

Atlanta Regional Commission
200 Northcreek, Suite 300
3715 Northside Parkway
Atlanta, Georgia 30327-2809
404 364-2500 • Fax 404 364-2599



Harry West
Executive Director
404 364-2525

January 21, 1992

Honorable Jimmy Phillips
Mayor, City of Alpharetta
2 South Main Street
Alpharetta, GA 30201

RE: Mansell Crossing

Dear Jimmy:

We have completed the intergovernmental review of the Mansell Crossing Development of Regional Impact. Based on a review of information received during this process, as summarized in the enclosed Review Report, we find this proposal to be in the best interest of the State.

A major concern in the GA 400 corridor is the growing number of large scale development proposals planned to be implemented over a number of years. This project adds to others in this portion of the corridor to total over 28 million square feet of office space, 2.7 million square feet of retail space, 3.4 million square feet of distribution and warehousing space and a 300 room hotel. The cumulative impact will be significant on public services and facilities. Therefore, we recommend that as these projects are implemented, they be phased and scaled in such a way as to be within the ability of local governments to provide the full range of urban services.

A very important part of the review process is the receipt of comments from potentially affected governments. During the review we received comments from the City of Roswell and GDOT. These comments are attached to the Review Report and are recommended for your use. If you would like to discuss any of these comments, please let me know and I will call the appropriate meetings.

We hope the findings and comments on the Mansell Crossing Development are helpful to you in final decision making on this project.

Sincerely,

A handwritten signature in dark ink, appearing to read "Harry West", is written over the typed name.

Harry West
Executive Director

HW:skb

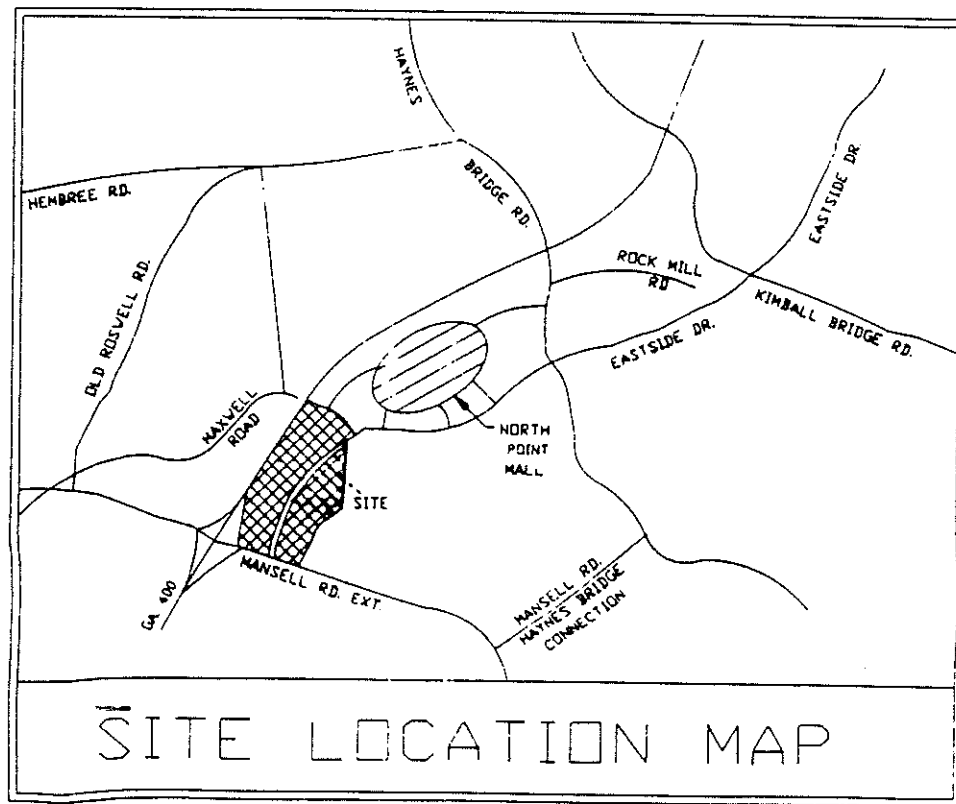
Enclosure

cc: Ms. Marie Garrett, City of Alpharetta
Hon. Michael Lomax, Chairman of Fulton
County Commission
Hon. W. L. Mabry, Jr., Mayor of Roswell

Mr. Wayne Shackelford, Comm., GDOT
Mr. Joe Tanner, Comm., GDNR
Mr. Griff Doyle, DGCA

POD	PROPOSED LAND USE	GROSS ACREAGE	USABLE ACREAGE	DENSITY		TOTAL FLOOR AREA *		MAX. BLDG. HEIGHT
				RETAIL	OFFICE	RETAIL	OFFICE	
1	OFFICE	10.5	9.6		45 000 SF/AC		472 500	30 STORIES
2	SHOPPING CENTER	45.5	39.4	10 000 SF/AC		455 000		3 STORIES
3	OFFICE	12.1	11.2		40 000 SF/AC		486 000	20 STORIES
4	ENTERTAINMENT	17.6	17.6	6 500 SF/AC		114 400		3 STORIES
5	RETAIL	8.5	8.5	9 000 SF/AC		76 500		3 STORIES

* FLOOR AREA BASED ON GROSS ACREAGE



MANSELL CROSSING MIXED USE DEVELOPMENT

Facility: Mansell Crossing
Preliminary Report: _____
Final Report: 01/21/92

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 the City of Alpharetta, the proposed project is consistent with the City's plan.

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

No inconsistencies were noted by potentially affected local governments.

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

No. Developer's participation in Mansell Road and Eastside Drive was considered in Alpharetta'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?

The developer estimates 2,900 long-term jobs from the development and 1,300 short-term jobs. Infrastructure improvements in transportation and wastewater treatment facilities will be required as a result of this and many other major developments reviewed by ARC in the Alpharetta, Roswell, North Fulton area. Developer will participate in Mansell Road and Eastside Drive road projects.

GENERAL (continued)

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

Alpharetta's other proposed major developments reviewed by ARC include Brookside, Royal 400, Pace, Millenium, Oxford Green, Kingswood, Mansell Ridge, and North Atlanta Mall and Office Park.

These developments proposed 37.4 million sq. ft. of office space, 3.65 million sq. ft. of retail space, three hotels, and a 20,000 seat amphitheater.

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?

Project site is east of Georgia 400 and between Maxwell and Mansell Roads.

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 project is near the City of Roswell boundary with a small portion on Big Creek actually contiguous to 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.

The City of Roswell noted the proximity of the project to Roswell's water intake on Big Creek and requested certain precautions to protect the water quality.

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 a built-out value of \$190 million and applying 1990 millage rates, the project could generate \$3.6 million annual property tax. The developer estimates the retail portion (to be built first) will generate \$2.8 million annual tax. In addition, according to the City of Alpharetta, Mansell Crossing would generate \$13.7 million in impact fees at total build-out.

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

1,300 according to the developer.

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?

Project will compete with other office and retail space in the 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.

The project site contains 1.4 acres of wetland mostly in bed and bank areas of a tributary to Big Creek. The project also contains potential groundwater recharge areas and is in the Big Creek water supply watershed. In addition, Big Creek is subject to the Tributary Buffer Zone Ordinance which Alpharetta adopted pursuant to MRPA.

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

Wetlands will be disturbed according to the plan, but mitigation is proposed. The project plan provides extensive open space buffering Big Creek.

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 24-hour traffic = 29,371 trips according to the developer with 1,849 a.m. peak and 3,252 p.m. peak.

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

Current volume on S.R. 400 is 57,000. Future traffic forecasts are 99,100 for S.R. 400, 27,600 for Haynes Bridge Road, and 24,300 for Mansell Road extension.

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)?

- | | |
|--------------------|---|
| Under construction | - R20 - S.R. 400 at Mansell Road Extension. |
| | - FN17 - Mansell Road Extension (new 4-lane collector) |
| TIP (Short-range) | - FN29 - Construct Belcourt Parkway Connector (new 4-lane collector) between Mansell Road Extension and Old Alabama Road. |
| | - FN25 - Construct Turner Road Extension from Mansell Road Extension to Haynes Bridge Road. |
| RTP (Long-range) | - Widen S.R. 400 to 8 lanes from Holcomb Bridge to S.R. 120. |

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?

No.

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

No.

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

Projects most closely related to Mansell Crossing's transportation impact include the following:

	<u>Daily Trips</u>	<u>A.M.</u>	<u>P.M.</u>
Mansell Ridge Park	36,600	3,900	4,300
N. Atlanta Mall & Office Park	101,800	14,200	16,300
Mansell Crossing	<u>29,370</u>	<u>1,850</u>	<u>3,250</u>
	167,770	19,950	23,850

P.M. Peak is roughly equivalent to 11 lanes of freeway capacity or 23 lanes of arterial capacity. Based on this and future planned capacity, it is unlikely that the area transportation system could accommodate trips.

Wastewater and Sewage

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

.256 MGD at build out.

Which facility will treat wastewater from the project?

Big Creek Waste Water Treatment Plant.

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

11.0 MGD = current permitted capacity.

9.92 MGD = 1990 average flow.

Expansion to 22 MGD scheduled for completion August, 1992; however, the Riverside Road pump station must also be completed before Fulton can accept much more wastewater from Alpharetta.

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

Numerous other major developments with projected flows totaling 13.15 MGD have been reviewed by ARC. Adding the 0.256 MGD from this development would total 13.406 MGD additional flow to the Big Creek plant if all the developments are built as reviewed.

There is currently a moratorium on new hookups in the Big Creek service area. Also, the 13.406 MGD additional flow plus 9.92 MGD 1990 average flow would exceed the 22 MGD expanded capacity currently under construction at the Big Creek plant. This is a serious problem, especially since ARC has reviewed only major developments and the 13.406 MGD, therefore, does not include all proposed development. Consequently, this development and other proposed developments served by the Big Creek plant must be timed so that sufficient treatment capacity is available.

Finally, it is ARC's understanding that Fulton County policy establishes a limit of wastewater allocation per acre. ARC staff was unable to confirm such limit in the review process.

Water Supply and Treatment

How much water will the proposed project demand?

.295 MGD at build out.

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?

Old Alabama Road Water Treatment Plant will not be severely impacted by the demand from this project.

Solid Waste

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

The proposed project will generate solid waste of 6,000 tons per year according to developer's estimate. The City of Alpharetta contracts with Waste Management, Inc., for commercial and household waste disposal.

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.

No.

Other facilities

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

Levels of governmental services? No.

Administrative facilities? No.

Schools? No.

Libraries or cultural facilities? No.

Fire, police, or EMS? No.

Other government facilities? No.

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?

Yes.

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.

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

Unlikely.

* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region - 1990 median family income is \$41,500 for Atlanta MSA.

DEVELOPMENTS OF REGIONAL IMPACT

Comments from Affected Parties Form

Project I.D.: Mansell Crossing
(From Request for Comments Form)

Name of Commenting Organization: City of Roswell - Engineering Department

Address: 38 Hill Street

Suite G50

Roswell, GA 30075

Contact Person: Frank C. Mingledorff, Jr. Telephone Number: 404/641-3743

Do you believe your jurisdiction will be affected by the proposed development? ☒ Yes ☐ No

Please describe the effects (positive and/or negative) the proposed project could have on your jurisdiction:

See Attachment

(Attach Additional Pages if Necessary)

Form Completed By: Frank C. Mingledorff, Jr.

Title: Director Public Works/
City Engineer

Signature: [Signature]

Date: January 10, 1992

RETURN THIS FORM TO ATLANTA REGIONAL COMMISSION
3715 Northside Parkway
200 Northcreek, Suite 300
Atlanta, GA 30327

FAX NO. 404-364-2599

DCA/OCP 10/7/91

DEVELOPMENTS OF REGIONAL IMPACT

Comments from Affected Parties Form

Attachment

The project will be located on Big Creek, approximately 4.3 stream miles upstream from the intake of our water purification plant. We are completing an approximately \$1.8 million renovation and expansion of our water purification plant and preservation of the water quality of Big Creek as much as possible is of the utmost concern to us. Therefore, we would recommend that the developer be required to employ above standard erosion and sediment control practices so as to minimize additional deterioration of Big Creek due to increases in the amounts of silt or any other contaminants that may result from this project.

We further recommend that the developer be required to frequently monitor the affects of this project on Big Creek during construction by taking samples from the creek just above and below the project location and analyzing for total suspended solids and biochemical oxygen demand. The difference in the results of these analyses should be compared to the pre-construction period and not be allowed to vary by more than ten (10) percent maximum.

We question whether the proposed thirty-five (35) foot buffer along Big Creek will be adequate.

We do not feel comfortable with the developer disturbing the wetlands of the tributary to Big Creek. However, if allowed, the actual disturbing process and mitigation efforts should be closely scrutinized in order to prevent any detrimental affects to Big Creek.

With the considerable amount of development occurring on Big Creek upstream of our intake, we need assurances that the ultimate in protecting this valuable resource will be accomplished.

Thank you for this opportunity to comment and if you have any questions, please call.

DEVELOPMENTS OF REGIONAL IMPACT

Comments from Affected Parties Form

Project I.D.: _____
(From Request for Comments Form)

Name of Commenting Organization: Georgia Department of Transportation

Address: #2 Capitol Square
Atlanta, Georgia 30334

Contact Person: Frank Danchetz Telephone Number: 656-0610

Do you believe your jurisdiction will be affected by the proposed development? ☒ Yes ☐ No

Please describe the effects (positive and/or negative) the proposed project could have on your jurisdiction:
Mansell Crossing - Fulton County

The proposed Mansell Crossing development is projected to generate 29,000 trips per day and 3,300 trip in the peak hour. These additional trips added to projected growth in population and employment in the area will cause the street network to operate beyond capacity. The existing transportation improvements planned in the area does not take into account this new development.

Construction of this development will add additional traffic pressures in the area and negate planned improvement.

(Attach Additional Pages if Necessary)

Form Completed By: AS Title: TP III
Signature: Donald W. Mills Date: 1-15-92

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3715 Northside Parkway
200 Northcreek, Suite 300
Atlanta, GA 30327

FAX NO. 404-364-2599

DCA/OCP 10/7/91