

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



Harry West
Director

February 12, 1999

Honorable Bill Byrne, Chairman
Cobb County Commission
886 Lake Hollow Boulevard
Marietta, GA. 30064

RE: Development of Regional Impact
Ridenour

Dear Bill:

I am writing to let you know that the ARC staff has completed review of the Ridenour Development of Regional Impact (DRI). Our finding is that this DRI is in the best interest of the State.

Along with our finding, I want to say that we are very pleased to see this example of a small town park village that affords people a variety of housing options and also allows them to live, work, shop, and play within the community. We see this as a model that can help to solve our traffic congestion and air quality problems.

I am enclosing copies of our review report and comments received from Cobb County Schools during the review.

Please feel free to call us if you have any questions.

Sincerely,

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

Harry West
Director

Enclosures

c Mr. Edwin L. Thomas, Jr, Cobb County
Mr. Stephen H. Macauley, Macauley Properties

Facility: Ridenour: A Planned Village Community
Preliminary Report: January 20, 1999
Final Report: February 12, 1999

DEVELOPMENTS OF REGIONAL IMPACT

REVIEW REPORT

PROPOSED DEVELOPMENT: 64 single family homes, 80 townhomes, 124 condominiums, 350 apartments, 89,500 sq.ft. office space, 50,400 sq.ft. retail space, 15,000 sq.ft. bed & breakfast, 12,500 sq.ft. pre-K day care, 6,000 sq.ft. civic space, and 60-bed assisted living facility

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 by the County with the review.

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

No inconsistencies were identified by other jurisdictions.

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 1,153, including 207 students, and 534 jobs according to regional averages. The number of students may be below regional averages depending on the number of bedrooms per apartment and the mix of apartment types. Several traffic improvements are proposed with the developer paying a portion of the cost of some items like a traffic signal at Greers Chapel and Cobb Parkway.

GENERAL (continued)

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

The nearest major development which ARC reviewed was Barrett located across Cobb Parkway. Barrett was reviewed in 1984 and had 1,000 acres and 13.1 million sq.ft. of mixed use development.

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 on the west side of Cobb Parkway, southeast side of Barrett Parkway, and on the northern boundary of Kennesaw Mountain National Battlefield. 84°35'50"/33°59'50"

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 site is near but not contiguous to the Cities of Kennesaw and Marietta.

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 direct impacts are anticipated as these jurisdictions are not contiguous.

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?

Information submitted with the review estimates \$3,000,000 annual Cobb County sales tax and \$2,536,000 annual property tax.

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

780 plus 500+ long-term jobs.

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 is a town park planned village which is a fairly new concept in the Atlanta Region. It will provide an example of a live, work, shop, and play community with a variety of housing options and will be a model for the type of development which can help reduce both number of trips and trip length and thereby reduce traffic congestion and emissions.

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.

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

Watershed Protection

The proposed project is located within the Etowah River/Allatoona Lake watershed, a large water supply watershed. However, it is not located within a seven-mile radius of a reservoir boundary nor is it located within seven miles of Cobb County's water supply intake, therefore, there are no specified minimum criteria for water supply watershed protection.

NATURAL RESOURCES (Continued)

Floodplains

Areas within the proposed project site may be located within the 100-year floodplain and the site contains 1.13 acres of wetland of which less than one-third acre will be disturbed. Cobb County should assure that potential impacts on these floodplains are mitigated as the plan appears to do. The Atlanta Regional Commission's Regional Development Plan notes that "all structures that can be damaged or land uses that can impede flood waters or reduce storage volume must be built outside the intermediate region (one percent) flood limits (i.e., outside the 100-year flood limit), with the exception that a stream crossing may vary from this policy, if constructed so as to permit passage of a 100-year flood with minimum feasible flow impedance, storage volume reduction, and upstream or downstream erosion or deposition."

Georgia Erosion and Sedimentation Act/Stream Buffer Requirements

The Act requires that a 25-foot wide natural vegetated buffer be maintained on both sides of streams designated as "State waters." ARC staff notes that the plan appears consistent with these buffers but this should be required by the County.

Storm Water/Water Quality

Steps should be taken to limit the amount of pollutants that will be produced during and after construction. During construction, the project should conform to the County's erosion and sediment control requirements. After construction, water quality can be impacted without storm water pollution controls. ARC estimated the amount of pollutants that will be produced after construction of the proposed Ridenour development. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/year). The loading factors are based on the results of regional storm water monitoring data from the Atlanta Region. The following table summarizes the results of the analysis.

Estimated Pounds of Pollutants Per Year

Land Coverage	Total Phosphorus	Total Nitrogen	BOD	TSS	Zinc	Lead
Commercial-1.6ac.	2.74	27.84	172.80	1572.80	1.97	0.35
Medium Density S.F.-12.8ac.	17.28	75.65	550.40	10252.80	4.35	1.02
Office/Lt.Ind. 2.1ac.	2.71	35.97	239.40	1486.80	3.11	0.40
Apartment/ Townhouse 71.6 ac.	75.18	766.84	4797.20	43318.00	54.42	10.02
Total	97.91	906.30	5759.80	56630.40	63.84	11.80

NATURAL RESOURCES (Continued)

Structural Storm Water Pollution Controls

Cobb County should assure that the storm water management plan, a key component of the Plan of Development, includes location, construction design details, and all engineering calculations for all storm water quality control measures. ARC staff recommends that the County consider that controls be maintained at an 80% to 90% total suspended solids removal efficiency.

The Plan should also include a monitoring program to ensure storm water pollution control facilities function properly. ARC recommends that any structural controls be designed to accommodate the installation, operation, and maintenance of automatic equipment at inlet and outlet locations for the monitoring of flow rates and water quality. It is recommended that such monitoring program consider the following elements:

- ◆ monitoring of four storms per year (1 per quarter);
- ◆ collection of a flow weighted composite of the inflow to any structure during the entire storm event;
- ◆ collection of a flow weighted composite of the outflow from any structure—the sampling period should include the peak outflow resulting from the storm event;
- ◆ analysis of inflow and outflow weighted composite samples for biochemical oxygen demand (BOD), total suspended solids (TSS), zinc, lead, total phosphorus (TP) and total nitrogen (TKN & NO₃); and
- ◆ collection of grab samples at inlet and outlet locations during the periods of peak inflow and outflow for pH, dissolved oxygen (DO) and fecal coliform bacteria.

The County's Engineering Department should determine the actual number and size of storms to be monitored as well as who should be responsible for conduction monitoring. Monitoring should be conducted at the developer's and owner's expense. Analysis should conform to EPA standards. Specific procedures and parameters analyzed may change in the future based on continuing storm water runoff and water quality studies.

The storm water plan should require the developer to submit a detailed, long-term schedule for inspection and maintenance of storm facilities, describing maintenance and inspection requirements and persons responsible for performing these activities.

In addition to inspections required in the storm water management plan, the formal agreement between the developer and Cobb County should allow for periodic inspections of any storm water facilities to be conducted by appropriate County personnel. If inadequate maintenance is observed, the responsible party should be notified and given a period of time to correct any deficiencies. If the party fails to respond, the County should be given the right to make necessary repairs and bill the responsible party.

The County should not release the site plans for development or issue any grading or construction permits until a storm water management plan has been approved and a fully executed maintenance/monitoring agreement is in place.

HISTORIC RESOURCES

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

No; however, a field reconnaissance by the developer found evidence of 10 Civil War trenches, 15 to 20 pits, 2 house sites, 2 discard areas, and 2 rock piles as well as Old Peachtree Trail.

In what ways could the proposed project create impacts that would damage the resource?

The development includes plans for marking and protection of significant historic resources as well as access to these resources by the community. These resources should be clearly marked and flagged before construction is initiated so that they are not damaged while construction on the site is underway.

In what ways could the proposed project have a positive influence on efforts to preserve or promote the historic resource?

By increasing access to some historic resources, it is possible the community will develop an appreciation for and interest in assuring permanent protection of these and other resources.

INFRASTRUCTURE

Transportation

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

Land Use	Sq.Feet or Units	Weekday	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
SF Residential	268 units	2,559	49	140	172	93
MF Residential	350 units	2,227	30	145	221	104
Retail/Commercial	50,400 sqft	4,388	65	52	192	208
Office	89,500 sqft	1,219	150	164	31	149
Total		10,393	294	501	616	554

These trip generation estimates were prepared using the Institute of Traffic Engineers Trip Generation Manual (5th Edition) manual. The estimates do not reflect pass-by trip reductions, additional internal trip capture associated with the mixed use character of the proposed development, or reductions due to planned CCT service in the community.

INFRASTRUCTURE

Transportation (Continued)

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

Location west of U.S. 41 (Cobb Parkway) and southeast of Barrett Parkway and north of Greers Chapel/Ridenour Roads

The following volumes are based on 1997 GDOT coverage counts from area facilities that will likely provide the primary routes for traveling to the proposed development. 2010 volumes for these facilities were obtained from the ARC transportation model (Fall, 1998 model runs).

Facility	1997			2010		
	Lanes	Volume	V/C Ratio	Lanes	Volume	V/C Ratio
US 41 North of Barrett Pkwy	4	33,937	.55	4	52,663	.85
US 41 South of Barrett Pkwy	4	25,812	.42	4	63,880	1.04
Barrett Pkwy East of US 41	6	45,683	.49	6	75,848	.82
Barrett Pkwy West of US41	NA	NA	NA	4	41,123	.67
Old US 41 at Stilesboro Rd	2	7,379	.43	2	15,678	.92

The traffic analysis suggests that area freeways and surface streets have and will maintain adequate capacity to serve the access and mobility needs of motorized vehicle traffic through 2010.

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)?

ARC's adopted Interim Atlanta Regional Transportation Plan: 2020 and Interim Atlanta Regional Transportation Improvement Program FY 1999 – FY 2001 include two projects in the vicinity of this site: CO-AR165E Transit Oriented Sidewalks, Town Center Area and CO-AR139 I-75 Northbound Ramp to Barrett Parkway.

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.

The site currently is undeveloped. However, Cobb Community Transit has routes running along U.S. 41 and Barrett Parkway and the development provides a route for and anticipates CCT service.

INFRASTRUCTURE

Transportation (Continued)

Are there plans to provide or expand transit service in the vicinity of the project?

See above.

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

In order to reduce cold starts, trip length, number of trips, and provide alternatives to SOV trips, the developer proposes the following: density of 10 dwelling units/acre (4% credit), a bus route through the development (3%), parking management (3%), and bicycle and pedestrian network within the development and allowing connection to adjoining sites (5%).

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 traffic analysis suggests that area roads have and will maintain adequate capacity to serve the access and mobility needs of motorized vehicles, though operational improvements may be required.

INFRASTRUCTURE

Wastewater and Sewage

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

According to regional averages, 0.22 MGD.

Which facility will treat wastewater from the project?

The site appears to be served by the Noonday Creek Wastewater Treatment Facility.

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

12 MGD permitted capacity with flow running 9-10 MGD. Also, the County is in final planning stages for expansion of this Plant to 20 MGD.

INFRASTRUCTURE

Water and Sewerage (Continued)

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

The most recent development that ARC has reviewed in this service area was Greers Chapel residential development which would add 0.28 MGD flow if built as proposed. The County is planning wastewater treatment capacity for build out conditions.

Water Supply and Treatment

How much water will the proposed project demand?

Again according to regional averages, 0.25 MGD.

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

Cobb County should have sufficient water supply but water conserving measures are essential in all new developments.

INFRASTRUCTURE

Solid Waste

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

95.2 tons per year according to information submitted with the review. Waste collection and disposal will be handled by private contract. The County offers a discounted fee for waste coming to the compost facility.

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. However, a village of this type would provide a good opportunity and efforts should be encouraged by the County.

INFRASTRUCTURE

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.)?**

Cobb County Schools will be impacted by the addition of students. A recent sales tax for education was passed and several new schools are proposed for this part of the County. However, Harrison High School and Pine Mountain Middle School which serve this area are over capacity with six and thirteen portable classrooms respectively. Hayes Elementary School is within 80 students of capacity. The high cost of land in this area and the lack of impact fees for schools causes the school system a continuing "catch-up" problem.

HOUSING

Will the proposed project create a demand for additional housing?

Most of 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.

HOUSING (Continued)

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

Likely. It is anticipated that a fair number of employees will live in Ridenour and that a number of the residents will have their offices there.

* 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.