

IMPACT ANALYSES

Alternatives considered:

The preferred alternative consists of a new intersection project on the north side of US 78 across from existing Walton Ct, which is located on the south side of Highway 78. The new intersection will be constructed at a 90° angle to US 78 and directly across from Walton Ct – thus improving the operational capacity of the intersection. The anticipated length of the new intersection project will be approximately 600 ft beginning at US 78 and extending in the northwesterly direction. The northern termini of the proposed intersection will tie into the re-alignment of Old Highway 78 – to be constructed by others.

No other practical alternatives exist. No archeological or environmental sensitive areas are anticipated on this project

Other transportation projects in immediate vicinity of LCI project:

- *US 78 median construction (remove reversible lanes) from Park Place to Snellville City limits. Project is currently under construction; PI#0003406 & STP-0003-00(406)*
- *Re-alignment of Old Highway 78 beginning at the northwest project limits of the Walton Ct LCI project and extending to Highpoint Rd (developer funded).*
- *US 78 @ Highpoint Rd intersection improvements (north side of US 78) to provide operational improvements and improve capacity (currently under construction by a developer)*
- *Refer to attached project identification map for project locations along US 78 corridor*
- *GDOT ID #0008034/ ARCID GW#333- US 78 corridor inter-parcel access at Park Place North and Highpoint Road areas*
- *GDOT ID #0007537 / ARCID GW#331- US 78 corridor improvements including inter-parcel access, medians and landscaping*

Other developments in immediate vicinity of LCI project:

- *Brookwood Village Hotel & Retail Center – located between Highpoint Rd, Old Highway 78 and the proposed re-alignment of Old Highway 78 on the north side of US 78. Developer (Morsberger Group) is currently pursuing a development permit from Gwinnett County government*
- *Highpoint Rd DRI – Developer (Morsberger Group) attained DRI approval and project is currently under construction. Project is a multi-use development*

Railroad Involvement: N.A.

Inter-jurisdictional Coordination Needs:

Close coordination with Gwinnett County and the Brookwood Village developer will be required during road design plan development, right-of-way procurement, utility relocation and construction. Encroachment on US 78 will necessitate inter-jurisdictional cooperation with the State (GDOT) and federal (FHWA) partners.

Environmental Concerns: *N.A.*

Historical Impact Concerns: *N.A.*

Level of environmental analysis:

Early indication is that no environmental impact is anticipated from this project. The GDOT has indicated that a new Categorical Exclusion (CE) environmental permit will be required for this project. It is anticipated that certain elements of US 78's NEPA document can be applied towards the Walton Ct CE document.

Utility involvements or impacts:

Walton EMC, AGL, Comcast, Bellsouth & AT&T

Property Values:

Right-of-way impacts will be minimal with this project. The developer for the Brookwood Village Hotel and Retail Center has agreed to donate the necessary land for the proposed new intersection project at US 78 (across from Walton Ct) and within the approximate project limits specified in this document. Temporary construction easements and/or minimal right-of-way may be required from the property owner to the east of the re-alignment (Juhan). Construction limits will be defined during concept development.

Summarize Coordination:

- *Walton Ct Pre-Concept Meeting was held on August 16, 2007 (refer to the attached meeting minutes and agenda)*
- *Highway 78 Corridor Study – Livable Centers Initiative (December 2005 Stakeholder Meeting)*
- *Numerous public meetings for LCI Planning Grants and the development of the Evermore Community Development District since 2002.*
- *Public involvement will continue throughout the development of the concept, preliminary and final engineering plans for the proposed project*
- *City of Snellville passed a resolution on November 8, 2004 supporting the LCI program*
- *Gwinnett County Board of Commissioners passed a resolution on November 21st, 2006 supporting the LCI program*

Comments: *N.A*