

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



Harry West  
Director

March 23, 1994

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

RE: Development of Regional Impact  
Home Depot Offices, Hotel, and Restaurant and  
Post Apartments and Retail

Dear Bill:

We have completed the intergovernmental review of the proposed Home Depot Offices, Hotel, and Restaurant and the Post Apartments and Retail Space as a Development of Regional Impact (DRI). Based on a review of the information received during this process, as summarized in the enclosed Review Report, we find this proposal to be in the best interest of the State.

Certainly the cumulative impact of all the large-scale developments proposed in the Cumberland-Vinings area poses a concern for transportation facilities, both existing and planned. It is important that these developments be scaled and phased so that the local government has the ability to provide service.

We hope that this information is helpful to the County in decisionmaking on the proposed projects.

Please feel free to call me if you need anything further concerning this review.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Harry West', is written over the typed name.

Harry West  
Director

Enclosure

cc: Mr. Mark Danneman, Cobb County  
Mr. Wayne Shackelford, GDOT  
Mr. Joe Tanner, GDNr  
Mr. Mike Gleaton, GDCA  
Mr. John Shern, Home Depot, Inc.  
Mr. Daniel Faulk, Post Services, Inc.

**BACKGROUND ON COMBINED REVIEW  
OF  
HOME DEPOT AND POST APARTMENT DEVELOPMENTS**

In November, 1993, ARC reviewed a proposed 1,060-unit apartment development by Post Services, Inc. Included in the development were up to 100,000 square feet of retail space. The site was 59.6 acres bounded by the I-285 right-of-way, Paces Ferry Road and Spring Hill Road.

On February 3, 1994, ARC received a proposal by Home Depot USA, Inc., to build 1.5 million square feet of office space, a 200-room hotel and a 6,000 square foot restaurant on 43 acres of the above 59.6 acre site.

On February 21, 1994, we received a proposal by Post Services, Inc., to build a 666-unit apartment complex and up to 50,00 square feet of retail space on 47.33 acres which includes approximately 16 acres of the previous 59.6 acres.

Since each of the currently proposed developments would occupy a portion of the previously reviewed site, ARC is suspending the current review of the Home Depot proposal and instead is reviewing the Home Depot and Post proposals together in order to determine the total potential impact.

Facility: Combined Review Home Depot and Post Apartments  
Preliminary Report: February 23, 1994  
Final Report: March 22, 1994

## **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.**

No inconsistencies 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 noted in the review process.

**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 apartments could accommodate a population of 999 according to regional averages. The developers estimate long-term employment at 5,000 for Home Depot and 12 for Post. At a minimum, transportation improvements will be required.

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

Numerous other major developments exist or are proposed in the area. Those reviewed by ARC include Cumberland Center/Riverwood (3 million square feet office and two hotels totalling 900 rooms), Radice (875,000 square feet office), and Riverwood Revision (2.7 million square feet office and 250 hotel rooms).

**GENERAL** (continued)

**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 sites are bounded by I-285 R-O-W, Paces Ferry Road, and Spring Hill Road in the Vinings area of Cobb County.

**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 sites are approximately one-half mile from the Smyrna city limits.

**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 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?**

Approximate property tax annual revenues:

- \$1.9 million for Home Depot
  - \$0.5 million for Post
- (ARC estimate based on built-out value)

## **ECONOMY OF THE REGION** (continued)

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

- 500 Home Depot plus 5,000 long-term
  - 100 Post plus 12 long-term
- (Developers' estimates)

**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 office component of the Home Depot project would be for their use as corporate headquarters. The hotel (Home Depot), apartments (Post), and retail (both) would compete with other similar 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.**

No.

**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

## HISTORIC RESOURCES (continued)

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</u>	<u>AM Peak</u>		<u>PM Peak</u>	
		<u>Enter</u>	<u>Exit</u>	<u>Enter</u>	<u>Exit</u>
<b>Home Depot</b>					
Office	10,870	1,398	168	233	1,135
Hotel	1,700	70	56	84	64
Restaurant	1,230	47	47	47	47
<b>Post Apartments</b>					
Apartments	4,300	56	274	252	119
Commercial	<u>4,290</u>	<u>64</u>	<u>47</u>	<u>200</u>	<u>200</u>
	22,390	1,634	592	816	1,565

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 1993 GDOT coverage count from area facilities:

<u>Facility</u>	<u># of Lanes</u>	<u>1993 Volume</u>	<u>V/C Ratio</u>
<b>Paces Ferry Road</b>			
East of I-285	4	18,895	1.36
West of I-285	4	20,060	1.44
<b>I-285</b>			
North of Paces Ferry	8	117,757	1.21
South of Paces Ferry	8	105,545	1.09

## **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>
Paces Ferry Road			
East of I-285	4	32,000	2.30
West of I-285	4	32,000	2.30
I-285			
North of Paces Ferry	8	165,400	1.70
South of Paces Ferry	8	152,600	1.57

**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)?**

Locally Funded - CO 113: Construct the Cumberland Parkway Extension, a six-lane facility, from Atlanta Road to Cumberland Parkway. Construction is scheduled during Tier 1 (FY94 - FY96) of the Atlanta Regional Transportation Improvement Program FY 1994 - FY 1999.

Federally Funded - CO-R 070: Construct the East-West Connector. Construction for Phase 3, with an interchange and collector/distributor roads along I-285, is scheduled for the long-range element of the Regional Transportation Plan (FY 2000 or later).

**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.**

Cobb Community Transit (CCT) currently provides service within approximately one mile of the project site.

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

CCT will soon undertake a study concerning expansion of service.

## **INFRASTRUCTURE**

### **Transportation (continued)**

**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?**

**Radice Office Park (reviewed January, 1985):** A proposal for 875,000 square feet of office space located between I-285 and Orchard Road. An estimated 11,300 daily trips would be generated by this development.

The facilities which will be most affected by this proposal, I-285 and Paces Ferry Road, are experiencing severe congestion which will worsen in the future.

### **Wastewater and Sewage**

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

The combined projects could generate 0.50 million gallons per day (MGD) of wastewater based on regional averages.

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

R. L. Sutton Wastewater Treatment Plant.

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

Current permitted capacity for the R. L. Sutton Plant is 40.0 MGD and 1992 average flow was 29.07 MGD.

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

ARC has reviewed a number of major developments which would increase the flow to the R. L. Sutton Plant by 10.39 MGD if the developments were built as reviewed. Some of these developments, however, have been denied and others are underway and already included in the current flow. In addition, the County is working on design for increased treatment capacity at the R. L. Sutton Plant.



## **INFRASTRUCTURE**

### **Water Supply and Treatment**

**How much water will the proposed project demand?**

0.580 MGD according to regional averages.

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

Cumulative impact on Cobb's water supply will be minimal. However, because of the overall water supply issue in the Region, it is important that water conservation measures/fixtures be used in the development, along with xeriscaping of the grounds.

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

ARC estimate of solid waste is 1,250 tons per year for the combined projects. Both developments would contract with private haulers for solid waste disposal.

**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?**

## **INFRASTRUCTURE**

### **Other facilities (continued)**

#### **Other government facilities?**

#### **Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?**

The combined developments would slightly increase the need for all county services. The Post development, according to regional averages, could add 134 students to the school population. Post apartments experience, however, indicates far fewer students typical of their developments.

## **HOUSING**

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

The Post development is housing (666 apartments).

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

The Home Depot office, hotel and retail and the Post retail provide employment.

#### **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.