**REGIONAL REVIEW FINDING** 

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax:404.463.3105 • www.atlantaregional.com

#### **DATE:** May 3 2006

#### ARC REVIEW CODE: R604171

Mayor Jere Wood TO: ATTN TO: Jennifer Peterson, Interim Director of Planning and Zoning FROM: Charles Krautler, Director

NOTE: This is digital signature. Original on file

The Atlanta Regional Commission (ARC) has completed regional review of the following Development of Regional Impact (DRI). Below is the ARC finding. The Atlanta Regional Commission reviewed the DRI with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies. The finding does not address whether the DRI is or is not in the best interest of the local government.

#### Submitting Local Government: City of Roswell Name of Proposal: Johns Creek Environmental Campus

**Review Type:** Development of Regional Impact

**Date Opened:** Apr 17 2006 **Date Closed:** May 3 2006

FINDING: After reviewing the information submitted for the review, and the comments received from affected agencies, the Atlanta Regional Commission finding is that the DRI is in the best interest of the Region, and therefore, of the State.

Additional Comments: The proposed project site is entirely within the 2000-foot Chattahoochee River Corridor and is subject to the requirements of the Metropolitan River Protection Act (Georgia Code 12-5-440 et seg.) and the Chattahoochee Corridor Plan. All land-disturbing activity within the Corridor is subject to review for consistency with the standards of the Corridor Plan. These standards include limits on land disturbance and impervious surface, a 50-foot undisturbed vegetative buffer and 150-foot impervious surface setback along the river (public wastewater treatment outfall structures are exempt from the buffer and setback requirements) and restrictions in the river floodplain. A proposal must meet all applicable standards in order to be consistent with the Plan. The property was submitted for review under the Act and Plan for preliminary grading work. That project was consistent with the Plan, but the proposed environmental Campus design will be submitted in a separate review.

The proposed project is a wastewater treatment plant that is part of the Metropolitan North Georgia Water Planning District (MNGWPD) Plan. According to information submitted for the review, the quality of the release meets the plan. The developer has been working closely with the local jurisdictions and the State's Environmental Protection Division to obtain the appropriate approvals and permits.

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

ARC LAND USE PLANNING ARC DATA RESEARCH GEORGIA DEPARTMENT OF NATURAL RESOURCES UPPER CHATTAHOOCHEE RIVERKEEPER **GWINNETT COUNTY** GEORGIA CONSERVANCY

ARC TRANSPORTATION PLANNING GEORGIA REGIONAL TRANSPORTATION AUTHORITY GEORGIA DEPARTMENT OF TRANSPORTATION CITY OF ALPHARETTA CITY OF ATLANTA

ARC ENVIRONMENTAL PLANNING GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS NATIONAL PARK SERVICE COBB COUNTY FULTON COUNTY

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463–3302. This finding will be published to the ARC website.

The ARC review website is located at: http://www.atlantaregional.com/gualitygrowth/reviews.html.

# **PROPOSED DEVELOPMENT:**

The proposed Johns Creek Environmental Campus is a wastewater treatment plant designed to treat 15 million gallons of wastewater per day. The proposed development is located along Holcomb Bridge Road near the Chattahoochee River.

# **PROJECT PHASING:**

The project is being proposed in one phase with a project build out date end of 2009.

# **GENERAL**

Due:

According to information on the review form or comments received from potentially affected governments:

# Is the proposed project consistent with the host-local government's comprehensive plan? If not, identify inconsistencies.

The project site is currently zoned FCA (Fulton county annexed). The DRI trigger for this development is the request for a permit. Information submitted with the review by the City of Roswell states that the development is consistent with the City's Comprehensive Plan.

# Is the proposed project consistent with any potentially affected local government's comprehensive plan? If not, identify inconsistencies.

No inconsistencies with potentially affected local government's comprehensive plan were identified during the review.

# Will the proposed project impact the implementation of any local government's short-term work program? If so, how?

No comments concerning impacts to the implementation of any local government's short term work program were received during the review.

# Will the proposed project generate population and/or employment increases in the Region? If yes, what would be the major infrastructure and facilities improvements needed to support the increase?

No, the proposed development would not increase the need for services in the area.

# What other major development projects are planned near the proposed project?





Johns Creek

May 1, 2006

Due By:

Environmental

Campus #1080

| ENT OF REGIONAL IMPACT | Project: |
|------------------------|----------|
| REVIEW REPORT          |          |
|                        | Comments |

| Preliminary<br>Report: | April 17,<br>2006 | Development Of Regional Impact<br><u>Review Report</u> | Project:            | Johns Creek<br>Environmental<br>Campus #1080 |
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The ARC has reviewed other major development projects, known as Area Plan (1984 to1991) or as a DRI (1991 to present), within a 2 mile radius of the proposed project.

### YEAR NAME

1997 Ellard MUD

# Will the proposed project displace housing units or community facilities? If yes, identify and give number of units, facilities, etc.

Based on information submitted for the review, the site is currently undeveloped.

Will the development cause a loss in jobs? If yes, how many? No.

# Is the proposed development consistent with regional plans and policies?

The proposed project site is entirely within the 2000-foot Chattahoochee River Corridor and is subject to the requirements of the Metropolitan River Protection Act (Georgia Code 12-5-440 et seq.) and the Chattahoochee Corridor Plan. All land-disturbing activity within the Corridor is subject to review for consistency with the standards of the Corridor Plan. These standards include limits on land disturbance and impervious surface, a 50-foot undisturbed vegetative buffer and 150-foot impervious surface setback along the river (public wastewater treatment outfall structures are exempt from the buffer and setback requirements) and restrictions in the river floodplain. A proposal must meet all applicable standards in order to be consistent with the Plan. The property was submitted for review under the Act and Plan for preliminary grading work. That project was consistent with the Plan, but the proposed environmental Campus design will be submitted in a separate review.

The proposed project is a wastewater treatment plant that is part of the Metropolitan North Georgia Water Planning District (MNGWPD) Plan. According to information submitted for the review, the quality of the release meets the plan. The developer has been working closely with the local jurisdictions and the State's Environmental Protection Division to obtain the appropriate approvals and permits.

The developer has also been working closely with the City of Roswell and the adjacent residents of the area to ensure that the project is designed with minimal impact to the neighborhoods and creates a gateway into the City. The project is completely closed in, incorporates architectural detailing consistent with the area, and includes an educational facility and park space.

# FINAL REPORT

#### **Regional Development Plan Policies**

- 1. Provide development strategies and infrastructure investments to accommodate forecasted population and employment growth more efficiently.
- 2. Guide an increased share of new development to the Central Business District, transportation corridors, activity centers and town centers.
- 3. Increase opportunities for mixed-use development, infill and redevelopment.
- 4. Increase transportation choices and transit-oriented development (TOD).
- 5. Provide a variety of housing choices throughout the region to ensure housing for individuals and families of diverse incomes and age groups.
- 6. Preserve and enhance existing residential neighborhoods.
- 7. Advance sustainable greenfield development.
- 8. Protect environmentally sensitive areas.
- 9. Create a regional network of greenspace that connects across jurisdictional boundaries.
- 10. Preserve existing rural character.
- 11. Preserve historic resources.
- 12. Inform and involve the public in planning at regional, local and neighborhood levels.
- 13. Coordinate local policies and regulations to support the RDP.
- 14. Support growth management at the state level.

### BEST LAND USE PRACTICES

Practice 1: Keep vehicle miles of travel (VMT) below the area average. Infill developments are the best at accomplishing this. The more remote a development the more self contained it must be to stay below the area average VMT.

Practice 2: Contribute to the area's jobs-housing balance. Strive for a job-housing balance with a three to five mile area around a development site.

Practice 3: Mix land uses at the finest grain the market will bear and include civic uses in the mix. Practice 4: Develop in clusters and keep the clusters small. This will result in more open space preservation. Practice 5: Place higher-density housing near commercial centers, transit lines and parks. This will enable more walking, biking and transit use.

Practice 6: Phase convenience shopping and recreational opportunities to keep pace with housing. These are valued amenities and translate into less external travel by residents if located conveniently to housing. Practice 7: Make subdivisions into neighborhoods with well-defined centers and edges. This is traditional development.

Practice 8: Reserve school sites and donate them if necessary to attract new schools. This will result in neighborhood schools which provide a more supportive learning environment than larger ones.



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Practice 9: Concentrate commercial development in compact centers or districts, rather than letting it spread out in strips.

Practice 10: Make shopping centers and business parks into all-purpose activity centers. Suburban shopping centers and their environs could be improved by mixing uses and designing them with the pedestrian amenities of downtowns.

Practice 11: Tame auto-oriented land uses, or at least separate them from pedestrian-oriented uses. Relegate "big box" stores to areas where they will do the least harm to the community fabric.

# BEST TRANSPORTATION PRACTICES

Practice 1: Design the street network with multiple connections and relatively direct routes.

Practice 2: Space through-streets no more than a half-mile apart or the equivalent route density in a curvilinear network.

Practice 3: Use traffic-calming measures liberally. Use short streets, sharp curves, center islands, traffic circles, textured pavements, speed bumps and raised crosswalks.

Practice 4: Keep speeds on local streets down to 20 mph.

Practice 5: Keep speeds on arterials and collectors down to 35 mph (at least inside communities).

Practice 6: Keep all streets as narrow as possible and never more than four traffic lanes wide. Florida suggests access streets 18 feet, subcollectors 26 feet, and collectors from 28 feet to 36 feet depending on lanes and parking. Practice 7: Align streets to give buildings energy-efficient orientations. Allow building sites to benefit from sun angles, natural shading and prevailing breezes.

Practice 8: Avoid using traffic signals wherever possible and always space them for good traffic progression. Practice 9: Provide networks for pedestrians and bicyclists as good as the network for motorists.

Practice 10: Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets. Practice 11: Incorporate transit-oriented design features.

Practice 12: Establish TDM programs for local employees. Ridesharing, modified work hours, telecommuting and others.

### BEST ENVIRONMENTAL PRACTICES

Practice 1: Use a systems approach to environmental planning. Shift from development orientation to basins or ecosystems planning.

Practice 2: Channel development into areas that are already disturbed.

Practice 3: Preserve patches of high-quality habitat, as large and circular as possible, feathered at the edges and connected by wildlife corridors. Stream corridors offer great potential.

Practice 4: Design around significant wetlands.

Practice 5: Establish upland buffers around all retained wetlands and natural water bodies.

Practice 6: Preserve significant uplands, too.

Practice 7: Restore and enhance ecological functions damaged by prior site activities.

Practice 8: Detain runoff with open, natural drainage systems. The more natural the system the more valuable it will be for wildlife and water quality.

Practice 9: Design man-made lakes and stormwater ponds for maximum environmental value. Recreation, stormwater management, wildlife habitat and others.

Practice 10: Use reclaimed water and integrated pest management on large landscaped areas. Integrated pest management involves controlling pests by introducing their natural enemies and cultivating disease and insect resistant grasses.

Practice 11: Use and require the use of Xeriscape<sup>TM</sup> landscaping. Xeriscaping<sup>TM</sup> is water conserving landscape methods and materials.

### **BEST HOUSING PRACTICES**

Practice 1: Offer "life cycle" housing. Providing integrated housing for every part of the "life cycle."



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Practice 2: Achieve an average net residential density of six to seven units per acre without the appearance of crowding. Cluster housing to achieve open space.

Practice 3: Use cost-effective site development and construction practices. Small frontages and setbacks; rolled curbs or no curbs; shared driveways.

Practice 4: Design of energy-saving features. Natural shading and solar access.

Practice 5: Supply affordable single-family homes for moderate-income households.

Practice 6: Supply affordable multi-family and accessory housing for low-income households.

Practice 7: Tap government housing programs to broaden and deepen the housing/income mix.

Practice 8: Mix housing to the extent the market will bear.

# **LOCATION**

### Where is the proposed project located within the host-local government's boundaries?

The proposed development is located along Holcomb Bridge Road near the Chattahoochee River in the City of Roswell.

# Will the proposed project be located close to the host-local government's boundary with another local government? If yes, identify the other local government.

The proposed development is entirely within the City's jurisdiction; however, it is adjacent to Fulton County.

Will the proposed project be located close to land uses in other jurisdictions that would benefit, or be negatively impacted, by the project? Identify those land uses which would benefit and those which would be negatively affected and describe impacts.

None were identified during the review.

# **ECONOMY OF THE REGION**

According to information on the review form or comments received from potentially affected governments:

# What new taxes will be generated by the proposed project?

Estimated value of the development is \$138 million. The land is government property so there will be no annual local tax revenues generated.

# How many short-term jobs will the development generate in the Region?

Short-term jobs will depend upon construction schedule.

# Is the regional work force sufficient to fill the demand created by the proposed project?

Yes.



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# In what ways could the proposed development have a positive or negative impact on existing industry or business in the Region?

None were determined during the review.

# NATURAL RESOURCES

Will the proposed project be located in or near wetlands, groundwater recharge area, water supply watershed, protected river corridor, or other environmentally sensitive area of the Region? If yes, identify those areas.

### **Metropolitan River Protection Act, Stream Buffers and Watershed Protection**

The proposed project site is entirely within the 2000-foot Chattahoochee River Corridor and is subject to the requirements of the Metropolitan River Protection Act (Georgia Code 12-5-440 et seq.) and the Chattahoochee Corridor Plan. All land-disturbing activity within the Corridor is subject to review for consistency with the standards of the Corridor Plan. These standards include limits on land disturbance and impervious surface, a 50-foot undisturbed vegetative buffer and 150-foot impervious surface setback along the river (public wastewater treatment outfall structures are exempt from the buffer and setback requirements) and restrictions in the river floodplain. A proposal must meet all applicable standards in order to be consistent with the Plan. The property was submitted for review under the Act and Plan for preliminary grading work. That project was consistent with the Plan, but the proposed environmental Campus design will be submitted in a separate review. No blue line streams are located on the project property, as shown on the regional USGS coverage. Any streams on the property that have been mapped by the City of Roswell will be subject to the City's stream buffer ordinance. Land within 150-feet of the River is subject to the City's stream buffer regulations in addition to the requirements of the Metro River Act and the Corridor Plan. The Chattahoochee riverfront is also subject to the state 50-foot trout stream buffer and any other state waters on the property are subject to the State 25-foot Erosion and Sedimentation Act buffer, both of which are which are administered by the Environmental Protection Division of Georgia DNR. The project is also in the Chattahoochee Water Supply Watershed, which is a large watershed. The project is located more than seven miles upstream of the nearest downstream intake (the DeKalb intake is slightly upstream of where the property drains to the river), so no Part 5 minimum watershed criteria apply.

### **Storm Water / Water Quality**

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. ARC has estimated the amount of pollutants that will be produced after construction of the proposed development. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr). No factors were developed for wastewater treatment facilities, so office/light industrial was used for the developed portion of the site and forest/open space was used for the remainder. The loading factors are based on regional storm water monitoring data from the Atlanta Region. Actual loading factors will depend on the amount of impervious surface in the final project design. The following table summarizes the results of the analysis:



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# **Estimated Pounds of Pollutants Per Year:**

| Land Use                | Land<br>Area (ac) | Total<br>Phosphorus | Total<br>Nitrogen | BOD     | TSS      | Zinc  | Lead |
|-------------------------|-------------------|---------------------|-------------------|---------|----------|-------|------|
| Forest/Open             | 31.88             | 2.55                | 19.13             | 286.92  | 7491.80  | 0.00  | 0.00 |
| Office/Light Industrial | 10.68             | 13.78               | 182.95            | 1217.52 | 7561.44  | 15.81 | 2.03 |
| TOTAL                   | 42.56             | 16.33               | 202.08            | 1504.44 | 15053.24 | 15.81 | 2.03 |

Total % impervious

In order to address post-construction stormwater runoff quality, the project should implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual (<u>www.georgiastormwater.com</u>) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should utilize the stormwater better site design concepts included in the Manual.

# **HISTORIC RESOURCES**

# Will the proposed project be located near a national register site? If yes, identify site.

None have been identified. However, Indian artifacts have been found on the site.

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# In what ways could the proposed project create impacts that would damage the resource?

None have been determined.

# In what ways could the proposed project have a positive influence on efforts to preserve or promote the historic resource?

The development will include a city park and gardens.

### **INFRASTRUCTURE** Transportation

# Georgia Regional Transportation Authority Review Findings

This DRI proposal is being considered for review under the Georgia Regional Transportation Authority Expedited Review. The site is being proposed for a new wastewater treatment facility in the City of Roswell.

# How much traffic (both average daily and peak am/pm) will be generated by the proposed project?

GRTA and ARC review staff agreed with the methodology and assumptions used in the analysis. The net trip generation is based on the specific operational parameters being proposed by the developer.



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Based on information submitted for the review and the proposed use on the site, the vehicle trips generated by the proposed development will be approximately 26 per day.

# What are the existing traffic patterns and volumes on the local, county, state, and interstate roads that serve the site?

Projected traffic volumes from the Regional Travel Demand Model are compared to the assigned capacity of facilities within the study network. This data is used to calculate a volume to capacity (V/C) ratio. The V/C ratio values that define the LOS thresholds vary depending on factors such as the type of terrain traversed and the percent of the road where passing is prohibited. As a V/C ratio reaches 0.8, congestion increases. Any facilities that have a V/C ratio of 1.00 or above are considered congested. Holcomb Bridge Road and Spalding Drive currently operate at LOS D (daily LOS). By the year 2030, Holcomb Bridge Road and Spalding Drive are expected to operate at the same level of service.

# What transportation improvements are under construction or planned for the Region that would affect or be affected by the proposed project? What is the status of these improvements (long or short range or other)?

#### 2005-2010 TIP\*

| ARC Number | Route   | Type of Improvement | Scheduled<br>Completion<br>Year |
|------------|---|---------------------|---------------------------------|
| AR-123K    | TRAFFIC SIGNAL EQUIPMENT UPGRADES ALONG SR<br>92/140 (HOLCOMB BRIDGE ROAD) WILEY BRIDGE<br>ROAD, RIVER EXCHANGE | ITS                 | 2010                            |

# Impacts of the Johns Creek Environmental Campus: What are the recommended transportation improvements based on the traffic study done by the applicant?

No significant impacts have been estimated because of the development of this project.

# What are the conclusions of this review? Is the transportation system (existing and planned) capable of accommodating these trips?

With only an estimated 26 trips accessing the site daily, this development is permissible under the Expedited Review criteria.

# What transportation demand management strategies does the developer propose (carpool, flextime, transit subsidy, etc.)?

Given the type of development, none are necessary and the Air Quality Benchmark test will not be used.

# **INFRASTRUCTURE**



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# Wastewater and Sewage

Johns Creek Environmental Campus is the wastewater disposal facility.

# Which facility will treat wastewater from the project?

N/A

# What is the current permitted capacity and average annual flow to this facility?

The capacity of existing Johns Creek Facility is listed below

| PERMITTED<br>CAPACITY<br>MMF, MGD 1 | DESIGN<br>CAPACITY<br>MMF. | 2001<br>MMF,<br>MGD | 2008<br>MMF,<br>MGD | 2008<br>Capacity<br>Available | PLANNED<br>EXPANSION   | REMARKS  |
|-------------------------------------|----------------------------|---------------------|---------------------|-------------------------------|--|--|
|                                     | MGD                        |                     |                     | +/-, MGD                      |  |  |
| 7                                   | 7                          | 6.9                 | 11.5                | -4.5                          | Planned expansion<br>to 15mgd by 2005,<br>subject to permit<br>approval. | Existing sewer tap<br>moratorium in place;<br>alternatives analysis<br>required to address<br>immediate capacity<br>needs 2002-2004; future<br>increase in permitted<br>discharge to<br>Chattahoochee River<br>assumes increased flow<br>limits following removal<br>of heat load. |

MMF: Maximum Monthly Flow. Mgd: million of gallons per day.

<sup>1</sup> Source: Metropolitan North Georgia Water Planning District SHORT-TERM WASTEWATER CAPACITY PLAN, August 2002.

### What other major developments will be served by the plant serving this project?

ARC has reviewed a number of major developments that will be served by this plant.

# INFRASTRUCTURE

# Water Supply and Treatment

### How much water will the proposed project demand?

Water demand also is estimated at 0.001 MGD based on regional averages.

# How will the proposed project's demand for water impact the water supply or treatment facilities of the jurisdiction providing the service?

Information submitted with the review suggests that there is sufficient water supply capacity available for the proposed project.



#### **INFRASTRUCTURE** Solid Waste

How much solid waste will be generated by the project? Where will this waste be disposed?

Information not submitted for the review. Biosolids and screenings are disposed of by a private contract.

# Other than adding to a serious regional solid waste disposal problem, will the project create any unusual waste handling or disposal problems?

No.

Are there any provisions for recycling this project's solid waste?

None stated.

# **INFRASTRUCTURE**

**Other facilities** 

According to information gained in the review process, will there be any unusual intergovernmental impacts on:

- Levels of governmental services?
- Administrative facilities?
- · Schools?
- · Libraries or cultural facilities?
- Fire, police, or EMS?
- Other government facilities?
- Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?

None were determined during the review.

# HOUSING

Will the proposed project create a demand for additional housing?

No.

Will the proposed project provide housing opportunities close to existing employment centers?

No.

Is there housing accessible to the project in all price ranges demanded?



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Given the minimal number of employees, no housing impact analysis is necessary.

Is it likely or unlikely that potential employees of the proposed project will be able to find affordable\* housing?

N/A

\* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region – FY 2000 median income of \$51,649 for family of 4 in Georgia.

# **Haley Fleming**

| From:        | Franz, Dieter [DFranz@Brwncald.com]   |
|--------------|---|
| Sent:        | Wednesday, April 05, 2006 10:01 AM  |
| То:          | Robin Bechtel   |
| Cc:          | Suwanarpa, Kun; Ellington, Morgan; Haley Fleming; paul.williams@co.fulton.ga.us |
| Subject:     | RE: GRTA Expedited Review Process for Johns Creek Plant,                        |
| Attachments: | JCEC Site Plan.pdf  |

### Ms. Robin Bechtel Senior Land Use Planner Georgia Regional Transportation Authority

Subject: DRI ID Number 1080, John Creek Environmental Campus Traffic Generation and Air Permit Requirement

#### Dear Ms. Bechtel:

This letter is in response to the e-mail below regarding trip generation and air permitting requirements for the Johns Creek Environmental Campus.

The trip generation is due to approximately 20 employees, approximately 4 trucks per day for the hauling of bio-solids and chemical delivery, and 2 school buses for educational visits. This totals to approximately 26 one-way trips per day.

There will be no activities on the campus that will require an EPD Air Quality Permit.

We trust that this note meets your requirements for the Letter of Understanding (LOU) that this DRI qualifies for Expedited Review. Please do not hesitate to call or contact me if you need additional information.

Regards,

Dieter Franz, P.E. Vice President Brown and Caldwell 990 Hammond Drive, Suite 400 Atlanta, Georgia 30328

Tel.: (770) 673-3620 Fax: (770) 396-9495 e-mail: dfranz@brwncald.com

From: Robin Bechtel [mailto:RBechtel@GRTA.org] Sent: Monday, April 03, 2006 4:22 PM

**To:** DRI; Gena Wilder; Laura Beall; Robin Bechtel; Morgan Ellington (Morgan.Ellington@co.fulton.ga.us); Kun Suwanarpa (Kun.Suwanarpa@co.fulton.ga.us.); Franz, Dieter; Kathleen Field (kfield@ci.roswell.ga.us); Jean Hee Park (jpark@atlantaregional.com); Kris Morley-Nikfar (kmorley-nikfar@atlantaregional.com); M. Haley Fleming (hfleming@atlantaregional.com); Mike Alexander (MAlexander@atlantaregional.com); Susie Dunn (sdunn@atlantaregional.com)

Subject: GRTA Expedited Review Process for Johns Creek Plant

Your DRI ID NUMBER for this submission is: 1080 Use this number when filling out a DRI REVIEW REQUEST. Submitted on: 3/27/2006 2:31:37 PM

# DEVELOPMENT OF REGIONAL IMPACT Fulton County Initial DRI Information (Form1b)

This form is intended for use by local governments within the Metropolitan Region Tier that are also within the jurisdiction of the Georgia Regional Transportation Authority (GRTA). The form is to be completed by the city or county government for submission to your Regional Development Center (RDC), GRTA and DCA. This form provides basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Local governments should refer to both the Rules for the DRI Process 110-12-3 and the DRI Tiers and Thresholds established by DCA.

## Local Government Information

| Submitting Local Government:                     | Fulton County  |
|--|--|
| *Individual completing form and Mailing Address: | Dieter Franz (as agent for Fulton County) Brown & Caldwell 990 Hammond Drive Suite 400 Atlanta, GA 30328 |
| Telephone:                                       | 770-394-2997   |
| Fax:   | 770-396-9495   |
| E-mail (only one):                               | dfranz@brwncald.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 Pr   | roposed Project:    | Johns Creek Environmental Campus   |                            |  |
|  | Development Type         T           Wastewater Treatment Facilities         T           |                     | Description of Project   | Thresholds View Thresholds |  |
|  |  |                     | The Johns Creek Environmental Campus (JCEC)<br>will be located near Holcomb Bridge Road and is<br>being designed to treat 15 million gallons per day of<br>wastewater. |                            |  |
| Deve<br>Appli<br>Mailin<br>Addro                                   | veloper /<br>plicant and<br>ailing<br>Idress:  |                     |  |                            |  |
| Telep  | phone:   | 770-394-2997        |  |                            |  |
| ax:  |  | 770-396-9495        |  |                            |  |
| Email: dfranz@brwncald.com   |  |                     |  |                            |  |
| Name<br>prope<br>s) if<br>rom<br>applie                            | e of<br>erty owner<br>different<br>developer/<br>cant:                                   | Fulton County       |  |                            |  |
| Provi<br>Lot-D<br>Numl   | ovide Land-<br>t-District 1st District portions of Land Lots 883, 884, and 936<br>imber: |                     |  |                            |  |
| What<br>princ<br>stree<br>oads<br>provi<br>vehic<br>acces<br>site? | t are the<br>ipal<br>ts or<br>s<br>ding<br>cular<br>ss to the                            | Holcomb Bridge Road |  |                            |  |

| Provide name<br>of nearest<br>street(s) or<br>intersection:  | Ellard Drive and River Exchange Drive  |
|--|--|
| Provide<br>geographic<br>coordinates<br>(latitude/<br>longitude) of<br>the center of<br>the proposed<br>project<br>(optional):   | -84.26703 / 33.97517   |
| If available,<br>provide a link<br>to a website<br>providing a<br>general<br>location map of<br>the proposed<br>project<br>(optional).<br>(http://www.<br>mapquest.com<br>or http://www.<br>mapblast.com<br>are helpful<br>sites to use.): | http://www.mapquest.com/maps/map.adp?<br>formtype=address&country=US&popflag=0&latitude=&longitude=&name=☎=&level=&addtohistory=&cat=&address=883<br>+holcomb+bridge+road&city=roswell&state=ga&zipcode= |
| Is the<br>proposed<br>project entirely<br>located within<br>your local<br>government's<br>jurisdiction?  | Y  |
| If yes, how<br>close is the<br>boundary of<br>the nearest<br>other local<br>government?  | City of Roswell, Georgia (<0.5 miles.)   |
| If no, provide the   | following information:   |
| In what<br>additional<br>jurisdictions is<br>the project<br>located?   |  |
| In which<br>jurisdiction is<br>the majority of<br>the project<br>located? (give  | Name: Fulton County<br>(NOTE: This local government is responsible for initiating the DRI review process.)   |
| percent of<br>project)   | Percent of Project:  |
| Is the current<br>proposal a<br>continuation or<br>expansion of a<br>previous DRI?   | Ν  |
| If yes, provide<br>the following   | Name:  |
| information  |  |

| (where   |  |
|--|--|
| applicable):   | Project ID:  |
|  | App #:   |
| The initial<br>action being<br>requested of<br>the local<br>government by<br>the applicant is: | Permit   |
| What is the<br>name of the<br>water supplier<br>for this site?                                 | Fulton County  |
| What is the<br>name of the<br>wastewater<br>treatment<br>supplier for this<br>site?            | Johns Creek WPCP                                       |
| Is this project a<br>phase or part<br>of a larger<br>overall project?                          | Ν  |
| If yes, what<br>percent of the<br>overall project<br>does this<br>project/phase<br>represent?  |  |
| Estimated<br>Completion<br>Dates:  | This project/phase:<br>Overall project: September 2009 |

# Local Government Comprehensive Plan

Is the development consistent with the local government's comprehensive plan, including the Future Land Use Map? Y If no, does the local government intend to amend the plan/map to account for this development?

If amendments are needed, when will the plan/map be amended?

# Service Delivery Strategy

| Is all local service provision consistent with the countywide Service Delivery Strategy?      | Y |
|---|---|
| If no, when will required amendments to the countywide Service Delivery Strategy be complete? |   |

# Land Transportation Improvements

| Are land transportation or access improvements planned or needed to support the proposed project? | N |
|---|---|
| If yes, how have these improvements been identified:  |   |
| Included in local government Comprehensive Plan or Short Term Work Program?                       |   |
| Included in other local government plans (e.g. SPLOST/LOST Projects, etc.)?                       |   |
| Included in an official Transportation Improvement Plan (TIP)?                                    |   |
| Developer/Applicant has identified needed improvements?   |   |
| Other (Please Describe):  |   |

Submitted on: 4/12/2006 1:31:22 PM

# DEVELOPMENT OF REGIONAL IMPACT DRI Review Initiation Request (Form2a)

| Local Government Information |   |  |
|------------------------------|---|--|
| Submitting Local Government: | City of Roswell                                       |  |
| Individual completing form:  | Jennifer Peterson, Interim Planning & Zoning Director |  |
| Telephone:                   | 770-641-3780  |  |
| Fax:                         | 770-641-3741  |  |
| Email ( <b>only one</b> ):   | jpeterson@ci.roswell.ga.us                            |  |

# **Proposed Project Information**

| Name of Proposed Project: | Johns Creek Environmental Campus (aka, JCEC) |
|---------------------------|--|
| DRI ID Number:            | 1080   |
| Developer/Applicant:      | Fulton County, Attention: Kun Suwanarpa      |
| Telephone:                | 404-730-7394                                 |
| Fax:                      | 404-730-6325                                 |
| Email(s):                 | kun.suwanarpa@co.fulton.ga.us                |

# **DRI Review Process**

Y

Fulton County

Y

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?

If no, the official review process can not start until this additional information is provided.

# **Economic Impacts**

| Estimated Value at Build-Out:   | 138 Million                  |
|---|------------------------------|
| Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: | Goverment Property, no taxes |
| Is the regional work force sufficient to fill the demand created by the proposed project?                               | Y                            |

If the development will displace any existing uses, please describe (using number of units, square feet., etc): The Johns Creek Environmental Campus will replace the existing Johns Creek Water Reclamation Facility on Riverbirch Road in the Horseshoe Bend community.

# **Community Facilities Impacts**

# Water Supply

Name of water supply 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)?

Is sufficient water supply capacity available to serve the proposed project?

If no, are there any current plans to expand existing water supply capacity?

If there are plans to expand the existing water supply capacity, briefly describe below: na

| If water line extension is required to serve this project, how much additional line (in miles) will be required?  |                      |  |  |  |
|---|----------------------|--|--|--|
| Wastewater Disposal   |                      |  |  |  |
| Name of wastewater treatment provider for this site:  |                      | Fulton County  |  |  |
| What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?  |                      | na (the JCEC is a waterwater disposal facility               |  |  |
| Is sufficient wastewater treatment capacity available to serve this proposed  | project?             | ? Y  |  |  |
| If no, are there any current plans to expand existing wastewater treatment of   | capacity             | ?  |  |  |
| If there are plans to expand existing wastewater treatment capacity, briefly  | describe             | e below: na  |  |  |
| If sewer line extension is required to serve this project, how much additional miles) will be required?   | l line (in           | na   |  |  |
| Land Transport  | ation                |  |  |  |
| 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.)   |                      | proximately 26 trips per day/10 trip per peak hour           |  |  |
| Has a traffic study been performed to determine whether or not transportation access improvements will be needed to serve this project?   | on N                 |  |  |  |
| If yes, has a copy of the study been provided to the local government?  |                      |  |  |  |
| If transportation improvements are needed to serve this project, please des<br>Minimal, if any, improvements will be necessary. The scope of improvement<br>the addition of a deceleration or an acceleration lane.   | cribe be<br>ts could | low:<br>include re-striping of the existing right-of-way, or |  |  |
| Solid Waste Dis   | posal                |  |  |  |
| How much solid waste is the project expected to generate annually (in tons)?  | Biosolic<br>contrac  | ts & screenings are disposed of by a private                 |  |  |
| Is sufficient landfill capacity available to serve this proposed project?   | Y                    |  |  |  |
| If no, are there any current plans to expand existing landfill capacity?  |                      |  |  |  |
| If there are plans to expand existing landfill capacity, briefly describe below:<br>na  |                      |  |  |  |
| Will any hazardous waste be generated by the development? If yes, please explain below:   | N                    |  |  |  |
| Stormwater Mana   | geme                 | nt   |  |  |
| What percentage of the site is projected to be impervious surface once the  | propose              | d development has been constructed? 15%                      |  |  |
| Is the site located in a water supply watershed?  |                      | N  |  |  |
| If yes, list the watershed(s) name(s) below:<br>na  |                      |  |  |  |
| Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:<br>The JCEC is envisioned to be an environmental learning center. Demonstrations of low impact stormwater management is one part of this effort. |                      |  |  |  |
| Environmental Quality   |                      |  |  |  |
| Is the development located within, or likely to affect any of the following:  |                      |  |  |  |

DRI Record

| 1 | . Water supply watersheds?                | N |
|---|---|---|
| 2 | . Significant groundwater recharge areas? | N |
| 3 | . Wetlands?                               | N |
| 4 | . Protected mountains?                    | N |
| 5 | . Protected river corridors?              | Y |

If you answered yes to any question 1-5 above, describe how the identified resource(s) may be affected below: The project is within the Chattachoochee River Corrodor and will coply with MURPA. This action will be reviewed and permitted under City review and by seperate action.

Has the local government implemented environmental regulations consistent with the Department of Natural Resources' Rules for Environmental Planning Criteria?

Y

N

N

N

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

1. Floodplains?

2. Historic resources?

3. Other environmentally sensitive resources?

If you answered yes to any question 1-3 above, describe how the identified resource(s) may be affected below: The National parks Service and the US Army Corps of Engineers have been contacted regarding the installation of a diffuser discharde pipe in the river. Additionally, local regulations will require the submittal of an archeological survey to verify that any historic resources will not be negatively impacted by this project.

