



REGIONAL REVIEW NOTIFICATION

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

DATE: Apr 17 2006

ARC REVIEW CODE: R604171

TO: Mayor Jere Wood
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 received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments regarding related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: Johns Creek Environmental Campus

Review Type: Development of Regional Impact

Description: 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.

Submitting Local Government: City of Roswell

Date Opened: Apr 17 2006

Deadline for Comments: May 1 2006

Earliest the Regional Review can be Completed: May 17 2006

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING 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

Attached is information concerning this review.

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. If the ARC staff does not receive comments from you by 2006-05-01 00:00:00, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

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



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DEVELOPMENT OF REGIONAL IMPACT

DRI- REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Development Center for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and give us your comments in the space provided. The completed form should be returned to the RDC on or before the specified return deadline.

Preliminary Findings of the RDC: **Johns Creek Environmental Campus** *See the Preliminary Report .*

Comments from affected party (attach additional sheets as needed):

Individual Completing form:

Local Government:

Department:

Telephone: ()

Signature:

Date:

Please Return this form to:

Mike Alexander, Atlanta Regional Commission
40 Courtland Street NE
Atlanta, GA 30303
Ph. (404) 463-3302 Fax (404) 463-3254
malexander@atlantaregional.com

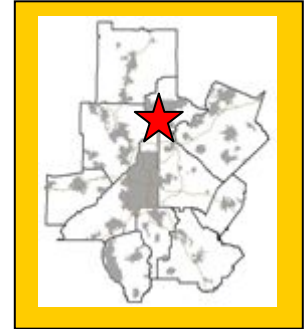
Return Date: May 1 2006

Preliminary Report:	April 17, 2006	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Johns Creek Environmental Campus #1080
Final Report Due:	May 17, 2006		Comments Due By:	May 1, 2006

PRELIMINARY REPORT SUMMARY

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

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.

This will be determined based on comments received from potentially impacted local governments.

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

This will be determined based on comments received from potentially impacted local governments.

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?

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The ARC has reviewed other major development projects, known as Area Plan (1984 to 1991) 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.

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PRELIMINARY 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™ landscaping. Xeriscaping™ 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.

This will be determined based on comments received from potentially impacted local governments.

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?

To be 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 Area (ac)	Total Phosphorus	Total 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

18

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 (www.georgiastormwater.com) 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, the property has been determined as a historical site from the Civil War.

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?

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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. 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 Completion Year
AR-123K	TRAFFIC SIGNAL EQUIPMENT UPGRADES ALONG SR 92/140 (HOLCOMB BRIDGE ROAD) WILEY BRIDGE 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.

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INFRASTRUCTURE

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

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

*₁ 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?

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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.)?

To be 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?

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No.

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

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@Brwnald.com]
Sent: Wednesday, April 05, 2006 10:01 AM
To: 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@brwnald.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 Proposed Project:	Johns Creek Environmental Campus	
Development Type	Description of Project	Thresholds
Wastewater Treatment Facilities	The Johns Creek Environmental Campus (JCEC) will be located near Holcomb Bridge Road and is being designed to treat 15 million gallons per day of wastewater.	View Thresholds

Developer / Applicant and Mailing Address:	Brown and Caldwell c/o Dieter Franz 990 Hammond Drive Suite 400 Atlanta, GA 30328
Telephone:	770-394-2997
Fax:	770-396-9495
Email:	dfranz@brwncald.com
Name of property owner (s) if different from developer/ applicant:	Fulton County
Provide Land-Lot-District Number:	1st District portions of Land Lots 883, 884, and 936
What are the principal streets or roads providing vehicular access to the site?	Holcomb Bridge Road

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

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

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	Y
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	Y
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:	Government 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:	Fulton County
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.001mgd
Is sufficient water supply capacity available to serve the proposed project?	Y
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?	na
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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 wastewater 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 capacity?	
If there are plans to expand existing wastewater treatment capacity, briefly describe below:	na
If sewer line extension is required to serve this project, how much additional line (in miles) will be required?	na

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 26 trips per day/10 trip per peak hour
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	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 describe below: Minimal, if any, improvements will be necessary. The scope of improvements could include re-striping of the existing right-of-way, or the addition of a deceleration or an acceleration lane.	

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	Biosolids & screenings are disposed of by a private contract
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: na	
Will any hazardous waste be generated by the development? If yes, please explain below:	N

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	15%
Is the site located in a water supply watershed?	N
If yes, list the watershed(s) name(s) below: na	
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: 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:	
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1. Water supply watersheds?	N
2. Significant groundwater recharge areas?	N
3. Wetlands?	N
4. Protected mountains?	N
5. Protected river corridors?	Y
<p>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 Chattahoochee River Corridor and will comply with MURPA. This action will be reviewed and permitted under City review and by separate action.</p>	
Has the local government implemented environmental regulations consistent with the Department of Natural Resources' Rules for Environmental Planning Criteria?	Y
<p>Is the development located within, or likely to affect any of the following:</p>	
1. Floodplains?	N
2. Historic resources?	N
3. Other environmentally sensitive resources?	N
<p>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 discharge 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.</p>	

