

Rev / File

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

**50 YEARS 1947-1997**  
*of Regional Cooperation, Leadership & Planning*



**Harry West**  
Director  
April 29, 1997

Honorable Liane Levetan, CEO  
DeKalb County  
1300 Commerce Drive  
Decatur, GA. 30030

**RE: Development of Regional Impact Review--Post Briarcliff Apartments**

Dear Liane:

I am writing to let you know that the ARC staff has completed the Development of Regional Impact Review of the proposed Post Briarcliff Apartments. Our finding is that the proposed DRI is in the best interest of the State.

Enclosed are copies of our final report and comments received during the review. As you are obviously aware, traffic is already congested in this area. Since Post Briarcliff would replace a smaller apartment complex which has been demolished, the incremental impact of the new development is only 2,058 trips per day, but we have made some suggestions in our report which the County could consider to lessen this impact.

Please feel free to call me or Beverly Rhea (404.364.2562) if you have any questions at all concerning our review.

Sincerely,

A handwritten signature in black ink, appearing to read 'Harry West', written over a circular scribble.

Harry West  
Director

Enclosures

- c Mr. Ray White, DeKalb County
- Mr. Robert H. Maxey, DeKalb County
- Mr. Paul Andrews, Planners & Engineers Collaborative
- Ms. Charita Gray, Post Apartment Development



# DRI-REQUEST FOR COMMENTS

**Instructions:** The project described below has been submitted to this Regional Development Center for review as a Development of Regional Impact (DRI). A DRI is a development project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and give us your comments in the space provided. The completed form should be returned to the RDC on or before the specified return deadline.

Preliminary findings and comments of the RDC:

Post Briarcliff Apartments - 688 units + 25,000 sq.ft. retail development - southeast corner Briarcliff and LaVista Roads in DeKalb County.

Initial concern - R.M. Clayton Wastewater treatment plant.

Comments from affected party (attach additional sheets as needed):

If constructed, this complex will be in the attendance areas for Briar Vista Elementary, Shamrock Middle, and Druid Hills High Schools. Sufficient classroom space is available in all three schools.

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404 364-2562  
404 364-2599 (FAX)

**Beverly Rhea**  
Review Coordinator



**Return Deadline:** April 18, 1997

Individual completing form: Doyle F. Oran

Executive Director

Local Government: DeKalb County Schools

Department: Planning

Telephone: (404) 297-7457

Signature: *Doyle F. Oran* Date: 4/15/97

April 16, 1997

Ms. Beverly Rhea  
Review Coordinator  
Atlanta Regional Commission  
200 Northcreek, Suite 300  
Atlanta, Georgia 30327-2809

Subject: Development of Regional Impact  
Post Briarcliff Apartments

Dear Ms. Rhea:

The Metropolitan Atlanta Rapid Transit Authority (MARTA) has reviewed the documentation for a Development of Regional Impact (DRI) for the Post Briarcliff Apartments at Briarcliff and La Vista Roads in DeKalb County. This site is approximately two miles east of the Lindbergh Center heavy rail MARTA station and is served by four MARTA bus routes as follows:

- Rt#6 Emory-Lindbergh and Edgewood/Candler Park Stations  
16 minutes frequency weekday-rush
- Rt#30 La Vista- Lindbergh Station  
17 minutes frequency weekday-rush
- Rt#33 Briarcliff- Lindbergh and Chamblee Stations  
18 minutes frequency weekday rush
- Rt#48 Thomasville- Lenox and Inman Park/Reynoldstown  
19 minutes frequency-rush

This project is located at the intersection of two major roadways in DeKalb County. The new project plans should include sidewalks on both of these streets and interior pedestrian pathways to allow easy access to bus stops and shelters that serve this complex.

Facility: Post Briarcliff Apartments  
Preliminary Report: April 4, 1997  
Final Report: April 29, 1997

## 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, according to information received with the review. Also, the proposed development replaces a 364-unit apartment complex that has been demolished.

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

No inconsistencies were noted.

**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 proposed development could accommodate a population of 1,032 and 50 jobs according to regional averages.

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

In June, 1985 ARC reviewed a 614-unit apartment complex proposed on North Druid Hills near Toco Hills Shopping Center. The complex was completed at 500-units in 1988.

**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 apartment developments in the vicinity.

### 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.**

This is a previously developed site and does not appear to have any environmentally sensitive areas, although there is a Debbie Branch of the South Fork of Peachtree Creek on the far eastern edge of the property. It appears this is an intermittent stream where detention ponds are proposed.

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

It will be important to maintain sufficient erosion and sedimentation controls during construction and establishment of landscaping so that this branch of the South Fork of Peachtree Creek is not degraded.

### 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.

**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 ARC's adopted Atlanta Regional Transportation Improvement Program FY 1996 - FY 2001 (TIP), as amended September 25, 1996, does not include any projects.

The long range element of ARC's Regional Transportation Plan: 2010 does not include any projects in the vicinity of this site either.

The Atlanta Region Bicycle and Pedestrian Walkways Plan, 1995 Update includes the following project:

Briarcliff Road.- Add three-foot wide bicycle lanes to each side of street. Project is considered long range.

**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?**

The site is exactly two miles from the Lindbergh Transit Station.

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

The subject site is located within the MARTA service area. Route numbers 6, 30, 33, 48 provide service with stops adjacent to the site.

**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, the development will include some neighborhood retail which could be connected by sidewalks to the apartments. Also, it should be noted that the 688 apartments replace 364 apartments which have been demolished.

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

There are no other DRI sites directly impacting traffic near this site.

7. The developer and County officials should work with ARC, the GA DOT and MARTA to develop appropriate transportation projects and programs that will reduce single-occupant vehicle travel, encourage the use of alternative modes and be included in local and regional transportation plans.

**Air Quality Emissions Estimates**

Estimates for both hydrocarbons and nitrogen oxides resulting from this development are presented in the following table.

	<u>Tons Per Year</u>	<u>Tons Per Day</u>
Nitrogen Oxides	26.969	0.104
Hydrocarbons	<u>16.847</u>	<u>0.065</u>
<b>TOTAL</b>	<b>43.816</b>	<b>0.169</b>

**INFRASTRUCTURE**

**Wastewater and Sewage**

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

According to regional averages, the development could generate 0.17MGD of wastewater. However, since this development replaces 364 apartments, this will be an increment of only 0.08MGD at most. Since the new apartments will have water conserving low-flow fixtures, there may actually be no increase.

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

R.M. Clayton Wastewater Treatment Plant.

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

Permit = 100MGD. Average flows at the R.M. Clayton Plant ranged from 70MGD to 93MGD in 1995-1996 with an average annual flow of 82.5MGD's in 1995 and 79.2MGD in 1996.

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

Half of the 100MGD capacity at R.M. Clayton belongs to DeKalb County under contract and they are using much less than their share.

## **INFRASTRUCTURE**

### **Other facilities**

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

- Levels of governmental service?
- 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.)?

There will be some impact on schools; however, Post Apartments typically house fewer students than indicated by regional averages (198). Also, DeKalb County Schools report that sufficient classroom space is available at all three schools serving the area -- Briar Vista Elementary, Shamrock Middle, and Druid Hills High Schools.

## **HOUSING**

**Will the proposed project create a demand for additional housing?**

The development is 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?**

N/A.

\* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region. 1996 median family income of \$52,100 for Atlanta MSA.