

Atlanta Regional Commission
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Harry West
Executive Director
404 364-2525

November 24, 1993

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

Re: Development of Regional Impact - Paces Ferry Palladium

Dear Bill:

We have completed the intergovernmental review of the Paces Ferry Palladium Development of Regional Impact (DRI). Based on the information compiled during this process, as summarized in the enclosed Review Report, we find this proposal to be in the best interest of the State.

A very important part of the review process is the receipt of comments from potentially affected governments and agencies. During this review, we received extensive comments from the City of Smyrna. We also received a comment from Cobb County Schools. Copies of the comments are attached. If you would like to discuss the comments, please let me know and I will call the appropriate meetings.

We hope these findings and comments are helpful as the County processes this project.

Sincerely,

A handwritten signature of Harry West, written in dark ink. The signature is stylized, with a large 'H' and 'W'.

Harry West
Executive Director

HW:skb

Enclosures

cc: Mr. Mark Danneman, Cobb County Mr. Wayne Shackelford, GDOT
The Honorable Max Bacon, Mayor, Mr. Joe Tanner, GDNR
City of Smyrna Mr. Griff Doyle, GDCA
Ms. Grace Calhoun, Cobb County Schools

Facility: Paces Ferry Palladium
Preliminary Report: November 1, 1993
Final Report: November 24, 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.

No inconsistencies noted in the review. However, the City of Smyrna (approximately one-half mile from the site) currently has a moratorium on multi-family development.

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 project would accommodate 1,590 residents according to regional averages. The developer estimates long-term jobs at 12 and short-term (construction phase) jobs at 100. See Transportation and Schools sections.

GENERAL (continued)

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

Cumberland Center/Riverwood - adjacent to Cumberland Mall, SW side of Cobb Parkway - 3 million square feet and two hotels (900 rooms) - 85 acres.

Radice Office Park - Cumberland Parkway at Orchard Road - adjacent to I-285 - 875,000 square feet office space - 22 acres.

Riverwood Revision - 2.7 million square feet office and 250 room hotel - 23.4 acres.

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 Paces Ferry Palladium project is located at the NW intersection of Paces Ferry Road and I-285 in South 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 site is approximately one-half mile from the Smyrna City Limits.

LOCATION (continued)

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.

The City of Smyrna expressed concern about the potential impact this project could have on the schools, not only in overcrowding but also in transiency. The developer, in response, provided data on impact of current Post projects in Cobb County Schools and demonstrated that only 162 families in 4,531 units had children in Cobb Schools.

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?

Based on an estimated value of \$50 million at build out, the development would generate over \$650,000 annual property tax revenue.

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

100 plus 12 long-term.

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 project would compete with other apartment developments in Cobb and elsewhere in the Region.

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

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>	AM		PM	
		Peak Hour <u>Enter</u>	Peak Hour <u>Exit</u>	Peak Hour <u>Enter</u>	Peak Hour <u>Exit</u>
Apartments (1,060 units)	5,525	78	310	350	177
Restaurants (2 @7,000 SF)	2,875	110	110	123	104
Bank (4,000 SF)	<u>1,054</u>	<u>20</u>	<u>17</u>	<u>84</u>	<u>90</u>
	9,454	208	427	557	371

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

The traffic impact study prepared by The RBA Group estimated that the two restaurants would generate about 1,078 trips, less than half of the 2,875 trips estimated by ARC staff. RBA's trip generation estimates indicated the restaurants would not operate in the morning, which may be related to the lower daily estimate.

The study also states a new road serving the development will run from Paces Ferry Road to Spring Hill Road. The study does not discuss how this new facility will be funded. The impact of an additional signal at the intersection of the new road and Paces Ferry Road on traffic flow should be carefully considered by Cobb County and the developer.

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

<u>Road</u>	# of <u>Lanes</u>	GDOT	
		1992 <u>Count</u>	V/C <u>Ratio</u>
Paces Ferry Road			
East of I-285	4	20,875	1.50
West of I-285	4	18,620	1.34
I-285			
North of Paces Ferry	8	113,750	1.17
South of Paces Ferry	8	112,035	1.15

INFRASTRUCTURE

Transportation (continued)

Future traffic forecasts for area facilities were obtained from the ARC transportation model and are as follows:

<u>Road</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 103: Construct the Cumberland Parkway Extension, a six-lane facility, from Atlanta Road to Comberland 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.

INFRASTRUCTURE

Transportation (continued)

Is the site served by transit? If so, describe type and level of service.

Cobb Community Transit service currently is provided within approximately one mile of the project site.

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

Cobb Community Transit will soon undertake a study concerning expansion of service.

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?

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 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.

INFRASTRUCTURE

Wastewater and Sewage

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

Information submitted for review on Paces Ferry Palladium estimates wastewater generation at 0.302 million gallons per day (MGD).

INFRASTRUCTURE

Wastewater and Sewage (continued)

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 planned.

However, some of these developments 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.

Water Supply and Treatment

How much water will the proposed project demand?

According to information submitted with the review, water demand is estimated at 0.361 MGD.

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 apartments, along with xeriscaping of the grounds.

INFRASTRUCTURE

Solid Waste

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

750 tons. The apartment complex would contract a private hauler for 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? No.

Administrative facilities? No.

Schools?

The proposed 1,060 apartments could add 117 elementary and 96 secondary students to the already overcrowded Cobb schools, according to regional averages. The developer's experience, with other Post projects, however, indicates far fewer students typically live in Post developments. (See attached FAX from Post dated November 19, 1993.)

117
96
213

Libraries or cultural facilities? Fire, police, or EMS?

The proposed 1,060 apartments will slightly increase the demand for these services.

Other government facilities? No.

INFRASTRUCTURE

Other Facilities (continued)

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

There may be some demand for daycare services generated by the proposed development.

HOUSING

Will the proposed project create a demand for additional housing?

The project consists of 1,060 apartment units with some retail space as well.

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?

N/A

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.