



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: Nov 8 2006

ARC REVIEW CODE: R610101

TO: Chairman Charles Bannister

ATTN TO: Jeff West, Planning Manager

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: Gwinnett County

Name of Proposal: The Place at Gwinnett

Review Type: Development of Regional Impact

Date Opened: Oct 10 2006

Date Closed: Nov 8 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 Place at Gwinnett is a mixed use development that meets several of ARC's Regional Development Policies. The Place at Gwinnett is an infill development on an existing parking lot of the Gwinnett Place Mall. Redevelopment of shopping centers and parking lots is one innovative method of accommodating expected population while preserving existing communities. The addition of residential uses adjacent to existing retail services will allow for the opportunity for individuals to live and shop within close proximity to one another. The future office component will allow for additional opportunities for employment adjacent to residential and commercial uses, placing less emphasis on single use automobile trips.

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

ARC LAND USE PLANNING

ARC DATA RESEARCH

GEORGIA DEPARTMENT OF NATURAL RESOURCES

CITY OF DULUTH

ARC TRANSPORTATION PLANNING

ARC AGING DIVISION

GEORGIA DEPARTMENT OF TRANSPORTATION

GWINNETT COUNTY SCHOOLS

ARC ENVIRONMENTAL PLANNING

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

GEORGIA REGIONAL TRANSPORTATION AUTHORITY

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.

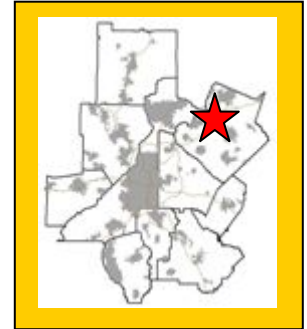
The ARC review website is located at: <http://www.atlantaregional.com/landuse/>.

Preliminary Report:	October 10, 2006	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	The Place at Gwinnett #1182
Final Report Due:	November 9, 2006		Comments Due By:	October 24, 2006

FINAL REPORT SUMMARY

PROPOSED DEVELOPMENT:

The proposed Place at Gwinnett is a 4.8 acre infill mixed use development located in the existing Gwinnett Place Mall parking lot in Gwinnett County. The proposed development will include 43,100 square feet of retail space, 121,000 square feet of office space, and 312 condominiums. Site access to the development is proposed at 6 locations along Ring Road, Gwinnett Place Drive, and along the east and west side in the existing parking lot.



PROJECT PHASING:

The project is being proposed in one phase with a project build out date for 2008.

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 C-3 (highway business). The proposed zoning for the site is HRR (high rise residential). Information submitted for the review states that the proposed zoning is consistent with Gwinnett County's Future Land Use Map which designates the area as a commercial/retail district.

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

No comments were received identifying inconsistencies with any potentially affected local government's comprehensive plan.

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

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

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?

Yes, the proposed development would increase the need for services in the area for existing and future residents.

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

The ARC has reviewed other major development projects, known as Area Plan (1984 to 1991) or as a DRI (1991 to present), within a three mile radius of the proposed project.

YEAR	NAME
2006	Steve Reynolds Blvd High Rise
2000	Crossroads at Gwinnett Place
1998	Opus South
1998	Sweetwater Apartments
1996	Wesley Place Apartments
1995	Satellite Mixed Use Development
1990	GA Hwy 120 Tract Redevelopment
1990	Breckenridge Place
1989	Gwinnett Commerce Center
1988	Koger Center of Gwinnett
1988	Hampton Green- Revised
1988	Breckenridge
1988	Venture Point
1986	Post Gwinnett

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 Place at Gwinnett is a mixed use development that meets several of ARC's Regional Development Policies. The Place at Gwinnett is an infill development on an existing parking lot of the Gwinnett Place Mall. Redevelopment of shopping centers and parking lots is one innovative method of accommodating expected population while preserving existing communities. The addition of residential uses adjacent to existing retail services will allow for the opportunity for individuals to live and shop within close proximity to one another. The future office component will allow for additional opportunities for employment adjacent to residential and commercial uses, placing less emphasis on single use automobile trips.

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The proposed development is increasing mixed use development in a fast growing part of the region. The ARC forecasts significant population and employment growth in central Gwinnett County over the next 25 years. ARC forecasts a population of over 233,000 residents in central Gwinnett County and an employment base of greater than 171,000 jobs. Overall, Gwinnett County's population is forecasted by the ARC to be just under one million and a total employment base for the County of over half a million jobs by 2030. The incorporation of higher density housing with convenient access to neighborhood services and the regional transportation network is essential to accommodating the expected growth efficiently.

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FINAL REPORT

Regional Development Plan Policies

1. Promote sustainable economic growth in all areas of the region.
2. Encourage development within principal transportation corridors, the Central Business District, activity centers, and town centers.
3. Increase opportunities for mixed use development, transit-oriented development, infill and redevelopment.
4. At strategic regional locations, plan and retail industrial and freight land uses.
5. Design transportation infrastructure to protect the context of adjoining development and provide a sense of place appropriate for our communities.
6. Promote the reclamation of Brownfield development sites.
7. Protect the character and integrity of existing neighborhoods, while also meeting the needs of communities.
8. Encourage a variety of homes styles, densities, and price ranges in locations that are accessible to jobs and services to ensure housing for individuals and families of all incomes and age groups.
9. Promote new communities that feature greenspace and neighborhood parks, pedestrian scale, support transportation options and provide an appropriate mix of uses and housing types.
10. Promote sustainable and energy-efficient development.
11. Protect environmentally-sensitive areas including wetlands, floodplains, small water supply watersheds, rivers, and corridors.
12. Increase the amount, quality, connectivity, and accessibility of greenspace.
13. Provide strategies to preserve and enhance historic resources.
14. Through regional infrastructure planning, discourage growth in undeveloped areas.
15. Assist local governments to adopt growth management strategies that make more efficient use of existing infrastructure.
16. Inform and involve the public in planning at regional, local, and neighborhood levels.
17. Coordinate local policies and regulations to support Regional Policies.
18. Encourage the development of state and regional growth management policy.

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.

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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.

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.

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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.”

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 project is located in Gwinnett County in the existing Gwinnett Place Mall parking lot in front of an empty anchor retail space, near the intersection of Gwinnett Place Drive and Ring Road.

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.

It is entirely within the Gwinnett County boundaries; however, it is less than two miles from the City of Duluth.

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 determined 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 \$240,000,000 million with an expected \$1,000,000 in annual local tax revenues.

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



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Short-term jobs will depend upon construction schedule.

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

Yes.

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.

This project is a proposed addition to Gwinnett Place Mall and will be located in an existing parking area, which has been in existence since the 1980's and appears to be entirely impervious. There are no extant streams on the property and the proposed development should not increase stormwater runoff over the existing conditions as there will be no apparent increase in impervious surface. Therefore, we have no comments on this project.

HISTORIC RESOURCES

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

None have been identified.

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

Not applicable.

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

Not applicable.

INFRASTRUCTURE

Transportation

How many site access points will be associated with the proposed development? What are their locations?

Access to the development is proposed at six full-movement driveways.



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- Two driveways are located along the south side of the development on Ring Road.
- Two driveways are located along the west side of the site, on the West Side Road (internal mall road).
- Two driveways are located along the east side of the site, on the East Side Road (internal mall road).

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

Kimley-Horn and Associates performed the transportation analysis. GRTA and ARC review staff agreed with the methodology and assumptions used in the analysis. The net trip generation is based on the rates published in the 7th edition of the Institute of Transportation Engineers (ITE) Trip Generation report; they are listed in the following table:

Land Use	A.M. Peak Hour			P.M. Peak Hour			24-Hour	SAT Peak Hour	
	Enter	Exit	2-Way	Enter	Exit	2-Way	2-Way	Enter	Exit
312 Condominiums	22	106	128	103	50	153	1688	72	61
121,000 sq ft Office Space	192	26	218	36	178	214	1545	23	20
43,100 sq ft Retail	27	17	44	78	84	162	1851	107	99
Reductions	-11	-6	-17	-55	-61	-116	-1274	-59	-56
TOTAL NEW TRIPS	230	143	373	162	251	413	3810	143	124

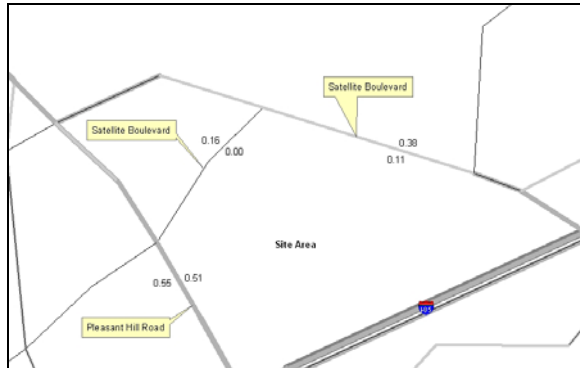
What are the existing traffic patterns and volumes on the local, county, state and interstate roads that serve the site?

Incorporating the trip generation results, the transportation consultant distributed the traffic on the current roadway network. An assessment of the existing Level of Service (LOS) and projected LOS based on the trip distribution findings helps to determine the study network. The results of this exercise determined the study network, which has been approved by ARC and GRTA. If analysis of an intersection or roadway results in a substandard LOS "D", then the consultant recommends improvements.

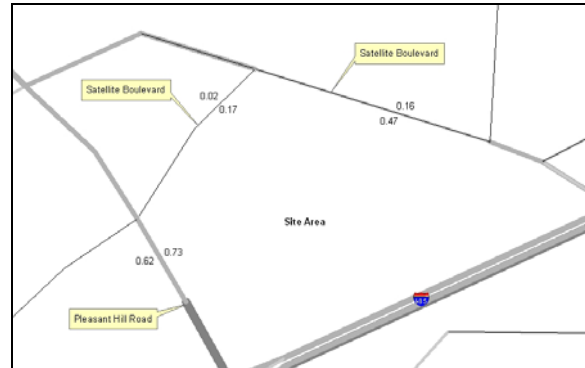
Projected traffic volumes from the Regional Travel Demand Model are compared to the assigned capacity of facilities within the study network. This data is used to calculate a volume to capacity (V/C) ratio. The V/C ratio values that define the LOS thresholds vary depending on factors such as the type of terrain traversed and the percent of the road where passing is prohibited. LOS A is free-flow traffic from 0 to 0.3, LOS B is decreased free-flow from 0.31 to 0.5, LOS C is limited mobility from 0.51 to 0.75, LOS D is restricted mobility from 0.76 to 0.9, LOS E is at or near capacity from 0.91 to 1.00, and LOS F is breakdown flow with a V/C ratio of 1.01 or above. As a V/C ratio reaches 0.8, congestion increases. The V/C ratios for traffic in various network years are presented in the following table. Any facilities that have a V/C ratio of 1.0 or above are considered congested.

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V/C Ratios



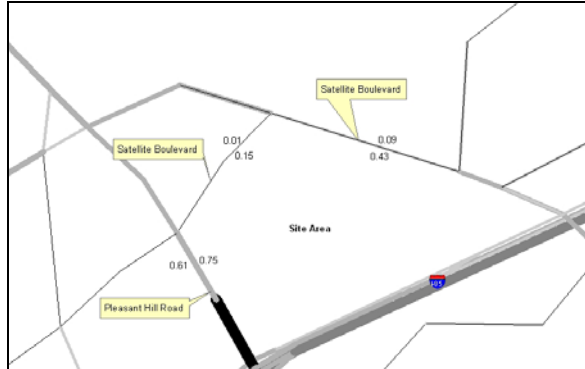
2005 AM Peak



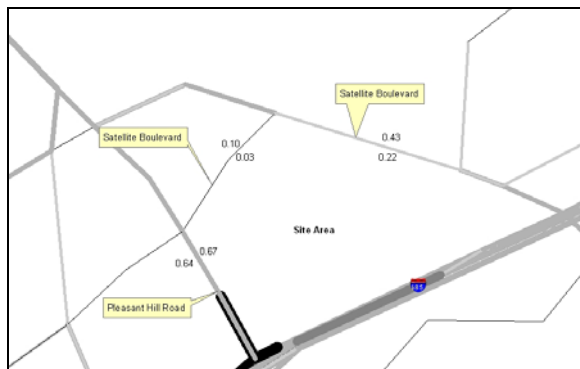
2005 PM Peak



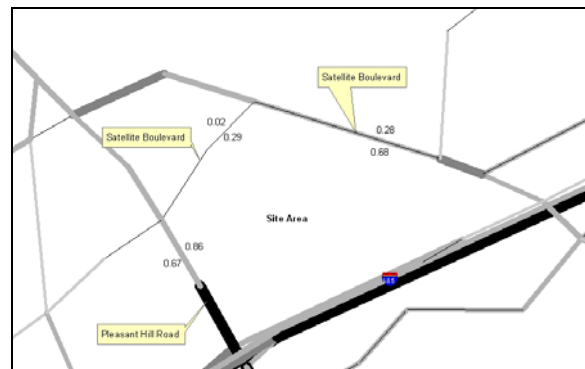
2010 AM Peak



2010 PM Peak



2030 AM Peak



2030 PM Peak

Legend	
AM/PM Peak V/C Ratio	LOS A: 0 - 0.3 LOS B: 0.31 - 0.5 LOS C: 0.51 - 0.75 LOS D: 0.76 - 0.90 LOS E: 0.91 - 1.00 LOS F: 1.01+

For the V/C ratio graphic, the data is based on 2005, 2010 and 2030 A.M./P.M. peak volume data generated from ARC's travel demand model for Mobility 2030, the 2030 RTP and the FY 2006-2011 TIP, approved in March of 2006. The travel demand model incorporates lane addition improvements and updates to the network as appropriate. As the life of the RTP progresses, volume and/or V/C ratio data may appear inconsistent due to (1) effect of implementation of nearby new or expanded facilities or (2) impact of socio-economic data on facility types.

List the transportation improvements that would affect or be affected by the proposed project.

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2006-2011 TIP*

ARC Number	Route	Type of Improvement	Scheduled Completion Year
GW-303	SATELLITE BOULEVARD ATMS	Roadway Operations	2009
AR-439	Addition of ramp meters and highway advisory radio at I-85/Pleasant Hill Road interchange	ITS-Smart Corridor	2007
GW-303	SATELLITE BOULEVARD ATMS	Roadway Operations	2009

2030 RTP*

ARC Number	Route	Type of Improvement	Scheduled Completion Year
AR-905A, B	I-85 NORTH BUS RAPID TRANSIT (BRT)	Transit Facility	2025

**The ARC Board adopted the 2030 RTP and FY 2006-2011 TIP on February 22, 2006. USDOT approved on March 30th, 2006.*

Summarize the transportation improvements as recommended by consultant in the traffic study for The Place at Gwinnett.

According to the findings, there will be no capacity deficiencies as a result of future year **background** traffic.

According to the findings, there will be some capacity deficiencies as a result of future year **total** traffic. The transportation consultant has made the following intersection geometry and improvement recommendations at the site driveways.

East Side Road at Driveway 1

- Add one lane exiting the parking deck; stop-controlled.

East Side Road at Driveway 2

- Add one lane exiting the parking deck; stop-controlled.

Ring Road at Gwinnett Place Drive/Driveway 3

- Construct Driveway 3 as the fourth leg of the existing all-way stop-controlled intersection.
- Construct a separate left-turn lane and shared through/right-turn lane along the Driveway 3 approach, exiting the site.
- Re-stripe the Gwinnett Place Drive approach to provide one left-turn lane, one through lane, and one right-turn lane.

Ring Road at Driveway 4

- Construct a separate left-turn lane and right-turn lane along the southbound Driveway 4 approach, exiting the site.

West Side Road at Driveway 5

- Add one lane exiting the parking deck; stop controlled.

West Side Road at Driveway 6

- Add one lane exiting the parking deck; stop controlled.



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Is the site served by transit? If so, describe type and level of service and how it will enhance or be enhanced by the presence of transit? Are there plans to provide or expand transit service in the vicinity of the proposed project?

This project is located immediately adjacent to the Gwinnett Transit Center, providing access to 5 Gwinnett County Transit local bus routes as well as to one Gwinnett County Transit express bus route with service to downtown Atlanta.

What transportation demand management strategies does the developer propose (carpool, flex-time, transit subsidy, etc.)?

None proposed.

The development **PASSES** the ARC's Air Quality Benchmark test.

Air Quality Impacts/Mitigation (based on ARC strategies)	Credits	Total
Where Residential is dominant, >15 units/ac		6%
Where Residential is dominant, 10% Retail or 10% Office		4%
w/in 1/4 mile of Bus Stop (CCT, MARTA, Other)		3%
Bike/ped networks that meet Mixed Use or Density target and connect to adjoining uses		5%
Total		18%

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

According to the traffic study, this project will have virtually no impact to the existing and future roadway conditions. However, this project is located in an area that suffers from high peak hour congestion. It is suggested that all recommended improvements be implemented prior to construction completion.

INFRASTRUCTURE

Wastewater and Sewage

Based on regional averages, wastewater is estimated at 0.079 MGD.

Which facility will treat wastewater from the project?

The Beaver Ruin facility will provide wastewater treatment for the proposed development.

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

The capacity of Beaver Ruin Site is listed below:



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PERMITTED CAPACITY MMF, MGD ₁	DESIGN CAPACITY MMF, MGD	2001 MMF, MGD	2008 MMF, MGD	2008 CAPACITY AVAILABLE +/-, MGD	PLANNED EXPANSION	REMARKS
4.5	4.5	4.46	4.5	0	None	

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 0.079 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 submitted with the review 837 tons of solid waste per year and the waste will be disposed of in Gwinnett County.

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.

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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, the project will provide an additional 312 housing units that will include condominiums.

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?

The site proposed for the development is located in Census Tract 502.07. This tract had a 15.9 percent increase in number of housing units from 2000 to 2005 according to ARC's Population and Housing Report. The report shows that 40 percent of the housing units are single-family, compared to 69 percent for the region; thus indicating a variety of housing options around the development area.

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

Likely, assuming the development is approved with multiple price ranges of housing.

* 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: Mike Alexander
Sent: Thursday, October 26, 2006 4:04 PM
To: Ken Suddreth
Cc: Haley Fleming
Subject: RE: DRI for The Place at Gwinnett - ARC Review Code R610101

Thanks!

Mike Alexander
404 463 3302
malexander@atlantaregional.com

From: Ken Suddreth [<mailto:ksuddreth@duluthga.net>]
Sent: Thursday, October 26, 2006 4:04 PM
To: Mike Alexander
Subject: DRI for The Place at Gwinnett - ARC Review Code R610101

Mike –

The City of Duluth has reviewed the above proposal and is very supportive of the concept. The City has no objections.

Thanks.

Ken Suddreth
Planning Director
City of Duluth
770-476-1790

10/26/2006

DRI #1182 - The Place at Gwinnett
ARC Review Code: R610101

Name of Commenting Organization:

Georgia DOT Office of Transportation Planning
#2 Capitol Square, SW
Atlanta, GA 30334

Contact Person: Jason Crane (404) 463-0010

This notice is considered to be consistent with the criteria for developments of regional impact, federal executive orders, acts and/or rules and regulations administered by this agency. Please see the comments below and forward to the appropriate local, state and regional officials.

There is presently one GDOT project programmed within close proximity to the proposed site. The project is Pleasant Hill Road from Brekinridge Blvd to Satellite Blvd in Gwinnett County (GDOT PI No. 0008148). This project includes the addition of bike and pedestrian facilities along Pleasant Hill Road. Please coordinate bike and pedestrian facilities in this development so that there is future interconnectivity with GDOT project ID no. 0008148.

In conclusion, we ask that the Developer coordinate with Gwinnett County officials to see that the above coordination is addressed.

Signature:


State Transportation Planning Administrator

Date: October 19, 2006
Phone: (404) 463-3302
Fax: (404) 463-3254
Mail to: Mike Alexander
Atlanta Regional Commission
40 Courtland Street NE
Atlanta, GA 30303

JPP:jfc

Your DRI ID NUMBER for this submission is: **1182**
 Use this number when filling out a DRI REVIEW REQUEST.
 Submitted on: 8/3/2006 3:17:18 PM

DEVELOPMENT OF REGIONAL IMPACT

Gwinnett 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:	Gwinnett County
*Individual completing form and Mailing Address:	Jeff West, Manager, Gwinnett Planning and Development, 446 W. Crogan St., Suite 150, Lawrenceville, GA 30045
Telephone:	678-518-6200
Fax:	678-518-6275
E-mail (only one):	jeffrey.west@gwinnettcountry.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:		The Place at Gwinnett
Development Type	Description of Project	Thresholds
Mixed Use	312 units high-rise condos (2 towers/25 stories) & loft condos; retail; office.	View Thresholds
Developer / Applicant and Mailing Address:		The Place at Gwinnett, LLC, c/o Millcreek Consulting, 4480 Commerce Drive, Suite A, Buford, GA 30518
Telephone:		
Fax:		
Email:		millcreek@bellsouth.net
Name of property owner(s) if different from developer/applicant:		Madison Walk, LLC
Provide Land-Lot-District Number:		Dist 6; LL 207
What are the principal streets or roads providing vehicular access to the site?		Pleasant Hill Rd.; Satellite Blvd.; I-85
Provide name of nearest street(s) or intersection:		Pleasant Hill Rd @ I-85
Provide geographic coordinates (latitude/longitude) of the center of the proposed project (optional):		/
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.):		
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?	1.25 miles to Duluth city limits
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: (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 (where applicable):	Name:
	Project ID:
	App #:
The initial action being requested of the local government by the applicant is:	Rezoning
What is the name of the water supplier for this site?	Gwinnett County
What is the name of the wastewater treatment supplier for this site?	Gwinnett County (Beaver Ruin WRF)
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: TBD Overall project:

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?	Y
If yes, how have these improvements been identified:	
Included in local government Comprehensive Plan or Short Term Work Program?	N
Included in other local government plans (e.g. SPLOST/LOST Projects, etc.)?	N
Included in an official Transportation Improvement Plan (TIP)?	N
Developer/Applicant has identified needed improvements?	Y
Other (Please Describe): See TIS	Y

Submitted on: 10/4/2006 4:10:50 PM

DEVELOPMENT OF REGIONAL IMPACT DRI Review Initiation Request (Form2a)

Local Government Information

Submitting Local Government:	Gwinnett County
Individual completing form:	Jeff West
Telephone:	678-518-6200
Fax:	678-518-6275
Email (only one):	jeffrey.west@gwinnettcountry.com

Proposed Project Information

Name of Proposed Project:	The Place at Gwinnett
DRI ID Number:	1182
Developer/Applicant:	The Place at Gwinnett, LLC, c/o Millcreek Consulting
Telephone:	770-614-6511
Fax:	
Email(s):	millcreek@bellsouth.net

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:	\$240,000,000.00
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$1,000,000 per applicant
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):	

Community Facilities Impacts

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)?	0.079 mgd
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:	
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:	Gwinnett County
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What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.079 mgd
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:	
If sewer line extension is required to serve this project, 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.)	See TIS
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	Y
If yes, has a copy of the study been provided to the local government?	Y
If transportation improvements are needed to serve this project, please describe below: See TIS	

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	837 tons/annum
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:	
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?	75%
Is the site located in a water supply watershed?	N
If yes, list the watershed(s) name(s) below:	
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Stormwater BMP's, decked parking.	

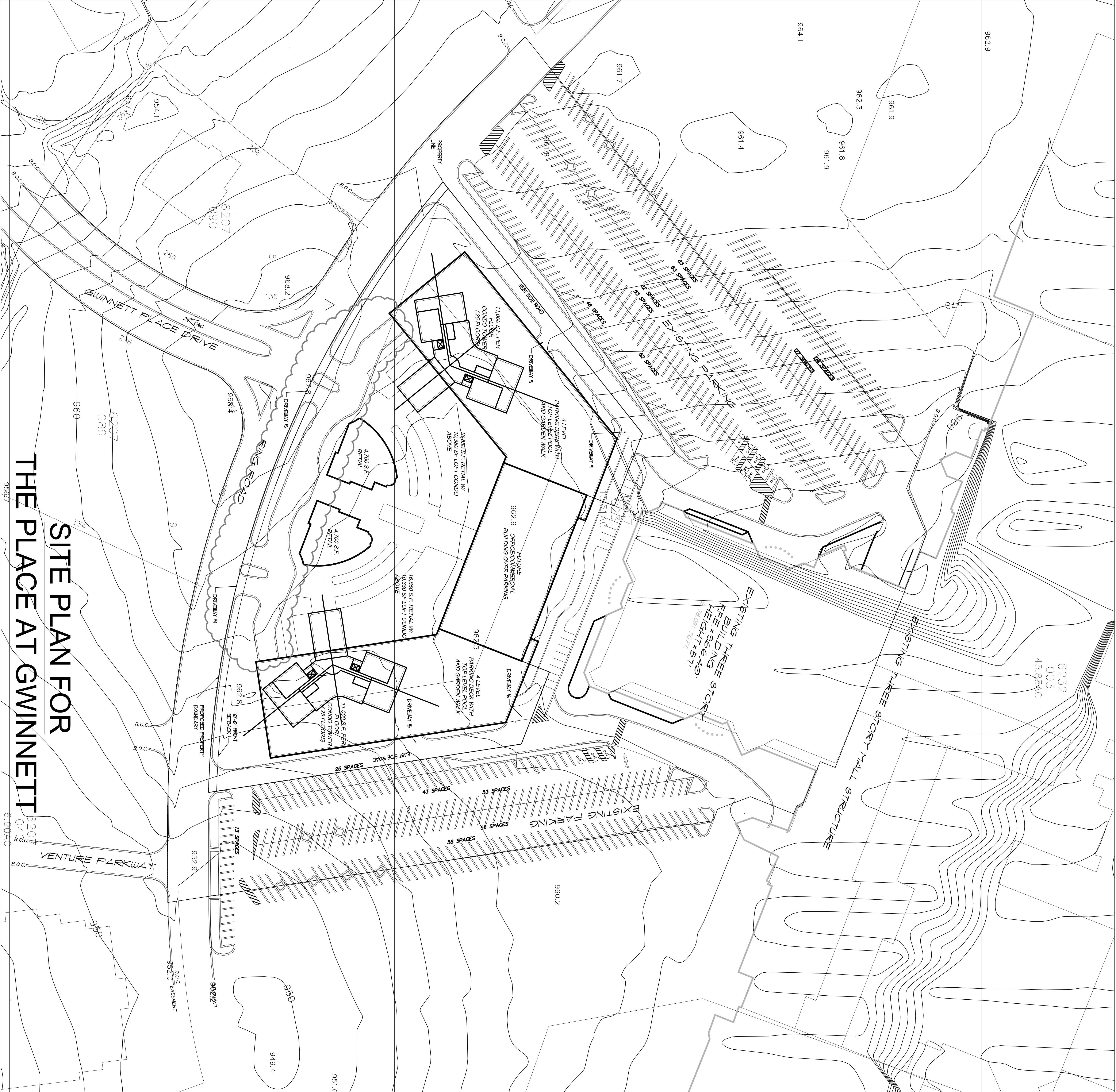
Environmental Quality

Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	N
2. Significant groundwater recharge areas?	N
3. Wetlands?	N
4. Protected mountains?	N
5. Protected river corridors?	N
If you answered yes to any question 1-5 above, describe how the identified resource(s) may be affected below:	
Has the local government implemented environmental regulations consistent with the Department of Natural Resources' Rules for Environmental Planning Criteria?	Y

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

1. Floodplains?	N
2. Historic resources?	N
3. Other environmentally sensitive resources?	N

If you answered yes to any question 1-3 above, describe how the identified resource(s) may be affected below:



SITE PLAN FOR
THE PLACE AT GWINNETT

FLOOD DATA

NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A 100 YEAR FLOOD HAZARD AREA PER FIRM PANEL 130322 0160 E, DATED JULY 20, 1998. INFORMATION PER ALTA SURVEY BY PRECISION PLANNING. PROJECT NUMBER S04264

STORM WATER RETENTION

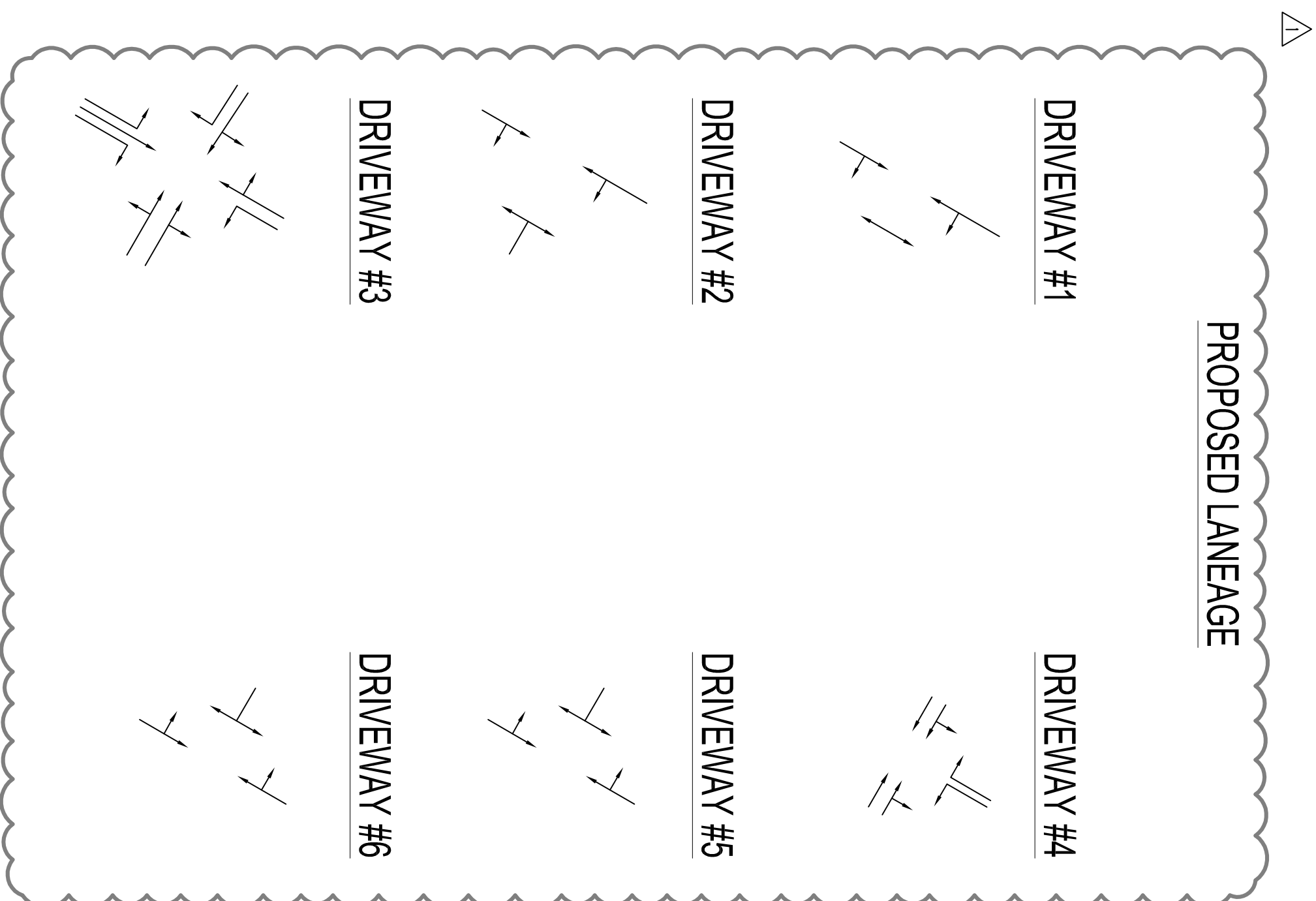
INCORPORATED INTO MASTER PLANNED WATER MANAGEMENT SCHEME

AREA CALCULATIONS

GROSS ACREAGE: 15.511 ACRES
NET ACREAGE: 15.511 ACRES
COMMON
OPEN SPACE: 80,000 SF
RESIDENTIAL: 570,760 SF
RETAIL: 43,100 SF
TOTAL GROSS: 673,860 SF

PARKING CALCULATIONS

FUNCTION TYPE	MINIMUM REQUIRED	MAXIMUM ALLOWED
RESIDENTIAL:	468 SPACES	936 SPACES
RETAIL:	87 SPACES	217 SPACES
TOTAL REQUIRED:	797 SPACES	
TOTAL ALLOWED:		1,153 SPACES
TOTAL PROVIDED:	868 SPACES	



AREA MAP



WAKEFIELD
BEASLEY &
ASSOCIATES

ARCHITECTS INTERIORS

5155 Peachtree Parkway
Building 200, Suite 3220
Norcross, Georgia 30092
770 209 9393 TELEPHONE
770 209 7050 FAX

THE PLACE AT GWINNETT

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Print Record

13 JUNE 2006 ZONING PROPOSAL

Revisions

03 OCT. 2006 ZONING PROPOSAL

Date: 23 JUNE 2006 Job No: 00710.00
Sheet Title: SITE PLAN

Sheet No: A0.3