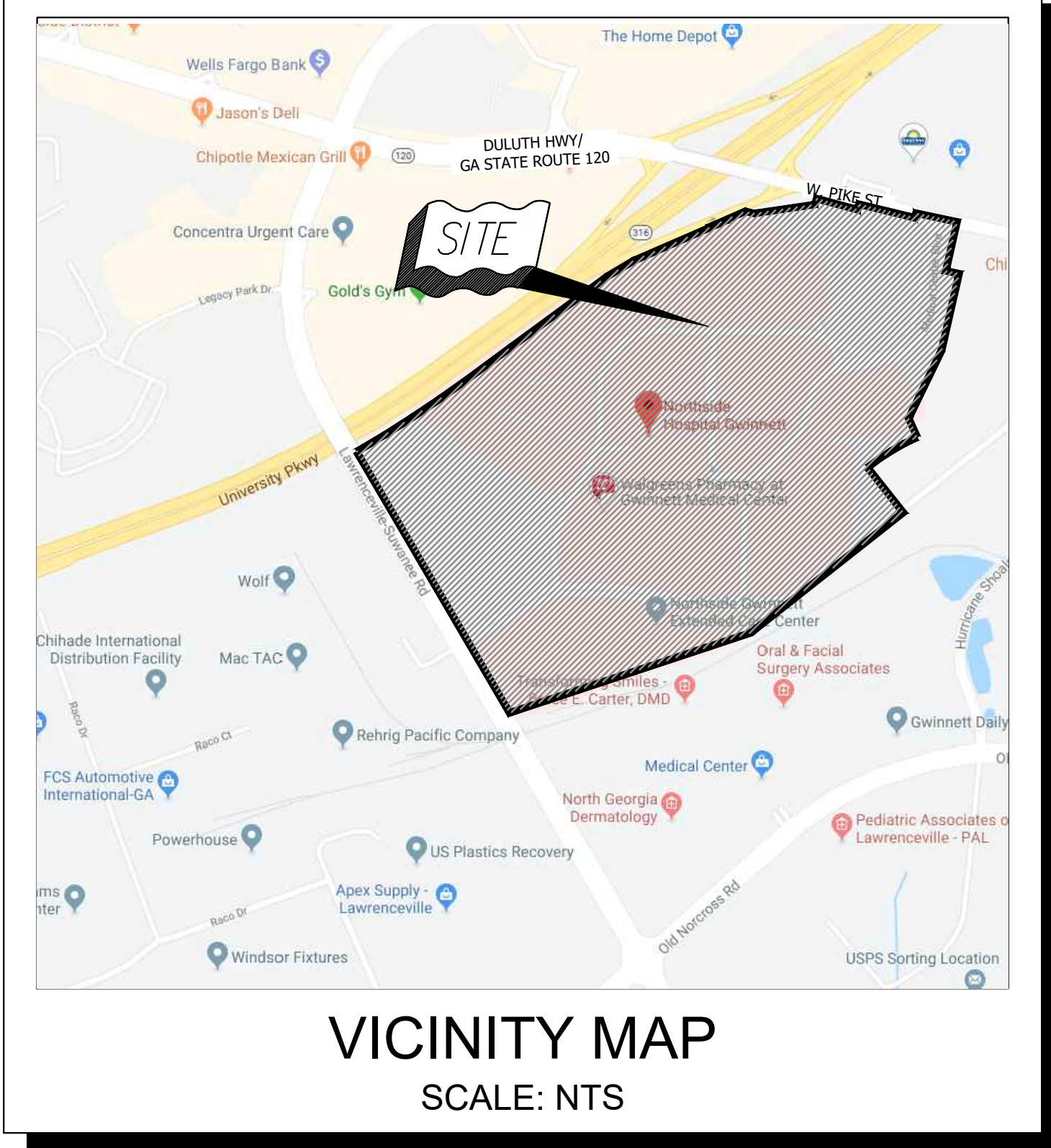
PARKING EXISTING: 2859 SPACES
PARKING PROPOSED: 4373 SPACES

CIVIL ENGINEER: HUSSEY GAY BELL
3100 BRECKINRIDGE BLVD
BUILDING 300
DULUTH, GA 30096-4986
MARK BOND
770-923-1600

TRAFFIC ENGINEER: KIMLEY-HORN
817 WEST PEACHTREE ST. NW.
SUITE 601
ATLANTA, GA 30308
MATT FLYNN
404-900-7005

OWNER: NORTHSIDE HOSPITAL
1000 MEDICAL CENTER BLVD.
LAWRENCEVILLE, GA 30046

SITE PLAN
100-SC



SUMMARY TABLE

NORTHSIDE HOSPITAL GWINNETT EXPANSION DRI #3858

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