



STAFF REPORT AND RECOMMENDATIONS

March 4, 2008

Mr. Jim Ritchey, Chief Deputy Director
Georgia Regional Transportation Authority
245 Peachtree Center Avenue, NE, Ste. 900
Atlanta, Georgia 30303-1223

RE: Staff Report and Recommendations – Perimeter Park South (DRI #1683)

GRTA Staff has reviewed the Perimeter Park South (DRI #1683) Review Package, and provides this Staff Report and Recommendations pursuant to Section 2-302 of the *Procedures and Principles for GRTA Development of Regional Impact Review* ("P&P").

PROJECT SUMMARY

| | |
|---|---|
| Name and Number of DRI | Perimeter Park South (DRI #1683) |
| Jurisdiction | DeKalb County |
| Local Development Approval Sought | Demolition Permit |
| Location | Southside of Perimeter Park Drive east of N. Peachtree Road |
| Uses and Intensities of Use | 585 apartments 80 townhomes 60,000 SF of office space |
| Project Phasing & Build-Out Schedule | 2010 |
| Trip Generation (AM Peak / PM Peak, ADT) | 458/ 535/ 5,098 |
| Notice of Decision Issue: | March 14, 2008 |
| STAFF RECOMMENDATION | Approved Subject to the Conditions Provided Within |

STAFF FINDINGS SUMMARY

| Item | Supports Approval | Supports Conditional Approval | Does Not Support Approval | Comments |
|---|-------------------------------------|-------------------------------------|---------------------------|---|
| Internal Circulation § 3-101.A., P&P | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Internal roadways do not connect all land uses. Parking decks have only one ingress and egress point. |
| Ingress and Egress § 3-101.B., P&P | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Driveways should align with opposing driveways or be offset by a minimum of 150 feet. Driveways should be spaced by a minimum of 150 feet. There are a number of closely spaced driveways shown on the site plan. |
| Quality, Character, Convenience, and Flexibility of Transportation Options § 3-103.A.1., P&P | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Vehicle Miles Traveled § 3-103.A.2., P&P | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Relationship Between Location of Proposed DRI and Regional Mobility § 3-103.A.3., P&P | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Relationship Between Proposed DRI and Existing or Planned Transit Facilities § 3-103.A.4., P&P | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Transportation Management Area Designation § 3-103.A.5., P&P | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Offsite Trip Reduction / Techniques § 3-103.A.6., P&P | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Total Reductions: 2.2% reduction in vehicle trips. |
| Balance of Land Uses – Jobs-Housing Balance § 3-103.A.7., P&P | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Meets 7c. |
| Relationship Between Proposed DRI and Existing Development and Infrastructure § 3-103.A.8., P&P | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

TECHNICAL COMPLIANCE WITH GRTA DRI REVIEW STANDARDS

The recommendations in this document are based on the information found in the Technical Analysis Transmittal dated November 20th, 2007, and a review of the applicant's DRI review package. The Review Package includes the site development plan dated January 27, 2008 and received by GRTA on February 7, 2008, prepared by Kimley-Horn and Associates, Inc. and, titled "Perimeter Park" (Site Plan) and the analysis prepared by Kimley-Horn and Associates, Inc. January 2008 and received by GRTA on February 4, 2008 (together the Review Package).

Technical Analysis Findings:

The technical analyses transmittal reported the improvements that serve the DRI in the build-out year, without regard to whether the improvements are generated as a direct result of the DRI. These improvements are "land transportation service[s] or access improvement[s] which [are] necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI" (Principles and Procedures, Section 1-201.R.) The improvements are either (1) improvements currently in an adopted transportation improvement program (TIP) or regional transportation plan (RTP) or (2) improvements that were identified in the Review Package.

The following improvements in the study network are documented in an adopted TIP or RTP, have been assumed as built in the analyses of the no-build and build conditions for the build-out year, and are planned for completion before the build-out of the proposed project:

| Perimeter Park South DRI Programmed Improvements | | |
|---|---------------------------------|--|
| 2012 | DK-AR-219A | I-285 North from SR 400 to North Shallowford Road – Includes Ashford-Dunwoody Road Interchange. |
| 2012 | DK-AR-BP052 STIP 0002410 | SR 141 (Peachtree Industrial Boulevard) From McGaw Drive to N. Peachtree Road North – Pedestrian Facility. |
| 2015 | AR-H-300 STIP 0001758 | I-285 North HOV Lanes from I-75 North in Cobb County to I-85 North in DeKalb County |
| 2020 | AR-901A | I-285 North Bus Rapid Transit (BRT) from Perimeter Center Area to Doraville MARTA Station. |
| 2020 | AR-901B | I-285 North Bus Rapid Transit (BRT) from Perimeter Center Area to Doraville MARTA Station. |
| N/A | STIP 0002799 | Chamblee-Dunwoody Road from Clairview/Cumberland to Buford Highway. |
| N/A | CWP 0006982 | Chamblee-Dunwoody Road from Clairview/Cumberland to Buford Highway. |

The following improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project:

I-285 Westbound Ramps / Cotillion Drive at North Peachtree Road

- Install an additional westbound through lane.
- Install an additional eastbound left-turn lane, creating dual left-turn lanes.

North Peachtree Road at Perimeter Park Drive

- Install a signal if warranted.
- Convert the southbound right-turn lane to a shared through/right-turn lane and convert the southbound through lane to a left-turn lane.

RECOMMENDATIONS

GRTA Staff Recommends that DRI Wheatfield Reserve (DRI #1485) be **APPROVED SUBJECT TO THE CONDITIONS PROVIDED BELOW** based on the information provided by the Applicant and Local Government, and the analysis and conclusions provided in this report. Specific recommendations are provided below pursuant to Section 2-302.B., P&P.

Proposed Conditions to GRTA Notice of Decision:

Development Intensity and Use

- Provide a mix of residential and office uses.

Road Connectivity

- Provide a direct vehicular connection from Perimeter Park Drive to New Dedicated Road as shown through Road C.
- Align site driveways with opposing intersections or driveways or offset by 150 feet minimum.
- Provide 100 feet minimum between internal intersections and driveways.
- Discussion: The number of site driveways and the location of said driveways.

Parking Facilities

- Provide two ingress and two egress points for each parking deck.

Pedestrian Facilities

- Provide sidewalks along all Perimeter Park Drive and New Dedicated Road frontages.
- Provide crosswalks along site driveways and at internal intersections.
- Provide sidewalk pedestrian connections between each use.
- Provide bike racks for each use.

Proposed Roadway Improvements as Conditions to GRTA Notice of Decision:

North Peachtree Road at Perimeter Park Drive

- Convert the southbound right-turn lane to a shared through/right-turn lane and convert the southbound through lane to a left-turn lane.

Proposed Conditions Related to Altering Site Plan after GRTA Notice of Decision:

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All "Proposed Conditions to GRTA Notice of Decision" are provided.
- All "Roadway Improvements as Conditions to GRTA Notice of Decision" are provided.

GRTA Review by:

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