

# Environmental Site Analysis (ESA) Form

In Support of Land Use Petition for Medlock Bridge Shopping Center, 6000 Medlock Bridge Parkway, Johns Creek, Georgia

Applicant: Medlock Partners, LLC

## 1. Conformance with the Comprehensive Plan

The property is located in the Medlock Character Area of the Comprehensive Plan. The existing Medlock Bridge Shopping Center was built in 1992 and has served as a neighborhood-oriented retail center since that time. The shopping center has long struggled with attracting and retaining tenants. In fact, the Comprehensive Plan explicitly acknowledges that, “The Medlock Bridge shopping center at Wilson Road has suffered visibility issues due to its location – sunken below the grade of Medlock Bridge Road and further hampered by a 40-foot landscape strip along Medlock Bridge Road” (p.86).

In the Vision section of the Medlock Character Area narrative, it is clearly stated that, “Redevelopment of the shopping centers of Medlock Bridge and State Bridge Roads into a more walkable village retail/public space should be undertaken” (p.84). The Applicant proposes to transform the existing shopping center on the property into a walkable village center with a mix of retail, dining, entertainment, and office uses, which fulfills the vision expressed in the Comprehensive Plan.

## 2. Environmental Impacts of the Proposed Project

- a. **Wetlands:** According to the U.S Fish and Wildlife Service National Wetlands Inventory no wetlands are located on this property.
- b. **Flood plain:** According to the FEMA Flood Insurance Rate Map for Fulton County, Georgia and incorporated areas, this site is not in a Flood Hazard Zone.
- c. **Streams/Stream buffers:** There are no streams or state waters on the property
- d. **Slopes exceeding 25% over a 10-foot rise in elevation:** There are no natural areas on the site with slopes in excess of 25%. The site is already fully developed as a commercial center with a stormwater detention area at the rear of the site. There are some areas of the man-made embankment with slopes in excess of 25%.
- e. **Vegetation:** The existing site contains some landscaped areas in the parking and buffer areas at the front of the shopping center. There are natural vegetated areas at the rear of the site that will not be disturbed.
- f. **Wildlife Species:** From field observation, no wildlife other than birds and squirrels were observed on the property.
- g. **Archeological/Historical Sites:** We have found no evidence that this property has any archeological or historical sites.

## 3. Project Implementation Measures

- a. **Protection of environmentally sensitive areas** (i.e., floodplain, slopes exceeding 25 percent, river corridors): The existing stormwater detention area will be redesigned and rebuilt using contemporary Best Management Practices (BMP’s). As part of this process, the existing areas

with steep slopes will be regraded to ensure compliance with the City of Johns Creek's development codes.

- b. Protection of water quality:** Water quality measures will be provided onsite in compliance with the Georgia Stormwater Management Manual and City of Johns Creek standards. The existing stormwater detention pond will be redesigned and rebuilt to 100-year storm standards and will reduce outflows to protect downstream receiving channels.
- c. Minimization of negative impacts on existing infrastructure:** The project will make use of the water, sewer, road, and other infrastructure that already serves the existing shopping center. Vehicular access will be reconfigured within the boundaries of the site, but the project will not require any changes to off-site infrastructure. All disturbances of land will be conducted with necessary erosion control measures in compliance with local codes.
- d. Minimization on archeological/historically significant areas:** N/A
- e. Minimization of negative impacts on environmentally stressed communities:** The project is designed to make the site more environmentally responsible than present conditions. By reducing impervious surface and introducing water quality measures, overall conditions in the watershed will be improved. The project is also geared towards encouraging pedestrian activity and the use of bicycles and other non-motorized vehicles, which will reduce vehicular trips and improve air quality.
- f. Creation and preservation of green space and open space:** The project includes multiple active and passive outdoor plazas and green spaces as part of its design. The existing open space at that buffers the site from the neighboring Medlock Bridge subdivision will be protected.
- g. Protection of Citizens from Noise & Light:** All on-site lighting will be designed and installed to ensure compliance with City of Johns Creek standards. All commercial tenants of the site will be required to obtain certificates of occupancy from the City and will be required to comply with local noise ordinances.
- h. Protection of Parks and Recreational Green Space:** The project is designed to be integrated with the planned greenway trail along the right-of-way of Old Medlock Bridge Road that traverses the site. The project will also provide better access for pedestrians walking from the Medlock Bridge HOA's private recreational facility located next to the Wilson Road entrance.
- i. Minimization of impacts to wildlife habitats:** N/A

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