

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



Harry West
Director
September 22, 1999

Honorable Chuck Martin, Mayor
City of Alpharetta
Two South Main Street
Alpharetta, GA. 30004

RE: Development of Regional Impact Review
Milton Park

Dear Chuck:

I am writing just to officially transmit the resolution which the Atlanta Regional Commission adopted today on the Milton Park Development of Regional Impact (DRI) review. As you know, the Commission found that Milton Park is not in the best interest of the State.

Along with the Commission's resolution, I am sending you copies of our review report and comments received during the 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 black ink, appearing to read 'Harry West', is written over a circular stamp or seal.

Harry West
Director

Enclosures

C Ms. Diana Wheeler, City of Alpharetta
Mr. De Little, Pope & Land Enterprises, Inc.
Mr. Bob Hughes, Hughes, Good, O'Leary & Ryan
Hon. Jere Wood, City of Roswell
Hon. Bill Jenkins, Forsyth County
Mr. Wayne Shackelford, GDOT
Mr. Rick Brooks, GDCA
Mr. Harold Reheis, GEPD
Mr. Jim Croy, GRTA

**RESOLUTION BY THE ATLANTA REGIONAL COMMISSION
CONCERNING
MILTON PARK DEVELOPMENT OF REGIONAL IMPACT**

WHEREAS, pursuant to the Georgia Planning Act of 1989 and Georgia Department of Community Affairs Rules for the Review of Developments of Regional Impact (DRI), the Atlanta Regional Commission has reviewed the Milton Park DRI proposed in the City of Alpharetta; and

WHEREAS, the reviewed Milton Park plan proposes 500,000 square feet of office/institutional space, 50,000 square feet of retail space, 490 units of multi-family residential development and 150 units of either cluster homes, town homes, or senior living residential development on approximately 107.5 acres located generally south of the intersection of North Point Parkway and Rock Mill Road; and

WHEREAS, the site proposed for development is bounded in part by Big Creek and is within the Big Creek Water Supply Watershed; and

WHEREAS, Big Creek is a valuable water supply source for the City of Roswell and provides recreational and park amenities to Alpharetta and Fulton County; and

WHEREAS, Big Creek also is a major tributary to the Chattahoochee River and impacts water supply withdrawals from the River and impacts recreational opportunities in the Chattahoochee River National Recreation Area such as fishing, rafting, or hiking; and

WHEREAS, Rules of the Georgia Department of Natural Resources Environmental Protection Division (EPD) classify the Big Creek Water Supply Watershed as a "small" water supply watershed because it is less than 100 square miles in size; and

WHEREAS, the EPD Rules for protection of water supply in small water supply watersheds require certain stream buffers and setbacks, limits on certain activities, and also require that the impervious surface area, including all public and private structures, utilities, or facilities, of the entire water supply watershed be limited to 25 percent, or the existing use, whichever is greater; and

WHEREAS, the EPD regulations further provide that all the local governments in a small water supply watershed may present an alternative plan that provides an equivalent level of protection to the water supply, but the alternative plan must include the EPD, or greater, buffers and setback areas; and

WHEREAS, the local governments in the Big Creek Watershed (Fulton, Forsyth, and Cherokee Counties and the Cities of Roswell, Alpharetta, and Cumming) are participating in a study with the goal of establishing alternate criteria; and

WHEREAS, data compiled in the study and the rate of growth in the watershed indicate that the watershed is likely to exceed 25 percent impervious surface; and

**A RESOLUTION BY THE ATLANTA REGIONAL COMMISSION
REQUESTING LOCAL GOVERNMENTS TO TAKE ACTION
TO PROTECT THE BIG CREEK WATERSHED**

WHEREAS, Big Creek is a valuable water resource to the City of Roswell and Alpharetta and Fulton County, as well as other governments along the Chattahoochee River; and

WHEREAS, Big Creek provides water supply for the City of Roswell, recreational and park amenities to Alpharetta and Fulton County; and

WHEREAS, Big Creek also is a major tributary to the Chattahoochee River and impacts water supply withdrawals from the River and impacts recreational opportunities in the Chattahoochee River National Recreation Area such as fishing, rafting or hiking; and

WHEREAS, the Atlanta Regional Commission (the Commission), pursuant to Georgia Code Section 50-8-97, shall engage in planning to control water pollution; and

WHEREAS, the Atlanta Regional Commission has the responsibility to promote coordinated and comprehensive planning by local governments within the Region, in conformity with the standards and procedures established pursuant to Georgia Laws Act 634; and

WHEREAS, among these standards are the Criteria for Water Supply Watersheds, Wetlands and Groundwater Recharge Areas, Chapter 391-3-16-.01, Rules for Environmental Planning Criteria of the Rules of the Georgia Department of Natural Resources, Environmental Protection Division; and

WHEREAS, these standards provide minimum criteria for the protection of water resources including criteria for the protection of existing and proposed water supply watersheds with areas of less than 100 square miles, defined as "small" water supply watersheds; and

WHEREAS, the small watershed criteria apply to the Big Creek water supply watershed; and

WHEREAS, continued rezoning of land for large developments in the Big Creek watershed jurisdictions can result in the unfair allotment of all the allowable development rights or impervious surface amounts in a jurisdiction before coordinated watershed protection plans are passed; and

WHEREAS, this may preclude future development in a jurisdiction or take impervious surface allotments from another jurisdiction; and

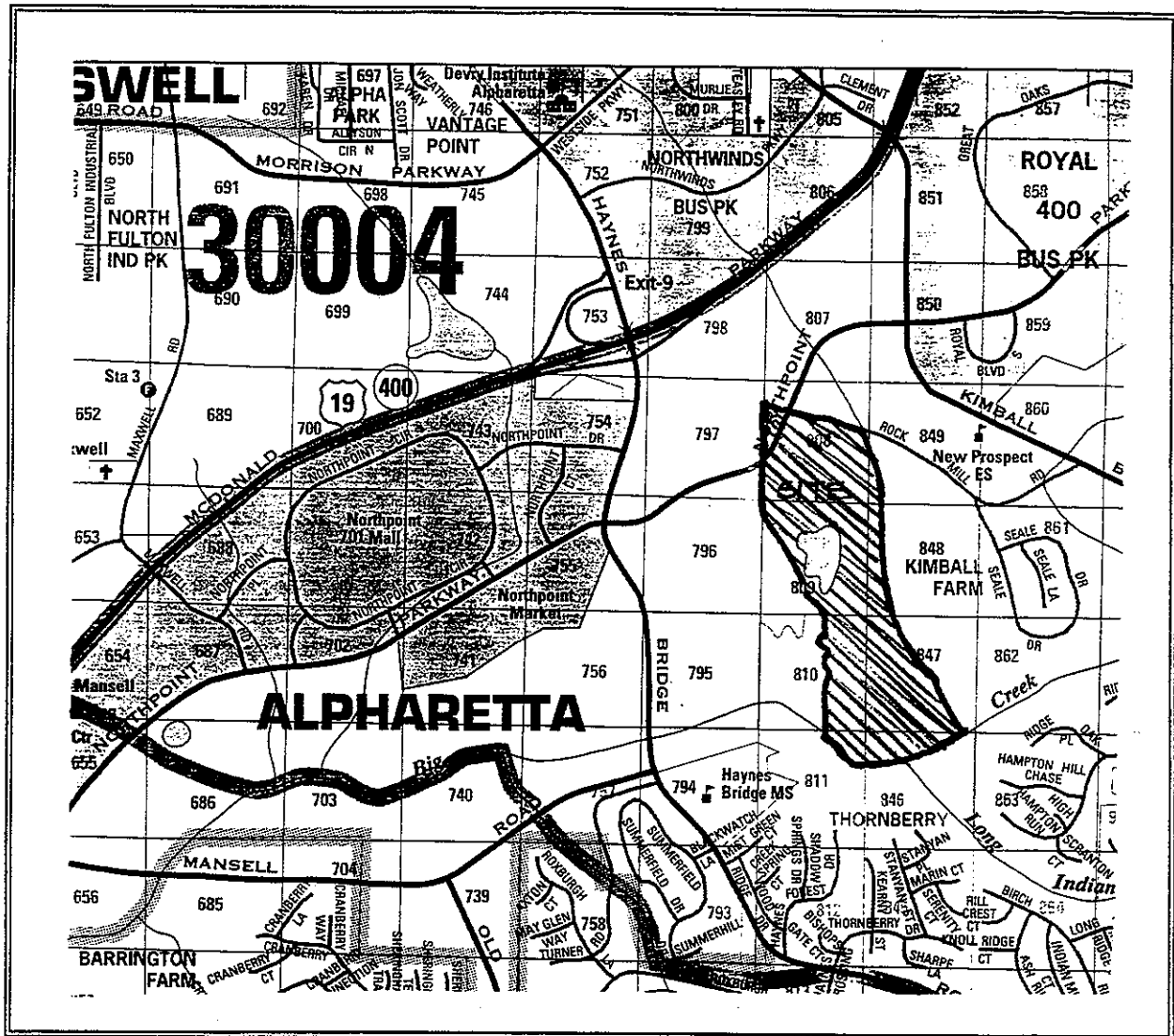
WHEREAS, the water quality of Big Creek will be degraded, flooding will increase, and low flows will be reduced; and

WHEREAS, water resources watershed protection is important to the public health and welfare of the Atlanta Region; and

WHEREAS, watershed protection depends upon the cooperation of all local governments having jurisdiction over land within the watershed;

NOW, THEREFORE BE IT RESOLVED that the Atlanta Regional Commission encourages all local governments within the Big Creek watershed to allow only rezonings and permits that would result in development which does not exceed the 25 percent impervious surface as required for small water supply watersheds in Chapter 391-3-16-.01, Rules for Environmental Planning Criteria of the Rules of the Georgia Department of Natural Resources, Environmental Protection Division and to take such other action as may be appropriate which will have the effect of maintaining the use of characteristics of land within the watershed until such time as a watershed protection plan is developed and worked out among all governments in the watershed.

PROJECT VICINITY MAP



Milton Park City of Alpharetta, Georgia

Approximately 107 acres

Land Lots 808, 809, 810, 811, 846, 847, 848, 849

MICHAEL K. McGUIRE
Director



JERE WOOD
Mayor

BILL JOHNSON
City Administrator

City of Roswell

COMMUNITY DEVELOPMENT DEPARTMENT

August 24, 1999

Ms. Beverly Rhea
Review Coordinator
Atlanta Regional Commission
200 Northcreek, Suite 300
3715 Northside Parkway
Atlanta, Georgia 30327-2809

RE: Development of Regional Impact Review – Milton Park – City of Alpharetta

BY: Fax: 404 364-2599 (No. of pages: 4)

Dear Beverly:


Thank you for the opportunity to review and comment on the above referenced project.

The Mayor and City Council of Roswell requested comments from staff (attached) and considered the proposed project and staff comments during their August 23, 1999, city council meeting.

The Mayor and City Council instructed me to submit the staff's memorandum of review and convey that the city of Roswell has no objection to the proposed development. In addition, the Mayor and City Council wishes to convey that Alpharetta should be encouraged to comply with the 25 percent impervious surface limitation within its portion of the Big Creek water supply watershed (either citywide or on a project-by-project basis) or otherwise implement alternatives that will increase water quality in the watershed.

Thanks again for the opportunity to review the Milton Park development of regional impact.

Sincerely,


Jerry Weitz, Ph.D., AICP
Planning Director

Attachment

c: Honorable Jere Wood, Mayor
Roswell City Council, c/o Eleanor Drake

BUSINESS REGISTRATION
AND CODE ENFORCEMENT

(770) 641-3780

BUILDING INSPECTIONS

(770) 641-3784

PLANNING
AND ZONING

(770) 641-3780

ENGINEERING

(770) 641-3743

ECONOMIC DEVELOPMENT
AND HISTORIC DISTRICT

(770) 640-3250



City of Roswell

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

TO: Mayor Wood and City Council

FROM: *JW* Jerry Weitz, Ph.D., AICP, Planning Director

DATE: August 23, 1999

RE: August 23 City Council Meeting Discussion Item – Development of Regional Impact Review – Milton Park – City of Alpharetta

In response to Mayor Wood's request for comments on the above referenced item, I submit the following:

It is not clear from the materials submitted by the Atlanta Regional Commission what zoning category is being requested, but the property is currently zoned office-institutional and the rezoning would permit mixed uses including apartments that are apparently not currently allowed in Alpharetta's O-I zoning district.

Development data are summarized as follows:

Total area of site: 107.5 acres
Commercial/office: 28 acres (550,000 sq. ft. = 19,643 sq. ft. per acre)
Flood plain: 42 acres (application indicates no development within the flood plain)
Residential: 37.5 acres (? – info. not provided) 640 units = (17 units/net acre or 8 units/gross acre including flood plain)
Employment: 1767

Relationship to Roswell:

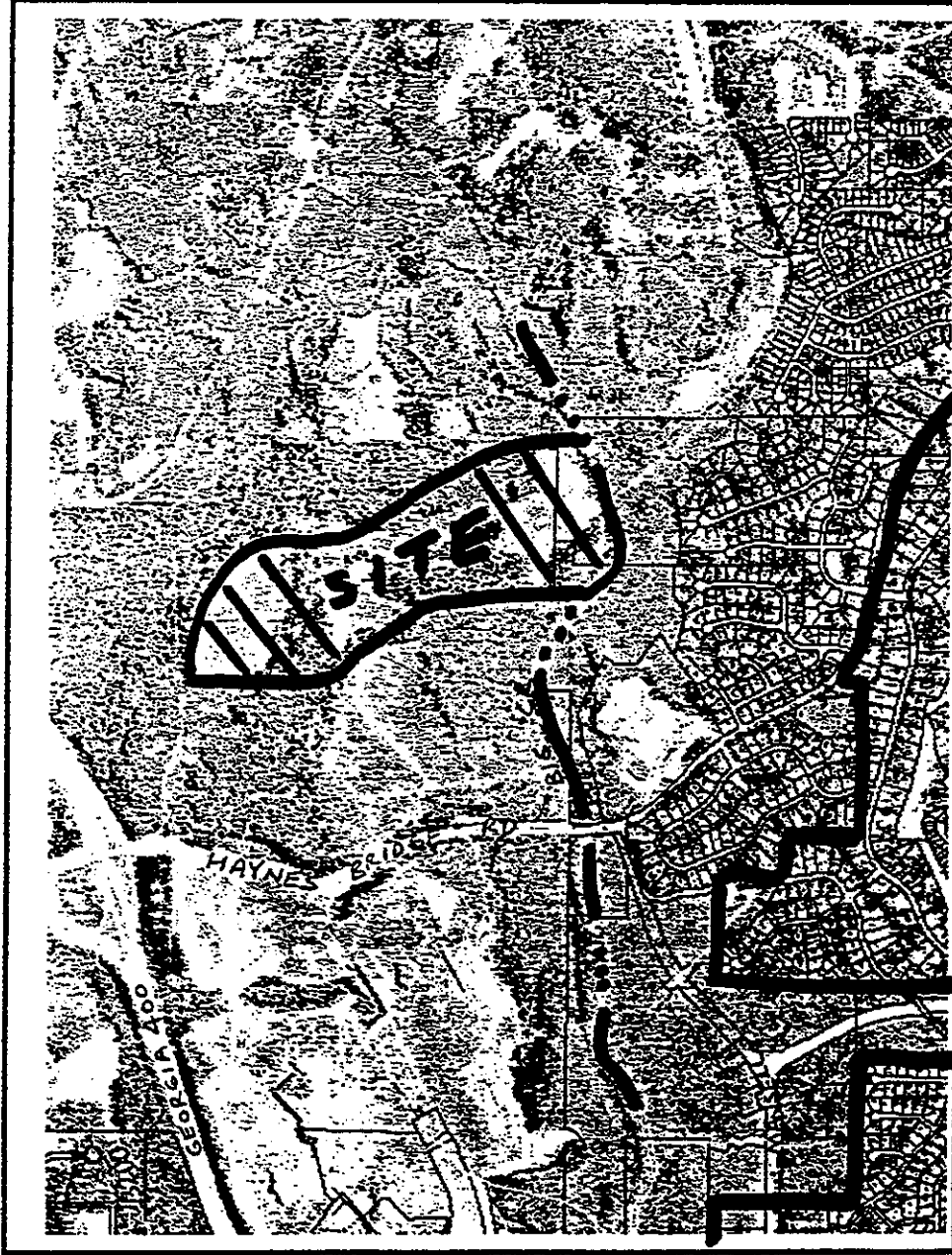
The closest area of the city to the proposed development is the Willow Springs subdivision.

Facility Impacts:

CITY COUNCIL AGENDA ITEM

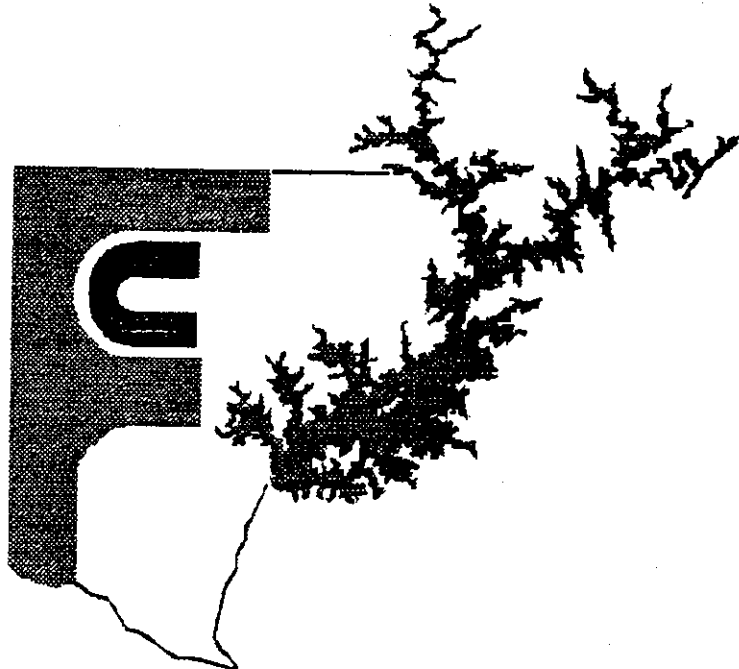
This is a large mixed use project. Traffic impacts of the 12,449 total trips have yet to be determined, as a traffic study is currently underway. The traffic generated by the proposed project if approved would probably not pose a disproportionate impact on Roswell's road system, although it is likely to increase congestion on Haynes Bridge

Development of Regional Impact (Alpharetta)



rosparcels
city limits
citystreams (FEAT_CODE)
ROSLAKES
EastSideParcels

PHOTO = 1993
(NOT UP TO DATE -
ALL ROADS NOT SHOWN)



Forsyth County Department of Planning and Development

110 East Main Street, Suite 100
Cumming, GA 30040
(770) 781-2114

Date: 8-24

Time:

To: Beverly Rhea

Phone: 404-364-2599
FAX:

From: Tom Brown -

RE:

Phone:
FAX: (770) 781-2197

Message:

ORI - Milton PARK

Facility: **Milton Park**
Preliminary Report: **August 9, 1999**
Final Report: **September 22, 1999**

DEVELOPMENTS OF REGIONAL IMPACT

REVIEW REPORT

PROPOSED DEVELOPMENT: Mixed use development consisting of 500,000 sq.ft. of office/institutional space, 50,000 sq.ft. retail space; 490 units multi-family residential development; and 150 units either cluster homes, townhomes, or senior living residential units. The site is on the south side of Northpoint Parkway and Rock Mill Road

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.

Not entirely consistent. According to information submitted with the review, the City of Alpharetta comprehensive plan indicates O/I uses. The proposed development would add residential uses to the mix in order to provide an opportunity for some residents to have a live-work environment.

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

The development is located in the Big Creek Watershed. This is classified as a small water supply watershed as Big Creek provides a portion of the water supply for the City of Roswell and the watershed is less than 100 square miles in size. Certain restrictions apply to such watersheds. Big Creek Watershed includes portions of Roswell, Alpharetta, Cumming, Forsyth County, Fulton County, and a very small portion of Cherokee County. Both the City of Roswell and Forsyth County expressed concern about the impact the project could have on the watershed at 38 percent impervious surface. Roswell also expressed concern about impact on traffic and schools.

Will the proposed project impact the implementation of any local government's short-term work program? If so, how?

No specific impacts to short-term work programs were mentioned.

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 development could accommodate a population of approximately 885 if the 150 residential units not specified at this time are developed as senior living. The 490 multi-family units

are likely to have no more than 16 students according to the developer's experience. Jobs could total 1,767 based on regional averages.

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

ARC has reviewed numerous developments in the vicinity of Milton Park, the nearest being North Point Commons to the west of this site.

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

One residence will be displaced.

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 development site is generally on the south side of Northpoint Parkway and Rock Mill Road--84° 17'34"02'45"--and is near the eastern city limits of Alpharetta.

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 near but not contiguous to the City of Roswell and unincorporated Fulton 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 proposed development is not directly contiguous to another jurisdiction.

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?

\$567,360 based on \$180 million build-out value.

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

600 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 general area of the proposed development includes a large amount of retail development. The proposed plan adds office and residential uses to the mix while the small amount of retail proposed would provide services for the office and apartment population.

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 proposed for development is bounded on the south by Big Creek and contains wetland and flood plain areas. It is located in the Big Creek Watershed which is classified as a small water supply watershed as Big Creek provides part of the City of Roswell water supply and the watershed is less than 100 square miles in size. As a small water supply watershed, the watershed is restricted to 25 percent impervious surface unless and until all the governments in the watershed—Roswell, Alpharetta, Cumming, Fulton, Forsyth, and Cherokee—implement an alternative plan that Georgia EPD approves as providing an equivalent level of protection to the water supply. Efforts toward an alternative plan have been initiated, but no determination has been made on alternative measures at this time. The proposed development proposes 38 percent impervious surface. This amount may be reduced depending on the type of housing finally determined for the 150 units of cluster, townhome, or senior living residential development. Big Creek also is a tributary to the Chattahoochee River Corridor and, as such, it is subject to Alpharetta's Tributary Buffer Zone Ordinance required by the Georgia Metropolitan River Protection Act.

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

Watershed Protection

Riparian Buffer Requirements

As stated above, the proposed site is located within the Big Creek water supply watershed. It appears that it also lies within a seven-mile radius upstream from a municipal water intake. Therefore, any portion of the proposed development within seven miles of the intake would be subject to the following criteria as stated with the Rules of the Georgia Department of Natural Resources, Chapter 391-3-16.01 "Criteria for Water Supply Watersheds."

1. A buffer shall be maintained for a distance of 100 feet on both sides of the stream as measured from the stream banks.
2. No impervious surface shall be constructed within a 150 foot setback area on both sides of the stream as measured from the stream banks.
3. 3. Septic tanks and septic drainfields are prohibited in the setback of "2" above.

Any portions of the development not included within this seven mile radius would be subject to the following criteria:

1. A buffer shall be maintained for a distance of 50 feet on both sides of the stream as measured from the stream banks.
2. No impervious surface shall be constructed within a 75-foot setback area on both sides of the stream as measured from the stream banks.
3. Septic tanks and septic drainfields are prohibited in the setback of "2" above.

The developer has acknowledged the need for vegetative buffers though the width of buffers as shown in the development plan may be less than the above criteria. If the proposed development is approved, minimum buffers as noted above are required. EPD criteria do not allow narrowing of the required buffers even if all local governments in the watershed eventually develop and implement a plan to provide an alternative to the 25 percent impervious limit.

Impervious Surface Requirements

The "Criteria for Water Supply Watersheds" states that impervious surface area shall be limited to 25 percent of the total watershed area. Until a comprehensive watershed development plan is adopted and implemented by all the local governments in the watershed, ARC recommends that impervious surfaces be limited to 25 percent or less of the area in each development in order to meet this requirement. Depending on the final selection of a build-out pattern, this project is estimated to be between 38 and 50 percent impervious surface. Both the City of Roswell and Forsyth County expressed concern about the project's potential impact on the watershed.

Floodplains

As stated by the developer, areas within the proposed development are located within the 100-year floodplain of Big Creek as well as a tributary to Big Creek. Imposition of impervious surface within the floodplain zones can adversely affect hydrologic patterns at both downstream and upstream locations. These effects include modification to flood height and duration, as well as return period of particular flow stages. Additionally, these environmentally sensitive areas can be decimated by alterations with development and construction. Therefore, ARC staff supports that development should be restricted to areas outside the 100-year floodplain.

Stormwater/Water Quality

If any development is approved, 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 City's erosion and sediment control requirements. After construction, water quality can be impacted without stormwater pollution controls. The amount of pollutants that will be produced after construction was estimated by ARC staff. These estimates are based on some simplifying assumptions for typical pollutant loading factors (pounds/acre/year). The loading factors are based on the results of regional stormwater monitoring data from the Atlanta Region. The following table summarizes the results of this analysis.

Estimated Pounds of Pollutants Per Year

Land Use	Acres	Phosphorous	Nitrogen	BOD	TSS	Zinc	Lead
Commercial	21.2	36.2	368.7	2,288.5	20,829.8	26.1	4.7
Forest/Open	44.5	3.6	26.7	400.5	10,457.5	0	0
Office/Lt Industrial	9.2	11.9	157.4	1,047.7	6,506.5	13.6	1.8
Townhouse/Apt	32.6	34.3	349.4	2,185.5	19,735.1	24.8	4.6
Total	107.5	86.0	902.2	5,922.2	57,528.9	64.5	11.1

Structural Stormwater Controls

If development is approved, the City should require that the developer submit a stormwater management plan as a key component of the Plan of Development. The stormwater plan should include location, construction and design details and all engineering calculations for all stormwater quality control measures. ARC staff recommends that the City require that any structural controls be maintained at an 80% to 90% total suspended solids removal efficiency. The Plan should also include a monitoring program to ensure stormwater pollution control facilities function properly. ARC staff recommends that structural controls be designed to accommodate the installation, operation and maintenance of automatic equipment at inlet and outlet locations 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 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 phosphorous (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 City 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 or owner's expense. Analysis should conform to EPA standards.

The stormwater 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 City and the responsible party.

In addition to inspections required in the stormwater management plan, the formal maintenance agreement between the developer and the City of Alpharetta should allow for periodic inspections for the stormwater facilities to be conducted by the City. 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 City should be given the right to make necessary repairs and bill the responsible party.

The City should not release the site plans for development or issue any grading or construction permits until a stormwater 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?

Not applicable.

In what ways could the proposed project have a positive influence on efforts to preserve or promote the historic resource?

Not applicable.

INFRASTRUCTURE

Transportation

How much traffic (both average daily and peak am/pm) will be generated by the proposed project?

Information submitted with the review projects 12,449 total trips with 843 entering and 391 exiting am peak hour and 466 entering and 873 exiting pm peak hour. The information projects a 10 percent reduction in these total traffic and am/pm peak numbers due to the mixed use nature of the project and a 30 percent pass-by reduction in retail traffic.

Using the Institute of Traffic Engineers Trip Generation (5th edition) manual, the following estimates resulted:

Land Use	Sq.Ft./Units	Weekday	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Office	500,000	4,568	592	471	109	531
Retail	50,000	3,333	68	40	169	169
MF Res	490	3,143	41	203	309	145
T'homes	150	920	12	59	57	30
Total		11,964	713	773	644	875

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

There are no GDOT traffic counts available for either cross street. The table below lists some facilities near the project with 1998 GDOT traffic counts and preliminary 2010 data generated during the ongoing development of a conformaing long-range transportation plan.

Facility	1998			2010		
	Lanes	Volume	V/C Ratio	Lanes	Volume	V/C Ratio
Mansell Rd E of 400	4	21,370	.33	4	21,862	.34
400 btwn Mansell & Haynes Br	6	112,700	1.07	8	116,890	.83
Maxwell Rd N of Rock Mill/400	2	5,154	.30	2	8,896	.52

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)?

A widening of Georgia 400 is expected with the addition of an HOV lane. Also there is a proposal to extend MARTA's rail line into the corridor. Lastly, North Point Parkway is expected to continue northward beyond its current terminus at Webb Bridge Road.

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.

MARTA Route 141 bus serves this area with connection to the Mansell Road Park and Ride, other MARTA routes in and around Roswell, and the Medical Center rail station.

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

Plans are being studied to extend MARTA rail with stations planned for the Holcomb Bridge, North Point Mall, and Windward areas, but due to the uncertainty, impact to this development is unknown.

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

To meet ARC's required 15 percent credit for reduction in vehicle miles traveled/emissions, the development includes at least 10 percent office and 10 percent retail in a predominantly residential development, it includes bike and pedestrian facilities within the development, and it is located within ¼ mile of MARTA bus service.

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

Preliminary 2010 data generated during the ongoing development of a conforming long-range transportation plan suggests that area surface streets will adequately serve the access and mobility needs of motorized vehicle traffic.

INFRASTRUCTURE

Wastewater and Sewage

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

Total wastewater will depend on how the final 150 residential units are developed, but it is estimated at 0.25 MGD if these units are senior living.

Which facility will treat wastewater from the project?

Big Creek Water Pollution Control Plant.

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

Wastewater generated from this development will be treated at the Fulton County Big Creek Water Reclamation Facility. Adequate treatment capacity at the Big Creek Facility is a concern. The facility has a current capacity of 24 MGD. It is our understanding that Fulton County is investigating options for expanding the treatment capacity; however, completion of any expansion projects would occur in 2004-2005. During 1998, the facility averaged 19.71 MGD but during February, March, and April it handled flows approaching 23.5 MGD, indicating the facility is reaching capacity during wet weather periods. Flows at Big Creek are expected to increase 0.75 MGD annually as a result of ongoing development. In addition 2-2.5 MGD will be transferred to Big Creek from the John's Creek Water Reclamation Facility in 2000. As such, it is likely that the 24 MGD capacity of the Big Creek Water Reclamation Facility will be exceeded before the plant can be expanded.

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

ARC has reviewed numerous developments that would add flow to the Big Creek Plant beyond its permitted capacity if all were built as reviewed and as approved by the local governments in the basin.

INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?

Increases in water demand are projected to be 0.30 MGD.

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

There should be sufficient water supply for the proposed development but water conserving measures are essential for all new developments.

INFRASTRUCTURE

Solid Waste

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

1,870.63 tons per year according to information submitted with the review.

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 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.)?**

No.

HOUSING

Will the proposed project create a demand for additional housing?

The development includes housing but will provide more jobs than housing.

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?

There is little low cost housing available in the vicinity of the project.

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

Likely because of the development's access to MARTA.

* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region – FY 2000 median income of \$51,649 for family of 4 in Georgia.