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: Jul 21 2007 **ARC REVIEW CODE**: R706211

TO: Mayor Mike Bodker
ATTN TO: Justin Kirouac
FROM: Charles Krautler, Director

NOTE: This is digital signature. Original on file.

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

Submitting Local Government: City of Johns Creek
Name of Proposal: **Johns Creek Walk II**

Review Type: Development of Regional Impact	**Date Opened:** Jun 21 2007	**Date Closed:** Jul 21 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 development is located within the suburban neighborhood on the Atlanta Region Unified Growth Policy Map. Suburban neighborhoods are defined as areas that are located outside of the Central City or Activity Centers and will be developed at a more suburban scale with appropriate commercial development and low intensity mixed used serving the local area. The proposed mixed use development incorporates a variety of housing types and commercial development to serve the local area. The proposed development is the second phase of the Johns Creek Walk. The first phase included 210 apartments, 44 townhomes, 17 single family lots, and 60,000 square feet of retail and office space. These two developments provide individuals and families of various incomes and age groups opportunities to live, work, and shop within close proximity.

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

ARC LAND USE PLANNING	ARC TRANSPORTATION PLANNING	ARC ENVIRONMENTAL PLANNING
ARC DATA RESEARCH	ARC AGING DIVISION	GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA DEPARTMENT OF NATURAL RESOURCES	GEORGIA DEPARTMENT OF TRANSPORTATION	GEORGIA REGIONAL TRANSPORTATION AUTHORITY
FULTON COUNTY	FULTON COUNTY SCHOOLS	CITY OF ALPHARETTA
FORSYTH COUNTY	GWINNETT COUNTY	CITY OF DULITH

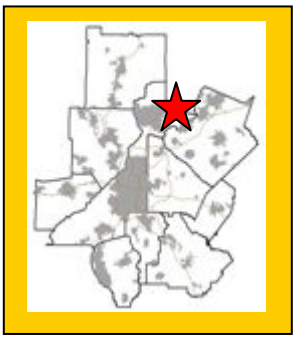
If you have any questions regarding this review, Please call Haley Fleming, Review Coordinator, at (404) 463-3311. This finding will be published to the ARC website.

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

Preliminary Report:	June 21, 2007	**DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT**	Project:	Johns Creek Walk II #1418
Final Report Due:	July 21, 2007		Comments Due By:	July 5, 2007

FINAL REPORT SUMMARY

PROPOSED DEVELOPMENT:



The proposed Johns Creek Walk II is a mixed use development located on 30.18 acres in the City of Johns Creek. The proposed development will consist of 316 residential units, 48,000 square feet of retail space, and a 95 unit hotel. The residential units will be comprised of 126 townhomes, 65 apartment units, and 125 senior housing units. Access to the development is proposed at three locations along Medlock Bridge Road.

PROJECT PHASING:

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

GENERAL

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

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

The project site is currently zoned MIX and Ag-1. The proposed zoning for the site is MIX conditional to allow for the hotel and senior living facility. Information submitted for the review states that the proposed development is not consistent with the future land use plan for the City of Johns Cree, which designates the area as private recreation.

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?

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

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

The ARC has reviewed other major development projects, known as Area Plan (1984 to1991) or as a DRI (1991 to present), within a 2 mile radius of the proposed project.

YEAR	NAME
2003	Cauley Creek WRF 5.0 mgd expansion
2002	Cauley Creek WRF
2001	Abbotts Bridge Tract
1995	Medlock Bridge Tract
1994	Sargents/Abbotts Bridge Rds S/D
1992	Windward
1989	Blum Residential
1986	St.Ives
1986	Hillbrooke/Windgate
1984	Johns Creek

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 development is located within the suburban neighborhood on the Atlanta Region Unified Growth Policy Map. Suburban neighborhoods are defined as areas that are located outside of the Central City or Activity Centers and will be developed at a more suburban scale with appropriate commercial development and low intensity mixed used serving the local area. The proposed mixed use development incorporates a variety of housing types and commercial development to serve the local area. The proposed development is the second phase of the Johns Creek Walk. The first phase included 210 apartments, 44 townhomes, 17 single family lots, and 60,000 square feet of retail and office space. These two developments provide individuals and families of various incomes and age groups opportunities to live, work, and shop within close proximity.

According to information submitted for the review, the proposed development will provide the connection of two existing trails on the north and south of the property. These trail connections are essential to providing alternative modes and route of travel throughout the region and greater contextual area in order to accommodate the expected growth efficiently and effectively. According to ARC's Regional Bicycle Transportation and Pedestrian Walkways Plan, multi-use trails should be 10'to 15' wide in order to safely accommodate two way traffic for both bicyclists and pedestrians. Anything less than 10' has the potential to create major safety issues for all users. It is recommended

that the developer review ARC's Regional Bicycle Transportation and Pedestrian Walkways Plan for recommended construction of multi-use path facilities.

FINAL REPORT

Regional Development Plan Policies

1. Provide sustainable economic growth in all areas of the region.

2. Encourage new homes and jobs within existing developed areas of the region, focusing on 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 to grow.

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 stream corridors.

12. Increase the amount, quality, and connectivity, and accessibility of greenspace.

13. Provide strategies to preserve and enhance historic resources

14. Through regional infrastructure planning, limit growth in undeveloped areas of the region

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.
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.

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 development is located in the City of Johns Creek, at the intersection of Medlock Bridge Road and Johns Creek Parkway.

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

The proposed development is entirely within the City's jurisdiction. The proposed development is less than a mile from Forsyth County and less than three miles from the City of Alpharetta.

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 $96.7 million with an expected $1,065,700 in annual local tax revenues.

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

Stream Buffers and Watershed Protection

The property is in the Chattahoochee Corridor watershed, but it is not within the Chattahoochee River Corridor. The site plan and the USGS coverage for the area show a tributary to Johns Creek, a Chattahoochee tributary, crossing the property, with an existing impoundment on the site. The stream is subject to the requirements of the City of Johns Creek stream buffer protection ordinance, which requires a 50-foot undisturbed buffer and an additional 25-foot impervious surface setback on most streams. No stream is shown and no buffers are indicated on the plans. Both the 50-foot buffer and 75-foot setback need to be clearly shown along all applicable streams on the site plan and any intrusion into the City buffers will require a variance from the City of Johns Creek.

All state waters that may be on the property will also be subject to the 25-foot Erosion and Sedimentation buffer requirement. Any intrusion into the State 25-foot Erosion and Sedimentation will require a variance from Georgia EPD.

Stormwater / Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. ARC has estimated the amount of pollutants that will be produced after construction of the proposed development. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr) from typical land uses in the Atlanta Region. The loading factors are based on the results of regional stormwater monitoring data from the Atlanta Region. Actual loading factors will depend on the amount of impervious surface in the specific project design. Actual pollutant loadings will depend on the actual impervious coverage developed on the property and may differ from the figures shown. The following table summarizes the results of the analysis:

Estimated Pounds of Pollutants per Year

Land Use	Land Area (ac)	Total Phosphorus	Total Nitrogen	BOD	TSS	Zinc	Lead
Commercial	9.29	15.89	161.65	1003.32	9132.07	11.43	2.04
Forest/Open	5.26	0.42	3.16	47.34	1236.10	0.00	0.00

Townhouse/Apartment	15.63	16.41	167.40	1047.21	9456.15	11.88	2.19
TOTAL	30.18	32.72	332.20	2097.87	19824.32	23.31	4.23
Total % impervious	51%						

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

HISTORIC RESOURCES

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

None have been identified.

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?

There will be three site access points associated with the proposed development. The first will be one full movement driveway with signalized access aligned with Johns Creek Parkway at Medlock Bridge Road. The second and third will be two right-in/right-out driveways along Medlock Bridge Road. One will be between Johns Creek Parkway and Abbotts Bridge Road and another will be between Johns Creek Parkway and McGinnis Ferry Road.

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

URS 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:

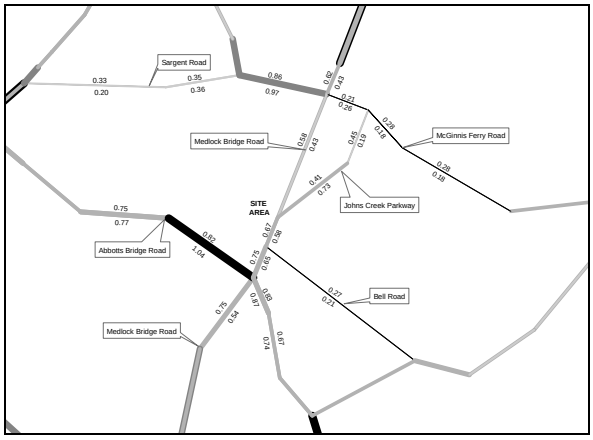
Land Use	A.M. Peak Hour			P.M. Peak Hour			24-Hour
	Enter	Exit	2-Way	Enter	Exit	2-Way	2-Way
General Office *8,000 square feet*	21	2	23	10	68	78	153
Senior Attached Housing *125 units*	1	1	2	1	0	1	55
Hotel *95 rooms*	32	21	53	30	26	56	776
Residential Condominium/Townhouse *291 du*	18	97	115	71	31	102	1,167
Shopping Center *48,000 square feet*	58	35	93	83	91	174	2,608
TOTAL NEW TRIPS	**130**	**156**	**286**	**195**	**216**	**411**	**4,759**

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

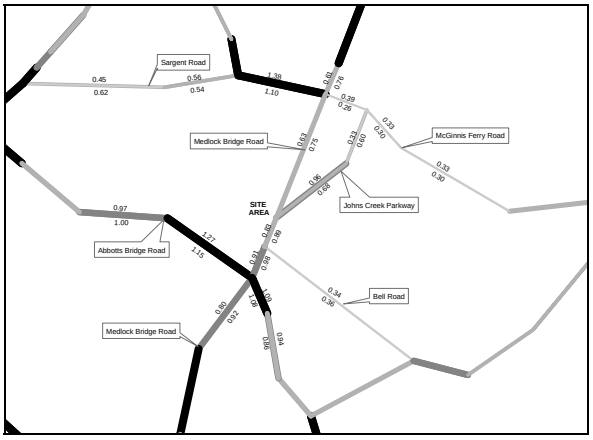
Incorporating the trip generation results, the transportation consultant distributed the traffic on the current roadway network. An assessment of the existing Level of Service (LOS) and projected LOS based on the trip distribution findings helps to determine the study network. The results of this exercise 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.

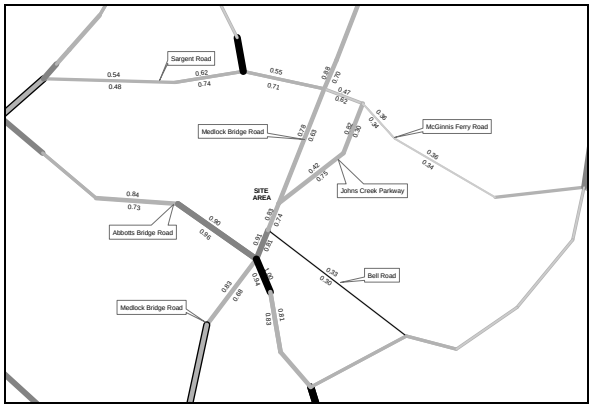
V/C Ratios



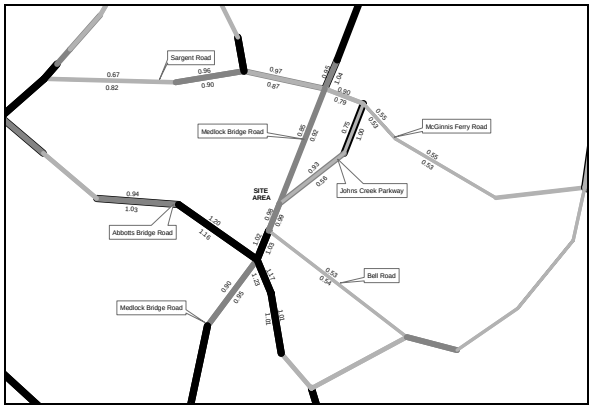
2005 AM Peak



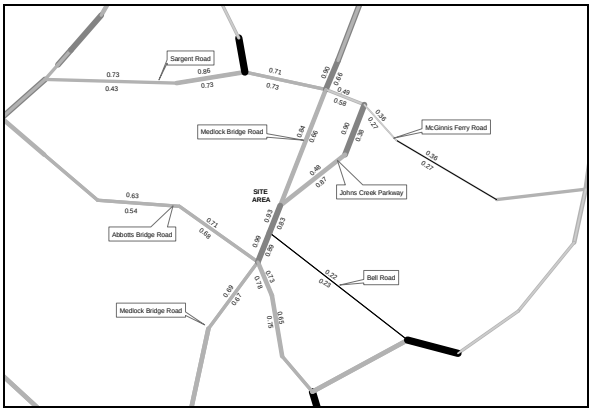
2005 PM Peak



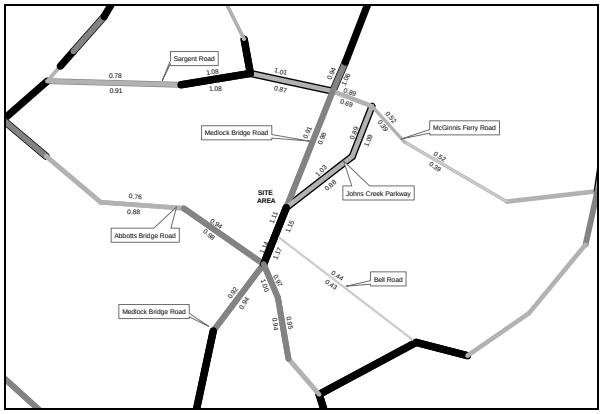
2010 AM Peak



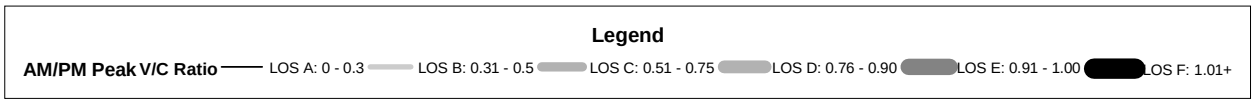
2010 PM Peak



2030 AM Peak



2030 PM Peak



For the V/C ratio graphic, the data is based on 2005, 2010 and 2030 AM/PM peak volume data generated from ARC's 20-county travel demand model utilizing projects from Mobility 2030 and the FY 2006-2011 TIP. The 20-county networks are being used since they consist of the most up to date transportation networks and data. 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.

2006-2011 TIP*

ARC Number	Route	Type of Improvement	Scheduled Completion Year
FN-191L	Jones Bridge Road at Douglas Road	Roadway Operational Upgrades	2006
FN-191M	Jones Bridge Road at Sargent Road	Roadway Operational Upgrades	2006
FN-233B	McGinnis Ferry Road: Segment 2 from Sargent Road to Gwinnett County Line [See also other FN-233 series line items]	Roadway Capacity	2008
FN-238	Bell Road at Boles Road	Roadway Operational Upgrades	2011
FN-AR-BP076A	Johns Creek Greenway: Segment 1 from Finley Road (off of SR 141) to Old Alabama Road (off of SR 141)	Multi-Use Bike/Ped Facility	2008
FT-067A	Brookwood Road from McGinnis Ferry Road to SR 141 (Peachtree Parkway) [See also FT-067B]	Roadway Capacity	2010

2030 RTP*

ARC Number	Route	Type of Improvement	Scheduled Completion Year
FN-003A	SR 120 (Kimball Bridge/Abbotts Bridge Road) from State Bridge Road/Old Milton Parkway in Fulton County to Peachtree Industrial Boulevard in Gwinnett County	Roadway Capacity	2020
FN-233A	McGinnis Ferry Road: Segment 1 from Union Hill Road to Sargent Road	Roadway Capacity	2020

**The ARC Board adopted the 2030 RTP and FY 2006-2011 TIP on June 8, 2007.*

Summarize the transportation improvements as recommended by consultant in the traffic study for Johns Creek Walk II.

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.

Site access requirements at the full-movement access opposite Johns Creek Parkway will require a new dedicated southbound right turn lane, the conversion of the existing northbound U-turn lane into a dedicated northbound left turn lane, dedicated lanes for all eastbound movements out of the project with a receiving lane for the eastbound right turn lane to create free-flow operations, and a new westbound shared through/left lane.

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.

With the addition of traffic generated by Johns Creek Walk II, operations at the intersection of Medlock Bridge Road and Abbotts Bridge Road will further decline in the PM peak hour to LOS F. However, the use of a permitted + overlap phase in this peak hour on the westbound-right turn movement at this intersection will restore the LOS to the existing condition standard of LOS E.

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?

GRTA Xpress Route 408 offers service from West Johns Crossing at Emory Hospital with stops along Johns Creek Parkway, Medlock Bridge Road en route to the Doraville MARTA station. The route operates on weekdays only and during the AM and PM peak periods.

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%	6%
Where Residential is dominant, 10% Retail or 10% Office	4%	4%
Bike/ped networks that meet Mixed Use or Density target and connect to adjoining uses	45%	5%
Total		**15%**

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

The proposed Johns Creek Walk II development is situated in an area that currently and will continue to experience high levels of congestion during the AM and PM peak periods on surrounding roadway networks. Of primary concern is the intersection of Medlock Bridge Road and Abbotts Bridge Road. According to the traffic study conducted by URS, the intersection performs at a level of service E with conditions deteriorating to level of service F during the PM peak period. Efforts to mitigate this issue must be considered to ensure efficient traffic flow surrounding the proposed development. In addition to the proposed signal at the intersection of Medlock Bridge Road and Johns Creek Parkway, adequate capabilities for pedestrian crossing should be in place at this intersection.

INFRASTRUCTURE

Wastewater and Sewage

Based on regional averages, wastewater is estimated at 77,567 gallons per day.

Which facility will treat wastewater from the project?

Information submitted with the review states that the Johns Creek plant will provide wastewater treatment for the proposed development.

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

The capacity of Johns Creek is listed below

PERMITTED CAPACITY MMF, MGD [1]	DESIGN CAPACITY MMF, MGD	2001 MMF, MGD	2008 MMF, MGD	2008 CAPACITY AVAILABLE +/-, MGD	PLANNED EXPANSION	REMARKS
7	7	6.9	11.5	-4.5	Expansion to 15 mgd by 2005, subject to permitting	Cauley Creek flow of 2.5 mgd subtracted from Johns Creek flow in 2008.

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 0.77,567 gallons per day 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 2,800 tons of solid waste per year and will be disposed in Fulton 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.

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 development is proposing 316 residential units.

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 116.08. This tract had a 19.3 percent increase in number of housing units from 2000 to 2006 according to ARC's Population and Housing Report. The report shows that 90 percent of the housing units are single-family, compared to 69 percent for the region; thus indicating a lack 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?

N/A

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

Developments of Regional Impact

DRI #1418

DEVELOPMENT OF REGIONAL IMPACT
Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the Rules for the DRI Process and the DRI Tiers and Thresholds for more information.

Local Government Information

Submitting Local Government:	Johns Creek
Individual completing form:	Justin Kirouac
Telephone:	404.512.3294
E-mail:	justin.kirouac@cityofjohnscreekga.us

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project:	Johns Creek Walk II
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	11330 Medlock Bridge Road, Duluth, GA 30097
Brief Description of Project:	Phase II of mixed-use project, including residential, commercial, office and hotel.

Development Type:

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

If other development type, describe:

Project Size (# of units, floor area, etc.):	563,638 gross square feet; 30.17 acres
Developer:	Medlock Bridge Realty Partners, LLC
Mailing Address:	3455 Peachtree Road, The Pinnacle Suite 700
Address 2:	
	City:Atlanta State: GA Zip:30326
Telephone:	404.591.2900
Email:	Bcurran@goarp.com
Is property owner different from developer/ applicant?	○ (not selected) ○ Yes ○ No
If yes, property owner:	The Standard Club
Is the proposed project entirely located within your local government's jurisdiction?	○ (not selected) ○ Yes ○ No
If no, in what additional jurisdictions is the project located?	
Is the current proposal a continuation or expansion of a previous DRI?	○ (not selected) ○ Yes ○ No
If yes, provide the following information:	Project Name:
	Project ID:
The initial action being requested of the local government for this project:	☑ Rezoning ☑ Variance ☐ Sewer ☐ Water ☐ Permit ☐ Other
Is this project a phase or part of a larger overall project?	○ (not selected) ○ Yes ○ No
If yes, what percent of the overall project does this project/phase represent?	50%

Estimated Project Completion Dates:	This project/phase: 2009 Overall project: 2009

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Site Map | Statements | Contact

Developments of Regional Impact

DRI #1418

DEVELOPMENT OF REGIONAL IMPACT
Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the Rules for the DRI Process and the DRI Tiers and Thresholds for more information.

Local Government Information

Submitting Local Government:	Johns Creek
Individual completing form:	Justin Kirouac
Telephone:	404.512.3294
Email:	justin.kirouac@cityofjohnscreekga.us

Project Information

Name of Proposed Project:	Johns Creek Walk II
DRI ID Number:	1418
Developer/Applicant:	Medlock Bridge Realty Partners, LLC
Telephone:	404.591.2900
Email(s):	Bcurran@goarp.com

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	○ (not selected) ○ Yes ○ No
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	○ (not selected) ○ Yes ○ No

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

Economic Development

Estimated Value at Build-Out:	96.7 million
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	1,065,700

Is the regional work force sufficient to fill the demand created by the proposed project?	○ (not selected) ○ Yes ○ No
Will this development displace any existing uses?	○ (not selected) ○ Yes ○ No
If yes, please describe (including number of units, square feet, etc):	

Water Supply

Name of water supply provider for this site:	Fulton County
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	77,567
Is sufficient water supply capacity available to serve the proposed project?	○ (not selected) ○ Yes ○ No
If no, describe any plans to expand the existing water supply capacity:	
Is a water line extension required to serve this project?	○ (not selected) ○ Yes ○ No
If yes, how much additional line (in miles) will be required?	

Wastewater Disposal

Name of wastewater treatment provider for this site:	Johns Creek
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	77,567
Is sufficient wastewater treatment capacity available to serve this proposed project?	○ (not selected) ○ Yes ○ No
If no, describe any plans to expand existing wastewater treatment capacity:	
Is a sewer line extension required to serve this project?	○ (not selected) ○ Yes ○ No
If yes, how much additional line (in miles) will be required?	

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)	258 am pk hour, 383 pm pk hour
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	○ (not selected) ○ Yes ○ No
Are transportation improvements needed to serve this project?	○ (not selected) ○ Yes ○ No
If yes, please describe below:Entrance 1: right in/right out driveway with additional accel lane south and decel lane north of entrance Entrance 2: conversion of 3 way traffic light to a 4 way traffic light with accel lane south and decel lane north of entrance	

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	2,800
Is sufficient landfill capacity available to serve this proposed project?	○ (not selected) ○ Yes ○ No
If no, describe any plans to expand existing landfill capacity:	
Will any hazardous waste be generated by the development?	○ (not selected) ○ Yes ○ No
If yes, please explain:	

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	46%
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:The proposed use will provide a re-use of a site previously utilized as an outdated irrigation pond. All consideration has been given to protect and enhance the natural features of the site through maintenance of greenspace and buffers as well as grouping complementary uses to decrease the building envelope and increase pervious surface. There will also be an onsite detention pond.	

Environmental Quality

Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	○ (not selected) ○ Yes ○ No
2. Significant groundwater recharge areas?	○ (not selected) ○ Yes ○ No
3. Wetlands?	○ (not selected) ○ Yes ○ No
4. Protected mountains?	○ (not selected) ○ Yes ○ No
5. Protected river corridors?	○ (not selected) ○ Yes ○ No
6. Floodplains?	○ (not selected) ○ Yes ○ No
7. Historic resources?	○ (not selected) ○ Yes ○ No
8. Other environmentally sensitive resources?	○ (not selected) ○ Yes ○ No
If you answered yes to any question above, describe how the identified resource(s) may be affected: The Federal Emergency Managment Agency (FEMA) and Fulton County have recorded a 500-year flood plain area within the proposed project site. The stream is currently being restored from its previous use as an irrigation pond.	

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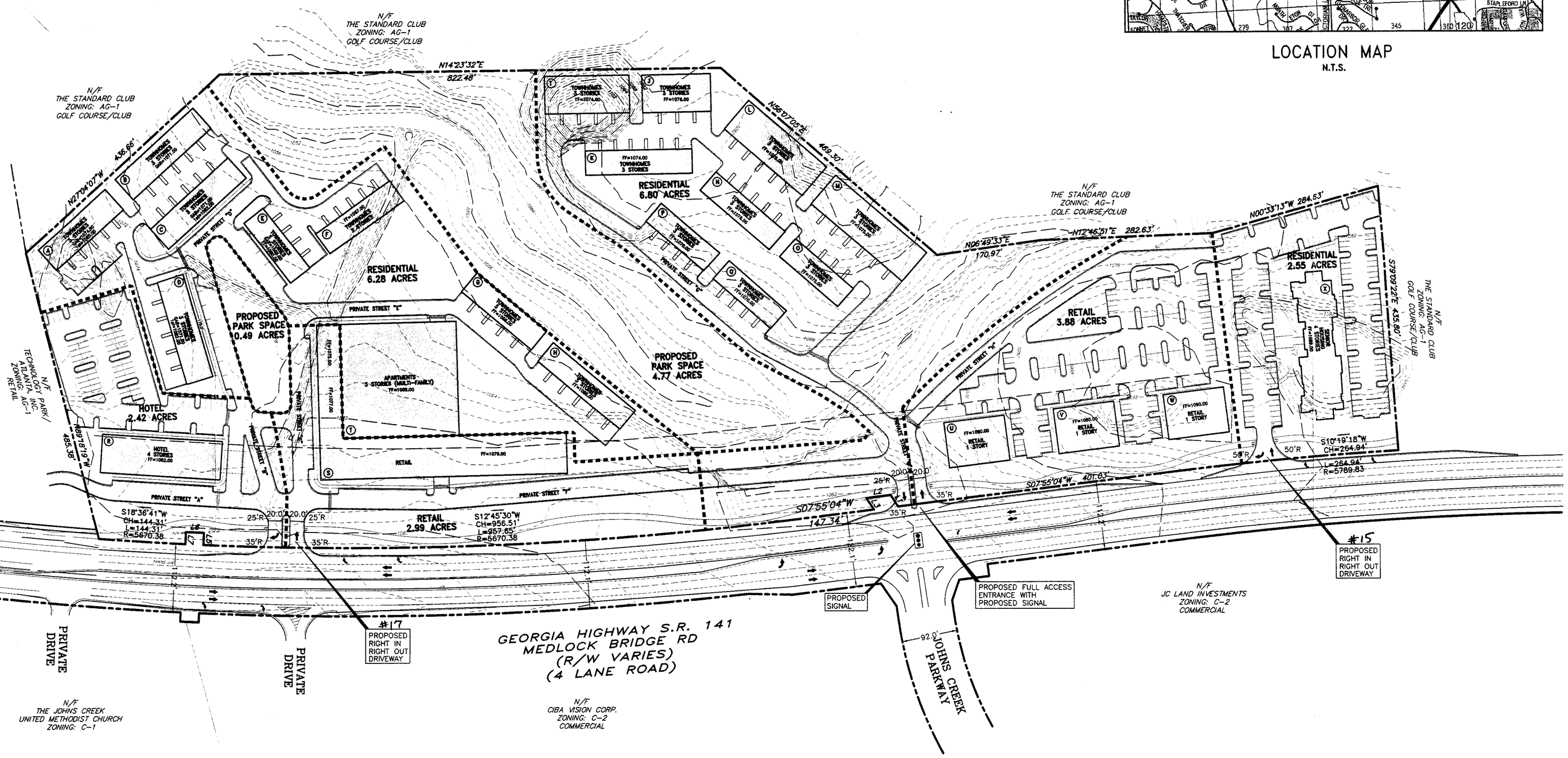
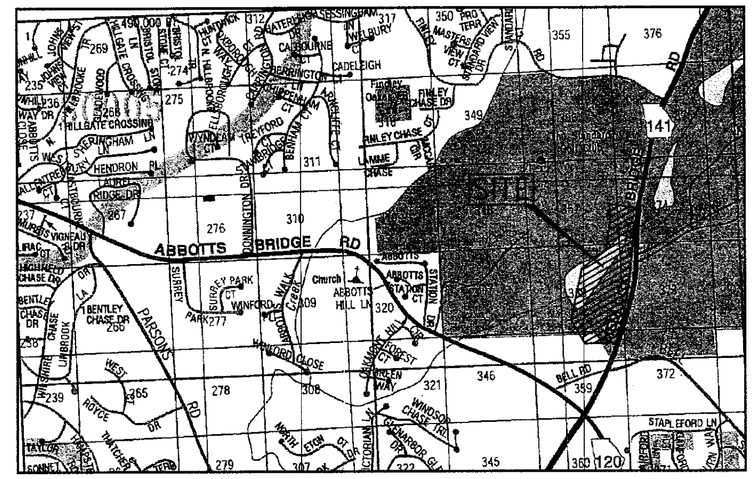
LINE TABLE		
LINE	BEARING	DIST.
L1	S71°21'10"W	22.36
L2	S07°55'04"W	40.01
L3	N71°21'09"E	22.36
L5	S71°58'09"E	20.03
L6	N17°33'31"E	29.75
L7	N72°11'45"W	19.95





LOCATION MAP
N.T.S.

PARKING COUNT CHART				
BUILDING TYPE	QUANTITY	REQUIRED PARKING RATE	REQUIRED PARKING	PROPOSED PARKING
TOWNHOMES				
1 BEDROOM	13 UNITS	1.4 PER UNIT	19 SPACES	
2 BEDROOM	39 UNITS	2.0 PER UNIT	78 SPACES	
3 BEDROOM	74 UNITS	2.25 PER UNIT	167 SPACES	
TOTAL			284 SPACES	462 SPACES (223 SURFACE; 239 GARAGE)
APARTMENTS				
1 BEDROOM	32 UNITS	1.4 PER UNIT	45 SPACES	
2 BEDROOM	23 UNITS	2.0 PER UNIT	46 SPACES	
3 BEDROOM	10 UNITS	2.25 PER UNIT	23 SPACES	
TOTAL			114 SPACES	114 SPACES (GARAGE)
SENIOR HOUSING	125 UNITS	1.25 PER UNIT	157 SPACES	144 SPACES
HOTEL	95 ROOMS	1.00 PER ROOM	95 SPACES	96 SPACES
RETAIL (SOUTH)	25,000 S.F.	5.0 PER 1000 S.F.	125 SPACES	125 SPACES (31 SURFACE; 94 GARAGE)
RETAIL (NORTH)	23,000 S.F.	5.0 PER 1000 S.F.	115 SPACES	140 SPACES

BUILDING LEGEND	
BUILDING	BUILDING TYPE
A-Q	TOWNHOMES
R	HOTEL
S	RETAIL
T	APARTMENTS
U-W	RETAIL
X	SENIOR HOUSING APARTMENTS

DENSITY CHART
RESIDENTIAL = 316 UNITS/15.63 ACRES = 20.21 UNITS/ACRE
RETAIL = 48,000 SQ. FT./6.87 ACRES = 6,986.89 SQ. FT./ACRE
HOTEL = 95 UNITS/2.42 ACRES = 39.25 UNITS/ACRE

DEVELOPED ACREAGE SUMMARY	
RESIDENTIAL	= 15.63 ACRES
RETAIL	= 6.87 ACRES
HOTEL	= 2.42 ACRES
PARK SPACE	= 5.26 ACRES

SITE AREA = 30.18 ACRES

NORTH

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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GEORGIA REGISTERED No. 24152 PROFESSIONAL ENGINEER Charles J. Beadles

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ATLANTIC REALTY PARTNERS
THE PINNACLE, SUITE 770
3455 PEACHTREE ROAD
OFFICE: 404-591-2900
FAX: 404-591-2901

Revision	Date

Project No.	06-070
Design By:	CJB
Drawn By:	DRW
Checked By:	CJB
Date:	6/12/07
Scale:	1" = 100'

SITE PLAN
JOHNS CREEK WALK PHASE II
LAND LOTS 357, 358, 373, 374 - 1st DISTRICT - 1st SECTION
FULTON COUNTY, GEORGIA

Drawing No.
1 OF 1

06-070.dwg