

Atlanta Regional Commission  
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Harry West  
Executive Director  
404 364-2525

October 15, 1992

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

Re: Development of Regional Impact; Park Bridge Mixed Use Development

Dear Jimmy:

We have completed the intergovernmental review of the Park Bridge Mixed Use Development. Based on information the staff compiled, we find this proposal to be in the best interest of the State.

We do want to call your attention, however, to the need for the careful timing of this and other developments using the Big Creek Wastewater Treatment Plant Service Area. These developments will need to be phased so that sufficient treatment capacity is available. Also, should all the large-scale developments ARC has reviewed in this service area be developed as reviewed, there would be a potential sewage treatment capacity problem even with the Big Creek expansion to 22 MGD which is currently under construction. If such development occurs, further expansion or other treatment alternatives would be necessary.

A very important part of the review process is the receipt of comments from potentially affected public agencies. During this review, we received comments from MARTA. Their comments are attached to our Review Report and are recommended for your use. If you would like to discuss any of their comments, please let me know and I will call the appropriate meetings.

We hope this finding and enclosed report on Park Bridge are helpful to you as you consider the changes requested by Park Bridge.

Sincerely,

A handwritten signature in dark ink, appearing to read "Harry West", is written over a horizontal line.

Harry West  
Executive Director

HW:skb

Enclosure

cc: Ms. Marie Garrett, Alpharetta  
Mr. Sam McCullough  
The Honorable Michael Lomax, Fulton County

Mr. Joe Tanner, Georgia DNR  
Mr. Wayne Shackelford, Georgia DOT  
Mr. Griff Doyle, Georgia DCA

Facility: Park Bridge Mixed Use Dev.

Preliminary Report: September 16, 1992

Final Report: October 14, 1992

## **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.**

No. The developer has requested an amendment to the CLUP.

**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.

**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?**

Yes.

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

ARC has reviewed the following proposed major developments nearest the Park Bridge vicinity:

- Tuxford - Danmoor - 665 S.F. residential units
- Brookside - 7.4 million sq. ft. mixed use
- Royal 400 - 7.5 million sq. ft. office space
- Hillbrook/Windgate/Ashland - 508 S.F. residential units
- Pace Office Park - 1.3 million sq. ft. office space and amphitheater

In addition, Windward is nearby.

## **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 totally within the Alpharetta city limits, east of Georgia 400; both north and south of State 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.**

Yes, unincorporated Fulton County.

**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 were noted in 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?**

The project will generate approximately \$6 million in annual property taxes based on 1990 millage rates. In addition, it will generate other fees and taxes and will be subject to impact fees.

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

Short-term unknown. The development could accommodate over 5,000 long-term jobs.

## **ECONOMY OF THE REGION** (continued)

**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 other similar developments, particularly in the vicinity of North Fulton.

## **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 site includes approximately 15 acres of wetlands, mostly bed and bank of streams, which will be protected by buffers.

Two unnamed flowing tributaries to Big Creek, which is a tributary to the Corridor portion of the Chattahoochee River, are located within the proposed project area. As such, they are subject to the provisions of the Alpharetta tributary buffer zone ordinance, which requires a 35 foot buffer on each bank of both of the creeks. The developer's master plan shows 50 foot buffers on these creeks. It is unclear whether this means a 50 foot buffer on each bank of the creeks or 50 feet in total. The City should assure that the master plan complies with the Ordinance.

The project is also within the Big Creek water supply watershed which is under 100 square miles and may be subject to DNR minimum criteria for small water supply watersheds in the future, unless alternative criteria are developed by all jurisdictions in the watershed.

Any portion of the project in the 100-year floodplain should conform to floodplain standards of ARC's RDP at a minimum.

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

Not applicable.

## **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**

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

Assuming 2 percent transit use, the proposed development will generate approximately 46,600 trips per day with approximately 3,100 trips occurring in the morning peak hour and 4,700 in the evening peak hour.

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

#### **GDOT 1991 Counts**

	<b><u>Current Volume</u></b>
• Kimball Bridge Road from State Bridge Way to Webb Bridge Road (2 lanes)	7,416
• State Bridge Road from State Bridge Way to SR 400 (2 lanes)	10,121
• Webb Bridge Road from Kimball Bridge Road to North Main Street (4 lanes)	5,343

#### **2010 Forecasts**

	<b><u>Volume</u></b>
• Kimball Bridge Road from State Bridge Way to Webb Bridge Road (4 lanes)	20,234
• State Bridge Road from State Bridge Way to SR 400 (4 lanes)	20,190
• Webb Bridge Road from Kimball Bridge Road to North Main Street (4 lanes)	2,044

## **INFRASTRUCTURE**

### **Transportation (continued)**

**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)?**

- FN 15 - Widen State Bridge Road from SR 400 to State Bridge Way from two to four lanes - Construction proposed to be initiated within three years in ARC's Draft Transportation Improvement Program (adoption anticipated November 1992).
- FN 48 - Widen State Bridge Road from State Bridge Way to Jones Bridge Road from two to four lanes - Construction proposed to be initiated within six years in ARC's Draft Transportation Improvement Program (adoption anticipated November 1992).

**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.**

Yes. The site is served by MARTA bus.

**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 at this time.

## **INFRASTRUCTURE**

### **Transportation (continued)**

**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?**

	<u>Average Daily Number of Trips</u>	<u>AM</u>	<u>PM</u>
Tuxford-Danmoor	6,650	506	665
Brookside	98,643	14,411	14,202
Hillbrook/Windgate/Ashland	4,989	379	499
Pace Office Park	<u>18,162</u>	<u>2,654</u>	<u>2,794</u>
Subtotal	128,444	17,950	18,160
Park Bridge MUD	<u>46,600</u>	<u>3,100</u>	<u>4,700</u>
TOTAL	175,044	21,050	22,860

ARC's 2010 forecasts indicate that State Bridge Road and Kimball Bridge Road will be operating at approximately one-half capacity. Therefore, it appears likely that the area transportation system can accommodate the additional trips generated by area major developments and DRI's. Fulton County, the City of Alpharetta, GDOT, and ARC should continue monitoring growth in the area to preserve the integrity of the area transportation system.

## **INFRASTRUCTURE**

### **Wastewater and Sewage**

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

The development, according to regional averages, could have a water demand of 0.90 million gallons per day (MGD) and a sewage flow of 0.78 MGD at build out.

**Which facility will treat wastewater from the project?**

The wastewater will be treated at the Big Creek Wastewater Treatment Facility.

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

The Big Creek Wastewater Treatment Plant has a permitted capacity of 11.0 MGD and had an average flow of 9.92 in 1990. Expansion to 22.0 MGD is scheduled for completion this month; however, the Riverside Road pump station must also be completed before Fulton can accept much more wastewater from Alpharetta.

## **INFRASTRUCTURE**

### **Wastewater and Sewage (continued)**

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

Numerous other major developments reviewed by ARC would have projected additional sewage flows of 13.406 MGD if all the developments are built as reviewed.

There is currently a moratorium on new hookups in the Big Creek service area. Also, the above additional flow, plus the 9.92 MGD 1990 average flow would exceed the 22 MGD expanded capacity of the Big Creek Plant. This is a serious problem, especially since ARC has reviewed only major developments. Consequently, all the development in this area must be timed so that sufficient treatment capacity is available. In addition, local governments in this service area may need to begin looking at other alternatives such as further expansion, higher treatment levels, land application, etc.

### **Water Supply and Treatment**

**How much water will the proposed project demand?**

0.90 MGD, according to regional averages.

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

The development can be served by the Old Alabama Water Treatment Facility.

### **Solid Waste**

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

Park Bridge could generate solid waste of 4,365.7 tons per year.

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.



## **INFRASTRUCTURE**

### **Solid Waste (continued)**

**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?** The development's residential units may, according to regional averages, add 310 elementary and 272 elementary students to the schools in the area.

**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?**

The development includes various types and price ranges of rental and owner-occupied 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.

**HOUSING** (continued)

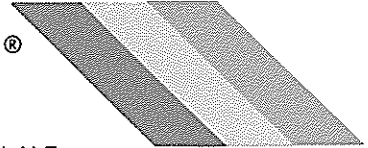
**It is likely or unlikely that potential employees of the proposed project be able to find affordable\* housing?**

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.

Office of the General Manager

**marta**®



2424 Piedmont Road, N.E.  
Atlanta, Georgia 30324-3324  
404 848-5000

September 30, 1992

Ms. Beverly Rhea  
Atlant Regional Commission  
3715 Northside Parkway  
Atlanta, Georgia 30327-2809

Subject: Development of Regional Impact  
Review Park Bridge Mixed Use Development

Dear Ms. Rhea:

The Metropolitan Atlanta Rapid Transit Authority has reviewed the material submitted for the Regional Impact Review - Park Bridge Mixed Use Development. This proposed plan includes some 1,000,000 square feet of office space and nearly 700,000 square feet of retail space. These two components of the plan would generate approximately 5,000 new jobs at the now sparsely developed intersection of State Bridge Road and Kimball Bridge Road. This project would be an excellent candidate for a transportation management program. We have enclosed a description of the various optional elements for consideration.

Thank you for the opportunity to review this proposed development.

Sincerely,

A handwritten signature in dark ink, reading "Gerald J. Pachucki".

Gerald Pachucki  
Director, Planning & Policy  
Development

GP/JM/ac

Enclosure