

Traffic Impact Statement

Jonquil Project 2015

The proposed project involves only a site plan change to the existing approved zoning for the Jonquil site. In early due diligence, Halpern reached out to the City of Smyrna to inquire whether a new DRI review would be necessary, since the former project had received DRI approval for project that would create more automobile trips than the subject site plan. The city checked with the Atlanta Regional Commission and confirmed to the applicant that no review or change to the existing DRI would be required.

The currently planned project involves the same number of access points and the same type of access: One full access entry on Atlanta road controlled by a new traffic signal installed at the applicant's expense, one right-in/right-out access point on Atlanta Road, and one right-in/right-out access point on Spring road. These are located in similar (or the exact) locations along the road frontages as the currently approved plan, so there are no changes to the project access that would increase traffic or burden the road system more than that of the currently approved plan.

Therefore, since the current project is smaller, (in both commercial square footage and number of residential units) it involves fewer planned trips than the existing approved plan. Therefore, it follows that the impact on the roads will be no greater than that of the currently entitled project plan, so no further analysis is warranted.

Steve West

From: Russell G. Martin <rgmartin@smyrnaga.gov>
Sent: Thursday, May 21, 2015 4:59 PM
To: Steve West
Subject: FW: City of Smyrna - Determination of DRI (Jonquil Village)

Steve:

I apologize for the delay, please see below. I thought John Tuley had responded to you on the previous email, but he sent the response back to John West with DCA. The development does not qualify for DRI review.

Thank you,

Rusty Martin, AICP
Senior Planner
Community Development Department
3180 Atlanta Road
Smyrna, GA 30080
Phone: 678-631-5354
Fax: 770-431-2808
Email: rgmartin@smyrnaga.gov



From: Jonathan Tuley [mailto:JTuley@atlantaregional.com]
Sent: Friday, May 08, 2015 5:30 PM
To: Russell G. Martin
Cc: Ken Suddreth; SWest@halpernent.com; lbeall@grta.org; Jon West (jon.west@dca.ga.gov)
Subject: RE: City of Smyrna - Determination of DRI (Jonquil Village)

Rusty,

In looking at the numbers below and the numbers from the previous DRI review, it appears that the current proposal will include less square feet than the original. That being said, DRI review is not warranted for this development, at this time. If there are additional project changes that may cause a DRI review threshold to be met or exceeded, those changes should be forwarded to ARC so that a DRI review determination can be made at that time.

Thank you,

Jon Tuley, AICP
Principal Planner
Atlanta Regional Commission
regional impact + local relevance
40 Courtland Street, NE
Atlanta, Georgia 30303-2538
P | 404.463.3307
F | 404.463.3254
jtuley@atlantaregional.com
atlantaregional.com

From: Russell G. Martin [<mailto:rgmartin@smyrnaga.gov>]
Sent: Tuesday, May 05, 2015 2:07 PM
To: Jonathan Tuley
Cc: Ken Suddreth; SWest@halpernent.com
Subject: City of Smyrna - Determination of DRI (Jonquil Village)

John:

The City of Smyrna is about to receive a new rezoning application for Jonquil Village. The new property owner is proposing a mixed use development on a much smaller scale than the original DRI that was approved in 2008. The use splits and descriptions for the development are provided in the email blow. The applicant wants to know if this proposed development will exceed DRI thresholds and be required to go through DRI review with ARC and GRTA. If it does, they want to get started on the traffic study so they can get accurate counts while school is still in session. However, I don't believe this development proposal will meet the thresholds for DRI review, but I just wanted to make sure that was correct. In addition, I wanted to see if the original DRI has any impact on this new development proposal. Your assistance with this is greatly appreciated.

Thank you,

Rusty Martin, AICP
Senior Planner
Community Development Department
3180 Atlanta Road
Smyrna, GA 30080
Phone: 678-631-5354
Fax: 770-431-2808
Email: rgmartin@smyrnaga.gov



From: Ken Suddreth
Sent: Tuesday, May 05, 2015 1:50 PM
To: Russell G. Martin
Subject: FW: Jonquil

FYI.

Ken

From: Steve West [<mailto:SWest@halpernent.com>]
Sent: Wednesday, April 29, 2015 6:08 PM
To: Ken Suddreth
Cc: Jack Halpern; Bill Brown
Subject: Jonquil

Ken,
Thanks to you for assembling your team and taking time to meet with me today. Per our discussion, below you will see a table which summarizes the uses, sizes, and parking counts for the project we plan to submit for zoning approval in June. As we discussed today, we do not believe a DRI will be required for this project, but wanted to provide the

following to give you the information you would need to make a final determination on that point. Prior to the June 12 deadline, we plan to file our plans to seek zoning approval for a project with a mix of uses on the Jonquil site, as follows:

Jonquil	Sq. Ft. / Units	Planned Parking
Grocery Store	45,600 SF	228
Restaurant Outparcel	5,000 SF	51
Street front commercial	15,000 SF	93
Multi-Family Residential	300 Units (300,000 SF)	525
Total	365,600 SF	897

Given the numbers above, we believe that neither any of the individual parts of the project, nor the combination of the project as a whole meet the minimum thresholds that would require DRI approval. Further, since a DRI was completed for this same site previously for a project that was planned to be significantly more dense than the current project, our impact on traffic will be far less than what is already entitled for the site.

However, since we will be working on a very tight schedule, we cannot afford any surprises which could delay the process. So, we wanted to address this subject early to make sure you were in agreement that a DRI would not be required. Please check with your team, and the ARC as needed, and get back to me at your earliest convenience.

Best regards,

Steve

Steve A. West CSM
Halpern Enterprises, Inc.
Vice President – Acquisitions and Development
(770) 508-3318 Direct
(404) 822-3853 Mobile
www.halpernent.com