

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

October 29, 1992

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

Re: Development of Regional Impact; Windward Mixed Use Development

Dear Jimmy:

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

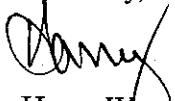
We do want to call your attention, however, to the need for the careful timing of this and other developments using the Big Creek Wastewater Treatment Plant Service Area. These developments will need to be phased so that sufficient treatment capacity is available. Also, should all the large-scale developments 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.

In addition, Windward is located in the Big Creek Small Water Supply Watershed. We recommend State environmental protection standards be followed in the design and implementation of the project.

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 the City of Roswell. 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 are helpful to you as you consider the changes requested by Windward.

Sincerely,


Harry West
Executive Director

HW:skb

Enclosure

cc: Ms. Marie Garrett, Alpharetta
Mr. John Coleman, Windward Properties, Inc.
The Honorable Michael Lomax, Fulton County

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

*file
copy*

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



August 10, 1999

Ms. Marsha Anderson
Street Smarts
3400 McClure Bridge Road
Building D, Suite A
Duluth, GA. 30096-3281

RE: Windward Buildings—Change Height

Dear Marsha:

I am responding to your inquiry concerning proposed change in height for buildings at the southwest corner of Windward Parkway and Northpoint Parkway in the Windward development. We reviewed the Windward master plan amendment/update as a Development of Regional Impact in 1992 and found the proposed DRI to be in the best interest of the State. Since the currently proposed change in height of some buildings does not change the total square footage of the development, we do not consider this to be a substantial change requiring re-review.

Please let me know if you need anything further in this regard.

Sincerely,

Beverly Rhea
Review Coordinator

C Ms. Diana Wheeler, City of Alpharetta

file copy

August 10, 1999

Ms. Marsha Anderson
Street Smarts
3400 McClure Bridge Road
Building D, Suite A
Duluth, GA. 30096-3281

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Sincerely,

Beverly Rhea
Review Coordinator

C Ms. Diana Wheeler, City of Alpharetta



Planning and Transportation Engineering

10 August 1999

Ms. Beverly Rae
Atlanta Regional Commission
3715 Northside Parkway
200 Northcreek, Suite 300
Atlanta, Georgia 30327-2809

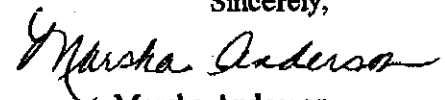
Subject: Proposed Office Development on North Point Parkway

Dear Ms. Rae:

We are requesting a letter from the Atlanta Regional Commission regarding confirming that a proposed development will not need to go through the DRI process. The proposed development will be located on the southwest corner of Windward Parkway and North Point Parkway in the City of Alpharetta and is part of the original Windward Plan. Phase I of the development will consist of 500,000 square feet of office and a 500 space MARTA park-and-ride lot. Phase I is expected to be completed by 2001. The developer is requesting a height variance to allow buildings up to ten stories; the total square footage will not change from the original zoning.

Thank you for your assistance in this matter. Please call if you need further information. I look forward to receiving your letter soon.

Sincerely,



Marsha Anderson



FACSIMILE

TO: *Beverly Pace*

FAX #: *404-364-9570*

FROM: *Marsha Anderson*

PROJECT #:

DATE: *8/10/99*

SUBJECT: *North Point Parkway*

2 Pages, including cover

Facility: Windward
Preliminary Report: October 19, 1992
Final Report: October 29, 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.

Yes.

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

No inconsistencies were identified.

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?

The project will generate population and employment increases and will likely require improvements in transportation and wastewater facilities as well as create a demand for all additional public services.

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

ARC has reviewed many proposed large-scale developments in North Fulton County. Those nearest Windward east of Ga. 400 are Seven Oaks, Hillbrooke/Windgate/Ashland, Brookside, Royal 400, and the recently reviewed Park Bridge.

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 vast majority of Windward is located in NE Alpharetta south of McGinnis Ferry Road, east of Georgia 400.

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.

Windward's boundary on McGinnis Ferry Road is contiguous with the Fulton-Forsyth boundary and a very small part of Windward is actually located in Forsyth.

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.

A portion of Big Creek flows through Windward. Big Creek provides water for the City of Roswell. Roswell has requested protection of the quality and quantity of water in Big Creek.

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?

According to the developer, Windward will generate some \$42 million annual property tax revenues at build out.

ECONOMY OF THE REGION (continued)

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

Approximately 10,000 short-term and 40,000 long-term jobs can be accommodated at Windward, 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?

Windward will compete with other similar mixed-use developments 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.

Windward includes some areas identified as wetlands and potential groundwater recharge areas. Windward is located in the Big Creek Small Water Supply Watershed. Then, a portion of Big Creek, which is a tributary to the Corridor portion of the Chattahoochee River, is located in Windward. This creek and any flowing tributaries to it are subject to the Alpharetta Tributary Buffer Zone Ordinance.

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

It is important that wetlands be protected and stream buffers be observed. No septic tanks or other prohibited activity is proposed in the potential recharge areas.

Environmental protection standards concerning small water supply watersheds should be followed in the design and implementation of this project.

HISTORIC RESOURCES

Will the proposed project be located near a national register site? If yes, identify site.

No.

HISTORIC RESOURCES (continued)

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?

<u>Average Daily</u>	<u>AM Peak</u>		<u>PM Peak</u>	
	<u>Enter</u>	<u>Exit</u>	<u>Enter</u>	<u>Exit</u>
159,700	12,840	2,935	5,005	12,220

The figures above indicate the approximate number of trips that would be generated by future development at the maximum densities permitted. The figures were adjusted for 1.5 percent future transit usage.

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

1991 GDOT coverage counts indicate the following volumes on area facilities:

<u>Facility</u>	<u># of Lanes</u>	<u>1991 Volume</u>	<u>V/C Ratio</u>
Webb Bridge Road from SR9 to Jones Bridge Road	4	5,343	.24
Union Hill Road from SR400 to McGinnis Ferry Road	4	2,031	.06
McGinnis Ferry Road from Union Hill Road to Jones Bridge Road	4	4,269	.13
Jones Bridge Road from McGinnis Ferry Road to Webb Bridge Road	2	2,074	.23

INFRASTRUCTURE**Transportation (continued)**

<u>Facility</u>	<u># of Lanes</u>	<u>1991 Volume</u>	<u>V/C Ratio</u>
SR400 from State Bridge Road to Windward Parkway	4	36,860	.51
SR400 from Windward Parkway to McGinnis Ferry Road	4	28,589	.40
State Bridge Road from SR400 to State Bridge Way	2	12,988	.80

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>1991 Volume</u>	<u>V/C Ratio</u>
Webb Bridge Road from SR9 to Jones Bridge Road	4	11,762	.54
Windward Parkway from SR400 to Union Hill Road	4	17,587	.54
McGinnis Ferry Road from Union Hill Road to Jones Bridge Road	4	13,800	.42
Jones Bridge Road from McGinnis Ferry Road to Webb Bridge Road	2	4,574	.50
SR400 from State Bridge Road to Windward Parkway	6	78,294	.72
SR400 from Windward Parkway to McGinnis Ferry Road	6	76,424	.71
State Bridge Road from SR400 to State Bridge Way	4	37,043	1.13

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 SR400 to State Bridge Way from 2 to 4 lanes. Construction is anticipated to be completed by mid 1995, according to ARC's draft Transportation Improvement Program which will be considered by the ARC Board in November of 1992.

FN-R32- Construct new interchange at SR400 and McGinnis Ferry Road. Construction of this project is not anticipated until after 1998.

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?

As part of ARC's Regional Transportation Plans update following the VISION 2020 Regional Development Plan, ARC will study feasibility of extending the transit line to Windward Parkway from the North Springs Station.

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

None stated.

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 # of Trips</u>	<u>AM Peak</u>	<u>PM Peak</u>
Hillbrooke/Windgate/Ashland	26,609	3,471	3,035
Brookside	98,643	14,411	14,202
Park Bridge	46,624	3,107	4,753
Windward (Existing Development)	<u>26,609</u>	<u>3,471</u>	<u>3,035</u>
Subtotal	176,865	21,368	22,489
Windward(Maximum Future Development)	<u>159,700</u>	<u>15,775</u>	<u>17,225</u>
TOTAL	336,565	37,143	39,714

INFRASTRUCTURE

Transportation (continued)

Windward and other nearby major developments will add approximately 336,500 daily trips to the area's transportation system. Future development of Windward alone could generate as many as 160,000 daily trips. Despite this high number of additional trips, it appears that the existing and future transportation system overall will be able to accommodate the increase in trips.

Future development of Windward will primarily impact Windward Parkway, McGinnis Ferry Road, and SR400. Volume to capacity ratios for these facilities indicate adequate capacity to accommodate additional trips generated by Windward. However, State Bridge Road will be impacted by other area developments as well as Windward. ARC forecasts indicate that in 2010, State Bridge Road will carry volumes which exceed its design capacity. For this reason, Fulton County, the City of Alpharetta, Georgia DOT, area developers, and ARC should work together to identify and implement additional transportation improvements in the project area to help mitigate traffic which will be generated by area developments.

Wastewater and Sewage

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

According to regional averages, Windward could have a water demand of 5.6 million gallons per day (MGD) and a sewage flow of 4.9 MGD at build out.

Which facility will treat wastewater from the project?

The site is located in the Big Creek sewer service area.

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

The Big Creek Wastewater Treatment Plant is being expanded to 22 MGD. 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 reviewed by ARC would add projected additional flows of 14.186 MGD to the Big Creek Plant which had 9.92 MGD average flows in 1990.

INFRASTRUCTURE

Wastewater and Sewage (continued)

Adding the Windward projected sewage flow of 4.9 MGD at build out to the previously reviewed projected flows of 14.186 MGD and the 9.92 MGD 1990 flow exceeds even the 22 MGD expanded capacity. Although the 9.92 MGD average flow would include a small portion of the 4.9 MGD projected Windward flow, this is a serious problem. It will require careful timing of developments as well as further expansions of the plant or other treatment alternatives.

Water Supply and Treatment

How much water will the proposed project demand?

Windward, according to regional averages, could have a demand of 5.6 MGD of water.

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

Windward will be served by the Atlanta-North Fulton Water Treatment Facility.

Solid Waste

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

Windward could generate 39,080 tons of solid waste 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.

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?

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

The scale of Windward, one of the largest developments reviewed in the Atlanta Region, will increase the demand for all these services. For example, the 3,870 housing units could add 1,122 elementary and 1,006 secondary students to the school population in this part of North Fulton.

HOUSING

Will the proposed project create a demand for additional housing?

Windward includes 3,870 units of 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.

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

Yes.

* 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.

Project I.D: Windward
(From Request for Comments Form)Name of Commenting Organization: City of RoswellAddress: 38 Hill StreetRoswell, GA 30075Contact Person: Frank C. Mingledorff, Jr. Telephone Number: 641-3743Do 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:

Big Creek is the supply of raw water for the City of RoswellCecil Wood Water Purification Plant. Please continue to protect
its quality and quantity!

(Attach Additional Pages if Necessary)

Form Completed By: Frank C. Mingledorff, Jr.Title: Director Public Works/
City EngineerSignature: Date: October 28, 1992RETURN TO: ATLANTA REGIONAL COMMISSION
3715 Northside Parkway
200 Northcreek, Suite 300
Atlanta, Ga. 30327
ATTENTION: REVIEW OFFICE

FAX NO. 404-364-2599

DCA/OCP 10/79