



REGIONAL REVIEW NOTIFICATION

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

DATE: Aug 23 2007

ARC REVIEW CODE: R708271

TO: Mayor Jerry Oberholtzer
ATTN TO: Jessica Roth, Director
FROM: Charles Krautler, Director

NOTE: This is digital
signature. Original on file.

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: Eastside Village

Review Type: Development of Regional Impact

Description: The proposed Eastside Village is a 43.85 acre development in Gwinnett County. The proposed development will include 60 residential duplex units, 346 independent living dwelling units, a 200- bed assisted nursing home facility, an activity center, and 51,500 square feet of medical office space. Site access to the development is proposed at 2 locations along Tree Lane.

Submitting Local Government: City of Snellville

Date Opened: Aug 23 2007

Deadline for Comments: Sep 6 2007

Earliest the Regional Review can be Completed: Sep 22 2007

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF NATURAL RESOURCES
GWINNETT COUNTY

ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF GRAYSON

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

Attached is information concerning this review.

If you have any questions regarding this review, Please call Haley Fleming, Review Coordinator, at (404) 463-3311. If the ARC staff does not receive comments from you by 2007-09-10 00:00:00, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

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



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DEVELOPMENT OF REGIONAL IMPACT

DRI- REQUEST FOR COMMENTS

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

Preliminary Findings of the RDC: **Eastside Village** *See the Preliminary Report .*

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

Individual Completing form:

Local Government:

Department:

Telephone: ()

Signature:

Date:

Please Return this form to:

Haley Fleming, Atlanta Regional Commission
40 Courtland Street NE
Atlanta, GA 30303
Ph. (404) 463-3311 Fax (404) 463-3254
hffleming@atlantaregional.com

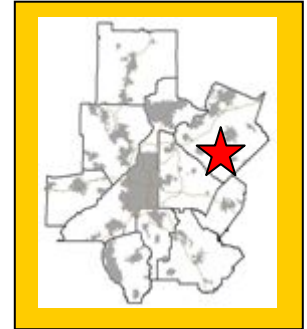
Return Date: *Sep 6 2007*

Preliminary Report:	August 23, 2007	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Eastside Village #1402
Final Report Due:	September 6, 2007		Comments Due By:	September 22, 2007

PRELIMINARY REPORT SUMMARY

PROPOSED DEVELOPMENT:

The proposed Eastside Village is a 43.85 acre development in Gwinnett County. The proposed development will include 60 residential duplex units, 346 independent living dwelling units, a 200- bed assisted nursing home facility, an activity center, and 51,500 square feet of medical office space. Site access to the development is proposed at 2 locations along Tree Lane.



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 RS150 (single family residence district). The proposed zoning for the site is R-HOP-CC (continuous campus care district). Information submitted for the review states that the proposed zoning is consistent with the City of Snellville's Future Land Use Map which designates the area as a low density residential, public/civic, and office/professional uses.

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

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

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

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

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

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?

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

YEAR	NAME
2004	The Avenues- Webb Ginn Corner
1989	South Gwinnett Mall

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. There is an existing house on the site that will remain.

Will the development cause a loss in jobs? If yes, how many?

No.

Is the proposed development consistent with regional plans and policies?

ARC's Unified Growth Policies Map classifies the site in a Regional Activity Center within a suburban neighborhood. Suburban neighborhoods are defined as areas that are located outside the Central City or Activity Centers and will be developed at a more of a suburban scale with appropriate commercial development and low intensity mixed use serving the local area.

The proposed development meets many of the Regional Development Policies by providing a variety of home styles in a location accessible to jobs and services. The proposed development will be an age restricted continuing care facility, as stated in information submitted for the review. ARC staff worked with the City of Snellville to develop the particular zoning requested for this development. It is important to consider accessibility and walkability throughout the development as well as to the adjacent business and health care facility.

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PRELIMINARY 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 the City of Snellville along the north side of Tree Lane and adjacent to the Emory Eastside Medical Center Hospital, near the intersection of SR 124 (Scenic Highway) and Ronald Reagan 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.

It is entirely within the City’s boundaries; however, it is less than a mile from Gwinnett County and less than three miles from the City of Grayson.

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.

To be 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 \$700,000,000 with an expected \$1,050,000 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?

To be determined during the review.

NATURAL RESOURCES

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

Stream Buffers and Watershed Protection

The proposed project is not located in any water supply watershed. The property drains to the Yellow River. The USGS coverage for the project area shows a perennial stream that is either near the project property or crosses the eastern end of the property in the identified open space area. If the perennial stream or any unmapped streams are on the property, the Gwinnett County Stream Buffer Ordinance buffers must be shown on all applicable streams. Any activity within those buffers may require a variance from the County. All state waters on the property are subject to the State Erosion and Sedimentation Act 25-foot stream buffer, which is administered by the Environmental Protection Division of Georgia DNR.

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 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. Since the areas of the different uses were not specified, townhouse apartment (multi-family) was used for the entire site. 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 final project design. 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
Townhouse/Apartment	16.56	17.39	177.36	1109.52	10018.80	12.59	2.32



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TOTAL	16.56	17.39	177.36	1109.52	10018.80	12.59	2.32
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Total percent impervious surface: 48%

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

HISTORIC RESOURCES

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

None have been identified.

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 access points for the proposed development. There will be one full movement driveway that currently exists along Tree Lane near New Hampton Drive and a right-in/right-out driveway along an existing driveway along Tree Lane. A third access point is a proposed cross connection with the existing driveway to the Emory Eastside Medical Center Hospital.

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

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

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Land Use	A.M. Peak Hour			P.M. Peak Hour			24-Hour
	Enter	Exit	2-Way	Enter	Exit	2-Way	2-Way
Apartments <i>60 units</i>	7	26	33	33	18	51	511
Senior Adult Housing – Detached <i>346 units</i>	31	50	81	73	47	120	1,555
Assisted Living Facility <i>200 beds</i>	18	10	28	19	25	44	419
Nursing Home Facility <i>120 beds</i>	--	--	--	9	17	26	282
Medical – Dental Office <i>51,500 square feet</i>	101	27	128	46	124	170	1,891
<i>Internal Capture</i>	0	0	0	-2	-2	-4	-38
TOTAL NEW TRIPS	157	113	270	178	229	407	4,620

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

To be determined upon completion of review.

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-323	SR 124 (Scenic Highway) ATMS from US 78 (Main Street in City of Snellville) to US 29 (Crogan Street in City of Lawrenceville)	ITS – Smart Corridor	2007

2030 RTP*

ARC Number	Route	Type of Improvement	Scheduled Completion Year
GW-269	SR 124 (Scenic Highway) from US 78 (Main Street in City of Snellville) to Ronald Reagan Parkway	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 Eastside Village.

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.

Tree Lane @ Webb Gin House Road

- Install a westbound right-turn lane along Tree Lane.
- Install a southbound left-turn lane along Webb Gin House Road.
- Install a northbound right-turn lane along Webb Gin House Road
- To satisfy a level-of-service 'E' standard, a traffic signal would need to be installed. However, a traffic signal may or may not be warranted based on the projected 2012 No-Build conditions. A traffic signal warrant analysis report should be performed prior to traffic signal being installed at this location.

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.

Tree Lane @ New Hampton Drive/ Driveway #1

- Install a westbound right-turn lane along Tree Lane.

Tree Lane @ Proposed Driveway #2

- Install a southbound right-turn lane along Tree Lane.



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- Recommend alignment of driveway with u-turn along Tree Lane.
- Driveway exit lane should be right-turn only.

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?

There is no existing local bus service available within proximity of the proposed development. However, GRTA Xpress route 418 offers express bus service from the First Baptist Church of Snellville park and ride lot to Downtown Atlanta. There is also an intermediate stop at the Hewatt Road park and ride lot along US 78.

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

None proposed.

The development **DOES NOT PASS** 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%
Bike/ped networks that meet Mixed Use or Density target and connect to adjoining uses		5%
Total		11%

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

To be determined upon completion of review.

INFRASTRUCTURE

Wastewater and Sewage

Based on regional averages, wastewater is estimated at 0.113 MGD.

Which facility will treat wastewater from the project?

The Yellow River facility will provide wastewater treatment for the proposed development.

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

The capacity of Yellow River Site is listed below:

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PERMITTED CAPACITY MMF, MGD ¹	DESIGN CAPACITY MMF, MGD	2001 MMF, MGD	2008 MMF, MGD	2008 CAPACITY AVAILABLE +/-, MGD	PLANNED EXPANSION	REMARKS
12	12	10.34	14.5	-2.5	Increase design flow to 12 mgd by means of additional clarifiers planned for 2003.	Flow to replace permitted capacity at other plants to be phased out.

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 0.193 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 1,252 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.

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

None stated.

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INFRASTRUCTURE

Other facilities

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

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

To be determined during the review.

HOUSING

Will the proposed project create a demand for additional housing?

No.

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

No.

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

The site proposed for the development is located in Census Tract 502.18. This tract had a 6.6 percent increase in number of housing units from 2000 to 2006 according to ARC's Population and Housing Report. The report shows that 100 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?

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.



Developments of Regional Impact

[DRI Home](#)[DRI Rules](#)[Thresholds](#)[Tier Map](#)[FAQ](#)[Apply](#)[View Submissions](#)[Login](#)

DRI #1402

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: Snellville

Individual completing form: Jessica Roth, AICP - Director of Planning & Develo

Telephone: 770-985-3509

E-mail: jroth@snellville.org

*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: Eastside Village

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): Tree Lane at New Hampton Drive Parcels 059-077, 089-092, and 105 in Land Lot 41 of the 5th District

Brief Description of Project: 44.60 acre project consisting of 726 units of senior housing, an activity center, and medical offices. Square footage and unit totals are as follows: Duplexes: 60 units, 30 buildings, 57,000 s.f. Independent Living: 346 units, 2 buildings, 346,000 s.f. Assisted Living: 200 units, 2 buildings, 160,000 s.f. Nursing Home: 120 units, 1 building, 40,000 s.f. Medical Offices: 2 buildings, 51,500 s.f. Activity Center: 1 building, 10,000 s.f.

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.):	726 residential units, 664,500 s.f. total (603,000 s.f. residential, 61,500 s.f. for medical offices)		
Developer:	Eastside Campus Village, LLC		
Mailing Address:	c/o Mahaffey Pickens Tucker, LLP		
Address 2:	1550 North Brown Road, Su. 125		
	City:Lawrenceville State: GA Zip:30043		
Telephone:	770-232-0000		
Email:	ltucker@mptlawfirm.com		
Is property owner different from developer/ applicant?	(not selected)	Yes	No
If yes, property owner:	Madison Ventures, Ltd.		
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?			

Estimated Project Completion Dates:

This project/phase: Unknown
Overall project: Unknown

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Developments of Regional Impact

[DRI Home](#)[DRI Rules](#)[Thresholds](#)[Tier Map](#)[FAQ](#)[Apply](#)[View Submissions](#)[Login](#)

DRI #1402

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:	Snellville
Individual completing form:	Jason Thompson Acting Director
Telephone:	770-985-3509
Email:	jthompson@snellville.org

Project Information

Name of Proposed Project:	Eastside Village
DRI ID Number:	1402
Developer/Applicant:	Eastside Campus Village, LLC
Telephone:	770-232-0000
Email(s):	ltucker@mptlawfirm.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.

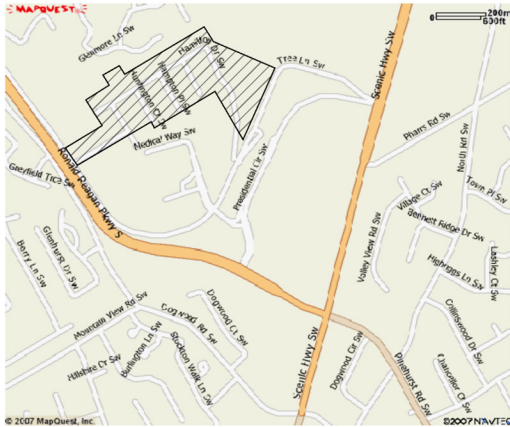
Economic Development

Estimated Value at Build-Out:	700,000,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	1,050,000

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:	Gwinnett County
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.193 MGD
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? .25 miles of water lines to service internal buildings.	
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)?	0.113 MGD
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?.75 miles	
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.)	157 Entering and 113 exiting trips during AM PEAK. 178 entering and 229 exiting trip during PM peak.
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:Please see transportation study provided by Kimley-Horn.	
Solid Waste Disposal	

How much solid waste is the project expected to generate annually (in tons)?	1,252
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:Any materials associated with medical waste.	
Stormwater Management	
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	50
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:Existing Detention Pond sized to serve proposed development. Regional pond has 143 acres served.	
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:	
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CLIENT CONTACT:
Eastside Campus Village, LLC
c/o R. Lee Tucker, Jr.
Mahaffey Pickens Tucker, LLP
1550 North Brown Road, Suite 125
Lawrenceville, Georgia 30043



SITE NOTES:

- One existing home to remain on site.
- No bike lanes or trails are proposed within the site.

TYPE	BUILDING TYPE	HEIGHT	# OF BUILDINGS	UNIT COUNT	AREA	UNITS/ACRE	AREA/ACRE
TYPE A	DUPLEX	SINGLE STORY	30	60	57,000 S.F.	1.37	1,300 SF
TYPE B	INDEPENDENT LIVING	4 STORY	2	346	346,000 S.F.	7.89	7,891 SF
TYPE C	ASSISTED LIVING	2 STORY	2	200	160,000 S.F.	4.56	3,649 SF
TYPE D	NURSING HOME	SINGLE STORY	1	120	40,000 S.F.	2.74	912 SF
TYPE E	MEDICAL OFFICES	3 STORY	1	N/A	36,500 S.F.	N/A	832 SF
TYPE F	MEDICAL OFFICES	2 STORY	1	N/A	15,000 S.F.	N/A	342 SF
TYPE G	ACTIVITY CENTER	1 STORY	1	N/A	10,000 S.F.	N/A	228 SF
TOTALS				726	664,500 S.F.	16.56	15,154 SF
PARKING COUNT		PROVIDED:	785	REQUIRED:	779		

STANDARD NOTES:

This submission represents a proposed development on behalf of the applicant. It is intended to facilitate an application for re-zoning with the City of Snellville.

All work shall comply with applicable state, federal, and local codes, and shall be performed in accordance with all applicable governing authorities.

The information included in these documents is intended for the benefit and use of the applicant. It is believed to be fully accurate, and was assembled using our best professional judgement and experience. The documents are not fully inclusive of all information pertaining to the subject properties. Rather, they indicate only that information relevant to a full and complete application to the City of Snellville, for the purpose of a re-zoning application.

EASTSIDE VILLAGE - REZONING SITE PLAN

TREE LANE, SNELLVILLE, GEORGIA 30078
Land Lot 41 and 56 - 5th District - Parcel 5041 059-077, 089-092, 105, 5056 002, 113 - 43.85 Acres
Current Zone: RS150- Single Family Residence District
Proposed Zone: R-HOP- CC: Continuous Campus Care District

3 April 2007 Scale 1" = 100'
30 July 2007- REVISED



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