

Atlanta Regional Commission
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Atlanta, Georgia 30327-2809



Harry West
Director

January 20, 1999

Honorable Mike Kenn, Chairman
Fulton County Commission
141 Pryor Street, 10th Floor
Atlanta, GA. 30303

RE: Development of Regional Impact
Glenridge Point

Dear Mike:

I am writing to let you know that the ARC staff has completed review of the proposed Glenridge Point Development of Regional Impact (DRI). Our finding is that the proposed development is in the best interest of the State.

I am enclosing copies of our review report and comments received during our review.

Please feel free to call me or Beverly Rhea (404-364-2562) if you have any questions concerning the review.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Harry West', is written over a horizontal line.

Harry West
Director

Enclosures

c Ms. Nancy Leathers, Fulton County
Mr. Randy Beck, Fulton County
Mr. Ronald Commander, Trammel Crow Company
Mr. Carl Westmoreland, Jr., Powell, Goldstein
Mr. Wayne Shackelford, GDOT
Mr. Rick Brooks, GDCA
Mr. Harold Reheis, GDNR
Hon. Bill Byrne, Cobb County
Hon. Bill Campbell, City of Atlanta

file copy

Facility: Glenridge Point
Preliminary Report: December 17, 1998
Final Report: January 20, 1999

DEVELOPMENTS OF REGIONAL IMPACT

REVIEW REPORT

PROPOSED DEVELOPMENT: Rehab of existing 94,611 sq.ft. office building, construction of 310,000 sq.ft. office building, 24,000 sq.ft. retail building, and 150- room hotel.

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 information submitted with the review.

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

No inconsistencies were identified.

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?

According to regional averages, the development could accommodate 1, 547 jobs. Information submitted with the review indicates 2,200.

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

ARC has reviewed many proposed developments in the Perimeter/Medical Center vicinity.

Will the proposed project displace housing units or community facilities? If yes, identify and give number of units, facilities, etc.

The development will displace an existing 16,000 sq.ft. bank and an existing 15,000 sq.ft. medical building.

Will the development cause a loss in jobs? If yes, how many.

No net loss.

LOCATION

Where is the proposed project located within the host-local government's boundaries?

The site is in Fulton county south of I-285 and east of Glenridge connector. 84°22' / 33°54'30"

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 DeKalb 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.

No.

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?

\$1,851,463

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

500 according to information submitted with the review

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 site will compete with other area office, hotel, and retail space.

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.

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

Watershed Protection

The proposed site is located within a large water supply watershed, however, no minimum protection criteria apply.

Floodplains

If any portions of the proposed project site are located within the 100 year floodplain, steps should be taken by Fulton County to mitigate potential impacts.

Georgia Erosion and Sedimentation Act / Stream Buffer Requirements

This act requires that a 25 ft. wide natural vegetative buffer be maintained on both sides of streams designated "State Waters." ARC staff recommends that the developer work with the state to determine if the portion of the intermittent stream, Long Island Creek, located within the proposed site is considered "State Waters," and provide protection measures if appropriate. ARC also recommends that the developer work with the Fulton County to determine what the stream buffer requirements must be under the County's Storm Water Management ordinance.

Storm Water / Water Quality

Steps should be taken to limit the amount of pollutants that will be produced during and after construction. During construction, the project should conform to the County's erosion and sediment control requirements. After construction, water quality can be impacted without storm water pollution controls. The amount of pollutants that will be produced after construction of the proposed Glenridge Point development was estimated by ARC. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr). The loading factors are based on the results of regional storm water monitoring data from the Atlanta Region. The following table summarizes the results of the analysis.

Estimated Pounds of Pollutants Per Year

<u>Land Coverage</u>	<u>Total Phosphorus</u>	<u>Total Nitrogen</u>	<u>BOD</u>	<u>TSS</u>	<u>Zinc</u>	<u>Lead</u>
Office/Light Industrial (6.42 ac.)	8.28	109.97	731.88	4545.36	9.50	1.22
Commercial (6.42 ac.)	10.98	111.71	693.36	6310.86	7.90	1.41
Total (12.84 ac.)	19.26	221.68	1425.24	10856.22	17.40	2.63

If the development is approved, Fulton County should take steps to mitigate potential impacts.

Structural Storm Water Pollution Controls

Fulton County should require that the developer submit a storm water management plan as a key component of the Plan of Development. The storm water plan should include location, construction design details and all engineering calculations for all storm water quality control measures. ARC staff recommends that the County require that any structural controls be designed to accommodate installation, operation and maintenance of automatic equipment at inlet and outlet location for the monitoring of flow rates and water quality. It is recommended that the monitoring program consider the following minimum elements:

- monitoring of four storms per year (1 per quarter);
- collection of a flow weighted composite of the inflow to the structure during the entire storm event;
- collection of a flow weighted composite of the outflow from the structure - the sampling period should include the peak outflow resulting from the storm event;
- analysis of inflow and outflow flow weighted composite samples for biochemical oxygen demand (BOD), total suspended solids (TSS), zinc, lead, total phosphorus (TP) and total nitrogen (TKN & NO₃); and,
- collection of grab samples at the inlet and outlet locations during the periods of peak inflow and outflow for pH, dissolved oxygen (DO) and fecal coliform bacteria.

The County's Engineering Department should finalize the number and size of storms to be monitored as well as who should be responsible for conducting the monitoring. Monitoring should be conducted at the developer's and owner's expense. Analysis should conform to EPA standards.

The storm water plan should require the developer to submit a detailed, long-term schedule for inspection and maintenance of the storm facilities. This schedule should describe all maintenance and inspection requirements and persons responsible for performing maintenance and inspection activities. These provisions and the monitoring program should be included in a formal, legally binding maintenance agreement between the County and the responsible party.

In addition to inspections required in the storm water management plan, the formal maintenance agreement between the developer and Fulton County should allow for periodic inspections of the storm water facilities to be conducted by appropriate County personnel. If inadequate maintenance is observed, the responsible party should be notified and given a period of time to correct any deficiencies. If the party fails to respond, the County should be given the right to make necessary repairs and bill the responsible party.

The County should not release the site plans for development or issue any grading or construction permits until a storm water management plan has been approved and a fully executed maintenance/monitoring agreement is in place.

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?

Land Use	Sq. Feet or units	Weekday	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Office	404,611 sq.ft.	3,893	501	414	91	444
Retail	24,000 sq. ft.	2,723	42	33	118	127
Hotel	150 rooms	1,261	52	35	61	52
<i>Total</i>		7,877	595	483	269	623

These trip generation estimates were prepared using the Institute of Traffic Engineers Trip Generation (5th Edition) manual. The estimates do not reflect pass by trip reductions or possible additional internal trip capture associated with the mixed use character of the proposed development.

What are the existing traffic patterns and volumes on the local, county, state and interstate roads that serve the site? Location: on S side of I-285, E of Glenridge Connector

The following volumes are based on 1997 GDOT coverage counts from area facilities that will likely provide the primary routes for traveling to the proposed development. 2010 volumes for these facilities were obtained from the ARC transportation model (Fall 1998 model runs).

Facility	1997			2010		
	Lanes	Volume	V/C Ratio	Lanes	Volume	V/C Ratio
Johnson Ferry Rd from Glenridge Connector to Peachtree Dunwoody Rd	4	20002	0.3	4	47798	0.7
Glenridge Connector from I-285 to GA 400	6	27524	0.3	6	28476	0.3
Glenridge Connector from GA 400 to Peachtree Dunwoody Rd	6	32166	0.3	6	33278.56	0.3
GA 400 from Glenridge Connector to I-285	6	74073	0.6	6	87943	0.7
GA 400 from Glenridge Connector to Lenox Rd	6	100849	0.9	6	107706	0.9
Peachtree Dunwoody Rd from Johnson Ferry Rd to I-285	4	25624	0.5	4	27203	0.6

The traffic analysis suggests that area freeways and surface streets have and will maintain adequate capacity to serve the access and mobility needs of motorized vehicle traffic through 2010.

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)?

The ARC's adopted Interim Atlanta Regional Transportation Plan: 2020 and Interim Atlanta Regional Transportation Improvement Program FY 1999 - FY 2001 includes three projects in the vicinity of this site.

ARC ID	Project Description	Type	CST Fiscal Year
FN-AR 100A-C	SR 400 from I-285 to N of N Springs Station Ramps	CD Roads	2000
FN-AR 177E	Peachtree Dunwoody Rd Sidewalks	Bike/Ped	Long Range 2002 - 2005
M-AR 200BC	North Line Extension - Dunwoody to North Springs & 56 Vehicles	Transit	1999, 2000, 2001

The Atlanta Region Bicycle and Pedestrian Walkways Plan updates include no projects in the vicinity of this site besides the Peachtree Dunwoody Rd Sidewalks listed above.

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?

The site is convenient to the Medical Center Station on the MARTA North Line.

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

The site is served by a moderate level of bus transit service: one route with peak hour headways of approximately 30 minute passes on Johnson Ferry Rd.

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

No bus transit plans identified. The MARTA North Line Extension listed above will extend rail transit north to the North Springs Station at Spalding Drive.

What transportation demand management strategies does the developer propose (carpool, flex-time, transit subsidy, etc.)?

None.

What is the cumulative generation of this and other DRIs or major developments? Is the transportation system (existing and planned) capable of accommodating these trips?

The traffic analysis suggests that area roads will maintain adequate capacity to serve the access and mobility needs of motorized vehicle traffic. Travel demand measures (TDM) such as ridematching, flextime and preferential parking for carpools should be pursued through the Central Perimeter TMA in which the developer is participating. This can reduce peak hour travel demand and provide transportation alternatives for employees who would work onsite.

To ensure that the access and mobility needs of alternative modes of transportation are met the developer proposes the following:

- an internal sidewalk network connecting all portions of the development;
- sidewalks along external road frontages;
- bus stops on road frontages as appropriate;
- location within one-half mile of transit station;
- density greater than .8 FAR.

INFRASTRUCTURE

Wastewater and Sewage

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

Regional averages would suggest 0.098 MGD Information submitted with the review indicates 0.075 MGD

Which facility will treat wastewater from the project?

R.M. Clayton

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

100MGD

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

Many developments which would exceed the Plant's capacity if all were built as reviewed. ARC staff has recommended correction of the inflow infiltration problem and monitoring of flows and commitments from the various jurisdictions to assure that Plant capacity and DeKalb county's share are not exceeded.

INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?

Regional averages suggest 0.113 MGD. Information submitted with the review projected 0.085 MGD.

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

Little impact, but water conserving measures are essential in all new developments.

INFRASTRUCTURE

Solid Waste

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

900 tons.

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 service?
- 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.)?

No. Information submitted with the review indicates that existing public facilities and public safety services can handle the development.

HOUSING

Will the proposed project create a demand for additional housing?

Yes.

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

No.

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

There is very little low - moderate priced housing in the immediate area of the development.

Is it likely or unlikely that potential employees of the proposed project be able to find affordable* housing?

Likely as MARTA service is available in the vicinity of the development.

* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region. 1996 median family income of \$52,100 for Atlanta MSA.