

Atlanta Regional Commission
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Harry West
Executive Director
404 364-2525

April 23, 1993

Honorable J.O. Stephenson, Mayor
City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw, GA 30144

RE: Development of Regional Impact - Legacy Park

Dear Mayor Stephenson:

We have completed the review of the proposed Legacy Park as a Development of Regional Impact (DRI). We find the proposed development is in the best interest of the State. Our review report is enclosed for information on potential impact of the development.

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 Georgia EPD. Their 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 word 'Sincerely,'.

Harry West
Executive Director

HW:br:rly

Enclosure

cc: Mr. Joe Tanner, GA DNR
Mr. Wayne Shackelford, GA DOT
Mr. Griff Doyle, GA DCA

DEVELOPMENTS OF REGIONAL IMPACT

Comments from Affected Parties Form

Project I.D.: Legacy Park

(From Request for Comments For)

Name of Commenting Organization: Department of Natural Resources/ EPD

Address: 205 Butler Street , Suite 1058

Atlanta, Georgia 30334

Contact Person: Pete Maye

Telephone Number 404-656-4708

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:

Development must receive concurrence from the Cobb County Water System for sewerage capacity at Northwest Cobb WPCP. We encourage the development to consider onsite water reuse as appropriate.

(Attach Additional Pages if Necessary)

Form Completed By: Pete Maye

Title: Program Manager

Signature: 

Date: April 13, 1993

Facility:	<u>Legacy Park</u>
Preliminary Report:	<u>April 5, 1993</u>
Final Report:	<u>April 23, 1993</u>

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, according to the City of Kennesaw, the development is consistent with the City's Comprehensive plan.

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

No inconsistencies were identified 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 were identified 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 development will accommodate a population of 3,775 at build out and 420 employees according to regional averages. Traffic improvements in the area, at a minimum, will be required.

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

Cobb North was reviewed by ARC in 1986 and was to be located just north of Kennesaw at the intersection of I-75 and Wade Green Road. The development proposed 893,000 sq. ft. office space, 480,000 sq. ft. retail space, 653 residential units, a 450 room hotel, 1,676,000 sq. ft. industrial space and 718,000 sq. ft. mixed use space.

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 site is located in Northeast Kennesaw.

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 location is contiguous to unincorporated areas of Cobb County.

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 projected future Cobb County land use surrounding much of the site is low density residential. North of the railroad is potential industrial development.

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?

The development will generate approximately \$3.9 million annual property tax at build out based on 1990 millage rates.

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

The number of short-term jobs during construction is estimated at 200 by the developer. According to regional averages, the long-term jobs the commercial area could accommodate could be 420.

ECONOMY OF THE REGION (continued)

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 will compete with other amenity subdivisions 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 does include some 19 acres of wetland, according to the developer, but is not in other identified environmentally sensitive areas.

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

Since the development proposes 118 acres of park land, it would be important to consider preservation of the wetlands in one of the park areas.

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>	<u>AM</u>		<u>PM</u>	
		<u>Enter</u>	<u>Exit</u>	<u>Enter</u>	<u>Exit</u>
Residential	14,420	290	827	991	534
Commercial	<u>12,056</u>	<u>90</u>	<u>38</u>	<u>434</u>	<u>489</u>
	26,476	380	865	1,425	1,023

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>
SR 293 (Dixie Highway)	2	7,353	1.05
US 41	4	26,724	0.87
Wade Green Road	4	11,747	0.85

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>
SR 293 (Dixie Highway)	2	10,094	1.45
US 41	4	32,874	1.08
Wade Green Road	4	10,022	0.72

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)?

CO 214 - Widen Baker Road/Jiles Road Connector to four lanes. Construction is currently scheduled for Tier 1 of the FY 1993-FY 1998 Transportation Improvement Program.

INFRASTRUCTURE

Transportation (continued)

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.

CCT service to Kennesaw College at I-75 and Chastain Road is the nearest transit services.

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

No current plans according to CCT staff.

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?

The table below indicates the estimated average weekday and peak hour traffic from two DRI's in the vicinity when fully developed.

	<u>Weekday</u>	<u>AM</u>	<u>PM</u>
Cobb North	69,804	7,945	8,392
Legacy Park	<u>26,746</u>	<u>1,245</u>	<u>2,448</u>
	96,550	9,190	10,840

Congestion on facilities south of the project providing access is expected to increase through 2010. These congested V/C levels indicate responsible jurisdictions and agencies, (Kennesaw, Cobb County) should work with developers to mitigate transportation impacts.

Wastewater and Sewage

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

According to regional averages, the development will generate 0.625 million gallons of wastewater per day (MGD).

Wastewater and Sewage (continued)

Which facility will treat wastewater from the project?

The Northwest Cobb Treatment Plant.

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

The Northwest Cobb Plant has a permitted flow of 4.0 MGD with a 1990 average flow of 2.02 MGD.

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

Cobb North is the only major development ARC has reviewed previously which would use the Northwest Cobb Treatment Plant. It would add 0.9 MGD sewage flow if built as reviewed. Legacy Park proposed development along with Cobb North would add 1.5 MGD flow to the Northwest Treatment Plant if both projects were built as proposed.

Water Supply and Treatment

How much water will the proposed project demand?

According to regional averages, the development could have a demand for 0.719 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 Cobb Chattahoochee and Allatoona Water Treatment Plants should have sufficient available water to serve the development.

Solid Waste

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

According to regional averages, Legacy Park could generate 3,163 tons of solid waste per year. The City of Kennesaw collects residential solid waste and some of the commercial solid waste. This goes to Taylor County via the Southern States Transfer Station.

INFRASTRUCTURE

Solid Waste (continued)

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.)?

A development of this magnitude will increase the need for all services. For example, the 1,510 single-family houses could add 438 elementary and 393 secondary students to this fast growing area of Cobb County. Schools throughout the County are overcrowded and planning is currently underway to determine locations for additional needed schools. A bond issue also is being considered.

HOUSING

Will the proposed project create a demand for additional housing?

The development is S.F.housing plus neighborhood shopping.

HOUSING (continued)

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

The development provides housing and is within commuting distance of the Town Center 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?

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.