

Atlanta Regional Commission
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Atlanta, Georgia 30327-2809



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.

Chairman Mitch Skandalakis
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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:ly

Enclosure

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

Facility:	<u>Glenridge/Perimeter Office Development</u>
Preliminary Report:	<u>June 7, 1994</u>
Final Report:	<u>June 23, 1994</u>

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?

The proposed 786,200 sq. ft. of office space could accommodate 2,621 jobs according to regional averages. The developer estimates 150 short term jobs during construction phases.

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

ARC has reviewed approximately 15 major developments proposed within one mile of this development.

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 slightly inside I-285 near the Fulton/DeKalb County line and is bounded by Johnson Ferry Road, Georgia 400, and the new Glenridge Perimeter Connector.

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 site is not contiguous but near the Fulton/DeKalb County line.

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 impacts were noted in the review process.

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?

The information submitted with the review estimates built-out value at \$100,000,000 and annual tax revenues at \$1,000,000. Transportation impact fees will be approximately \$350,000.

ECONOMY OF THE REGION (continued)

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

The developer estimates 150.

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 would compete with other office developments in the Perimeter Center area and elsewhere in the Region.

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.

The only environmentally sensitive area identified to date is the Chattahoochee large water supply watershed.

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

Restrictions on development in large water supply watersheds would not apply to this development proposal.

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

HISTORIC RESOURCES (continued)

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?

<u>Land Use</u>	<u>Weekday Trips</u>	<u>AM Peak Enter / Exit</u>		<u>PM Peak Enter / Exit</u>	
Office (786,200 sq. ft.)	6,670	843	105	144	705

The above trip generation figures were calculated using the Institute of Transportation 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 1993 GDOT coverage counts from area facilities.

<u>Facility</u>	<u># of Lanes</u>	<u>1993 Volume</u>	<u>V/C Ratio</u>
GA 400			
(North of I-285)	8	133,780	1.37
(South of I-285)	6	128,135	1.75
I-285			
(West of GA 400)	8	174,100	1.79
(East of GA 400)	8	179,890	1.85
Glenridge Connector			
(East of GA 400)	6	25,700	0.62
Johnson Ferry Road			
(East of GA 400)	4	18,550	0.89

INFRASTRUCTURE

Transportation (continued)

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

<u>Facility</u>	<u># of Lanes</u>	<u>1993 Volume</u>	<u>V/C Ratio</u>
GA 400			
(North of I-285)	8	162,750	1.67
(South of I-285)	6	144,300	1.97
I-285			
(West of GA 400)	10	194,160	1.60
(East of GA 400)	10	221,150	1.80
Glenridge Connector			
(East of GA 400)	6	40,140	0.96
Johnson Ferry Road			
(East of GA 400)	4	28,540	1.37

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)?

The following projects are identified in the Atlanta Regional Transportation Improvement Program FY 1994-FY 1999 (TIP):

Locally Funded Projects

FN 005 - Widen Hammond Drive to six lanes from Glenridge Drive to Roswell Road. Construction is scheduled in Tier 2 (FY97-FY99).

FN 076 - Construct the four-lane Glenridge Perimeter Connector Extension. Construction is scheduled in Tier 1 (FY94-FY96).

Federally Funded Projects

R44 - Widen I-285 to ten lanes from Ashford-Dunwoody Road to Northside Drive. This project is under construction.

FN 033 - Widen Glenridge Drive to six lanes from Hammond Drive to Johnson Ferry Road. This project is in the Long-Range element of the Regional Transportation Plan.

INFRASTRUCTURE

Transportation (continued)

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?

Yes. The proposed development site is near MARTA's planned Medical Center Station site.

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

The site is currently served by MARTA bus. See above for proposed rail station info.

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

It is important that the developer and the County work together to maximize transit usage in this area.

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?

ARC staff has reviewed several proposed developments along the GA 400 Corridor in North Fulton County. Projects in close proximity to the Glenridge/Perimeter office development include the following:

1. Kahil/Gibraltar Apartments: A development including 505 multi-family residential units. Staff estimated this project would generate about 2,900 daily trips.
2. Landmarks Concourse: A mixed-use development with 2.1 million square feet of office space, 85,000 square feet of commercial space, and a 371-room hotel. Staff estimated the project would generate about 24,375 daily trips.
3. 5825 Glenridge Drive: A mixed-use development with 500,000 square feet of office space, 45,000 square feet of commercial space, and a 250-room hotel and restaurant. Staff estimated this project would generate about 14,180 daily trips.

INFRASTRUCTURE

Transportation (continued)

These four projects will produce a total of approximately 48,125 weekday trips when completed.

The intense development at the junction of GA 400 and I-285, and along the GA 400 Corridor north of I-285, continues to place increasing demand on these facilities. These facilities, which are currently congested, are expected to remain congested in future years.

Demand management strategies to be utilized by the developer to mitigate the impact on local and regional transportation facilities were not provided for review. Fulton County should encourage the developer to employ such strategies, and also to maximize transit use by employees with connections to MARTA's Medical Center Station.

Wastewater and Sewage

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

According to regional averages, the proposed office development could generate 0.16 MGD of wastewater.

Which facility will treat wastewater from the project?

The wastewater would be treated at the R.M. Clayton Wastewater Treatment Plant.

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

Current permitted capacity at the R.M. Clayton Wastewater Treatment Plant is 100 MGD and the 1992 average flow was 82.4 MGD.

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

ARC has reviewed numerous major developments which would increase the flow to the R.M. Clayton Plant by 23.33 MGD if all were built as reviewed. Timing of developments, therefore, must be contingent on the availability of wastewater treatment.

How much water will the proposed project demand?

Again according to regional averages, the proposed office development would have a demand for 0.18 MGD of water.

INFRASTRUCTURE

Wastewater and Sewage (continued)

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

Due to the uncertain situation concerning water supply in the Atlanta Region, it is imperative that water conserving measures be used in this development.

Solid Waste

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

Information submitted with the review estimates solid waste at 10 tons per year. Private companies will collect and dispose of waste from this project.

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.)?

No.

HOUSING

Will the proposed project create a demand for additional housing?

The proposed office development could create some additional demand for housing.

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?

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.