

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

August 9, 1993

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

RE: Development of Regional Impact Review - Stonebrook Apartments

We have completed the review of the proposed Stonebrook Apartments as a Development of Regional Impact (DRI). We find the proposed development to be in the best interest of the State.

Our review report is enclosed for information on potential impact of the development. We want to call your attention to the critical need for further transportation planning for the Peachtree Corners area.

A very important part of the review process is the receipt of comments from potentially affected public agencies. During this review we received the attached comments from Gwinnett County Public Schools and from DeKalb County. The School's comments are recommended for your consideration. If you would like to discuss any of these comments, please feel free to call me and I will arrange the appropriate meeting.

We hope this finding and enclosed review report are helpful to you as you consider this proposal.

Sincerely,

A handwritten signature in dark ink, appearing to read "Harry West", is written over the typed name.

Harry West
Executive Director

HW:br:rly

Enclosure

- c: Mr. Michael Williams, Gwinnett Planning
Mr. George Thompson, Gwinnett County Public Schools
Mr. Joe Tanner, GA Department of Natural Resources
Mr. Wayne Shackelford, GA Department of Transportation
Mr. Griff Doyle, GA Department of Community Affairs

BACKGROUND RE: STONEBROOK

In October, 1984, ARC reviewed an office park on the site now proposed for 644 apartments. The office park was proposed to have 918,000 square feet in six buildings. The site was zoned OI and OBP and a road was constructed between Peachtree Parkway and Spalding Drive, but the site remains undeveloped otherwise.

Facility: Stonebrook Apartments
Preliminary Report: July 12, 1993
Final Report: August 6, 1993

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.

According to information submitted with the review, development of 644 apartment units on the site would require an amendment to Gwinnett County's Land Use Plan for 2000.

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 impacts were identified.

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 apartment development will accommodate a population of 966 according to Regional averages. Approximately seven full-time jobs will be generated by the development.

GENERAL (continued)

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

Nearby major developments reviewed by ARC include Interlochen, Spalding Triangle, Cowart Peachtree Corners Tract and the Corners Office Park. Together, these projects proposed 5,468,000 sq. ft. of office space, 400,000 sq. ft. of industrial space, 177,000 sq. ft. of retail space, 100 single-family units, and a 300-room hotel.

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 Stonebrook Apartments site is a 52.97 acre tract on the north side of Spalding Drive/Old Peachtree Road and it connects to Georgia Highway 141.

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 within a mile of the City of Norcross to the south, within two miles of Fulton County to the northwest and within four miles of DeKalb County to the west and south.

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.

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 by the developer, at build out the development would generate approximately \$408,038 in annual property tax revenue based on a built out value of \$28,980,000.

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

200 during construction.

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?

This apartment complex would compete with other similar projects 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.

The Stonebrook site is in the Chattahoochee River Water Supply Watershed. This is identified as a large water supply watershed and Department of Natural Resources Part 5 regulations would not be applicable to this apartment development. However, an unnamed tributary to the Chattahoochee Corridor portion of the River flows through Land Lots 286 and 301. The proposed development, therefore, will be subject to the 15-foot natural vegetation buffer and 35-foot building setback required under Gwinnett County's Tributary Buffer Zone Ordinance.

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

N/A

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>Weekday</u>	<u>AM</u>		<u>PM</u>	
	<u>Enter</u>	<u>Exit</u>	<u>Enter</u>	<u>Exit</u>
3,670	51	205	225	115

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

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

The following volumes are based on 1992 GDOT coverage counts from area facilities:

<u>Facility</u>	<u># of Lanes</u>	<u>1992 Volume</u>	<u>V/C Ratio</u>
Medlock Bridge (Spalding to PIB)	2	12,390	1.11
Spalding Drive (SR 141 to Medlock Bridge)	2	11,870	1.07
Peachtree Parkway (Spalding to PIB)	4	19,780	0.71
Peachtree Industrial Boulevard West of Peachtree Parkway	6	60,260	0.83
East of Peachtree Parkway	4	33,535	1.21

INFRASTRUCTURE

Transportation (continued)

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>2010 Volume</u>	<u>V/C Ratio</u>
Medlock Bridge (Spalding to PIB)	2	33,330	2.90
Spalding Drive (SR 141 to Medlock Bridge)	4	17,630	0.80
Peachtree Parkway (Spalding to PIB)	4	34,540	1.55
Peachtree Industrial Boulevard West of Peachtree Parkway	6	83,640	1.15
East of Peachtree Parkway	4	57,330	2.06

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

GW32 - Widen Spalding Drive to four lanes from Peachtree Parkway to Medlock Bridge Road.

GW85 - Widen Spalding Drive to four lanes from Holcomb Bridge Road to Peachtree 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.

No.

INFRASTRUCTURE

Transportation (continued)

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

None at this time.

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

None.

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?

Interlochen (Reviewed October, 1984): Over 1,000,000 sq. ft. of office space located on a 69-acre site at the intersection of Peachtree Parkway and Medlock Bridge Road. The project was expected to produce an estimated 8,460 weekday trips.

Spalding Triangle (Reviewed January, 1987): A proposal to construct a 1,024,000 square-foot office park located north of Spalding Drive and west of Peachtree Parkway. Staff estimated the project would produce an estimated 8,700 weekday trips.

These projects, with the Stonebrook project, will produce an estimated 20,830 daily trips.

The future traffic forecasts for the area indicate that all the roads serving the project will experience moderate to extreme congestion by the year 2010. Currently, there are no TIP or long-range projects to widen Peachtree Industrial Boulevard, Peachtree Parkway or Medlock Bridge Road in the project area. Any future plans to add capacity to the local road system will be complicated by the heavy development in the Peachtree Corners area. There are not any plans by Gwinnett County to provide transit service as an option to people traveling to this major activity center. The county is not implementing strategies to alleviate the impact of additional development and maximize existing road capacity. The lack of transit service, traffic mitigation policies, and ability to widen existing roads will result in deteriorating traveling conditions in the Peachtree Corners area.

INFRASTRUCTURE

Wastewater and Sewage

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

According to regional averages, the 644 apartments could generate 0.137 MGD of wastewater.

Which facility will treat wastewater from the project?

The Stonebrook site is in the Crooked Creek sewer service area.

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

The Crooked Creek Wastewater Treatment Plant has a permitted capacity of 16.0 MGD and a 1992 average flow of 5.4 MGD.

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

ARC has reviewed a number of major developments which would add 4.685 MGD flow to the Crooked Creek Wastewater Plant if all are built as proposed. Including Stonebrook Apartments in this evaluation, the additional flow from major developments would be 4.822 MGD.

Water Supply and Treatment

How much water will the proposed project demand?

According to regional averages, Stonebrook could have a demand for 0.158 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?

Gwinnett's Lake Lanier Filter Plant provides water for this area of the County.

INFRASTRUCTURE

Solid Waste

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

Information submitted with the review projects solid waste generation of 850 tons per year. The proposed complex would select from Gwinnett County's list of authorized private waste collection companies for their franchise area. It is likely that waste would be disposed in one of three private landfills in Gwinnett.

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.)?

There will be some increased need from the proposed development for all governmental services.

For example, the 644 apartment units could increase the school population in this seriously overcrowded school area by 71 elementary and 58 secondary students according to regional averages. The developer's experience with similar projects, however, indicates far fewer students might be projected from apartments of this type.

HOUSING

Will the proposed project create a demand for additional housing?

The project is multi-family 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 - 1990 median family income if \$41,500 for Atlanta MSA.

DEVELOPMENTS OF REGIONAL IMPACT

Comments from Affected Parties Form

Stonebrook Apts

Project I.D.: RZ-93-084
(From Request for Comments Form)

Name of Commenting Organization: Gwinnett County Public Schools

Address: 320 Pike Street
Lawrenceville, GA 30245

Contact Person: Edward Hampton Telephone Number: 822-6500

Do 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:

This proposed development will affect enrollments
at the following schools:

	93-94 Enrollment	Capacity
<u>Simpson Elementary</u>	<u>817</u>	<u>810</u>
<u>Pineknayville Middle</u>	<u>1017</u>	<u>750</u>
<u>Norcross High</u>	<u>1980</u>	<u>1992</u>

All three schools are expected to increase in
enrollment over the next three years. Currently
there are no funds to increase the capacity at
any of these schools.

(Attach Additional Pages if Necessary)

Form Completed By: Edward C. Hampton Title: Asst. Superintendent

Signature: Edward C. Hampton Date: July 21, 1993

RETURN TO: ATLANTA REGIONAL COMMISSION
3715 Northside Parkway
200 Northcreek, Suite 300
Atlanta, Ga. 30327

ATTENTION: REVIEW OFFICE

FAX NO. 404-364-2599

DCA/OCP 10/7/91

DEVELOPMENTS OF REGIONAL IMPACT

Comments from Affected Parties Form

Stonebrook Project I.D.: Rezoning #RZ-93084
(From Request for Comments Form)

Name of Commenting Organization: DeKalb County Planning Department

Address: 1300 Commerce Drive, Decatur, GA 30030

Contact Person: Stephan Michael Telephone Number: 371-2155

Do 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:

(Attach Additional Pages if Necessary)

Form Completed By: _____ Title: Comprehensive Plans Manager

Signature: Stephan H. Michael Date: 7/26/93

RETURN TO: ATLANTA REGIONAL COMMISSION
3715 Northside Parkway
200 Northcreek, Suite 300
Atlanta, Ga. 30327
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FAX NO. 404-364-2599

DCA/OCP 10/7/91