

Atlanta Regional Commission
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Harry West
Executive Director
404 364-2525

July 15, 1992

Honorable Philip L. Secrist, Chairman
Cobb County Commission
100 Cherokee Street, Suite 300
Marietta, GA 30090-9680

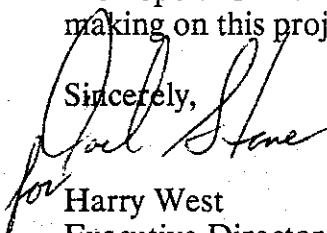
RE: Development of Regional Impact - Town Point Center

Dear Phil:

We have completed the intergovernmental review of Town Point Center - Development of Regional Impact. Based on a review of information compiled during this process, as summarized in the enclosed report, we find this proposal to be in the best interest of the State.

We hope this finding and report on Town Point Center are helpful to you in final decision making on this project.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Paul Stone', is written over the word 'Sincerely,' and extends down over the typed name 'Harry West'.
for Harry West
Executive Director

Enclosure

cc: Mr. Rob Hosack, Cobb County
Hon. Joe Tanner, Commissioner, GA DNR
Hon. Wayne Shackelford, Commissioner, GA DOT
Hon. J.O. Stephenson, Mayor, City of Kennesaw
Mr. Griff Doyle, Director of Coordinated Planning, GA DCA

Facility: Town Point Center
Preliminary Report: June 25, 1992
Final Report: July 17, 1992

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.

To be determined in the review process.

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 industrial development could accommodate 1,875 long-term jobs according to the developer's estimate and provide 275 short-term jobs. It does not appear that major infrastructure improvements will be required to support the projected increases, although wastewater treatment capacity should be carefully monitored.

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

- Chastain Corners - 1.135 million square feet of office and retail space plus 983 residential units.
- Barrett - 13.1 million square feet of office, retail, industrial, and multi-family residential space (under construction).
- I-575/Big Shanty - 2.09 million square feet of office and retail.
- Falls at Bells Ferry - 720 apartments (completed).
- Cobb North - 4.3 million square feet of office, retail, multi-family, industrial, and hotel 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 proposed site is 138 acres in Northwest Cobb between I-75 and U.S. 41.

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.

This site is slightly south of the southern city limits of Kennesaw.

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.

To be determined 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?

The County estimates total taxes that would be generated by the proposed development to be approximately \$8 million. Based on the developer's estimated value of \$100,000,000 at build out and using 1990 millage rates, the project could generate \$1.3 million annual property tax.

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

275

Is the regional work force sufficient to fill the demand created by the proposed project?

Yes.

ECONOMY OF THE REGION (continued)

In what ways could the proposed development have a positive or negative impact on existing industry or business in the Region?

The individual sites will be built to suit tenants. The sites will compete with other existing and proposed industrial projects 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.

The U.S. Fish and Wildlife Wetland Maps identify wetlands in the vicinity of Noonday Creek. The site plan proposes a retention area in this vicinity; therefore, any activity which would affect wetlands must be coordinated with the Corps.

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>Square Feet</u>	<u>August Daily # of Trips</u>	<u>AM</u>		<u>PM</u>	
		<u>Enter</u>	<u>Exit</u>	<u>Enter</u>	<u>Exit</u>
1,433,483	7,860	770	170	150	570

The above trip generation figures were calculated using the Institute of Transportation Engineers' Trip Generation (5th Edition) manual. The trip generation figures were adjusted to account for 2 percent transit usage.

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

1991 GDOT coverage counts indicate the following volumes on area facilities:

<u>Facility</u>	<u># of Lanes</u>	<u>1991 Volume</u>	<u>V/C Ratio</u>
Chastain Road from McCollum Parkway to I-75	4	14,443	.30
I-75 South of Chastain Road	6	79,389	.57
I-75 North of Chastain Road	6	71,460	.52

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 Forecast Volume</u>	<u>V/C Ratio</u>
Chastain Road from McCollum Parkway to I-75	4	18,500	.38
I-75 South of Chastain Road	6	92,400	.67
I-75 North of Chastain Road	6	78,100	.56

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)?

None.

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.

The site is served by CCT buses with a park/ride lot slightly south of the proposed project at Cobb Place Shopping Center in the Barrett development.

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

No.

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?

	<u>Average Daily # of Trips</u>	<u>AM</u>	<u>PM</u>
Barrett	118,500	21,300	15,600
I-575/Big Shanty	43,365	4,700	4,500
Falls at Bells Ferry	4,750	360	430
Cobb North	<u>69,810</u>	<u>7,940</u>	<u>8,390</u>
Sub Total	236,425	34,300	28,920
Town Point Center	<u>7,860</u>	<u>940</u>	<u>720</u>
TOTAL	244,285	35,240	29,640

Cobb County recently completed improvements to Chastain Road (adjacent to the subject proposal) and to Frey Road. This, coupled with the fact that Town Point Center is the only major development in the immediate area, suggests that the transportation system is adequate to handle traffic generated by Town Point Center.

Wastewater and Sewage

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

According to regional averages, the proposed Town Point Center development could generate 0.057 MGD wastewater.

Which facility will treat wastewater from the project?

The site is located in the Noonday Creek sewer service area.

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

Noonday Creek Wastewater Treatment facility has a permitted capacity of 10.0 MGD and a 1990 average flow of 7.48 MGD.

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

From 1984 through 1987 ARC reviewed four major developments (Barrett, I-75/Big Shanty, The Falls at Bells Ferry, and Chastain Corners) which, together with Town Point Center, would add 3.517 MGD flow to the Noonday Plant. While some of these developments reviewed by ARC are totally or partially complete and therefore included in the 1990 average flow of 7.48 MGD, wastewater treatment capacity remains a concern, particularly since ARC figures represent only major developments and not the total development picture.

Water Supply and Treatment

How much water will the proposed project demand?

According to regional averages, Town Point Center could have a water demand of 0.065 MGD.

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

The water for Town Point Center will come from the Quarles and/or Wykoff (interconnected) Water Treatment Plants which should have sufficient supply available.

Solid Waste

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

2,615 tons per year. The industries located at Town Point Center will contract with private waste collection companies which will determine where the waste is disposed.

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.

No.

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? No.

Libraries or cultural facilities? No.

Fire, police, or EMS? No.

Other government facilities? No.

Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)? No.

HOUSING

Will the proposed project create a demand for additional housing?

Yes.

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

N/A.

HOUSING (continued)

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

Yes.

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.**