

Developments of Regional Impact

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DRI #2767

DEVELOPMENT OF REGIONAL IMPACT

Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Union City

Individual completing form: Ellis Still

Telephone: 770-515-7955

E-mail: estill@unioncityga.org

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: Hillwood Hall Road Site
Location (Street Address, GPS Coordinates, or Legal Land Lot Description): Hwy 92 and Hall Road

Brief Description of Project: The proposed project consist of a 572,000 square foot cross dock industrial facility.

Development Type:



- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input type="radio"/> Mixed Use | <input type="radio"/> Petroleum Storage Facilities |
| <input type="radio"/> Commercial | <input type="radio"/> Airports | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools | <input type="radio"/> Truck Stops |
| <input type="radio"/> Housing | <input type="radio"/> Waste Handling Facilities | <input type="radio"/> Any other development types |
| <input checked="" type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |



If other development type, describe:

Project Size (# of units, floor area, etc.): 572,000

Developer: Hillwood

Mailing Address: 7000 Central Parkway

Address 2: Suite 990

City:Atlanta State: GA Zip:30328

Telephone: 770-407-4763

Email: scott.martin@hillwood.com

Is property owner different from developer/applicant? (not selected) Yes No

If yes, property owner: Weingarten Realty

Is the proposed project entirely located within your local government's jurisdiction? (not selected) Yes No



If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI? (not selected) Yes No

If yes, provide the following information:
Project Name:
Project ID:

The initial action being requested of the local government for this project: Rezoning

- Variance
- Sewer
- Water
- Permit
- Other



Is this project a phase or part of a larger overall project? (not selected) Yes No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates: This project/phase: February 1, 2019
Overall project: February 1, 2019



DRI #2767

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the **Rules for the DRI Process** and the **DRI Tiers and Thresholds** for more information.

Local Government Information

Submitting Local Government: Union City

Individual completing form: Ellis Still

Telephone: 770-515-7955

Email: estill@unioncityga.org

Project Information

Name of Proposed Project: Hillwood Hall Road Site

DRI ID Number: 2767

Developer/Applicant: Hillwood/Scott Martin

Telephone: 770-407-4763

Email(s): scott.martin@hillwood.com

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.) (not selected) Yes
 No

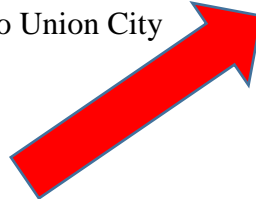
If yes, has that additional information been provided to your RDC and, if applicable, GRTA? (not selected) Yes
 No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out: 30,400,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: 199728
To Union City



Is the regional work force sufficient to fill the demand created by the proposed project?

- (not selected) Yes
 No

Will this development displace any existing uses?

- (not selected) Yes
 No

If yes, please describe (including number of units, square feet, etc):

Water Supply

Name of water supply provider for this site:

City of Atlanta

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

.10

Is sufficient water supply capacity available to serve the proposed project?

- (not selected) Yes
 No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project?

- (not selected) Yes
 No

If yes, how much additional line (in miles) will be required?

Wastewater Disposal

Name of wastewater treatment provider for this site:

Fulton County Georgia

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

0.04

Is sufficient wastewater treatment capacity available to serve this proposed project?

- (not selected) Yes
 No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project?

- (not selected) Yes
 No

If yes, how much additional line (in miles) will be required?

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)

92 Trips PM Peak Hour.
Daily Total is 962 trips

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?

- (not selected) Yes
 No

Are transportation improvements needed to serve this project?

- (not selected) Yes
 No

If yes, please describe below:

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?

75

Is sufficient landfill capacity available to serve this proposed project?

- (not selected) Yes
 No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development?

- (not selected) Yes
 No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? 47%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Stormwater retention ponds for water quality, in addition to detention ponds, will be constructed to mitigate the project's impacts on stormwater management.

Environmental Quality

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds?

- (not selected) Yes
 No

2. Significant groundwater recharge areas?

- (not selected) Yes
 No

3. Wetlands?

- (not selected) Yes
 No

- 4. Protected mountains? (not selected) Yes No
- 5. Protected river corridors? (not selected) Yes No
- 6. Floodplains? (not selected) Yes No
- 7. Historic resources? (not selected) Yes No
- 8. Other environmentally sensitive resources? (not selected) Yes No

If you answered yes to any question above, describe how the identified resource(s) may be affected:
0.22 Acres of wetlands will be impacted by this development.