



ATLANTA REGIONAL COMMISSION 40 COURTLAND STREET, NE ATLANTA, GEORGIA 30303

July 25, 2001

Honorable Rita Rainwater, Chair
Douglas County Commission
8700 Hospital Drive
Douglasville, GA. 30134

RE: Development of Regional Impact
Woodside

Dear Chairman Rainwater:

I am writing to let you know that the ARC staff has completed the Development of Regional Impact (DRI) review of Woodside. Our finding is that this DRI is in the best interest of the State.

I am enclosing a copy of our review report and copies of comments we received during the review from Cobb County and from Georgia Department of Transportation. Please feel free to call me or Beverly Rhea (404-463-3311) if you have any questions about the review.

Sincerely,

Charles Krautler
Director

C Honorable Bill Byrne, Cobb County
Mr. Eric Linton, Douglas County
Mr. William B. Hare, Jr., The William B. Hare Co.
Mr. Patrick Waylor, Eberly & Associates
Mr. Tom Coleman, GDOT
Mr. Harold Reheis, GDNR
Mr. Rick Brooks, GDCA
Mr. Brian Piascik, GRTA

Facility: **Woodside**
Preliminary Report: **June 11, 2001**
Final Report: **July 25, 2001**

DEVELOPMENT OF REGIONAL IMPACT

REVIEW REPORT

PROPOSED DEVELOPMENT: Proposed development of 1,555,000 sq.ft. of office space, 400 residential units, 1,600,000 sq.ft. of flex/light industrial space, and 225,000 sq.ft. of retail/commercial space on 362 acres surrounding the intersection of Thornton and Douglas Hill Roads. The vast majority of the site is located in Douglas County and a very small portion is located in Cobb County.

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 review was submitted by Douglas County where the vast majority of the property proposed for development is located. Information submitted with the review indicates that the proposed development is consistent with the Douglas County comprehensive plan.

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

As noted above, the vast majority of the site is located in Douglas County, but a very small portion is located in Cobb County. The Cobb County portion currently is zoned Light Industrial and is designated on the Cobb Future Land Use map for Industrial Compatible uses. The Cobb portion also notes a stream in Land Lot 874. Cobb County requires a 50-foot stream buffer with a request that the developer record a permanent natural undisturbed buffer on all plats and property deeds and place a restrictive covenant on the buffer in favor of Cobb County for conservation uses.

The site also is located near the portion of the City of Douglasville where New Manchester is proposed.

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

No.

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?

The 400 units of high density housing could accommodate a population of 600, including 115 students, according to regional averages. Information submitted with the review estimates 8,500 long-term jobs

as well as 2,550 short-term jobs would be accommodated by the development. Developer proposed mitigation measures include buffers, landscaping, stormwater management, and erosion/sedimentation control measures.

What other major development projects are planned in the vicinity of the proposed project?

As noted above, the site is located near New Manchester.

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

No.

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

No.

LOCATION

Where is the proposed project located within the host-local government's boundaries?

The development site is located on 362 acres of land, mostly in Douglas County, with a very small portion in Cobb County. The site surrounds the intersection of Thornton and Douglas Hill Roads. 84°37'/33°45'

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.

As noted previously, a small portion of the property is located in Cobb County although the vast majority of the site is in Douglas County. It also is close to the City of Douglasville New Manchester area.

Will the proposed project be located close to land uses in other jurisdictions that would benefit or be negatively impacted by the project? Identify those land uses which would benefit and those which would be negatively affected and describe impacts.

The proposed development appears to be similar to other development located and/or proposed in the area. As noted previously, the portion of the site in Cobb County currently is zoned Light Industrial and is designated on the Cobb Future Land Use map for Industrial Compatible uses.

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?

Annual taxes are estimated at \$2,471,820 based on a build-out value of \$175,000,000.

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

The development is projected to support 2,550 short-term jobs and 8,500 long-term jobs.

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

Yes. This is an 11-year build-out plan.

In what ways could the proposed development have a positive or negative impact on existing industry or business in the Region?

The development could absorb some of the demand for additional warehouse and distribution space in the Atlanta Region, particularly since some space will be lost due to airport expansion.

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.

In what ways could the proposed project create impacts that would damage or help to preserve the resource?

Watershed Protection

The site proposed for development is located near the Chattahoochee River below the water intakes for the Atlanta Region. Approximately 28 acres in the southeastern corner of the property along Riverside Parkway is in the Chattahoochee River Corridor and is subject to the requirements of the Metropolitan River Protection Act (Georgia Code 12-5-440 et.seq.) and the standards of the Chattahoochee Corridor Plan. The affected areas are all land within 2,000 feet of the River as well as an area that is more than 2,000 feet from the River but within the Corps of Engineers 100-year River floodplain (below 760 MSL elevation.) Any land disturbing activity in these areas must be reviewed for consistency with the standards of the Chattahoochee Corridor Plan as required under the Act. The Plan standards that apply on the property include limits on land disturbance and impervious surface, 35-foot undisturbed natural buffers along perennially flowing streams (those that appear as blue-line streams on the 1:24,000 USGS Quad Sheets for the area), and floodplain requirements for River floodplain.

Georgia Erosion and Sedimentation Act/Stream Buffer Requirements

In addition to the 35-foot buffers which are required on blue-line streams within the Chattahoochee Corridor, there are other stream buffer requirements that apply to the property. The Metropolitan River Protection Act required local governments to adopt Tributary Buffer Zone Protection ordinances for streams that are outside the Chattahoochee Corridor but tributary to the Corridor. Therefore both Cobb and Douglas Counties may have Tributary Buffer Zone Ordinances that establish required buffer zones for certain streams. Also, in keeping with the Cobb Community Greenspace Program, they have

requested that the developer record a permanent natural undisturbed buffer on all plats and property deeds related to a stream in Land Lot 874 and that a restrictive covenant be placed on this buffer in favor of Cobb County for conservation uses. Finally, the Georgia Erosion and Sedimentation Control Act requires a 25-foot buffer on “State waters.” Consequently, if any streams are not covered by the Chattahoochee Corridor Plan, Cobb or Douglas Tributary Buffer Zone Ordinances, or Cobb Community Greenspace Program, they may be considered “State waters” and require a 25-foot buffer.

Wetlands and Floodplains

Information submitted with the review indicates presence of wetlands or floodplains on the site. ARC’s Regional Development Plan policy is to protect such environmentally sensitive areas.

Storm Water/Water Quality

The amount of pollutants that will be produced after construction of the proposed development will be estimated by ARC staff. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr). The loading factors are based on the results of regional storm water monitoring data from the Atlanta Region. The following table will summarize the results of the analysis.

Estimated Pounds of Pollutants Per Year

Land Use	Acres	Phosphorous	Nitrogen	BOD	TSS	Zinc	Lead
Commercial	48.0	82.1	835.2	5184.0	47184.0	59.0	10.6
Office/Lt Ind	266.0	343.1	4556.6	30324.0	188328.0	393.7	50.5
T’hse/Apt	48.0	50.4	514.1	3216.0	29040.0	36.5	6.7
	362.0	475.6	5905.9	38724.0	264552.0	489.2	67.8

Estimated percent impervious surface = 69%

Structural Storm Water Controls

According to information submitted with the review, the proposed development proposes storm water management. ARC staff recommends that before any permits are issued, the County should require that the developer submit a storm water management plan as a key component of the Plan of Development.

The storm water plan should include location, construction and design details and all engineering calculations for all storm water quality control measures. The Plan also should include a monitoring program to ensure storm water pollution control facilities function properly. ARC staff recommends that structural controls be designed to accommodate the installation, operation and maintenance of automatic equipment at inlet and outlet locations for the monitoring of flow rates and water quality. It is recommended that the monitoring program consider the following minimum elements:

- Monitoring of four storms per year (1 per quarter);
- Collection of flow weighted composite of the inflow to the structure during the entire storm event;
- Collection of a flow weighted composite of the outflow from the structure—the sampling period should include the peak outflow resulting from the storm event;
- Analysis of inflow and outflow flow weighted composite samples for biochemical oxygen demand (BOD), total suspended solids (TSS), zinc, lead, total phosphorous (TP) and total nitrogen (TKN & NO₃); and
- Collection of grab samples at the inlet and outlet locations during the periods of peak inflow and outflow for pH, dissolved oxygen (DO) and fecal coliform bacteria.

The County should determine the actual number and size of storms to be monitored as well as who should be responsible for conducting the monitoring. Monitoring should be conducted at the development's expense. Analysis should conform to EPA standards. Specific monitoring procedures and parameters analyzed may change in the future based on continuing storm water runoff and water quality studies.

The storm water plan should require the development to submit a detailed, long-term schedule for inspection and maintenance of the storm facilities. This schedule should describe all maintenance and inspection requirements and persons responsible for performing maintenance and inspection activities. These provisions and the monitoring program should be included in a formal, legally binding maintenance agreement between the County and the developer.

In addition to inspections required in the storm water management plan, the formal maintenance agreement between the developer and the County should allow for periodic inspections for the storm water facilities to be conducted by the County. If inadequate maintenance is observed, the development should be notified and given a period of time to correct any deficiencies. If the development fails to respond, the County should be given the right to make necessary repairs and bill the development.

The County should not release the site plans for development or issue any grading or construction permits until a storm water management plan has been approved and a fully executed maintenance/monitoring agreement is in place.

HISTORIC RESOURCES

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

No.

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

The site proposed for development surrounds the intersection of Thornton (SR 6) and Douglas Hill Roads.

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

Land Use	Sq.Ft./Units	Weekday	AM Peak		PM Peak	
		Trips	Enter	Exit	Enter	Exit
General Office	1,555,000	10,918	1,462	199	310	1,513
Lt Industrial	1,600,000	11,847	1,587	216	256	1,874
General Retail	250,000	11,482	158	101	515	558
SF Res	400	3,711	72	217	240	135

These trip generation estimates were prepared using the Institute of Traffic Engineers *Trip Generation* (6th edition) manual. The estimates do not reflect pass by trip reductions or possible additional internal trip capture associated with the mix of uses. Consequently, the total number of trips is likely to be less than the 37,958 shown above.

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

Facility	1999			2010			2025		
	Lanes	Volume	V/C	Lanes	Volume	V/C	Lanes	Volume	V/C
I-20 east of Thornton	6	108,925	.98	8 + 7*	122,871	.83	8 + 7*	145,929	.99
I-20 west of Thornton	6	91,211	.82	6	119,103	1.07	6	127,028	1.14
Thornton north of Riverside Drive	4	24,622	.42	4	38,672	.66	4	45,623	.78
SR 70 east of Thornton	4	44,186	.58	6	47,652	.63	6	65,043	.86
I-20 HOV	NA			1 + 1	7,356	.20	1 + 1	18,831	.51

* This segment of I-20 will include collector-distributor lanes after 2010. Westbound will have 4 mainline and 4 local lanes while eastbound movement will use 4 mainline and 3 local lanes. V/C ratios calculated on mainline lanes only.

What transportation improvements are under construction or planned for the Region that would affect or be affected by the proposed project? What is the status of those improvements (long or short range or other)?

ARC ID	Location	Description	N'wrk Direct	
			Year	Proj Impact
AR 330B	I-20W from SR 280 to Thornton (SR6)	HOV 0→2	2010	No
DO-AR057	I-20 W from I-285 to Thornton (SR6)	Widen & C-D Lanes 6→8 Mainline; 0→7 Local	2010	No
FS	SR 70 from SCL RR to Camp Ck (SR6)	4→6	2010	No

Will the proposed project be located in a rapid transit station area? If yes, how will the proposed project enhance or be enhanced by the rapid transit system?

No

Is the site served by transit? If so, describe type and level of service.

The site currently is not served by public transit.

Are there plans to provide or expand transit service in the vicinity of the proposed project?

No definite plans at this time.

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

To meet ARC's air quality benchmark the development includes a mix of uses and pedestrian facilities. The ARC staff would suggest that in a further effort to reduce demand and/or emissions, the County require the developer to use a percentage of clean fueled vehicles (including loading equipment) on site in the industrial areas, parking management with preferential parking and incentives for carpool, vanpool, or clean fueled vehicles in the industrial and retail areas and installation of sidewalk and bicycle facilities throughout the development. Provisions should also be made for pedestrians to safely cross both Thornton and Douglas Hill Roads.

What is the cumulative trip generation of this and other DRI's or major developments? Is the transportation system (existing and planned) capable of accommodating these trips?

Based on volume and volume-to-capacity analysis, most area streets and freeways will adequately serve the access and mobility needs of motorized vehicle traffic to the proposed development. Capacity on I-20 west of Thornton Road (SR 6) will become an issue in the near future.

INFRASTRUCTURE

Wastewater and Sewage

How much wastewater and sewage will be generated by the proposed project?

Wastewater is estimated at 0.35 MGD on information submitted with the review.

Which facility will treat wastewater from the project?

It appears that wastewater from the Douglas County portion of the development would be treated at the Douglas County Sweetwater Plant located in the New Manchester area. Douglas and Cobb Counties should coordinate on how to handle wastewater most efficiently from the Cobb portion of the development.

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

3.0 MGD Capacity, 0.96 MGD average in 1998.

What other major developments will be served by the plant serving this project?

New Manchester would add flow to the Douglas County Sweetwater Plant.

INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?

Water demand is estimated at 0.55 MGD on information submitted with the review.

How will the proposed project's demand for water impact the water supply or treatment facilities of the jurisdiction providing the service?

Water will be supplied by Douglas County Water and Sewer Authority for the Douglas County portion of the development and supply should be sufficient. Douglas and Cobb Counties should coordinate on how water can most efficiently be provided to the Cobb portion of the development.

INFRASTRUCTURE

Solid Waste

How much solid waste will be generated by the project? Where will this waste be disposed?

Information submitted with the review estimates 7,346 tons of solid waste per year. A private contract for collection and disposal will be required.

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. However, the large concentration of office/industrial/commercial/high density housing proposed in this vicinity would appear to provide a good opportunity for recycling and should be encouraged by the local governments.

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.)?**

This and New Manchester will increase the need for all services in this area of Douglas County. Douglas County Schools will be impacted by the potential of 115 students from the proposed residential units.

HOUSING

Will the proposed project create a demand for additional housing?

Yes.

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

The development includes housing as well as office, light industrial, and commercial/retail space, but there will be many more jobs created than can be accommodated by the number of residential units proposed.

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

Yes, but with very limited availability. The project site is located in Census Tract 801.98. According to ARC's Population and Housing report, this tract had a 64.2 percent increase in number of housing units between 1990 and 2000 and has a 91 percent occupancy rate compared to 90.5 percent for the Region.

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

Likely.

* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region – FY 2002 median income of \$57,795 for family of 4 in Georgia.



BOARD OF COMMISSIONERS

100 Cherokee Street, Suite 300
Marietta, Georgia 30090-9680

Phone: (770) 528-3305 Fax: (770) 528-2606

Bill Byrne
CHAIRMAN

June 25, 2001

Mrs. Beverly Rhea
Atlanta Regional Commission
40 Courtland Street, NE
Atlanta, Georgia 30303

RE: Development of Regional Impact
Woodside, Douglas County, GA

Dear Mrs. Rhea:

Thank you for the notice of Woodside, a Development of Regional Impact proposed for construction in both Douglas and Cobb counties. The 362-acre site straddles all four quadrants of the Thornton Road and Douglas Hill Road intersection. It is bounded on the east side by Riverside Parkway and Six Flags Road. The portion of the proposed development in Land Lots 864, 874 and 873 is within Cobb County.

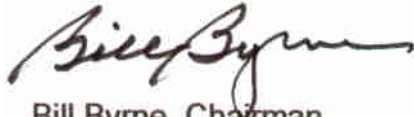
The developer is contemplating a mixed-use development providing commercial, industrial, residential and retail uses. The blend of land uses adheres to the ARC concept of live/work/play development where employment centers are located in close proximity to residences. ARC's Review Report notes the proposed development would generate 43,030 total daily trips. In addition to Thornton Road, access to the site is available via Riverside Parkway, Six Flags Road and Factory Shoals Road.

The area within Cobb is currently zoned Light Industrial and is designated on the Cobb Future Land Use map for Industrial Compatible (IC) uses. The conceptual plan also notes a stream in Land Lot 874. Per the Cobb County Stream Buffer Map, there is a fifty (50) foot stream buffer for this site. In keeping with the Cobb Community Greenspace Program, we would request that the developer record a permanent natural undisturbed buffer on all plats and property deeds and place a restrictive covenant on the buffer in favor of Cobb County for conservation uses.

*Note:
correct
37,958
per ARC.
Larger #
originally
provided
by developer.*

In conclusion, thank you for the opportunity to review this proposed development. We would appreciate the opportunity to review a more complete site plan when it becomes available. Please let me know if you need any additional information.

Sincerely,

A handwritten signature in dark ink, appearing to read "Bill Byrne", with a stylized, flowing script.

Bill Byrne, Chairman

Cobb County Board of Commissioners



Department of Transportation

State of Georgia

#2 Capitol Square, S.W.

Atlanta, Georgia 30334-1002

J. TOM COLEMAN, JR.
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BILLY F. SHARP
TREASURER
(404) 656-5224

June 25, 2001

Ms. Beverly Rhca
Atlanta Regional Commission
40 Courtland Street, NE
Atlanta, GA 30303-2538

Subject: Development of Regional Impact (DRI): Development of Campus at Woodside

Dear Ms. Rhea:

The Campus at Woodside will have a major impact on roads in Douglas County. The review states the project is not currently serviced by public transit. The local streets connecting the development should be evaluated to determine if they can handle the additional 43,030 trips per day. The applicant needs to address what roadway improvements can be implemented to either support or mitigate the transportation demands of the proposed project initially and at build out. A total build out of the project should be coordinated with the improvements and transportation demand management strategies defined in the State Transportation Improvement Program.

See
ARC
chart.

If you have any comments or questions, please contact Mr. Steve Walker at (404) 463-4375.

Sincerely,

Marta V. Rosen

State Transportation Planning Administrator

MVR:sw



**G E O R G I A
R E G I O N A L
T R A N S P O R T A T I O N
A U T H O R I T Y**

Date: September 14, 2001

To: All Interested Parties

From: Brian Piascik *BWP*
DRI Coordinator
245 Peachtree Center Avenue, Suite 900
Atlanta, GA 30303

Re: DRI Review under GRTA's Interim DRI Policy
GRTA Application No. DO-061301-1a

The following Development of Regional Impact (DRI) was reviewed at the Georgia Regional Transportation Authority's DRI Committee meeting held on (September 6, 2001).

Woodside

Pursuant to GRTA's Interim DRI Policy, the DRI Committee made and approved the following motion:

Motion was made with respect to the following DRI number (DO-061301-1a),
Woodside: Pursuant to GRTA's Interim Policy, state and federal funds required to create land transportation services and access to the development shall not be prohibited in connection with our review of this DRI since ARC has made a finding that the DRI is in the Best Interest of the State of Georgia.

If you have any questions, please contact me at 404.463.3009.

cc: Developer
County
Local
Beverly Rhea, ARC
File

DEVELOPMENT OF REGIONAL IMPACT

Request For Review

A DRI is a development project of sufficient scale or importance that is likely to have impacts beyond the jurisdiction in which the project is actually located, such as on adjoining cities or neighboring counties. The project described below appears to meet or exceed Development of Regional Impact (DRI) thresholds established by the Department of Community Affairs. Proposed actions in support of development which meet or exceed the thresholds are subject to regional review by all affected local governments and other parties. Participating local governments are required to submit this form to the Regional Development Center before approving any project or taking any action related to the project.

Local government: Douglas County

Individual completing form: Eric Linton, AICP

Title: Director of Planning

Department: Planning and Zoning

Telephone: () 770-920-7244

Signature: _____ Date: _____

Party initiating the proposed activity:
The William B. Hare Company

Contact person: William B. Hare, Jr.

Title: President

Telephone: () 678-444-0101

Physical location of proposed development (if applicable):

(Thornton Road)
362+/- acres at Camp Creek Parkway and
Douglas Hill Road

Is the entire project located within your jurisdictional boundaries?
No

☐ Expansion of Existing Project

☒ New Project

Local Project ID, Application #, etc.: _____

The requested government action is a:

☒ Rezoning

☐ Variance

☐ Permit

☐ Water connection request

☐ Sewer connection request

Other (specify): _____

Is the development consistent with the local government's comprehensive plan? Yes
If not, please explain: _____

Local government office or department(s) responsible for reviewing and/or taking official action regarding development (if applicable):

Douglas County Government

Local government staff the RDC can contact for more information:

Eric Linton, AICP
770-920-7244

Description of development (attach additional sheets if necessary): Campus at Woodside is going to be a unique campus style Mixed-Use environment intended to preserve the natural amenities that surround it. The development will include 1.55 msf of office buildings, with 225 ksf of a retail/commercial component. Along Riverside Parkway will be 1.6 msf of flex space and light industrial buildings. To support the housing requirements, 400 residential units will be developed to provide nearby housing. The idea is to integrate the buildings into the natural contours of the land such that most views will be of the wooded surroundings, portions of the property will have views to downtown Atlanta

For RDC Use Only:

☒ Form complete

☒ Project meets DRI review criteria

Date form was received: 4/5/01

Formal acceptance date: 4/7/01

Requested WWT P

Reviewed by: B. Rhena

Signature: B. Rhena

Date: 4/7/01

DEVELOPMENT OF REGIONAL IMPACT

Request For Review (Page 2)

Project Information:

Project Phase:	Percent of Overall Project:	Estimated Completion Date:
Phase I	30%	Jan. 2004
Phase II	20%	Jan. 2007
Phase III	20%	Jan. 2010
Phase IV	30%	Jan. 2012

Project Build-out Date: January 12, 2012

Estimated Value at Build-out: 175 Million

Estimated annual tax revenues likely to be generated by the proposed development: 2,471,820

How many jobs will be created by the proposed development?
Long term 8,500
Short term 2,550 (Phase I Buildout)

If the development will displace any existing uses, please describe (using units, square feet, etc.):

No existing uses displaced.

Are existing community facilities adequate to support the project?
Yes.

If not, describe any new community facilities (including road improvements) that will be needed to support the project: _____

What is the estimated water supply demand (in MGD)? 0.550405 MGD

What is the estimated sewage flow (in MGD)? 0.348742 MGD

Will any hazardous waste be generated by the development? None
If so, please describe: Known

Estimate the 24-hour peak traffic volume the project is likely to generate: 43,030 one way trips

How much solid waste will the project generate annually (in tons)?
7,346 tons

Is the development located within, or likely to affect a:

- | | |
|--|--|
| <input type="checkbox"/> Water supply watershed | <input checked="" type="checkbox"/> Protected river corridor |
| <input type="checkbox"/> Groundwater recharge area | <input type="checkbox"/> Historic resource |
| <input checked="" type="checkbox"/> Wetland or flood plain | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Protected mountain | |

If the answer to any of the above is yes, describe the development's potential impact on the resource:

Minimum Impacts

Developer-proposed mitigation measures:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Buffers | <input checked="" type="checkbox"/> Landscaping |
| <input type="checkbox"/> Accel/Decel lanes | <input checked="" type="checkbox"/> Stormwater management |
| <input checked="" type="checkbox"/> Erosion and sedimentation control | |
| <input type="checkbox"/> Other (specify): | |

Indicate the project type:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Office | <input checked="" type="checkbox"/> Housing |
| <input checked="" type="checkbox"/> Industrial | <input checked="" type="checkbox"/> Hotels |
| <input checked="" type="checkbox"/> Mixed Use | <input type="checkbox"/> Airports |
| <input checked="" type="checkbox"/> Commercial, Wholesale and Distribution | |
| <input type="checkbox"/> Hospitals and Health Care Facilities | |
| <input checked="" type="checkbox"/> Attractions and Recreational Facilities (Foot paths, Waterfalls) | |
| <input type="checkbox"/> Post-secondary Schools | |
| <input type="checkbox"/> Waste Disposal | |
| <input type="checkbox"/> Quarries, Asphalt and Cement Plants | |
| <input type="checkbox"/> Wastewater Facilities | |
| <input type="checkbox"/> Petroleum Storage Facilities | |

Indicate project size (Use the DRI Threshold Chart for appropriate units of measure): 1,550,000 s.f. office;
1,600,000 s.f. industrial; 225,000 s.f.
retail/commercial; 400 units Residential.

Sewer water