



# 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: Mar 9 2008

ARC REVIEW CODE: R802081

TO: CEO Vernon Jones  
ATTN TO: Karmen Swan White, Planner  
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:** DeKalb County  
**Name of Proposal:** Perimeter Park South

**Review Type:** Development of Regional Impact

**Date Opened:** Feb 8 2008

**Date Closed:** Mar 9 2008

**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:** According to the Unified Growth Policy Map, the proposed development is located in an area designated as an urban neighborhood. Urban Neighborhoods are defined as distinct areas that are located in an urban area that may have a small commercial component that serves the local area. The proposed development is consistent with the many of Regional Development Policies, encouraging mixed use development and redevelopment with access to the regional transportation system. The proposed development is also intending to provide a variety of home styles and price ranges, including a work force housing element, that ensure housing for individuals and families of all incomes and age groups.

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

ARC LAND USE PLANNING  
ARC DATA RESEARCH  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
METRO ATLANTA RAPID TRANSIT AUTHORITY  
GWINNETT COUNTY

ARC TRANSPORTATION PLANNING  
ARC AGING DIVISION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
CITY OF CHAMBLEE  
DEKALB COUNTY SCHOOLS

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

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.

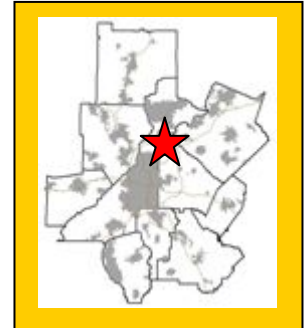
The ARC review website is located at: <http://www.atlantaregional.com/landuse> .

Preliminary Report:	February 8, 2008	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Perimeter Park South #1683
Final Report Due:	March 9, 2008		Comments Due By:	February 22, 2008

## **FINAL REPORT SUMMARY**

### **PROPOSED DEVELOPMENT:**

The proposed Perimeter Park South is a mixed use development located on 17.7 acres in DeKalb County. The proposed development will consist of 665 residential units, which include live-work units, multi-family units, and townhomes, 70,000 square feet of office space, and an 8,000 square foot community center. The proposed development is located along Perimeter Park Drive, south of Interstate I-285.



### **PROJECT PHASING:**

The project is being proposed in one phase with a project build out date for 2010.

### **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 M (industrial). The site does not need to be rezoned. The DRI trigger for the site is a demolition permit. Information submitted for the review states that the proposed development is consistent with DeKalb County's Future Development Map, which designates the site as Highway Corridor.

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

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

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

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

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

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

Preliminary Report:	February 8, 2008	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Perimeter Park South #1683
Final Report Due:	March 9, 2008		Comments Due By:	February 22, 2008

**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 mile radius of the proposed project.

YEAR	NAME
2003	Dunwoody Park Apts- Casden Properties
1985	Road Mixed Use

**Will the proposed project displace housing units or community facilities? If yes, identify and give number of units, facilities, etc.**

Information submitted for the review, the existing 159,210 square feet of office currently on the site in which approximately 20% is occupied.

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

No.

**Is the proposed development consistent with regional plans and policies?**

According to the Unified Growth Policy Map, the proposed development is located in an area designated as an urban neighborhood. Urban Neighborhoods are defined as distinct areas that are located in an urban area that may have a small commercial component that serves the local area. The proposed development is consistent with the many of Regional Development Policies, encouraging mixed use development and redevelopment with access to the regional transportation system. The proposed development is also intending to provide a variety of home styles and price ranges, including a work force housing element, that ensure housing for individuals and families of all incomes and age groups.

Preliminary Report:	February 8, 2008	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Perimeter Park South #1683
Final Report Due:	March 9, 2008		Comments Due By:	February 22, 2008

## **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.



Preliminary Report:	February 8, 2008	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Perimeter Park South #1683
Final Report Due:	March 9, 2008		Comments Due By:	February 22, 2008

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.

Preliminary Report:	February 8, 2008	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Perimeter Park South #1683
Final Report Due:	March 9, 2008		Comments Due By:	February 22, 2008

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 DeKalb County along the south side of Perimeter Park Drive at the intersection of Perimeter Park South.

### **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 DeKalb County however the project is less than a mile for the City of Doraville and the City of Chamblee.

### **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 \$109,974,100 with an expected \$1,728,793 in annual local tax revenues.

Preliminary Report:	February 8, 2008	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Perimeter Park South #1683
Final Report Due:	March 9, 2008		Comments Due By:	February 22, 2008

### **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?**

The proposed development is providing a mix of uses and opportunities for individuals to live and work within close proximity to one another.

## **NATURAL RESOURCES**

### **Watershed Protection and Stream Buffers**

The property is in the Nancy Creek sub-basin of the Peachtree Creek watershed. The USGS coverage for the area shows no streams on or near the property. Any unmapped streams that may be located on the property would be subject to the requirements of the DeKalb stream buffer ordinance. Any state waters that may be on the property are subject to the State 25-foot erosion and sedimentation buffer requirements.

### **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. The amount of pollutants that will be produced after construction of the proposed development has been estimated by ARC. These 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 regional storm water monitoring data from the Atlanta Region with impervious areas based on estimated averages for land uses in the Atlanta Region. If actual impervious percentages are higher or lower than the estimate, the pollutant loads will differ accordingly. A portion of the project is being built over existing impervious surfaces, which will affect the actual increases in loading amount. Based on the coverage of the proposed project as shown in the submitted plans, townhouse/apartment (multi-family) was chosen as the use for the entire property. 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	17.74	18.63	190.04	1188.85	10735.12	13.49	2.48
<b>TOTAL</b>	<b>17.74</b>	<b>18.63</b>	<b>190.04</b>	<b>1188.85</b>	<b>10735.12</b>	<b>13.49</b>	<b>2.48</b>

Total Impervious = 48%

Preliminary Report:	February 8, 2008	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Perimeter Park South #1683
Final Report Due:	March 9, 2008		Comments Due By:	February 22, 2008

If new or upgraded on-site detention is required, the design should include stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual ([www.georgiastormwater.com](http://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?**

The proposed site driveways will be in the general vicinity of existing site driveways. Driveway #1 along Perimeter Park Drive will remain in its existing location. Driveway #2 along Perimeter Park Drive will be relocated approximately 325' east of the existing driveway. Driveway #3 along Perimeter Park Drive will be relocated approximately 95' east of the existing driveway. Driveway #4 along Perimeter Park South and Driveway #5 along Perimeter Park East will remain in their existing locations. Perimeter Park East will terminate into a private drive.

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

Kimley-Horn and Associates, Inc. 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 7<sup>th</sup> edition of the Institute of Transportation Engineers (ITE) Trip Generation report; they are listed in the following table:



Preliminary Report:	February 8, 2008	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Perimeter Park South #1683
Final Report Due:	March 9, 2008		Comments Due By:	February 22, 2008

Land Use	A.M. Peak Hour			P.M. Peak Hour			24-Hour
	Enter	Exit	2-Way	Enter	Exit	2-Way	2-Way
Apartment 585 Units	58	232	290	220	119	339	3,666
Residential Condominium/Townhouse 80 Units	7	36	43	34	16	50	531
General Office Building 60,000 SF	110	15	125	25	121	146	900
<i>Mixed-Use Reductions</i>	-	-	-	-3	-3	-6	-12
<i>Alternative Mode Reductions</i>	-3	-5	-8	-6	-5	-11	-102
<b>TOTAL NEW TRIPS</b>	<b>172</b>	<b>278</b>	<b>448</b>	<b>270</b>	<b>248</b>	<b>518</b>	<b>4,983</b>

**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.

Preliminary Report:	February 8, 2008	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Perimeter Park South #1683
Final Report Due:	March 9, 2008		Comments Due By:	February 22, 2008

## V/C Ratios



**2010 AM Peak**



**2010 PM Peak**



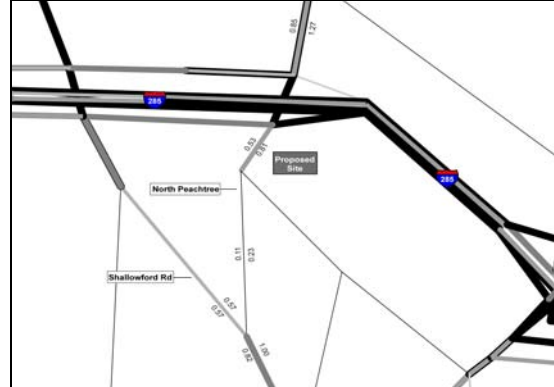
**2020 AM Peak**



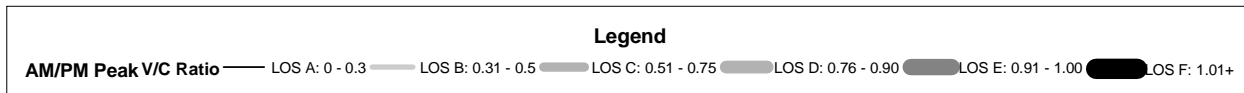
**2020 PM Peak**



**2030 AM Peak**



**2030 PM Peak**



For the V/C ratio graphic, the data is based on 2010, 2020 and 2030 AM/PM peak volume data generated from ARC's 20-county travel demand model utilizing projects from Envision6 and the FY 2008-2013 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.

Preliminary Report:	February 8, 2008	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Perimeter Park South #1683
Final Report Due:	March 9, 2008		Comments Due By:	February 22, 2008

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

**2008-2013 TIP\***

ARC Number	Route	Type of Improvement	Scheduled Completion Year
AR-910	SR 13 (Buford Hwy) from Pleasant Hill Road in Gwinnet County to MARTA Lindbergh Station in Atlanta	Arterial BRT	2030
AR-H-300	I-285 North from I-75 in Cobb County to I-85 in DeKalb County	Managed Lanes	2030
DK-AR-219A	I-285 North from SR 400 to North Shallowford Rd including the Ashford-Dunwoody Rd interchange	Interchange Capacity	2020
DK-AR-BP052	SR 41 (Peachtree Industrial Blvd) from McGaw Dr to Peachtree Rd North	Pedestrian Facility	2011

**Envision6 RTP\***

ARC Number	Route	Type of Improvement	Scheduled Completion Year
	None		

*\*The ARC Board adopted the Envision6 RTP and FY 2008-2013 TIP on September 26<sup>th</sup>, 2007.*

**Summarize the transportation improvements as recommended by consultant in the traffic study for Perimeter Park South.**

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.

*I-285 Westbound Rams/Cotillion Dr at North Peachtree Rd*

- Install an additional westbound through lane.
- Install an additional eastbound left-turn lane, creating dual left-turn lanes.

Note: Maintaining existing roadway geometry, the intersection of North Peachtree Drive at I-285 WB Ramp / Cotillion Drive is projected to operate below the acceptable Level of Service standards for the year 2010 No-Build Conditions during both the AM and PM peak hours.

In order to elevate the level of service at this intersection to the appropriate level of service standard, significant improvements, including the installation of an additional eastbound left-turn lane and an additional westbound through lane (see above), were made to this intersection per GRTA guidelines. An additional through lane would require an additional westbound receiving lane just west of the intersection, and further right-of-way would be required west of the intersection to accommodate the additional eastbound left-turn lane. These improvements may be warranted; however, they are recommended subject to available right-of-way. Therefore, these improvements and the subsequent analysis are for informational purposes only.

Preliminary Report:	February 8, 2008	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Perimeter Park South #1683
Final Report Due:	March 9, 2008		Comments Due By:	February 22, 2008

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.

*North Peachtree Rd at Perimeter Park South Dr*

- Install a signal if warranted.
- Convert the southbound right-turn lane to a shared through/right-turn lane and convert the southbound through lane to a left-turn lane.

**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 proposed development is located near the intersection of N. Peachtree road at Perimeter Park Drive. Currently, MARTA bus route 132 provides service to the site and connects the Chamblee and North Springs MARTA stations. Route 132 operates on 29-to 33-minute headways. The nearest MARTA bus stop is located approximately one tenth of a mile south of the site along North Peachtree Road.

**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.

<b>Air Quality Impacts/Mitigation (based on ARC strategies)</b>	<b>Credits</b>	<b>Total</b>
Where Residential is dominant, >15 units/ac	6%	6%
w/in 1/4 mile of Bus Stop (CCT, MARTA, Other)	3%	3%
Bike/ped networks that meet Mixed Use or Density target and connect to adjoining uses	5%	5%
<b>Total Calculated ARC Air Quality Credits (15 % reduction required)</b>		<b>14%</b>

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

Based on the traffic analysis completed by Kimley-Horn and Associates, Inc. and projected traffic volumes derived from the ARC Travel Demand Model (TDM), the transportation system is not fully capable of accommodating the new trips generated by the proposed development and maintaining acceptable LOS standards at the studied intersections.

ARC concludes that the improvement recommended in the traffic analysis for the intersection of North Peachtree Road and Perimeter Park South Drive to convert the southbound right-turn lane to a shared through/right-turn lane and convert the southbound through lane to a left-turn lane is needed and

Preliminary Report:	February 8, 2008	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Perimeter Park South #1683
Final Report Due:	March 9, 2008		Comments Due By:	February 22, 2008

should be implemented to maintain or improve LOS standards on surface streets in the vicinity of the proposed development.

## **INFRASTRUCTURE**

### **Wastewater and Sewage**

Wastewater is estimated at 0.14 MGD based on information submitted for the review.

#### **Which facility will treat wastewater from the project?**

R.M Clayton will provide wastewater treatment for the proposed development.

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

The capacity of R.M. Clayton Site is listed below:

<b>PERMITTED CAPACITY MMF, MGD <sub>1</sub></b>	<b>DESIGN CAPACITY MMF, MGD</b>	<b>2001 MMF, MGD</b>	<b>2008 MMF, MGD</b>	<b>2008 CAPACITY AVAILABLE +/-, MGD</b>	<b>PLANNED EXPANSION</b>	<b>REMARKS</b>
No Flow Limit	122	99	120	2	None. Plan before EPD to permit plant at design capacity consistent with draft Chattahoochee River Model.	Existing Consent Decree with the U.S. EPA and Georgia EPD require CSO and SSO improvements throughout the City of Atlanta wastewater system by 2007 and 2014, respectively

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

<sup>1</sup> 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 0.17 MGD based on information submitted for the review.

Preliminary Report:	February 8, 2008	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Perimeter Park South #1683
Final Report Due:	March 9, 2008		Comments Due By:	February 22, 2008

**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 700 tons of solid waste per year and the waste will be disposed of in DeKalb 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.

Preliminary Report:	February 8, 2008	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Perimeter Park South #1683
Final Report Due:	March 9, 2008		Comments Due By:	February 22, 2008

## **HOUSING**

### **Will the proposed project create a demand for additional housing?**

No, the proposed development will add 665 new residential units.

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

Yes, once developed, this project will provide housing opportunities for existing employment centers as well as providing opportunities for individuals to live and work within close proximity to one another.

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

The site proposed for the development is located in Census Tract 213.01. This tract had a 0.3 percent decrease in number of housing units from 2000 to 2006 according to ARC's Population and Housing Report. The report shows that 28 percent, respectively, of the housing units are single-family, compared to 69 percent for the region; thus indicating is a variety of multi-family 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.



... Since 1955

**David P. Baycura**  
Executive Vice President

February 8, 2008

Atlanta Regional Commission  
M. Haley Fleming, AICP  
Principal Planner  
40 Courtland Street, NE  
Atlanta, GA 30303

**RE:** DRI, ID# 1663, Perimeter Park; DeKalb County Application

This purpose of this letter is to confirm the intent of Julian LeCraw & Company, LLC to include "workforce housing" in the above referenced, proposed Development of Regional Impact. Specifically, of the proposed 665 dwelling units, 133 dwelling units will be reserved for households earning between 61% and 115% of the area median income.

Sincerely,

A handwritten signature in blue ink, appearing to read 'David P. Baycura', is written over a horizontal line.

David P. Baycura  
Executive Vice President





# REGIONAL REVIEW NOTIFICATION



## 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: **Perimeter Park South** See the Preliminary Report .

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

Please see attached letter dated March 3, 2008 for additional comments.

Please advise developer to make provisions for pedestrian facilities that would permit safe, convenient access to North Peachtree Road for access to Existing Route 132. MARTA is ready to meet and discuss how we can make this service a viable, primary mobility option for residents, and employees in this development.

Individual Completing form:

Will Stinson, TOD & Real Estate and Henry Ikwut-Ukwa, Transit System Planning

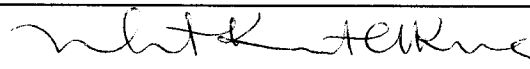
Local Government: MARTA

Department: PLANNING

Telephone: (404)848-5828 Henry Ikwut-Ukwa

Signature:

Date:

  
03/03/08

**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](mailto:hffleming@atlantaregional.com)

**Return Date: Feb 22 2008**

March 3, 2008

Ms. Haley Fleming, Principal Planner  
Atlanta Regional Commission (ARC)  
40 Courtland Street, N.E.  
Atlanta, GA 30303

**RE: Development of Regional Impact (DRI) # 1683  
Perimeter Park South**

The Metropolitan Atlanta Rapid Transit Authority (MARTA) has completed review of documentation for DRI # 1683 – Perimeter Park South – located in DeKalb County.

The project area is served by MARTA Bus Route 132 which operates on North Peachtree Road to the west of the project site, and serves the Chamblee and North Springs transit rail stations. Because of its proximity, we would suggest the inclusion of a safe, convenient pedestrian access to the bus route on North Peachtree Road as part of the project design to encourage transit patronage. This project will not have an adverse impact on MARTA's services, and at this time, MARTA is not planning service expansion in the immediate project area.

Thank you for the opportunity to review the proposal and do contact me if you have any more questions.

Sincerely,



Henry Ikwut-Ukwa  
Transit System Planning

# Developments of Regional Impact

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

DRI #1683

## 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: DeKalb

Individual completing form: Karmen Swan White

Telephone: 404-371-2155

E-mail: kswwhite@co.dekalb.ga.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: Perimeter Park South

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 2231 Perimeter Park Drive, Atlanta, GA 30341

Brief Description of Project: Demolition of building

### Development Type:

(not selected)

Hotels

Wastewater Treatment  
Facilities

Office

Mixed Use

Petroleum Storage Facilities

Commercial

Airports

Water Supply Intakes/  
Reservoirs

Wholesale &amp; 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.):	17.75 acres
Developer:	Julian LeCraw & Co., LLC
Mailing Address:	1575 Northside Drive, NW
Address 2:	
	City:Atlanta State: GA Zip:30318
Telephone:	404-352-2800
Email:	davidb@lecraw.com
Is property owner different from developer/applicant?	(not selected) Yes No
If yes, property owner:	
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?	5%
Estimated Project Completion Dates:	This project/phase: 2010 Overall project: 2010
<a href="#">Back to Top</a>	

# Developments of Regional Impact

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

DRI #1683

## 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: DeKalb

Individual completing form: Karmen Swan White

Telephone: 404-371-2155

Email: kswwhite@co.dekalb.ga.us

### Project Information

Name of Proposed Project: Perimeter Park South

DRI ID Number: 1683

Developer/Applicant: Julian LeCraw &amp; Co., LLC

Telephone: 404-352-2800

Email(s): davidb@lecraw.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: \$109,974,100

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$1,728,793
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): The development will displace 199,586 SF of office space. The office is currently at approximately 29% occupancy.	

### Water Supply

Name of water supply provider for this site:	DeKalb County
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.17
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:	RM Clayton
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.14
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.)	AM peak = 450 trips; PM Peak = 518 trips		
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 refer to traffic study performed by Kimley-Horn and Assocs.			
<b>Solid Waste Disposal</b>			
How much solid waste is the project expected to generate annually (in tons)?	700		
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:			
<b>Stormwater Management</b>			
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	80%		
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Detention ponds will be provided and the site will meet all required standards of DeKalb County's stormwater detention and water quality standards.			
<b>Environmental Quality</b>			
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:			
<a href="#">Back to Top</a>			

[GRTA Home Page](#) | [ARC Home Page](#) | [RDC Links](#) | [DCA Home Page](#) | [Site Map](#) | [Statements](#) | [Contact](#)