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

ARC

Harry West
Director

June 24, 1994

Honorable Mitch Skandalakis, Chairman
Fulton County Commission
141 Pryor Street, S.W.
Atlanta, GA 30303

RE: Developments of Regional Impact Review
~ Glenridge Perimeter Office Park
~ Medlock Bridge Mixed Use Development

Dear Chairman Skandalakis:

This is to let you know that the Atlanta Regional Commission has completed the review of the Glenridge Perimeter Office Park and Medlock Bridge Mixed Use Development, both Developments of Regional Impact. Our findings are as follows:

Glenridge Perimeter Office Park is in the best interest of the State with the following recommendations:

A. That the developer and the County work together to maximize transit usage;
B. That the government entities involved,
   1) Monitor development in the R.M. Clayton Wastewater Treatment Plant service area,
   2) Manage traffic demand,
   3) Proceed forthwith to provide or commit to the required infrastructure so that it is coordinated with the timing of the development.

Medlock Bridge Mixed Use Development is in the best interest of the State with the following recommendations:

That the governmental entities involved monitor development throughout the project area and proceed forthwith to provide or commit to the required infrastructure so that it is coordinated with the timing of the development.

Enclosed are copies of our review reports on these developments. We hope that the findings and reports are useful to the County as you consider the requested actions.

Please feel free to call me or Beverly Rhea (364-2562) if you have any questions or need any further information concerning our review.

Sincerely,

Harry West
Director

HW:br:rly

Enclosure

c: Mr. Wallace Linsey
Mr. Wayne Shackelford
Mr. Joe Tanner
Mr. Paul Radford

Facility: Medlock Bridge Tract Mixed Use Development
Preliminary Report: June 6, 1994
Final Report: June 23, 1994

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, the proposed development is consistent with Fulton County's Comprehensive Plan.

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

No inconsistencies were noted in the review process.

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

No impacts were noted in the review process.

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 development could accommodate a population of 985 and 1,505 employees.

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

ARC has reviewed eight proposed major developments in this area (north of State Bridge and east of Georgia 400) of North Fulton County.

GENERAL (continued)

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 is located in northeast Fulton County. It is on the west side of Medlock Bridge Road between Parsons Road and Abbott's Bridge Road.

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.

No.

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.

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?

Based on the developer's estimate of $115,500,000 built-out values and the 1993 millage rates, the development would generate $1,884,199 annual property tax. Transportation impact fees will be approximately $560,000.

ECONOMY OF THE REGION (continued)

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

The developer estimates short-term jobs at 200.

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 would compete with other mixed-use projects in the North Fulton-Forsyth-Gwinnett area.

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.

Approximately 600 feet of the northwest boundary of the proposed site is a tributary to John's Creek. Also the site is located in the Chattahoochee large water supply watershed.

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

Water Quality Concerns

The proposed project is located in the Chattahoochee River water supply watershed. Portions of the proposed project are located along John's Creek upstream of the Atlanta-Fulton County water intake at the confluence of John's Creek and the Chattahoochee River. Based on some simplifying assumptions for typical pollutant loading factors, ARC staff developed estimates of pollutant loadings the proposed project will create compared to loadings under the existing land cover. Loading factors used to develop these estimates are based on results of storm water monitoring of office, retail and residential developments in the Atlanta Region. Staff's analysis projected that total phosphorus loadings from the site will increase 17 times over existing loadings, total nitrogen loadings are expected to be 19 times higher, with BOD levels eight times higher, zinc levels 140 times higher, and lead levels 25 times higher.

NATURAL RESOURCES (continued)

Water Quantity Concerns

In addition to problems associated with pollutants, runoff from the site will increase the flow in John's Creek and the frequency with which the creek overflows its banks. John's Creek already is subject to flooding problems. Existing County regulations for storm water detention do not address the increased frequency with which bankfull discharge occurs due to development. (On average, bankfull discharge is every two years for natural, undeveloped watersheds.) These increases in frequency of bankfull discharge lead to increased streambank and channel scouring and sedimentation in the stream, which would destroy habitat, reduce the streamflow capacity in some areas and add to the sediment load in John's Creek and the Chattahoochee River.

Recommendations

In order to address the issues described above, ARC Environmental Planning Division staff recommend the following.

- Pollutants running off the site should be controlled to the Maximum Extent Practicable (MEP). Per EPA guidance, MEP involves reducing, for example, the suspended solid loadings from the developed site by 80%.

- Velocity and volume of runoff should be maintained at pre-development levels. The combined effect of upstream development and on-site controls should not increase the frequency with which the two-year, pre-development discharge occurs in John's Creek.

- An appropriate means to achieve these storm water quality and quantity goals is to construct vegetated, extended wet retention basins, designed to provide a two week detention of the annual average storm at the site. Additional storage provided above the permanent pool, combined with an appropriately designed outlet control structure, could give the necessary control for both storm water discharge and frequency to control downstream erosion.

- In addition to structural controls, the project should provide vegetated buffers along John's Creek. The project is subject to provisions of Fulton County's tributary buffer zone ordinance adopted pursuant to the Metropolitan River Protection Act which include a 15 foot undisturbed buffer with an additional 20 foot impervious surface setback. We recommend that the 50 foot buffer shown on the site plans, or the 100-year floodplain at build-out, whichever is greater, be maintained in a natural, vegetated state.

NATURAL RESOURCES (continued)

- If structural storm water controls are not maintained properly, they will provide no benefit. If structural controls are used on this site, monitoring of runoff both into and leaving the site should be conducted for two to five years to ensure that storm water controls are functioning as designed. The developer's storm water plan should require the developer to submit a detailed, long-term schedule for inspection and maintenance of the storm water facilities. This schedule should describe all maintenance and inspection requirements and persons responsible for performing maintenance and inspection activities. Provisions should be made for the County to inspect the facilities during and after construction.

These provisions and the monitoring program should be included in a formal, legally binding maintenance agreement between Fulton County and the responsible party. The County should not release the site plans for development or issue any grading or construction permits until a fully executed maintenance/monitoring agreement is in place. This agreement should be made part of the property deed.

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?

	Total Weekday Trips	AM Peak Enter	AM Peak Exit	PM Peak Enter	PM Peak Exit
Commercial (457,018 S.F.)	18,268	250	147	863	863
Office (177,331 S.F.)	2,163	265	33	48	235
Apts. (380)	2,423	32	158	150	70
Subdivision (166)	1,646	33	92	109	61
Total	24,500	580	430	1,170	1,229

1229
1399

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 1993 GDOT coverage counts from area facilities.

Facility	# of Lanes	1993 Volume	V/C Ratio
Medlock Bridge (SR 141)			
South of Abbotts Bridge	2	19,650	1.57
North of Abbotts Bridge	2	17,620	1.40
Abbotts Bridge (SR 120)			
West of Medlock Bridge	2	9,985	0.79
East of Medlock Bridge	2	11,055	0.88

INFRASTRUCTURE
Transportation (continued)

Future traffic forecasts for area facilities were obtained from the ARC transportation model and are as follows:

Facility	# of Lanes	1993 Volume	V/C Ratio
Medlock Bridge (SR 141)			
South of Abbotts Bridge	4	23,770	0.95
North of Abbotts Bridge	4	21,350	0.85
Abbotts Bridge (SR 120)			
West of Medlock Bridge	4	16,170	1.13
East of Medlock Bridge	4	28,530	1.14

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)?

Federally-funded projects

FN 003 - Widen Abbotts Bridge Road (SR 120) to four lanes from State Bridge Road in Fulton County to Peachtree Industrial Boulevard in Gwinnett County. Construction is scheduled in the Long-Range (after the year 2000) in the Regional Transportation Plan.

FN 048 - Widen State Bridge Road to four lanes from State Bridge Way to Medlock Bridge Road. All phases of this project are in the Long-Range element.

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.

Limited bus service is available in Northeast Fulton County.

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 stated. However, Fulton County is charging impact fees for transportation.

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

1. Hillbrooke, Windgate, Ashland Residential: Proposal to construct a 508-unit single-family subdivision. The project site is located east of Jones Bridge Road, south of Sargent Road, and north of Abbotts Bridge Road. The project was approved. Staff estimated this project would produce about 5,000 daily trips.

2. John's Creek: Proposal to construct a 1,695-acre mixed-use development with 1,000 residential units and five million square feet of office space. The project was approved. Staff estimated the project would produce about 55,000 daily trips.

3. Sargent Road/Abbotts Bridge Subdivision: Proposal to construct 696 single-family units on a site bounded by Sargent Road on the north and Abbotts Bridge Road on the south. Staff estimated this project would produce about 6,160 daily trips.

4. St. Ives: Proposal for a mixed-use project with 415 single-family units, an 18-hole golf course, and 1,169,200 square feet of office space. Staff estimated this project would produce about 18,530 daily trips. This project was approved.

These four projects, together with the Medlock Bridge Tract Mixed Use Development, will produce about 84,690 daily vehicle trips.

Future traffic forecasts indicate that the facilities most directly impacted, Abbotts Bridge Road and Medlock Bridge Road, are expected to experience heavy congestion despite planned improvements. The completion of the Georgia 400 Extension will increase the rate of development in North Fulton County. Fulton County should actively seek strategies to mitigate the impact of new development on local and regional transportation facilities.

INFRASTRUCTURE

Wastewater and Sewage

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

According to regional averages, the proposed development could generate 0.24 MGD wastewater.

Which facility will treat wastewater from the project?

The proposed development site is located in the John's Creek sewer service area.

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

John's Creek Wastewater Treatment Plant has a current permitted capacity of 7.0 MGD and a 1992 average flow of 5.93 MGD.

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

ARC has reviewed a number of major developments that would be served by the John's Creek Wastewater Treatment Plant. Including this development, these projects would add 4.6517 MGD flow to the plant if all were built as reviewed. The John's Creek Plant is operationally connected to the Big Creek Plant which has been expanded to 24 MGD with a 1992 average flow of 10.26 MGD. Yet ARC has reviewed major developments in the Big Creek sewer service area which would add 20.166 MGD flow if all were built as reviewed. Consequently this is a serious concern even though plans are underway for further expansion of the Big Creek Plant. It indicates that dry weather flows from major developments alone would exceed the capacity of the combined plants by approximately 10 MGD. Timing of this and other developments will be dependent on availability of treatment capacity. In addition peak day flows indicate the County should implement an infiltration and inflow correction program to control wet weather flows.

Water Supply and Treatment

How much water will the proposed project demand?

Again according to regional averages. the proposed development could have a demand for 0.28 MGD water.

INFRASTRUCTURE
Water Supply and Treatment (continued)

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

Given the uncertainty regarding water supply in the Atlanta Region, it is imperative that water conserving measures be used in all phases of this proposed development.

Solid Waste

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

According to information submitted with the review, solid waste is estimated at 100 tons per year. Private companies will collect and dispose of waste from this development.

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.

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?

INFRASTRUCTURE
Other facilities (continued)

Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?

According to regional averages, the proposed development could add 230 students to the schools in the area. Further, a development of this magnitude could increase the need for all services.

HOUSING

Will the proposed project create a demand for additional housing?

The development includes both multi- and single-family housing.

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

Yes.

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

Yes.

Is it likely or unlikely that potential employees of the proposed project 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 - 1990 median family income if $41,500 for Atlanta MSA.

FULTON COUNTY BOARD OF EDUCATION

RICHARD J. HOLDER
Executive Director for
Planning, Research and Development

JAMES B. WELSH
Governmental Liaison

June 16, 1994

Mr. Joel F. Stone, Jr., Director
Planning and Programming
Atlanta Regional Commission
200 Northcreek, Suite 300
3715 Northside Parkway
Atlanta, GA 30327-2599

Re: Development of Regional Impact -- Medlock Bridge Tract
Mixed Use Development

Dear Mr. Stone:

The proposed Medlock Bridge tract development would add 546 units to the Finley Road site Elementary, Taylor Road Middle and Chattahoochee High attendance zones; 380 units would be multi-family and 166 units single family. To deal with the current overcrowding, Chattahoochee has six portable classrooms. The 1994-95 projected growth for Finley Road site, Taylor Road and Chattahoochee is 804 new students.

Each unit in the affected attendance zones adds to the school's operating cost and capital needs. Projections show the proposed 380 multi-family units will generate 180 new students; the 166 single family units 104 new students. The total 284 new students would cost the taxpayers of Fulton County $983,762 annually in operating costs above State allocations. When new facilities are needed, the proposed 546 units would require an additional $2,577,763 in construction costs.

Any additional residential development at this time could have a negative impact on the school system's ability to provide services to students in the area.

Sincerely,

James B. Welsh

James B. Welsh

c: Dr. James H. Fox, Jr.
Mr. James A. Brooks
Mr. Richard J. Holder
Dr. Marvin L. Reddish