

Atlanta Regional Commission
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Atlanta, Georgia 30327-2809

*Folder
copy*



Harry West
Director

May 10, 1999

Honorable Mike Kenn, Chairman
Fulton County Commission
141 Pryor Street, SW-Suite 10032
Atlanta, GA. 30303

RE: Development of Regional Impact Review
Central Park Town Center

Dear Mike:

I am writing to let you know that the ARC staff has completed review of the Central Park Town Center Development of Regional Impact (DRI). Our finding is that this DRI is in the best interest of the State. Enclosed are copies of our review report and comments received from Fulton County Schools and MARTA.

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

Sincerely,

HW for Harry West

Harry West
Director

Enclosures

C Ms. Brenda Shaw, Fulton County
Mr. Richard Simonetta, MARTA
Mr. Marvin Reddish, Fulton County Schools
Mr. Wayne Shackelford, GDOT
Mr. Rick Brooks, GDCA
Mr. Harold Reheis, GEPD

CENTRAL PARK TOWN CENTER DEVELOPMENT OF REGIONAL IMPACT

In 1984 the Atlanta Regional Commission reviewed a proposal by Vantage Southeast to replace the 44-unit Peachtree Dunwoody Valley Subdivision with a 1.9 million sq.ft. office park (37,000 sq.ft./acre) having 9 buildings 3 to 20 stories in height. The total site was 51 acres slightly north of I-285, on the east side of Peachtree-Dunwoody Road, south of Mount Vernon Road. ARC's records indicate that Fulton County approved 33,000 sq.ft./acre at that time, revised to 2,267,939 sq.ft. of office space and a 350-room hotel in 1985, and revised again in 1988 to 60 acres with 4,137,600 sq.ft. of office space, 410,000 sq.ft. of retail space, and a 350-room hotel.

A 205,358 sq.ft. office building was constructed in 1986 and a 416,000 sq.ft. office building was constructed in 1988. The property was purchased by Equitable in 1988.

Subsequent to the purchase by Equitable, 7 acres (mostly in DeKalb County) were sold to a company that built a retail strip center and 6 acres and the existing office buildings were sold to a company that can still build the twin building to the existing 416,000 sq.ft. office building.

The remaining 28.8 undeveloped acres are the subject of a current proposal by W.P. South Acquisitions, LLC (Wood Partners) to construct a mixed-use urban center between Hammond Drive and Perimeter Center West (Abernathy). This remaining part of the site currently is zoned O/I Conditional allowing high density office, retail, hotel, and restaurants with 2,614,680 sq.ft. of development. The Wood Partners "Town Center" proposal submitted to ARC for DRI review reduced the allowed density of the site by approximately 975,000 sq.ft. It included 1,000 apartments, 300 condominiums, 180,000 sq.ft. retail, 15,317 sq.ft. office, 15,386 sq.ft. theater, and a 300-room hotel (total 1,740,783 sq.ft.) with the 15-acre core being a "Mainstreet" with specialty retail and residential above the retail. During the review, the project was reduced further to 800 apartments, 300 condominiums, 175,000 sq.ft. retail, and 30,000 sq.ft. theater.

DEVELOPMENTS OF REGIONAL IMPACT

REVIEW REPORT

PROPOSED DEVELOPMENT: Original proposal of 1,000 apartments, 300 condominiums, 180,080 sq.ft. of retail, 15,317 sq.ft. office space, 15,386 sq.ft. theater, and 300-room hotel on 28.8 acres. Revised proposal of 800 apartments, 300 condominiums, 175,000 sq.ft. of retail, and 30,000 sq.ft. theater.

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.

According to information submitted with the review, the proposed development is consistent with the Fulton County Comprehensive Plan. Since 1988, the site has been zoned for high-density office development at 70,801 sq.ft. per acre together with a 350-room hotel with no provision for residential use. The proposed rezoning is a diversification of uses and a first Transit Oriented Development for the Perimeter center area.

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

No inconsistencies were identified by notified governments.

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

No on Fulton County.

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?

Based on regional averages, the development could accommodate a population of 1,650, including 316 students, and 356 jobs.

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

ARC has reviewed numerous major developments in this vicinity including an early 1984 review of the original proposal for Central Park including the currently proposed site. (See introduction.)

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 Fulton County partially on the DeKalb County line. It is on the east side of Peachtree Dunwoody Road and most of the site is between Peachtree Dunwoody Road and Central Parkway with Central Park West as a northern border. One small portion is on the northwest quadrant of Central Park West and Crown Pointe Parkway and another small portion is on the south side of Central Parkway at Peachtree Dunwoody Road. 33°55'30"/84°21'15"

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 entire proposed development is close to the Fulton/DeKalb boundary and a portion of the site is bounded by the County line.

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 Perimeter Center Area in Fulton and DeKalb Counties contains a high concentration of retail, office, and hotel development with little residential development. Adding apartments and condominiums will increase the opportunity for people to live, work, play in the same area.

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 estimates \$137,200,000 build-out value. Estimates of annual property tax revenue are \$2,250,080.

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

The number of short-term jobs will depend on the construction schedule. The number of long-term jobs is estimated at 356 based on regional averages for the proposed development.

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 is proposed as a Transit Oriented Development located between the Perimeter Center and Sandy Springs MARTA Rail Stations. The core of the project will be a "Mainstreet" concept with retail on the ground level and residential space above. As such it would be a unique complex in this part of the region. In addition, the apartments and condominiums would provide additional housing in this area of highly concentrated office, retail, and hotel 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?

Wetlands

According to information submitted with the review, the site contains 0.41 acres of wetlands which will not be disturbed.

Georgia Erosion and Sedimentation Act

A tributary to Nancy Creek appears to run very near the site if not partially on the property. The State Erosion and Sedimentation Act requires that a 25-foot wide natural vegetated buffer be maintained on both sides of streams designated as "State waters." If any portion of the site is within 25 feet of a stream, the County needs to work with the State to determine if such portions are considered State waters and provide protection measures if appropriate. In addition, appropriate erosion and sedimentation control measures are essential to protect other properties in the area.

Storm Water/Water Quality

Steps must be taken to limit the amount of pollutants that will be produced during and after construction from any development. If this development is approved, 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. During the review, ARC staff estimated the amount of pollutants that would be produced after construction of the Central Park South proposal based on some simplifying assumptions for typical pollutant loading factors (pounds/acre/year). (The loading factors are based on the results of regional storm water monitoring data from the Atlanta Region.) Then, if the County approves the development, steps to mitigate the potential impacts should be taken.

<u>Land Coverage</u>	<u>Total Phosphorous</u>	<u>Total Nitrogen</u>	<u>BOD</u>	<u>TSS</u>	<u>Zinc</u>	<u>Lead</u>
Med Density Res (25)	33.75	147.75	1075.00	20025.00	8.50	2.00
Office/Lt Ind (.30)	0.39	5.14	34.20	212.40	0.44	0.06
Commercial (5.4)	9.23	93.96	583.20	5308.20	6.64	1.19
TOTAL	43.37	246.85	1692.40	25545.60	15.58	3.25

Structural Storm Water Pollution Controls

If the development is approved, the 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 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 storm water pollution control facilities function properly. Staff recommends that structural controls be designed to accommodate 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 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 determine the actual 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 developers' and owners' expense. Analysis should conform to EPA standards. Specific monitoring procedures and parameters analyzed may change in the future based on continuing storm water runoff and water quality studies.

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 the 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?

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?

A traffic analysis submitted with the original DRI review indicates unadjusted numbers of 578 trips entering and 906 exiting during am peak hour and 1,309 entering and 982 exiting during pm peak. Based on anticipated reductions due to the mixed use nature of the project and the proximity to MARTA bus as well as two MARTA Rail Stations, the study estimates the 25,001 total 24-hour trips will be reduced so that there will be only 329 entering and 591 exiting during am peak and 714 entering and 488 exiting during pm peak.

ARC estimates of the revised plan include 17,782 trips unadjusted for either pass-by trip reduction or internal trip capture associated with the mix of uses.

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

The site is well served by transportation facilities in the vicinity, including direct access to Central Parkway, Central Park West, and Peachtree Dunwoody Road as well as MARTA bus routes and two rail stations. Other major nearby roads include Hammond Drive to the south and Mount Vernon and Abernathy Roads to the north of the site.

The following volumes are based on 1997 GDOT coverage counts and projected 2010 volumes from ARC's Travel Demand model from area facilities that will likely provide the primary routes for traveling to the proposed development. Reductions in volume and V/C ratios are due to availability of other routes and modes of transportation as well as changes in travel habits.

Facility	Lanes	1997 Volume	V/C Ratio	Lanes	2010 Volume	V/C Ratio
Hammond Dr	4	16,502	.30	4	39,231	.72
Mt Vernon Rd	2	9,912	.61	2	8,461	.52
Abernathy Rd						
@ 400	6	49,189	.60	6	45,557	.56
P'tree Dnwdy	4	15,895	.49	4	14,620	.45
SR400@285	8	186,683	1.33	8	182,745	1.30

Based on current data, the traffic analysis suggests that surface streets, while congested during peak hours, currently have and will maintain adequate capacity to serve the access and mobility needs of motorized vehicle traffic.

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)?

Completion of the MARTA Sandy Springs Rail Station in 2000 and opening of the temporarily closed (due to MARTA construction) segment of Mount Vernon Road. Other improvements are limited to operational improvements including intersection upgrades for the area.

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, the site is located between the Perimeter Center and Sandy Springs (under construction) MARTA Rail Stations.

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

In addition to the location between these two rail stations, MARTA bus routes serve several streets in the project area.

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

Yes. The aforementioned MARTA North Line rail extension. It is expected that bus service will be modified to service the new rail station.

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

To achieve 15 percent reduction in vehicle miles traveled/emissions, the development includes housing density (6% credit), bike/pedestrian facilities within the development and allowing connection by adjoining

developments (5% credit) and having access to both MARTA bus and rail service (5% credit). The traffic analysis submitted with the review also recommends participation in the Central Perimeter Transportation Management Association.

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?

See above chart on V/C ratios in the project vicinity.

INFRASTRUCTURE

Wastewater and Sewage

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

Based on regional averages 0.378 MGD.

Which facility will treat wastewater from the project?

The site is located in the R.M. Clayton Wastewater Treatment Plant sewer service area.

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

R.M. Clayton Wastewater Treatment Plant has a permitted flow of 100 MGD monthly average. 50 MGD belongs to DeKalb County under contract. Gwinnett County and Fulton County also send about 4 MGD each to the plant. Total average annual flow to the plant was 80.92 MGD in 1998 with maximum monthly average of 95 MGD which occurred during a rainfall event. As indicated by this event, the plant is reaching capacity during wet weather flows.

Monitoring of hook-ups to the sewer system would assure that the plant flow capacity is not exceeded and that DeKalb's share of the plant capacity is not infringed. An aggressive infiltration and inflow correction program would reduce high flows to the plant during rainfall events.

Further contributions to flow from additional sewer hook-ups combined with the flow contributions associated with rainfall events threaten to periodically exhaust the phosphorus removal capacity of the facility. At present, the City of Atlanta is in the process of completing capital improvement projects including the installation of more efficient final clarifiers to help meet permitted phosphorus limits. Upon completion of this capital improvement project, scheduled for late 1999/early 2000, R.M. Clayton will be better equipped to accommodate increased flows as a result of additional sewer hook-ups and/or contribution from rainfall events and meet phosphorus permit requirements. It is unlikely that this development would be completed prior to 2000.

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

ARC has reviewed a number of proposed developments that would increase flow to the R.M. Clayton Plant beyond its capacity if all the developments were built as reviewed (which is unlikely).

INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?

Again according to regional averages, 0.434 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 development 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?

Approximately 1,903 tons per year according to national averages. The development would contract with a private handler.

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.)?

The Fulton County Schools will be impacted by the addition of students; however, it is likely that the number of students will be less than the regional average would suggest (316) because of the type of development that is being proposed. Fulton County schools estimated the originally proposed 1000 apartments and 300 condominiums could generate from 418 to 1008 students. High Point Elementary is forecast to be over capacity by 106 to 122 students in 1999-2000 and Ridgewood Middle and Riverwood High Schools will have some remaining capacity, but it may not be sufficient to serve this development.

HOUSING

Will the proposed project create a demand for additional housing?

Most of the development consists of housing, both apartments and condominiums. Regional averages would suggest that the development could accommodate more residents than jobs--1,650 residents and only 356 jobs.

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

Yes. This is a very concentrated office, retail, and hotel area.

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

There is very limited supply of low-cost housing in the immediate vicinity of the development.

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

Likely, because of the site's proximity to MARTA bus and rail.

* 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.

ATLANTA REGIONAL COMMISSION
FULTON COUNTY LAND REZONING
NORTH FULTON
APRIL 1999

Page 1 of 2

CENTRAL PARK SOUTH

# OF UNITS	# OF SCHOOLS	# OF STUDENTS GENERATED BY DEVELOPMENT	STATE CAPACITY	1999-2000 ENROLLMENT FORECAST	1999-2000 FORECASTED ENROLLMENT OVER CAPACITY		CAN FACILITY MEET PORTABLE CLASSROOMS DEMAND? **
1. APARTMENTS 1000	High Point Elementary	115 to 280	650	756 to 772	106 to 122		No
	Ridgeview Middle	51 to 125	950	631 to 643	-319 to -307		Yes
	Riverwood High	60 to 145	1350	1187 to 1211	-163 to -139		No
	Totals	226 to 550					
2. CONDOMINIUM 300	High Point Elementary	98 to 233	650	756 to 772	106 to 122		No
	Ridgeview Middle	44 to 104	950	631 to 643	-319 to -307		Yes
	Riverwood High	51 to 121	1350	1187 to 1211	-163 to -139		Yes
	Totals	192 to 458					

INCREASED
DEMAND ON SCHOOLS?

There is no impact on the schools' enrollments.
There is no impact on the schools' enrollments.
There is no impact on the schools' enrollments.
There is no impact on the schools' enrollments.

PROPOSED USES

- The proposed zoning is to use the property for 180,080 sq. ft. of retail stores.
- The proposed zoning is to use the property for 15,317 sq. ft. of office space.
- The proposed zoning is to use the property for a theater.
- The proposed zoning is to use the property for a 300 unit hotel.

Data assembled by

Shawn L. Reeves

Date

4/1/99

Responses approved by

James B. Welsh

Date

4/12/99

* 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.



DEVELOPMENT OF REGIONAL IMPACT

DRI-REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Development Center for review as a Development of Regional Impact (DRI). A DRI is a development project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and give us your comments in the space provided. The completed form should be returned to the RDC on or before the specified return deadline.

Preliminary findings and comments of the RDC:

**CENTRAL PARK SOUTH -
SEE PRELIMINARY REPORT**

Comments from affected party (attach additional sheets as needed):

MARTA supports the mixed-use reconfiguration of this project located about equal distance from two MARTA stations-Dunwoody and Sandy Springs. We believe that the proposed new design, which spreads the project over the entire site in mostly low rise buildings, should be reconsidered to create two nodes on the property -one oriented north to the Sandy Springs Station and the other south to the Dunwoody Station. A shuttle bus system connecting these two stations to this development, the Mall, and other employment centers in the area should be considered. A pedestrian/bikeway path could be created to connect these two stations to the development. .

Individual completing form: Connie Cannon
Connie Cannon
Local Government: MARTA
Department: PLANNING
Telephone: (404) 848-5493
Signature: Connie Cannon Date: 4-8-99

Please return this form to:

Mrs. Beverly Rhea
Atlanta Regional Commission
3715 Northside Pkwy
200 Northcreek, Suite 300
Atlanta GA 30327

Return Deadline: April 9, 1999