



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: Feb 22 2007

ARC REVIEW CODE: R701251

TO: Chairman Charles Bannister

ATTN TO: Jeff West, 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: Atlanta Global Station

Review Type: Development of Regional Impact

Date Opened: Jan 25 2007

Date Closed: Feb 22 2007

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 Atlanta Global Station is a mixed use development that meets several of ARC's Regional Development Policies. Atlanta Global Stations is an infill redevelopment on an existing under-performing retail center. Redevelopment of retail 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 automobile trips. ARC's Unified Growth Policies Map classifies the Atlanta Global Station site in a Regional Activity Center within a Mega Corridor. Regional Activity Centers are areas of intense retail, office, and residential uses. Mega Corridors are the most intensely developed radial corridors in the region. The office, retail, housing, hotel, and convention intensities of Atlanta Global Station meet the intent and purpose of the development types recommended for these areas on the Regional Development Type Matrix.

Comments received from the Gwinnett Place CID are included at the end of this report. The proposed development is located within the Community Improvement District and should work with the CID to improve upon the development and meet with goals and policies of the CID. A master plan was created for Satellite Boulevard by the CID that includes Streetscape Standards that enhance safety and pedestrian mobility. It is strongly recommended that the developer incorporate these standards into the development, especially along Pleasant Hill Road and Satellite Boulevard.

Also included in comments from the CID, this development could bring thousands of new residents, business owners, shoppers, workers into the area. As it is located on the corner of Pleasant Hill Road and Satellite Boulevard, and across the street from the Gwinnett Transit Center, the current facilities, including the new 5-foot sidewalk installed by Gwinnett County DOT, will be strained to accommodate the new residents moving into the area. This new development, along with other future high-rise, mixed-use projects, will increase the need for safer pedestrian mobility options. These new residents and visitors will seek a direct connection to the Gwinnett Transit Center and the multitude of retail/entertainment venues along Satellite Blvd. and Pleasant Hill Road. It is strongly recommended that the developer work with the CID to help provide a safer route, for pedestrians and transit riders, across these roadways.

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

CITY OF LAWRENCEVILLE

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

GWINNETT PLACE CID

If you have any questions regarding this review, Please call Haley Fleming, Review Coordinator, at (404) 463-3311. This finding will be published to the ARC website.

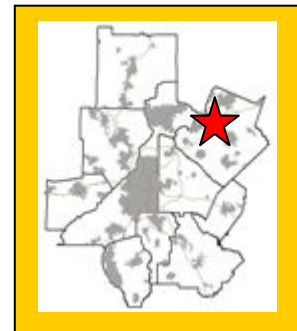
The ARC review website is located at: <http://www.atlantaregional.com/landuse>

Preliminary Report:	January 25, 2007	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Atlanta Global Station #1275
Final Report Due:	February 25, 2007		Comments Due By:	February 8, 2007

FINAL REPORT SUMMARY

PROPOSED DEVELOPMENT:

The proposed Atlanta Global Station is a 42.43 acre infill mixed use development in Gwinnett County. The proposed development will include 551,188 square feet of retail space, 723,784 square feet of office space, a multi-use convention center with a seating capacity of 6,000, a 320 room hotel, and 1,174 residential units. The residential units include 974 high rise condominiums and 200 loft condos. Site access to the development is proposed at 8 locations along Old Norcross Rd, Pleasant Hill Road, Satellite Boulevard.



PROJECT PHASING:

The project is being proposed in two phases with a project build out date for 2012.

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-2 (general business). The DRI trigger for this development is compliance with the mixed use redevelopment overlay district. 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 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?

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

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
2007	The Place at Gwinnett
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 developed as a retail strip center with the majority of the retail space vacant. All existing buildings are to be demolished with the redevelopment.

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 Atlanta Global Station is a mixed use development that meets several of ARC's Regional Development Policies. Atlanta Global Stations is an infill redevelopment on an existing under-performing retail center. Redevelopment of retail 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

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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 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 229,000 residents in central Gwinnett County and an employment base of greater than 184,000 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.

Comments received from the Gwinnett Place CID are included at the end of this report. The proposed development is located within the Community Improvement District and should work with the CID to improve upon the development and meet with goals and policies of the CID. A master plan was created for Satellite Boulevard by the CID that includes Streetscape Standards that enhance safety and pedestrian mobility. It is strongly recommended that the developer incorporate these standards into the development, especially along Pleasant Hill Road and Satellite Boulevard.

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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 on an existing retail site, bounded on the north by Old Norcross Road, on the southeast by Satellite Boulevard, and on the southwest by Pleasant Hill 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.

The proposed development is located adjacent to the Gwinnett Place Mall. The proposed development will add to the diversity of uses and activities within the area.

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 \$1.3 billion with an expected \$19,000,000 in annual local tax revenues.



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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.

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 proposed to be built over existing structures and parking areas, which have been in existence since the early 1990's and appear to be entirely impervious. The proposed project will represent a net decrease in impervious, based on aerial photo evidence. There are no extant streams on the property, the proposed development should not increase stormwater runoff over the existing conditions and it will offer an opportunity to update existing facilities to current standards.

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?



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A total of eight access points are associated with the proposed development.

- One existing, signalized access point is provided onto Old Norcross Road at the intersection of Old Norcross Road and Davenport Road.
- Four existing access points are provided onto Pleasant Hill Road, two are signalized.
- Three existing access points are provided onto Satellite Boulevard, two are signalized.

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

Street Smarts 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
1,174 Condominiums	70	299	369	257	158	415	4650	164	217
551,000 sq ft Retail Space	266	170	436	927	1004	1931	20596	1365	1260
320 Room Hotel	106	67	173	100	89	189	2492	126	99
724,000 sq ft Office Space	804	110	914	151	738	889	6125	99	85
6,000 Seat Conference Facility	930	n/a	930	930	930	1860	n/a	930	930
Reductions	-84	-60	-144	-462	-497	-959	-10375	-562	-560
TOTAL NEW TRIPS	2092	586	2678	1903	2422	4325	23488	2122	2031

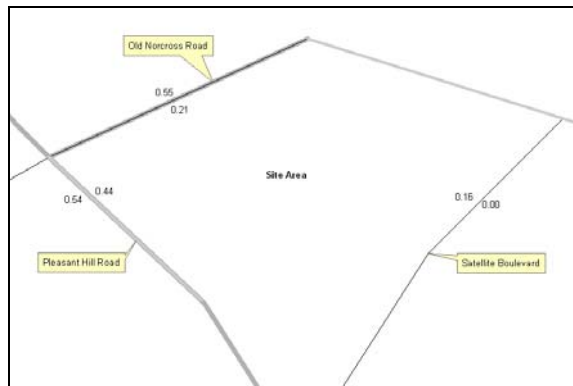
What are the existing traffic patterns and volumes on the local, county, state and interstate roads that serve the site?

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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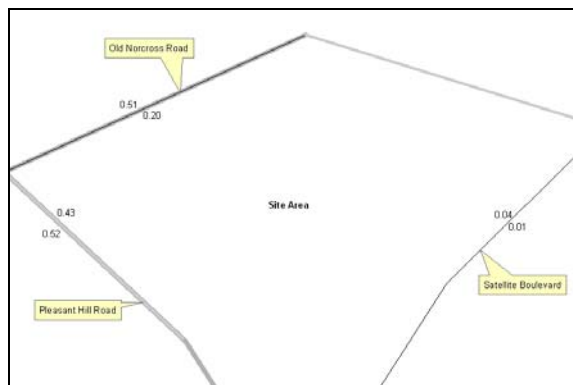
V/C Ratios



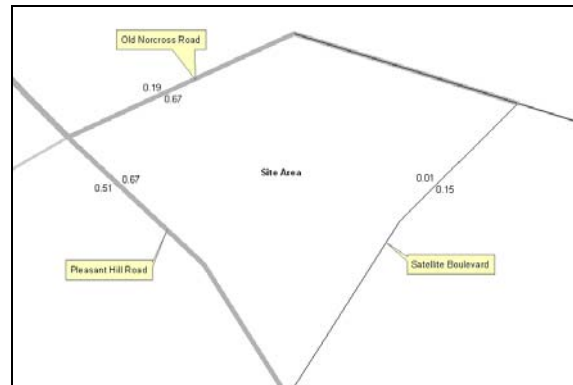
2005 AM Peak



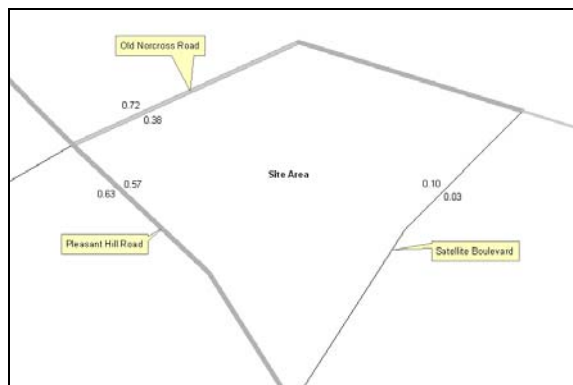
2005 PM Peak



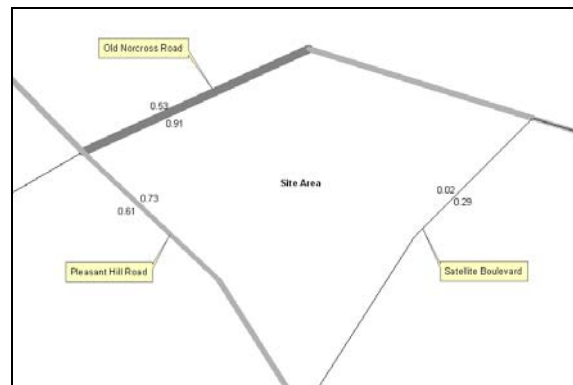
2010 AM Peak



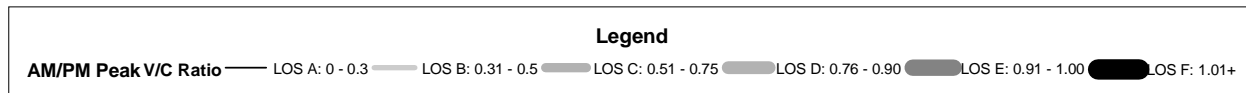
2010 PM Peak



2030 AM Peak



2030 PM Peak



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.

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

2006-2011 TIP*

ARC Number	Route	Type of Improvement	Scheduled Completion Year
GW-302	PLEASANT HILL ROAD ATMS	Roadway Operations	2011
GW-303	SATELLITE BOULEVARD ATMS	Roadway Operations	2009
GW-300	US 23 (BUFORD HIGHWAY) ATMS	Roadway Operations	2009

2030 RTP*

ARC Number	Route	Type of Improvement	Scheduled Completion Year
GW-271	PLEASANT HILL ROAD	Roadway Capacity	2026
AR-910	SR 13 (BUFORD HIGHWAY) ARTERIAL BUS RAPID TRANSIT (BRT)	Transit Facility	2026
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 Atlanta Global Station Mixed-Use Site.

According to the findings, there will be some capacity deficiencies as a result of future year **background** traffic. The transportation consultant has made recommendations for improvements to be carried out in order to upgrade the existing level of service.

Pleasant Hill Road at Satellite Boulevard

- Add one through lane on the eastbound and westbound approaches on Pleasant Hill Road along with receiving lanes.
- Add one right-turn lane on the eastbound and southbound approaches.
- Optimize the traffic signal timing splits while maintaining signal coordination with other traffic signals in the transportation network.

Pleasant Hill Road at Old Norcross Road

- Add one through lane on the eastbound and westbound approaches on Pleasant Hill Road along with receiving lanes.
- Optimize the traffic signal timing splits while maintaining signal coordination with other traffic signals in the transportation network.

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According to the findings, there will be some capacity deficiencies as a result of future year **total** traffic. The transportation consultant has made recommendations for improvements to be carried out in order to upgrade the existing level of service. The recommendations stated in the no-build condition are also applicable to the build condition.

Pleasant Hill Road at Satellite Boulevard

- Add two through lanes on the eastbound and westbound approaches on Pleasant Hill Road along with receiving lanes.
- Add one through lane on the northbound and southbound approaches on Satellite Boulevard along with receiving lanes.
- Add one right-turn lane on the eastbound and southbound approaches.
- Optimize the traffic signal timing splits while maintaining signal coordination with other traffic signals in the transportation network.

Pleasant Hill Road at Site Access (across from Einstein's Driveway)

- Add one westbound right-turn lane on Pleasant Hill Road.
- Add two southbound left-turn lanes on the site access with protected signal phasing.
- Optimize the traffic signal timing splits while maintaining signal coordination with other traffic signals in the transportation network.

Pleasant Hill Road at Old Norcross Road

- Add one through lane on the eastbound and westbound approaches on Pleasant Hill Road along with receiving lanes.
- Optimize the traffic signal timing splits while maintaining signal coordination with other traffic signals in the transportation network.

Pleasant Hill Road at Site Access (across from Davenport Road)

- Add one northbound left-turn lane, one northbound through lane and one northbound right-turn lane on the Site Access.
- Add one eastbound right-turn lane on Old Norcross Road.
- Re-stripe the exclusive right turn lane on the southbound approach on Davenport Road from a right-turn lane to a shared through-right lane.
- Re-stripe the center lane on Old Norcross Road to a westbound left-turn lane.
- Optimize the traffic signal timing splits while maintaining signal coordination with other traffic signals in the transportation network.

Satellite Boulevard at Old Norcross Road

- Optimize the traffic signal timing splits while maintaining signal coordination with other traffic signals in the transportation network.

Satellite Boulevard at Merchants Way

- Re-stripe the eastbound shared through-right turn lane on Merchants Way to an exclusive right-turn lane.
- Re-stripe the eastbound left-turn lane on Merchants Way to a shared through-left lane.
- Optimize the traffic signal timing splits while maintaining signal coordination with other traffic signals in the transportation network.

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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?

The Gwinnett Transit Center is located adjacent to the site and is served by five local Gwinnett County Transit buses and one Gwinnett County Transit express bus with connections to MARTA's Doraville Rail Station and Downtown Atlanta. Transit service in the vicinity of the proposed site is provided on a level seldom found in the region.

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 and 10% Office		9%
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		23%

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

According to the impact analysis in the traffic study, four intersections will operate below the acceptable level of service in the future year background condition while five intersections will operate below the acceptable level of service in the future year total condition prior to implementing the recommended improvements. Implementing the recommended improvements allows all studied intersections to operate at the acceptable level of service. 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 0.61 MGD.

Which facility will treat wastewater from the project?

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



Preliminary Report:	January 25, 2007	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Atlanta Global Station #1275
Final Report Due:	February 25, 2007		Comments Due By:	February 8, 2007

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

The capacity of Beaver Ruin Site 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
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 0.7 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 6,972 tons of solid waste per year and the waste will be disposed of in Gwinnett County.

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

No.

Preliminary Report:	January 25, 2007	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Atlanta Global Station #1275
Final Report Due:	February 25, 2007		Comments Due By:	February 8, 2007

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 determine during the review.

HOUSING

Will the proposed project create a demand for additional housing?

No, the project will provide an additional 1174 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 an 18.4 percent increase in number of housing units from 2000 to 2006 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?

Preliminary Report:	January 25, 2007	DEVELOPMENT OF REGIONAL IMPACT <u>REVIEW REPORT</u>	Project:	Atlanta Global Station #1275
Final Report Due:	February 25, 2007		Comments Due By:	February 8, 2007

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: Joe Allen [jallen@gwinnettplacecid.com]
Sent: Thursday, February 08, 2007 10:51 AM
To: Haley Fleming
Cc: jallen@gwinnettplacecid.com
Subject: Regional Review Notification/ARC Review Code: R701251

Mr. Fleming:

Good morning. The Gwinnett Place CID received a copy of the regional review notification (ARC Review Code R701251) regarding the Atlanta Global Station proposal. If appropriate, I would like to add the following two items for discussion/consideration.

In May 2006, the Gwinnett Place CID contracted with professional designers and engineers to create a Master Plan for Satellite Boulevard. Out of those efforts, our Gwinnett Place CID Streetscape Standards were designed and adopted. The standards were created in order to enhance safety and pedestrian mobility, while also crafting a defined look for the CID area. These standards are being implemented as funding resources allow the CID. I would like to request that the Atlanta Global Station incorporate these standards into their development, especially along Pleasant Hill Road and Satellite Blvd.

This development could bring thousands of new residents, business owners, shoppers, workers, etc. into the area. As it is located on the corner of Pleasant Hill Road and Satellite Boulevard, and across the street from the Gwinnett Transit Center, the current facilities, including the new 5-foot sidewalk installed by Gwinnett County DOT, will be strained to accommodate the new residents moving into the area. The CID believes this new development, along with other future high-rise, mixed-use projects, will increase the need for safer pedestrian mobility options. These new residents and visitors that will seek a direct connection to the Gwinnett Transit Center and the multitude of retail/entertainment venues along Satellite Blvd. and Pleasant Hill Road. The CID would like to partner with the developer to help provide a safer route, for pedestrians and transit riders, across these roadways. We would like to have creative ideas explored for enhancing pedestrian safety, including a pedestrian bridge across Satellite Blvd. and pedestrian refuge islands on Pleasant Hill Road.

Thank you for allowing us the opportunity to comment on this proposal. If you need this information in a more formal manner or need clarification, please do not hesitate to contact me.

Thanks,
Joe

Joe Allen
Executive Director
Gwinnett Place Community Improvement District
3700 Crestwood Parkway, Suite 680
Duluth, GA 30096
Phone: 678-924-8171
Cell: 678-386-5896
Fax: 678-924-8179

jallen@GwinnettPlaceCID.com
www.GwinnettPlaceCID.com

2/12/2007

Your DRI ID NUMBER for this submission is: 1275
 Use this number when filling out a DRI REVIEW REQUEST.
 Submitted on: 11/22/2006 11:38:02 AM

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; Dept. of Planning and Dev.; 446 W. Crogan St., Ste 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: Global Station		
Development Type	Description of Project	Thresholds
Mixed Use	3453240 sq ft total (974 condominiums; 200 residential lofts; 100 office condos; 551188 sq ft retail; 523784 sq ft office tower; 320000 sq ft multi-purpose convention center; 320 room hotel)	View Thresholds
Developer / Applicant and Mailing Address:		Trinity Real Estate Advisors c/o Mahaffey Pickens Tucker LLP, 1550 North Brown Road, Suite 125, Lawrenceville, GA 30043
Telephone:		770-232-0000
Fax:		678-518-6880
Email:		ltucker@mptlawfirm.com
Name of property owner(s) if different from developer/applicant:		Gwinnett Station LLC
Provide Land-Lot-District Number:		LL 232; 6th Dist
What are the principal streets or roads providing vehicular access to the site?		Pleasant Hill Rd, Satellite Blvd, Old Norcross Rd
Provide name of nearest street(s) or intersection:		Pleasant Hill Rd, Satellite Blvd, Old Norcross Rd
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?		0.5 mi. 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:		Other Mixed-Use Redevelopment Overlay District

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
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: 2011

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: 1/19/2007 9:49:03 AM

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:	Global Station
DRI ID Number:	1275
Developer/Applicant:	Trinity Real Estate Advisors
Telephone:	770-232-0000
Fax:	678-518-6880
Email(s):	ltucker@mptlawfirm.com, jeffreyyfabian@trinityrea.com

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:	\$1,342,400,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$19,000,000
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): +/- 300,000 sq ft vacant retail space.	

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)?	0.7 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
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.61 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)?	19.1 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?	90%
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 BMPs.	
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:	

WAKEFIELD
BEASLEY &
ASSOCIATES

ARCHITECTS INTERIORS

5155 Peachtree Parkway
Building 300, Suite 3220
Norcross, Georgia 30092
770 209 9393 TELEPHONE
770 209 7050 FAX
Contact: Lindell H. Sherrill, AIA

**ATLANTA
GLOBAL
STATION**

**GWINNETT
COUNTY,
GEORGIA**



TRINITY
Real Estate
Advisors

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SUITE 330
DULUTH, GA. 30096
CONTACT: JERRY FABIAN**

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2006-11-21 M.J.R. SUBMITTAL
2007-01-02 GRTA SITE PLAN

Revisions

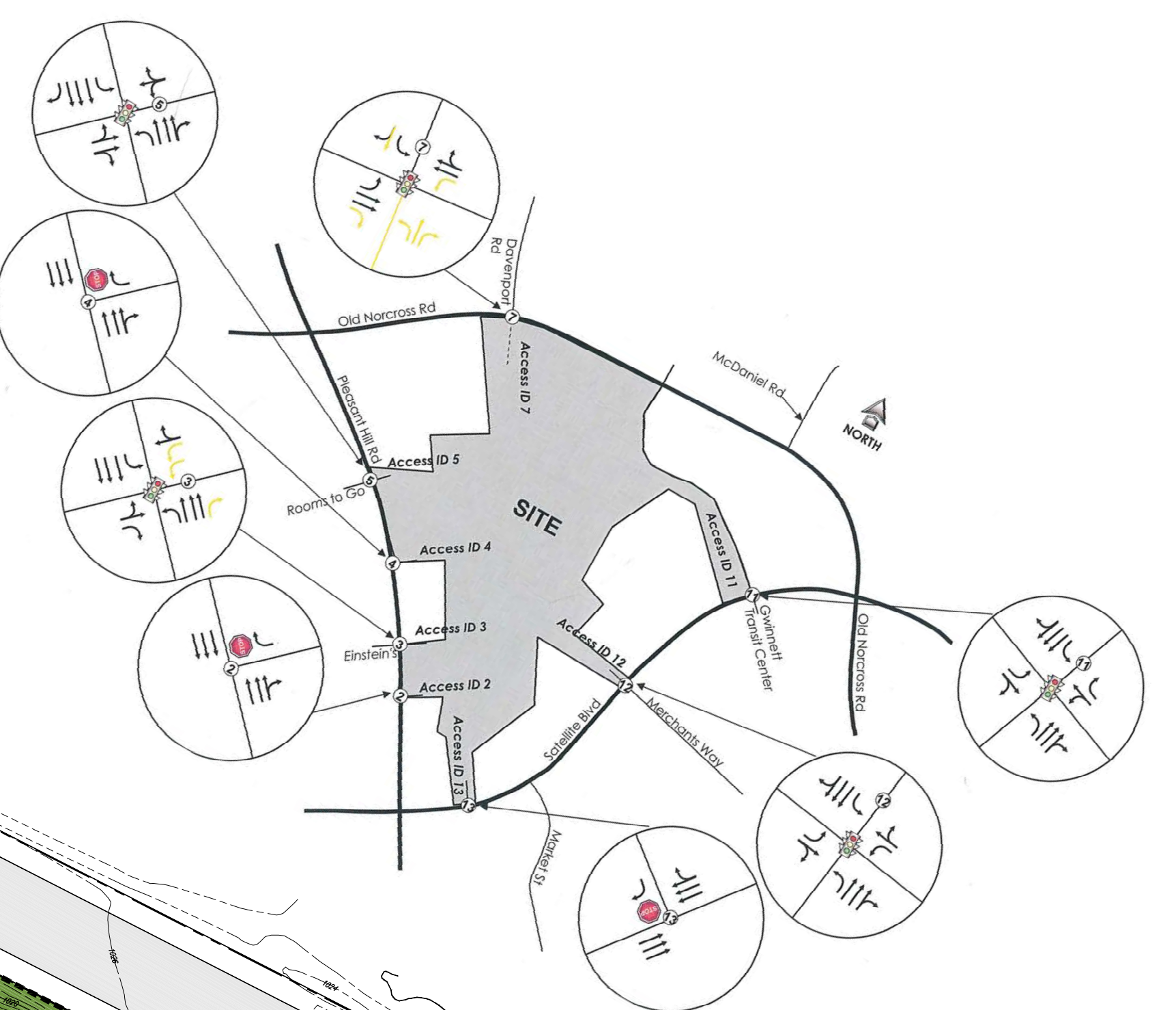
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SITE PLAN

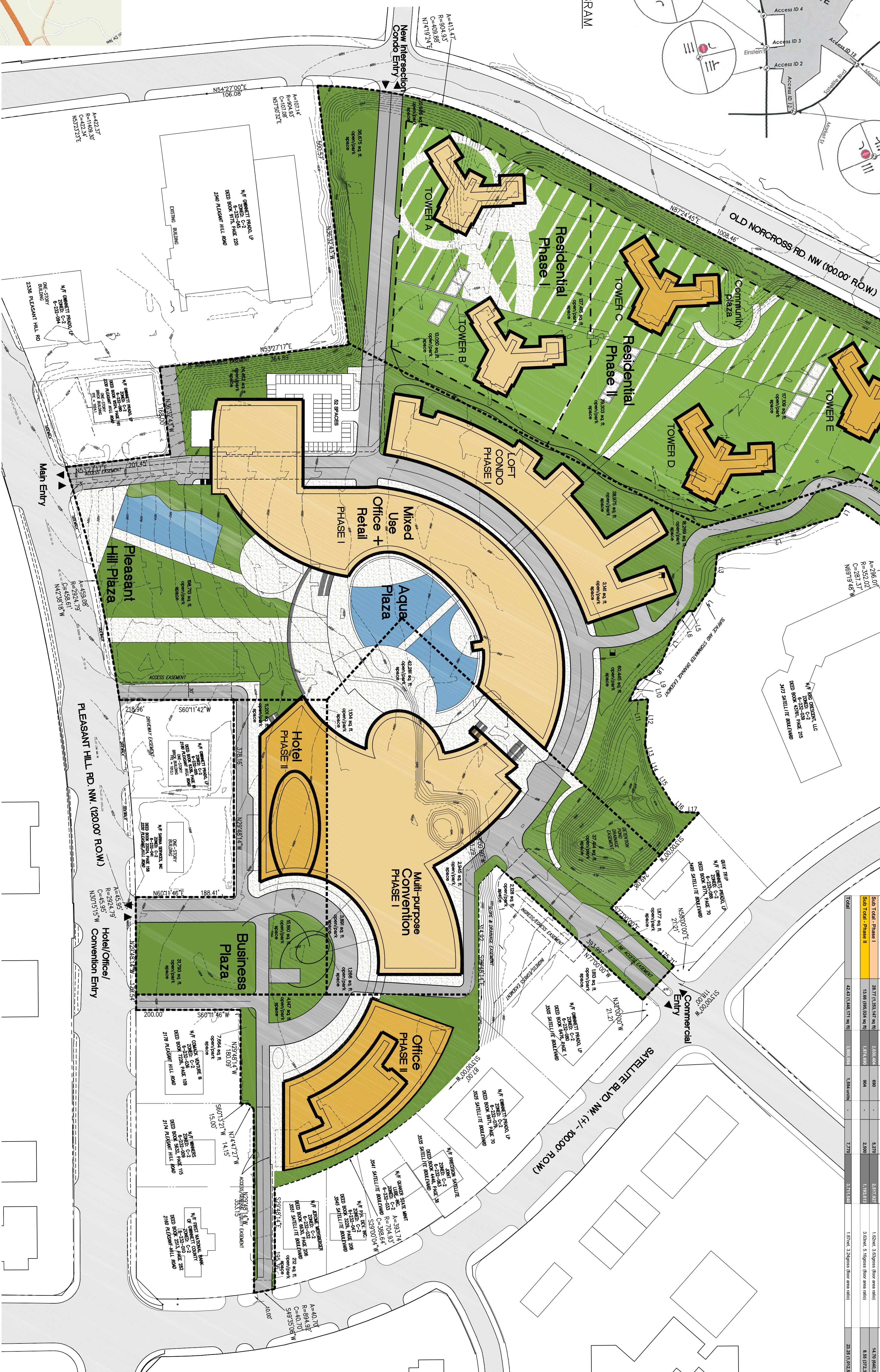
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NOT RELEASED FOR CONSTRUCTION

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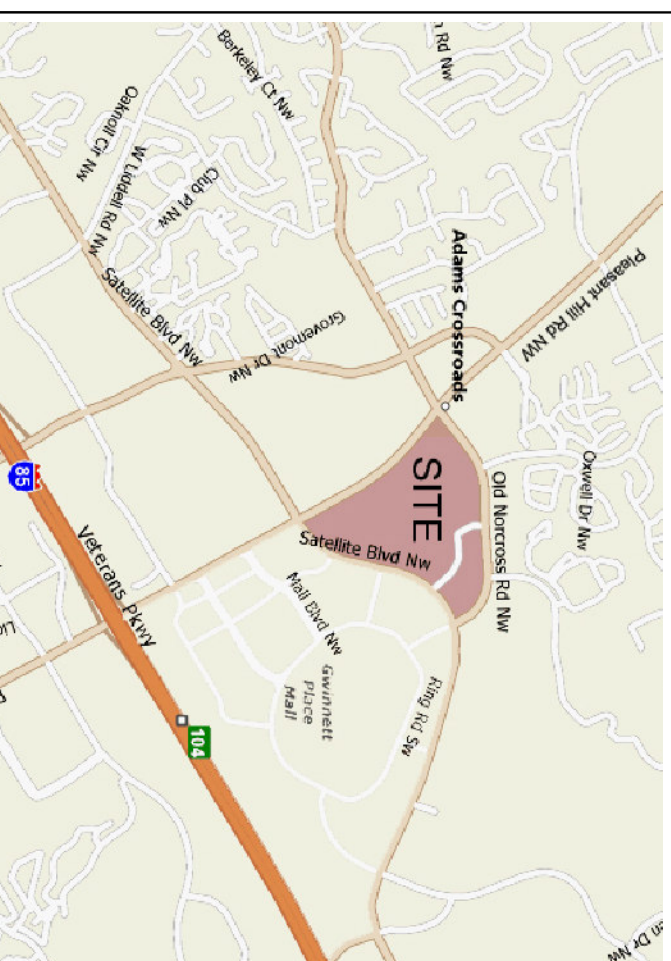
SITE ACCESS DIAGRAM



COLOR CODE LEGEND
 PHASE I BUILDINGS
 PHASE II BUILDINGS
 SIDEWALKS, PLAZAS, ETC.
 INTERVAL PRIVATE ROADS
 WATER FEATURE

NOTE:
1) ALL PARKING IS UNDERGROUND PER ATTACHED DRAWINGS.

NOTE:
1) ALL PARKING IS UNDERGROUND PER ATTACHED DRAWINGS.

VICINITY MAP

NORTH



NORTH



SCALE: 1" = 100

scale	feet
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