

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

June 24, 1993

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

RE: Development of Regional Impact Review - Tree Summit Apartments

Dear Wayne:

We have completed the Development of Regional Impact Review on Tree Summit Apartments. We find that the proposed development is in the best interest of the State.

Our review report is enclosed for information on potential impact of the development. We do want to point out the need for addressing traffic problems in the vicinity of this development.

Also, 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 Duluth and Gwinnett Schools. Their comments are attached and recommended for your consideration.

If you would like to discuss any of the comments or report, please feel free to call me and I will arrange the appropriate meeting.

Post-It™ brand fax transmittal memo 7671		# of pages ▶ 13
To Larry Woods	From Beverly Rhea	
Co. DCA	Co. ARC	
Dept.	Phone # 364-2562	
Fax # 656-9792	Fax # 364-2606	



Chairman Wayne Hill
June 24, 1993
Page 2

We hope this finding and enclosed information are helpful to you as you consider this project.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Harry West'.

Harry West
Executive Director

HW:br:rly

Enclosure

c: Mr. Michael Williams, Gwinnett County Planning & Development
Mr. Joe Tanner, Commissioner, GA Dept. of Natural Resources
Mr. Wayne Shackelford, Commissioner, GA Dept. of Transportation
Mr. George Thompson, Superintendent, Gwinnett County Schools
Honorable Bobby Williams, Mayor, City of Duluth

Facility: Tree Summit Apartments
Preliminary Report: May 27, 1993
Final Report: June 23, 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.

Yes

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

The City of Duluth is contiguous to the site. The City is in the process of developing a comprehensive plan under the Georgia Planning Act.

Will the proposed project impact the implementation of any local government's short-term work program? If so, how?

See above. Also in Duluth comments (attached).

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?

According to regional averages, the project could accommodate 885 people. The developer estimates temporary construction employment of 50-100 people and permanent employment at eight.

GENERAL (continued)

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

ARC has not reviewed any other major developments in the immediate vicinity of this proposed apartment complex.

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?

This site is on the southwest side of Pleasant Hill Road, approximately halfway between Buford Highway and Howell Ferry Road.

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 contiguous to the City of Duluth.

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.

See attached Duluth comments.

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?

Approximately \$268,900 in annual property tax revenue will be generated by the development at build-out.

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

Approximately 50 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?

The apartment complex will compete with similar projects 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.

The site contains approximately 0.7 acres of wetland. This is a portion of an existing lake which will not be changed according to the site plan. The site is also in the Chattahoochee River large water supply watershed but no DNR watershed criteria would apply to this project. The development also appears to be near a tributary to the Chattahoochee River to which Gwinnett County's Tributary Buffer Zone Ordinance may apply.

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 Peak</u>	<u>PM Peak</u>
Total	3,802	293	331
Enter	1,901	50	225
Exit	1,901	243	106

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>
Pleasant Hill	4	34,154	1.36
US23 (west of Pleasant Hill)	2	14,665	1.17
US23 (east of Pleasant Hill)	2	18,941	1.52
PIB (west of Pleasant Hill)	4	19,480	0.64
PIB (east of Pleasant Hill)	4	22,845	0.75

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>
Pleasant Hill	4	38,789	1.55
US23 (west of Pleasant Hill)	4	33,173	1.33
US23 (east of Pleasant Hill)	4	20,411	0.82
PIB (west of Pleasant Hill)	4	49,893	1.63
PIB (east of Pleasant Hill)	4	31,850	1.04

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)?

GW2 - Widen Buford Highway (US23) to four lanes from Spalding Drive to Old Peachtree Road. This project is currently under construction.

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.

INFRASTRUCTURE

Transportation (continued)

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?

There are not any current DRI's in the project vicinity. The V/C ratios reveal high current and future congestion in the project area. The project is located between Buford Highway and Peachtree Industrial Boulevard with access provided from Pleasant Hill Road. Congestion on the facilities serving the project is expected to increase in the future. The submitted review information does not indicate any strategies to mitigate the impact of the project. The affected facilities are important cross-regional corridors in the Atlanta Region and efforts should be made to preserve the viability of these corridors.

Wastewater and Sewage

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

According to regional averages, the development could generate 0.135 MGD wastewater.

Which facility will treat wastewater from the project?

The site is in the Crooked Creek sewer service area.

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

Crooked Creek has a final permitted flow of 16.0 MGD following a recent expansion. The 1990 average flow to the plant was 4.8 MGD.

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

ARC has reviewed a number of major developments proposed in the Crooked Creek sewer service area. These developments would add 4.5 MGD flow to the plant if built as proposed.

INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?

Again according to regional averages, the development, as proposed, could have a demand for 1.55 MGD water.

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

The county should have sufficient water treatment capacity to serve the development.

Solid Waste

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

Solid waste generated by the development could approximate 403.78 tones 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 the 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.

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.)?

The proposed development will not have any unusual impacts on the above, but will generally increase the need for all services. For example, the 590 apartments could add 65 elementary and 54 secondary students to the already seriously overcrowded Gwinnett Schools. See attached comment from schools.

HOUSING

Will the proposed project create a demand for additional housing?

The development is an apartment complex.

Will the proposed project provide housing opportunities close to existing employment centers?

Yes; the development is within the Gwinnett Place employment center.

Is there housing accessible to the project in all price ranges demanded?

N/A

It is 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

Project I.D.: Tree Summit Apts.
(From Request for Comments Form)

Name of Commenting Organization: City of Duluth

Address: 3578 W. Lawrenceville Street

Duluth, GA 30136

Contact Person: Steve Lykins

Telephone Number: 476-1790

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:

- 1) Increased traffic in the area. This may be relieved somewhat as a
traffic light is proposed for the area.
- 2) Additional burden to school system.
- 3) It is hoped that sufficient storm water management is incorporated
into the project to avoid downstream damage.
- 4) Although this project is situated within the city limits of Duluth,
it is under the jurisdiction of Gwinnett County. Loss of future
tax base will have a detrimental effect on the City of Duluth.

(Attach Additional Pages if Necessary)

Form Completed By: Steve Lykins Title: Development Administrator

Signature:  Date: 6-4-93

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

FAX NO. 404-364-2599

DCA/OCP 10/7/91

ATTENTION: REVIEW OFFICE

DEVELOPMENTS OF REGIONAL IMPACT

Comments from Affected Parties Form

Project I.D: TREE SUMMIT APTS
(From Request for Comments Form) DULUTH, GA

Name of Commenting Organization: Gwinnett County 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:
The forecast numbers of students indicated on page 7 of the
review report will impact:

	Capacity	1993-94 Enrollment
<u>Berkelcy Lake Elem.</u>	<u>945</u>	<u>1041</u>
<u>Duluth Middle</u>	<u>1075</u>	<u>1451</u>
<u>Duluth High</u>	<u>1288</u>	<u>1447</u>

(Attach Additional Pages if Necessary)

Form Completed By: Edward Hampton Title: Asst. Superintendent
Signature: Edward C. Hampton Date: June 3, 1993

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

FAX NO. 404-364-2599

DCA/OCP 10/7/91