

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



Harry West
Director

December 6, 1999

Honorable Mike Kenn, Chairman
Fulton County Commission
141 Pryor Street, SW
Atlanta, GA. 30303

RE: Development of Regional Impact
Abernathy Mixed Use Development

Dear Mike:

I am writing to let you know that the ARC staff has completed the Development of Regional Impact (DRI) review of the Abernathy Mixed Use Development. Our finding is that this DRI is in the best interest of the State.

I am enclosing copies of our review report and comments received from Cobb County and from Fulton County Schools. You will note that Cobb County established a 150-day time limit on the guarantee of sewer capacity for the development beginning on November 3, 1999.

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 circular stamp. The signature is fluid and cursive.

Harry West
Director

Enclosure

C Ms. Nancy Leathers, Fulton County
Ms. Brenda Shaw, Fulton County
Mr. Grant Grimes, Ackerman & Co.
Mr. Nathan V. Hendricks, III, Attorney

Facility: **Abernathy Mixed Use Development**
Preliminary Report: **October 19, 1999**
Final Report: **December 6, 1999**

DEVELOPMENTS OF REGIONAL IMPACT

REVIEW REPORT

PROPOSED DEVELOPMENT: Mixed use development consisting of 685,000 sq ft. of office space, a 400-room hotel, 150 multi-family units, 10,000 sq.ft. of freestanding retail space, and approximately 5,000 sq.ft. of retail space within the office buildings—11.41 acres on the south side of Abernathy Road between Barfield Road and Georgia 400—site currently used for MARTA Bus Park-Ride

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, the Fulton County Sandy Springs 1996 Future Land Use Plan designates the area as living-working.

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

No inconsistencies were identified by other local governments.

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 proposed development could accommodate a population of 225, including 43 students, and 2,697 jobs.

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

ARC has reviewed a multitude of major developments proposed in the Perimeter Center area of Fulton and DeKalb Counties.

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

The proposed development would replace the current MARTA Bus Park-Ride Lot. A MARTA Rail Transit Station is under construction across Georgia 400.

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 on the south side of Abernathy Road between Barfield Road and Georgia 400. 33°55'30"/84°22'

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 less than one mile from DeKalb County and while it is several miles from Cobb County, it served by Cobb County's R.L. Sutton Wastewater Treatment Plant.

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 site proposed for development is not contiguous to either jurisdiction mentioned above but it will impact traffic in both counties.

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?

Information submitted with the review projects \$3,950,000 based on \$250,000,000 build-out value.

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

300 according to information submitted with the review—also 2,500 long-term jobs.

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 nearby office, hotel, and multi-family residential development.

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

According to ARC watershed maps, the site is located in the Marsh Creek Basin which is part of the Chattahoochee Water Supply Watershed. This is a large water supply watershed by Georgia Environmental Protection Division (EPD) classification and the proposed development would not have any special EPD watershed protection restrictions.

Floodplains

Areas within the proposed development are not located within a floodplain.

Stormwater/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 established erosion and sediment control requirements as mandated by the Fulton County Soil Erosion and Sedimentation Control Ordinance as well as any other applicable regulations. Additionally, steps should be taken to limit the amount of pollutants that will be produced during and after construction.

ARC staff estimated the amount of general pollutants that will be produced after construction of the proposed development. 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 stormwater monitoring data from the Atlanta region. The following table summarizes the results of this analysis.

Land Use	Land Area	Estimated Pounds of Pollutants Per Year					
		Total Phosphorous	Total Nitrogen	BOD	TSS	Zinc	Lead
Commercial	2.1	3.7	37.2	231.1	2103.6	2.6	0.5
Office/Hotel	4.3	5.5	73.3	487.9	3030.2	6.3	0.8
Multi-Family	5.0	5.3	53.6	335.0	3025.0	3.8	0.7

Total	11.4	14.4	164.1	1054.0	8158.9	12.8	2.0
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Structural Stormwater Pollution Controls

If this project proceeds, Fulton County should require that the developer submit a stormwater management plan as a key component of the Plan of Development. As the proposed development includes a large percentage of impervious surface, estimated at 63 percent, stormwater management is critical to the protection of the receiving water bodies of runoff. The stormwater plan should include location, construction and design details and all engineering calculations for all stormwater quality control measures. ARC staff recommends that Fulton County consider that 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 County 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 County and the responsible party.

In addition to inspections required in the stormwater management plan, the formal maintenance agreement between the developer and the County should allow for periodic inspections for the stormwater facilities to be conducted by the County. 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.

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?

ARC projects the following from using the Institute of Traffic Engineers Trip Generation (5th Edition) manual. This gross number is not discounted for pass-by trips, internal trips based on the mixed-use character of the development, or ARC required measures to reduce the number of vehicle miles traveled/emissions by 15 percent.

Land Use	Sq.Ft./Units	Weekday	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Office	680,000	5,785	756	568	143	699
Retail	20,000	2,422	37	30	104	113
Hotel	400	3,462	170	113	156	133
Multi-Family	150	935	13	64	95	45

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

Facility	1998			2010		
	Lanes	Volume	V/C Ratio	Lanes	Volume	V/C Ratio
Johnson Fry						
N of Abernathy	4	23,999	.41	6	66,427	.62
Ga 9 N of Abernathy	4	30,668	.47	4	43,637	.67
Ga 9 S of Abernathy	4	30,998	.48	4	37,766	.58
Abernathy E of Ga 9	6	36,880	.38	6	48,137	.49
Abernathy W of Ga9	2	20,291	.62	4	46,189	.71
SR 400						
N of Abernathy	8	147,808	1.05	8	150,750	1.07

The above counts come from 1998 GDOT traffic counts and preliminary 2010 data generated during the ongoing development of a conforming long-range transportation plan. Based on current data, the traffic analysis suggests that area surface streets will adequately serve the access and mobility needs of motorized vehicle traffic. However, peak hour traffic in this area is already poor and more developments of this size could seriously impact traffic conditions throughout the area.

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)?

Johnson Ferry Road and Abernathy Road are expected to be widened from the River to SR 9. SR 400 will have collector-distributor lanes added. All projects are expected to be open to traffic by 2010.

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?

Yes, North Springs after December, 2000. This development will incorporate the existing Park and Ride lot.

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

Yes, MARTA's Route 85 serves the Abernathy Park and Ride on its way to the Medical Center Rail Station.

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

Expansion of local and express bus service is under discussion but scheduling is unknown at this time.

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 the developers are proposing parking management plans.

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?

The traffic analysis suggests that area roads have and will maintain adequate capacity to serve the access and mobility needs of motorized vehicles, though operational improvements may be required.

INFRASTRUCTURE

Wastewater and Sewage

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

Based on regional averages, the Abernathy development could generate 0.25 MGD of wastewater.

Which facility will treat wastewater from the project?

Cobb County's R. L. Sutton Wastewater Treatment Plant.

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

Current capacity is 40 MGD and 1998 average flow was 34.44 MGD.

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

ARC has reviewed several major developments that would increase flow to this wastewater treatment plant if all were built as reviewed. In reviewing the proposed development, Cobb County stated a 150-day limit on the guarantee of sewer capacity.

INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?

Increases in water demand are projected to be 0.29 MGD, again based on regional averages.

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?

Projections are estimated at 1,844 tons per year on information submitted with the review. Private pick-up and disposal would be required.

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 proposed development includes 150 units of multi-family housing, but will create 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 almost no low-cost housing in the area proposed for development.

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

Likely because of MARTA service available at and near the site.

* 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.

FULTON COUNTY LAND REZONING
ATLANTA REGIONAL COMMISSION
NORTH FULTON LAND ZONING
NOVEMBER 1999

RESIDENTIAL AND COMMERCIAL REZONING
Dated 10/19/99

Abernathy Road Mixed Use Development

# OF UNITS	# OF SCHOOLS	# OF STUDENTS GENERATED BY DEVELOPMENT	STATE CAPACITY	1999-2000 ENROLLMENT FORECAST**	1999-2000 FORECASTED ENROLLMENT OVER CAPACITY	NUMBER OF PORTABLE CLASSROOMS	CAN FACILITY MEET INCREASED DEMAND? **
SINGLE FAMILY 150	High Point Elementary	17 to 42	650	756 to 772	106 to 122	8	No
	Ridgeview Middle	8 to 19	950	631 to 643	-319 to -307	0	Yes
	Riverwood High	9 to 22	1350	1187 to 1211	-163 to -139	0	Yes
	Totals	34 to 83					

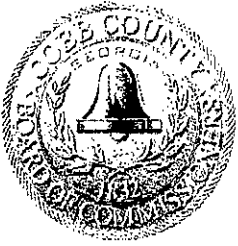
The use of the property for office space, hotel, and retail will have no impact on the enrollments of the schools in the area.

One single family unit generates: One multifamily or apartment unit generates:	Ave.	0.3259	to	0.7778	elementary school students per unit.
		0.1150	to	0.2800	elementary school students per unit.
One single family unit generates: One multifamily or apartment unit generates:	Ave.	0.1453	to	0.3469	middle school students per unit.
		0.0513	to	0.1248	middle school students per unit.
One single family unit generates: One multifamily or apartment unit generates:	Ave.	0.1690	to	0.4034	high school students per unit.
		0.0597	to	0.1452	high school students per unit.
Single Family Subdivisions Multifamily or Apartments	AVERAGE CONSTRUCTION COST PER STUDENT	\$10,395			
		\$10,395			
	ANNUAL OPERATING COST PER STUDENT	\$6,397			
		\$6,397			
	STATE OPERATING COST PER STUDENT	\$2,039			
		\$2,039			
	FULTON OPERATING COST PER STUDENT	\$4,358			
		\$4,358			

Data assembled by Shawn D. Fedrick Date 11/1/99

Responses approved by Jim Walsh Date 11-02-99

* The forecasted enrollment does not contain the number of students that would be generated by the proposed rezoning.
** Previous approved rezonings could overcrowd this school beyond the forecasted enrollment.



BOARD OF COMMISSIONERS

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Bill Byrne

CHAIRMAN

November 3, 1999

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

RE: Development of Regional Impact Review
Abernathy Mixed Use Development

Dear Mrs. Rhea:

Thank you for the notice of the Development of Regional Impact proposed in Fulton County for the development of property on Abernathy Road, between Glenridge Drive and Georgia 400. Per the information provided, the proposed action would involve developmnt of 680,000 sq. ft. of office space, a 400-room hotel, 150 multi-family residential units, 10,000 sq. ft. of freestanding retail, and approximately 5,000 sq. ft. of retail within the office space.

Due to the location of the proposed development being a few miles from Cobb County, there is no direct impact relative to the County's current or future land use, and therefore does not appear to create a situation of conflict.

While the proposed development may contain more pervious surface than the current park-and-ride lot, the preservation of the Chattahoochee River Water Supply Watershed is a great concern to Cobb County. The Cobb County Water System has advised that the R.L. Sutton Water Reclamation Facility has a current permitted capacity of 40 MGD. The total wastewater for the subject redevelopment is projected at .25 MGD. While the Sutton plant is in the engineering and design phase of future expansion, there is currently no guarantee as to when there will be the availability for future capacity. Therefore, as with developers in Cobb County, we would like

Mrs. Beverly Rhea
Powers Ferry Landing West
November 3, 1999
Page 2

to establish a 150-day time limit on the guarantee of sewer capacity for the Abernathy development beginning with the date of this letter.

Regarding transportation, it appears the proposed development will directly impact Johnson Ferry Road due to it being the only roadway traversing east/west across the Chattahoochee River and into Cobb County. Johnson Ferry Road is classified as an arterial and according to the Cobb County Comprehensive Plan's Year 2000 and Year 2010 Traffic Flow estimates, it will operate with a fair rating. The development will indirectly impact other feeder roadways such as Paper Mill Road (minor collector) and Lower Roswell Road (arterial). Lower Roswell Road, in this area, indicates a poor rating on both the Year 2000 and 2010 estimates, while Paper Mill Road indicates a fair rating for Year 2000 and a poor rating for Year 2010. The 150 residential units, along with the upcoming MARTA Rail Transit Station located across Georgia 400, should foster the "work/live" concept and reduce the amount of additional traffic in the area.

In conclusion, we do not believe the development of Abernathy Road will have an adverse impact on Cobb County. Thank you again for the opportunity to comment on this proposed development.

Sincerely,



Bill Byrne, Chairman
Cobb County Board of Commissioners