

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



Harry West
Director

July 22, 1994

Honorable Wayne Hill, Chairman
Gwinnett County Commission
75 Langley Drive
Lawrenceville, GA 30245

RE: Cousins 316 Mixed Use Development

Dear Wayne:

This is to let you know that the Atlanta Regional Commission has completed review of the Cousins 316 Mixed Use Development of Regional Impact (DRI).

Our finding is that the proposed DRI is in the best interest of the State. Along with our finding we recommend that if the development is approved the governmental entities involved proceed forthwith to provide or commit to the required infrastructure so that it is coordinated with the timing of the development. Enclosed is a copy of our complete review report.

A very important part of our review process is the notice to potentially affected agencies and the opportunity for them to comment. Also enclosed are comments which we received from Gwinnett Schools and GA Dept. of Transportation on the Cousins development.

Please feel free to call on me or Beverly Rhea (364-2562) if you have any questions at all concerning our review of this DRI.

Sincerely,

A handwritten signature in black ink, appearing to read 'Harry West', is written over a circular stamp or seal.

Harry West
Director

HW:br:rly

Enclosures

c: Mr. Michael Williams, Gwinnett County
Mr. Wayne Shackelford, GDOT
Mr. George Thompson, Gwinnett County Schools
Mr. Bruce Smith, Cousins Corp.
Mr. Mark Toro, Cousins Corp.

Facility:	<u>Cousins - 316 Mixed Use Development</u>
Preliminary Report:	<u>June 21, 1994</u>
Final Report:	<u>July 20, 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.

Yes. According to information submitted with the review, the Gwinnett County 2002 land use plan indicates the site is suitable for multi-family residential, commercial and light industrial. Also the Plan encourages large-tract mixed use developments as opposed to incremental parcel-by-parcel development.

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.

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 development, according to regional averages, could accommodate a population of 1,630 people and 1,285 jobs. According to the County, the project will require improvements to the road system and may require extensions and/or upgrades of water and sewer lines.

GENERAL (continued)

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

ARC has reviewed a number of major developments proposed in this part of Gwinnett County. Those nearest the Cousins 316 tract are Collins Hill Residential (denied by the County), Collins Hill Crossing (also denied), Fairview Station and Corporate Lakes.

Will the proposed project displace housing units or community facilities? If yes, identify and give number of units, facilities, etc.

One single family residence.

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 proposed development is located on the northwest side of Ga. 316 and is further bounded by Lawrenceville-Suwanee Road and the Yellow River.

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. The site is contiguous to the City Limits of Lawrenceville.

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?

According to information submitted with the review, the development could generate approximately \$2,112,000 in annual property tax at build out based on projected value and 1993 millage rates.

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

270-300 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?

The development would compete with other retail, apartment, and single family developments 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.

According to information submitted with the review, there is some potential groundwater recharge area on the site. One boundary of the site is a headwater type tributary to the Yellow River and there is also a headwater branch on the site.

In addition the site is located in the Yellow River Barge Water Supply Watershed and also includes some floodplain area.

NATURAL RESOURCES (continued)

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

The developer is proposing buffers and setbacks along the stream. EPD groundwater and water supply watershed protection criteria would not apply to the type of development proposed.

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?

<u>Land Use</u>	<u>Weekday Trips</u>	<u>AM Peak</u>		<u>PM Peak</u>	
		<u>Enter</u>	<u>Exit</u>	<u>Enter</u>	<u>Exit</u>
Single-Family (131 units)	1,325	25	75	88	49
Apartments (868 units)	4,690	65	265	240	150
Commercial (642,400 sq.ft.)	<u>22,465</u>	<u>305</u>	<u>180</u>	<u>1,072</u>	<u>1,072</u>
	28,980	395	520	1,450	1,271

The above trip generation figures were calculated using the Institute of Transportation Engineers Trip Generation (5th Edition) manual.

INFRASTRUCTURE

Transportation (continued)

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

<u>Facility</u>	<u># of Lanes</u>	<u>1993 Volume</u>	<u>V/C Ratio</u>
SR 317 (North of SR 316)	2	12,470	0.99
SR 316 (West of SR 120)	4	54,510	1.12
(East of SR 120)	4	39,830	0.82
SR 120 (North of SR 316)	2	15,490	1.24

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>
SR 317 (North of SR 316)	4	27,580	1.10
SR 316 (West of SR 120)	6	84,400	1.16
(East of SR 120)	4	61,700	1.27
SR 120 (North of SR 316)	4	33,000	1.32

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)?

Long-Range

GW-R053: Widen SR 316 to six lanes from I-85 to SR 120.

GW-R026: Upgrade SR 316 from SR 120 to US 29.

INFRASTRUCTURE

Transportation (continued)

(TIP)

Federally Funded:

GW 88: Widen SR 120 to four lanes from McKendree Church Road to SR 316.
Construction is scheduled in Tier 1 (FY94-FY96) of the TIP.

Locally Funded:

GW104: Construct the six-lane Lawrenceville Loop from Lakes Parkway to Sugarloaf Parkway.

GW 049: Construct the four-lane Lawrenceville Bypass from US 29 to SR 120.

Construction for both these projects is scheduled in Tier 1 (FY94-FY96) of the TIP.

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?

Not at this time.

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?

The following projects are located in the vicinity of the Cousins 316 Mixed Use Development and were approved by the local government body:

INFRASTRUCTURE

Transportation (continued)

1. **Corporate Lakes:** Proposal to construct a mixed-use development consisting of 868,400 square feet of office space, 400,000 square feet of commercial recreation space, and 2,229,200 square feet of light industrial space. The 327-acre project site is located north of SR 316, east of Atkinson Road and south of SR 120. The project was estimated to produce about 14,800 weekday trips.
2. **Fairview Station:** Proposal to construct a mixed-use developing consisting of 765,500 square feet of office space, 237,500 square feet of commercial space, and 2,946 residential units. The project is located north and south of SR 120, east of Sever Road, and west of SR 317. The project was estimated to produce about 50,700 weekday trips.

These two projects, together with the Cousins 316 Mixed Use Development, will generate about 94,480 daily vehicle trips.

Future traffic forecasts for the site area show that the transportation facilities serving the Cousins 316 Mixed Use Development are expected to experience future congestion. Gwinnett County should work with the development community to mitigate the impact of increased development along the SR 316 corridor.

Wastewater and Sewage

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

According to regional averages, the development could generate 0.33 MGD of wastewater.

Which facility will treat wastewater from the project?

Yellow River.

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

Permitted capacity of Yellow River Wastewater Treatment Plant is 12.0 MGD with a 1992 average flow of 8.25 MGD.

INFRASTRUCTURE

Wastewater and Sewage (continued)

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

ARC has reviewed a number of major developments that would be served by the Yellow River Wastewater Treatment Plant or the Beaver Ruin/Sweetwater Creek Wastewater Treatment Plant which has excess flows going to the Yellow River Plant. If both service areas are combined for this analysis, the combined permitted capacity is 16.5 MGD with 12.11 MGD combined average flow in 1992. Including this development ARC has reviewed proposed major developments which would add 12.78 MGD combined flow to these two wastewater treatment plants if all the developments were built as reviewed. It is very important, therefore, that local officials carefully monitor available treatment capacity and timing of proposed developments along with alternative technologies for handling wastewater.

Water Supply and Treatment

How much water will the proposed project demand?

According to regional averages, the proposed development could have a water demand of 0.38 MGD.

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

While Gwinnett has sufficient water supply for the proposed development, it is important nevertheless that the development incorporate water conserving fixtures and xeriscaping plans.

Solid Waste

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

According to information submitted with the review, solid waste generation is estimated at 1,264.5 tons per year. The apartments, commercial properties, and subdivision would contract with one of the private waste collection companies operating in Gwinnett. It is likely that waste would be disposed in one of three private landfills in Gwinnett.

INFRASTRUCTURE

Solid Waste (continued)

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.)?

According to regional averages, the subdivision and apartments could add 344 students to the school population. The following schools would serve this area:

	<u>Capacity</u>	<u>94-95 Enrollment</u>
McKendree	1,012	1,199
Lawrenceville Middle	1,325	1,677*
Collins Hill High	1,512	1,117**

*Projected under capacity '96-'97 through '98-'99.

**Projected to remain under capacity through '98-'99.

HOUSING

Will the proposed project create a demand for additional housing?

The proposed project includes 131 S.F. homes and 868 apartments.

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?

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.