

Atlanta Regional Commission
200 Northcreek, Suite 300
3715 Northside Parkway
Atlanta, Georgia 30327-2809

50 YEARS 1947-1997
of Regional Cooperation, Leadership & Planning



Harry West
Director

June 19, 1997

Honorable Charles E. Martin, Jr., Mayor
City of Alpharetta
2 South Main Street
Alpharetta GA 30201

RE: Development of Regional Impact - Brookside

Dear Charles: *Chuse*

We have completed our review of the Brookside Development of Regional Impact and find the proposal to be in the best interest of the State.

We noted that the development proposal is in the Big Creek Watershed and will have less than 25% impervious surface according to the calculations by AEC, Incorporated. We also noted that the development company is proposing stormwater retention and management.

I am enclosing a copy of our impact report which outlines several recommendations including traffic management.

Please let me know if you have any questions.

Sincerely,

[Signature]
Harry West
Director

Enclosure

Facility: Brookside
Preliminary Report: May 12, 1997
Final Report: June 18, 1997

DEVELOPMENTS OF REGIONAL IMPACT

REVIEW REPORT

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.

According to information submitted with the review, yes.

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

No inconsistencies identified in the review process.

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

No on Alpharetta.

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?

According to regional averages, the proposed developments could accommodate 7,183 jobs.

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

ARC has reviewed many proposed developments in the vicinity of Brookside.

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 site proposed for development is east of GA 400 and Northpoint Parkway and on the south side of Old Milton Parkway. 84 15'30"/34 03'30".

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.

Yes, unincorporated Fulton and City of Roswell.

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.

No negative impacts identified 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?

Not available at this time as built-out value is not yet known.

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

Short-term jobs will depend upon construction schedule which will depend upon absorption rate.

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 development will compete with nearby office and retail developments.

NATURAL RESOURCES

Watershed Protection

The proposed project site is located within the Big Creek watershed, a small water supply watershed, and is located within seven miles of the City of Roswell's water supply intake. Two perennial streams, Big Creek and a tributary to Big Creek as indicated by a solid blue line on U.S.G.S quad sheets, exist within the proposed development site. The following DNR minimum protection criteria shall apply:

1. A buffer shall be maintained for a distance of 100 feet on both sides of perennial streams as measured from the stream banks.
2. No impervious surface shall be constructed within a 150 foot setback on both sides of the perennial streams as measured from the stream banks.
3. Septic tanks and septic tank drainfields are prohibited in the setback area of (2) above.
4. The impervious surface area, including all public and private structures, utilities, or facilities, of the entire water supply watershed shall be limited to twenty-five (25) percent, or existing use, whichever is greater.
5. New facilities which handle hazardous materials of the types and amount determined by the Department of Natural Resources, shall perform their operations on impermeable surfaces having spill and leak collection systems as prescribed by the Department of Natural Resources.

Floodplains

Areas within the proposed project site are located within the 100 year floodplain. Steps should be taken by the City of Alpharetta to mitigate potential impacts on these floodplains. The Atlanta Regional Commission's Regional Development Plan notes that "all structures that can be damaged or land uses that can impede flood waters or reduce storage volume must be built outside the intermediate region (one percent) flood limits (i.e., outside the 100-year flood limit), with the exception that a stream crossing may vary from this policy, if constructed so as to permit passage of a 100-year flood with minimum feasible flow impedance, storage volume reduction, and upstream or downstream erosion or deposition."

Georgia Erosion and Sedimentation Act / Stream Buffer Requirements

This act requires that a 25 ft. wide natural vegetated buffer be maintained on both sides of streams designated as "State waters." ARC recommends that the developer work with the state to determine if the streams within the proposed site are considered "State Waters," and provide protection measures if appropriate. ARC also recommends that the developer work with the City of Alpharetta to determine what stream buffer requirements must be met under the City's Stormwater Management ordinance.

Storm Water / Water Quality

Steps should be taken to limit the amount of pollutants that will be produced during and after construction. During construction, the project should conform to the City's erosion and sediment control requirements. After construction, water quality can be impacted without storm water pollution controls. The amount of pollutants that will be produced after construction of the proposed Brookside Development was estimated by ARC. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/year). The loading factors are based on the results of regional storm water monitoring data from the Atlanta Region. The following table summarizes the results of the analysis.

Estimated Pounds Of Pollutants Per Year

Land Coverage	Total Phosphorus	Total Nitrogen	BOD	TSS	Zinc	Lead
Commercial (131.7 ac)	225.2	2,291.6	14,223.6	129,461.1	162.0	29.0

If the development is approved, the City of Alpharetta should take steps to mitigate potential impacts. The Interim Regional Storm Water Quality Management Guidelines, adopted by the Atlanta Region, provide suggestions for addressing storm water quality. These guidelines offer technical guidance for the control of post-development pollution in storm water (find attached).

The proposed site includes both wetlands and perennial streams. Site design features such as incorporating wetlands into landscaping and maintaining natural buffers adjacent to streams should be considered. Both of these approaches are suggested in the Interim Regional Storm Water Quality Management Guidelines.

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?

N/A.

In what ways could the proposed project have a positive influence on efforts to preserve or promote the historic resource?

N/A.

INFRASTRUCTURE

Transportation

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

	Sq. Feet		AM		PM	
	Rooms or		Peak Hour		Peak Hour	
Land Use	Units	Weekday	Enter	Exit	Enter	Exit
Office	2,011,400	13,569	1,751	216	289	1,409
Retail	239,000	12,183	171	100	571	572
Total		25,752	1,922	316	860	1,980

The above trip generation figures were calculated using the Institute of Traffic Engineers Trip Generation (5th Edition) manual.

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

The following volumes are based on 1995 GDOT coverage counts from area facilities that will likely provide the primary routes for traveling to the proposed development. 2010 volumes for these facilities were obtained from the ARC Regional Transportation Model.

	1995			2010	Forecast	
	Number	1995	1995	Number	2010	2010
Facility	of Lanes	Volume	V/C Ratio	of Lanes	Volume	V/C Ratio
SR 400 from SR 120/Old Milton Pkwy to Windward Pkwy (STA 460)	4	55,560	0.71	4	88,100	1.13
SR 400 from SR 120/Old Milton Pkwy to Haynes Bridge Road (STA 459)	4	73,060	0.93	4	97,100	1.24
SR 120 from SR 400 to State Bridge Rd (STA 312)	4	22,900	0.40	4	49,900	0.89
SR 120 from SR 400 to Kimball Bridge Rd. (STA 310)	4	11,850	0.30	6	62,000	0.77

The above table indicates that SR 120 currently operates at an acceptable level of service but SR 400 is approaching capacity. Future 2010 volumes indicate that SR 400 will be over capacity and severely congested. SR 120 will be approaching capacity.

The ARC's adopted Atlanta Regional Transportation Improvement Program FY 1996 - FY 2001 (TIP) includes one proposed transportation projects in the vicinity of this development:

FN 048A Phase One - SR 120/State Bridge Road/Old Milton Pkwy from Park Bridge Parkway to Jones Bridge Road. Widen from two to four lanes. Preliminary Engineering has been authorized. Right-of-way acquisition have been authorized for FY 1998 and FY 1999. Construction is scheduled for FY 2000.

FN 048C Phase Two - SR 120/State Bridge Road/Old Milton Pkwy from Park Bridge Parkway to Jones Bridge Road. Widen from two to four lanes. Preliminary Engineering has been authorized. Right-of-way acquisition have been authorized for FY 1998 and FY 1999. Construction is scheduled for FY 2001.

FN 048B SR 120 @ State Bridge Road (Turn Lanes). Add turn lanes at intersection. Preliminary Engineering has been authorized. Right-of-way to acquired by local agency, scheduled for FY 1996. Construction scheduled for FY 1996.

FN 016 SR 120 from GA 400 to SR 9 in Alpharetta. Widen SR 120 from 4 to 6 lanes. All project phases have been authorized.

In addition, the Long Range Element of ARC's Regional Transportation Plan: 2010 includes two proposed projects in the vicinity of the proposed development:

FN 003 SR 120 from State Bridge Road to Peachtree Industrial Boulevard. Widen SR 120 from two to four lanes. Preliminary engineering not applicable. Right-of-way and construction are scheduled for FY 2002 or later.

RT 015 Park and Ride Lot at SR 400 and SR 120. All project phases scheduled for FY 2002.

The Atlanta Region Bicycle Transportation and Pedestrian Walkways Plan, 1995 Update includes the following facilities:

Proposed multi-use facility on SR 120 from Cumming Highway to Gwinnett County line.
Project is considered long range.

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.

No. However MARTA does provide service in downtown Alpharetta, approximately 2.0 miles west of the site.

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

No.

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

None.

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

Other DRI's in the vicinity of this proposed development include Hines 400 Mixed Use. The following table summarizes the developments and the amount of trips generated by the combined DRIs.

	Weekday	AM Peak Hour		PM Peak Hour	
		Enter	Exit	Enter	Exit
Hines Mixed Use	34,513	3,159	1,138	907	2,515
Brookside	25,752	1,922	316	860	1,980
Total	60,265	5,081	1,454	1,767	4,495

This part of North Fulton County continues to experience new multi-family, single family, and commercial development. Traffic volumes continue to increase on SR 400, SR 120, State Bridge Road and others in the vicinity of this site as a result of continued development activity in North Fulton, Forsyth and Gwinnett counties.

According to future 2010 traffic volumes, SR 120 will be over capacity and very congested. The proposed development is estimated to produce 25,752 weekday vehicle trips at buildout. These trips will be in addition to the projected 2010 traffic volumes on SR 120, resulting in an estimated total of 75,652 daily trips on SR 120 between SR 400 and State Bridge Road. With this additional traffic, future traffic conditions will further deteriorate on SR 120 from a future 2010 V/C of 0.89 to an estimated V/C of 1.33. At that time, SR 120 will be over capacity and severely congested with this additional traffic.

In order to reduce the impact of this development and ensure the integrity and efficient operation of the Atlanta Region's transportation facilities, the developer and County officials should work with ARC, MARTA and the Georgia Department of Transportation to identify appropriate transportation projects and programs that can be formulated and included in local and regional transportation plans.

AIR QUALITY ANALYSIS

Analysis Methodology

The emissions analysis for the proposed Brookside Development in the City of Alpharetta in Fulton County was based on trip generation estimates for the facility treated as office and retail according to estimates of square footages provided by the applicant. The estimated emissions are based on light duty gas vehicles (passenger automobiles) using a mix of peak highway and off peak highway conditions assuming 20% Cold Starts.

Results of Analysis

Estimates for both hydrocarbons and nitrogen oxides resulting from this development are presented in the following table.

	TONS PER YEAR	TONS PER DAY	TONS PER ACRE
Nitrogen Oxides	49.654	.191	.373
Hydrocarbons	41.286	.159	.310

INFRASTRUCTURE

Wastewater and Sewage

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

According to regional averages, the development could generate 0.42MGD wastewater.

Which facility will treat wastewater from the project?

Big Creek.

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

Permitted capacity = 24MGD.

1993 Average Flow = 12.350MGD.

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

Numerous developments which would exceed the 24MGD capacity if all were built as proposed. While Fulton County proposes to expand the Big Creek Wastewater Treatment Plant to 44MGD, any expansion will require EPD approval.

INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?

Again, according to regional averages, Brookside could have a demand for 0.49MGD of water.

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

The County should have sufficient water available for the development.

INFRASTRUCTURE

Solid Waste

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

Nationwide averages would suggest 4,761 tons per year. The City of Alpharetta provides collection for residences and businesses through a contract with Waste Management of Atlanta. The company uses the B.J. Landfill in Gwinnett.

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.

INFRASTRUCTURE

Other facilities

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

- Levels of governmental service?
- 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 is a very rapidly growing area and the overall growth is increasing the need for all services.

HOUSING

Will the proposed project create a demand for additional housing?

Yes; however, many new residential developments are being underway and recently completed in this area.

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?

No, there is little low-cost housing in this area.

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

Unknown.

* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region. 1996 median family income of \$52,100 for Atlanta MSA.

Structural Storm Water Pollution Controls

The City of Alpharetta 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. Atlanta Regional Commission staff recommends that the City require that any structural controls be maintained at an 80% - 90% total suspended solids removal efficiency.

The Plan should also include a monitoring program to ensure storm water pollution control facilities function properly. Atlanta Regional Commission 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 consists of the following minimum elements:

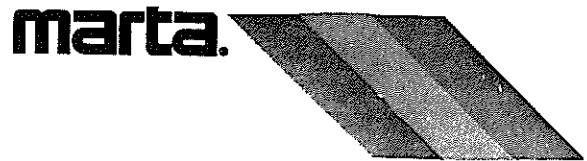
- ◆ monitoring of four storms per year (1 per quarter);
- ◆ collection of a flow weighted composite of the inflow to the structure during the entire storm event;
- ◆ collection of a flow weighted composite of the outflow from the structure - the sampling period should include the peak outflow resulting 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 phosphorus (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 (D.O.) and fecal coliform bacteria.

The City's Engineering Department should finalize the 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 developer's and owner'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 developer 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 City and the responsible party.

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

The City 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.



2424 Piedmont Road
Atlanta, Georgia 30324-3330
(404) 848-5000

May 28, 1997

Ms. Beverly Rhea
Review Coordinator
Atlanta Regional Commission
200 Northcreek, Suite 300
Atlanta, Georgia 30327-2809

Subject: Development of Regional Impact
Brookside - Old Milton Parkway

Dear Ms. Rhea:

The Metropolitan Atlanta Rapid Transit Authority has reviewed the documentation for a Development of Regional Impact for Brookside on Old Milton Parkway in North Fulton County.

MARTA provides bus service currently to North Point Mall but does not currently provide bus service to this site. The developer could offer a shuttle service to the Mansell Park/Ride lot for the early phases of the development and to the North Springs Rail Station for the later phases. Our feeder bus system will be modified to provide improved service when that station opens in 2000. There is also a proposal to develop a new park/ride lot near the interchange of Old Milton Parkway and Ga. 400. MARTA would like to discuss how we could provide improved service to this major project.

Thank you for the opportunity to review this proposal.

Sincerely,

A handwritten signature in dark ink, appearing to read "Gloria Gaines", is written over a light-colored background.


Gloria Gaines
Vice President Planning



Forsyth County Department of Planning and Development

110 EAST MAIN STREET
SUITE 100
CUMMING, GEORGIA 30130
(770) 781-2115
FAX (770) 781-2197

TO: Beverly Rhea, Review Coordinator

FR: Gretchen Biestman, Planner 

RE: Development of Regional Impact (Brookside, City of Alpharetta)

DA: May 19, 1997

There are some concerns regarding the proposed Brookside development in the City of Alpharetta, including:

- 1) The Big Creek watershed area:
 - A) There is a large wetlands area surrounding the Big Creek watershed. Has a wetlands delineation been done in order to determine if the area lies within a wetland.
 - B) The developer did not indicate buffers would be used as a mitigation measure. Big Creek requires a buffer as a tributary of the Chattahoochee.
- 2) The developer did not indicate completion dates for each project phase in the D.R.I review. These dates are crucial:
 - A) The lack of low-income housing in the area -- is the professional/office phase to be completed first in order to mitigate housing shortages?
 - B) There could be negative impacts on planned road improvements in the area, especially McGinnis Ferry Road. Scheduled improvements for McGinnis Ferry will develop the road into a major east-west corridor connecting SR 400 to I-85. Employees of this and other projects in the area could greatly increase traffic volumes beyond its projected capacity. Specific project completion dates and traffic counts are needed in order to avoid this situation.

