



REVISED NOTICE OF DECISION

To: Doug Hooker, ARC
(via electronic mail) Sonny Deriso, GRTA
Bob Voyles, GRTA

Dick Anderson, GRTA
Al Nash, GRTA

To: Mayor Max Bacon, City of Smyrna
(via electronic mail and certified mail) Neville Allison, The Ardent Companies

From: Chris Tomlinson, GRTA Executive Director

Copy: Kirk Fjelstul, GRTA
(via electronic mail) Annie Gillespie, SRTA
Jon West, DCA
Andrew Smith, ARC
Paul DeNard, GDOT District 7
John Pederson, Cobb County

Rusty Martin, City of Smyrna
Ken Suddreth, City of Smyrna
Garvis Sams, Sams, Larkin, Huff & Balli
John Walker, Kimley-Horn and Associates
Kenneth Wood, Planners Engineers Collaborative

Date: February 5, 2017

Re: DRI 2152 Riverview Landing

Summary: This Revised Notice of Decision replaces the original one for DRI 2152 Riverview on the Chattahoochee dated December 20, 2010. The revisions relate to changes in the site plan for a reduction in land use impacts and a removal of Armstrong Street extension and intersection 15.

Revised Notice of Decision for Request for Non-Expedited Review of DRI 2152 Riverview Landing

The purpose of this notice is to inform The Ardent Companies (the Applicant), City of Smyrna (the local government), the GRTA Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Atlanta Regional Commission (ARC) of GRTA's decision regarding DRI 2152 Riverview Landing (the DRI Plan of Development). GRTA has completed a non-expedited review for the DRI Plan of Development pursuant to sections 3-101, 3-103.A. and 2-701 of the *Procedures and Principles for GRTA Development of Regional Impact Review* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Sections 3-101 and 3-103.A. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

Subject to the conditions set forth in Attachment A and Attachment B, GRTA will approve the expenditure of state and/or federal funds for providing the Land Transportation Services and Access improvements listed in Section 2 of Attachment C. The need for said approval shall terminate and be of no further force and effect after ten (10) years from the date of this Notice of Decision, unless the local government has issued a permit for the construction of any part of the proposed DRI Plan of Development prior to the end of the ten-year period.

The notice of decision is based upon review of the applicant's DRI Review Package. The Review Package includes the site development plan dated October 25, 2010, and received by GRTA on November 8, 2010, prepared by Planners and Engineers Collaborative and, titled "Concept Master Plan Riverview on the Chattahoochee" (Site Plan) and the analysis prepared by Kimley-Horn and Associates Inc., dated November 2010 and received by GRTA on November 8, 2010 (together the Review Package). All materials submitted for the Request to Revise an Issued Notice of Decision, including a request from City of Smyrna on December 30, 2016, a conceptual site plan dated September 30, 2016 prepared by Planners Engineers Collaborative, and transportation analysis dated December 22, 2016 prepared by Kimley-Horn and Associates.

Pursuant to Section 2-501 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) working days of the date on this letter by filing a Notice of Appeal with the GRTA Land Development Committee. A Notice of Appeal must specify the grounds for the appeal and present any argument or analysis in support of the appeal. For further information regarding the right to appeal, consult Part 5 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, available from GRTA or www.grta.org. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will hear the appeal at its March 9, 2016 meeting.



Chris Tomlinson
Executive Director
Georgia Regional Transportation Authority

Attachment A – General Conditions

General Conditions to GRTA Notice of Decision:

Road Connectivity

- Internal intersections should be at least 100 feet from public streets.
- Allow for future road and pedestrian connections to Oakdale Road.
- Allow for future road and pedestrian connections to Dickerson Road.

Pedestrian and Bicycle Facilities

- Provide crosswalks at all driveways and intersections.
- Provide pedestrian sidewalks along both sides of all streets.
- Provide bike racks for all commercial and multi-family uses.
- Provide bike lanes in both directions along Riverview Road property frontage.
- Provide a public access multi-purpose trail along the riverfront.

Roadway Improvement Conditions to GRTA Notice of Decision:

- Veterans Memorial Highway at Riverview Road (Intersection #2)
 - ALTERNATE OPTION A:
 - Construct a southbound right-turn lane along Riverview Road.
 - Construct a westbound right-turn lane along Veterans Memorial Highway.
 - Install a traffic signal (if warranted).
 - ALTERNATE OPTION B:
 - Construct a modern roundabout.
- Riverview Road at Nichols Drive / Driveway 3 (Intersection #6)
 - Provide full access.
 - ALTERNATE OPTION A:
 - Install a traffic signal if warranted.
 - Construct one (1) northbound left-turn lane along Riverview Road.
 - Construct one (1) southbound left-turn lane along Riverview Road.
 - Maintain one (1) eastbound shared left-turn/through/right-turn lane along Nichols Drive.
 - Construct one (1) westbound shared left-turn/through/right-turn lane along Driveway 3.
 - ALTERNATE OPTION B:
 - Construct a single-lane modern roundabout.
 - ALTERNATE OPTION C:
 - Install a traffic signal if warranted, as listed in Option A.
 - Provide left-turn lanes along Riverview Road, as listed in Alternate Option A.
 - Construct a 2nd eastbound approach lane along Nichols Drive, consisting of a left-turn lane and a shared through/right-turn lane.
 - Construct a 2-lane westbound approach along Driveway 3, consisting of a left-turn lane and a shared through/right-turn lane.
- Riverview Road at Dickerson Drive / Driveway 8 (Intersection #7)
 - Provide full access.
 - Construct one (1) northbound left-turn lane along Riverview Road.

- Construct one (1) southbound left-turn lane along Riverview Road.
- Construct one (1) westbound shared left-turn/through/right-turn lane along Driveway 8.

Attachment B – Required Elements of the DRI Plan of Development

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 of the “Conditions to GRTA Notice of Decision” set forth in Attachment A are satisfied.
- All of the “Roadway Improvements as Conditions to GRTA Notice of Decision” set forth in Attachment A are satisfied.

Attachment C – Required Improvements to Serve the DRI

Pursuant to Section 1-201.R. of the *Procedures and Principles for GRTA Development of Regional Impact Review*, a “Required Improvement means a land transportation service [def. in Section 1-201.N] or access [def. in Section 1-201.A.] improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI.”

The Required 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. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state/and or federal funding for the improvements contained in Section 2.

Section 1.

Veterans Memorial Highway at Riverview Road (Intersection #2)

- ALTERNATE OPTION A:
 - Construct a southbound right-turn lane along Riverview Road.
 - Construct a westbound right-turn lane along Veterans Memorial Highway.
 - Install a traffic signal (if warranted).
- ALTERNATE OPTION B:
 - Construct a modern roundabout.

Section 2.

Veterans Memorial Highway and Oakdale Rd/Discovery Blvd

- This project is a northbound right-turn lane along Discovery Blvd and an additional northbound and southbound thru-lane along Oakdale Rd./Discovery Blvd. GDOT 0009210 (2013)

South Cobb Dr. between Atlanta Rd (SR 5) and Bolton Rd (SR 70)

- Widening of South Cobb Dr (SR 280) from 4 lanes to 6 lanes between Atlanta Rd (SR 5) and Bolton Rd (SR 70). GDOT 752760 (2030)

I-285 at South Cobb Dr (SR 280)

- Interchange reconstruction along I-285 at South Cobb Dr (SR 280). Modifications will include adding a second left turn lane to northbound I-285. GDOT 0006048 (2030)

Donald Lee Hollowell Pkwy (US 278) from Harwell Rd to H.E. Holmes Drive

- Widening of Donald Lee Hollowell Pkwy (US 278) from Harwell Rd to H.E. Holmes Drive. The roadway will become a 4 lane section with sidewalks and bike lanes. GDOT 750780 (2030)

I-285 and Veterans Memorial Highway (US 278)

- Reconstruction of the interchange at I-285 and Veterans Memorial Highway (US 278). This project also includes a collector-distributor system from I-20 to Bolton Rd. (SR 70). GDOT 713690 (2030)

I-20 and I-75 along I-285

- The addition of two managed lanes in each direction between I-20 and I-75 along I-285. The locations of the dedicated ramps have not been determined at this time. GDOT 0003433 (2030)

Buckner Road from Oakdale Road to Veterans Memorial Highway

- This project involves enhancing Buckner Road from Oakdale Road to Veterans Memorial Highway. The work includes geometric improvements, curb and gutter, widened travel lanes, and sidewalks. ARC CO-347 (2020)

Queens Mill Road from Mableton Parkway to Veterans Memorial Highway

- This project involves enhancing Queens Mill Road from Mableton Parkway to Veterans Memorial Highway. The work includes geometric improvements, curb and gutter, widened travel lanes, and sidewalks. GDOT 0007538 (2013)