



### Developments of Regional Impact

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**DRI #3542**

#### 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: Johns Creek  
 Individual completing form: Ruchi Agarwal  
 Telephone: 678-512-3293  
 E-mail: ruchi.agarwal@johnscreekga.gov

\*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: Emory Johns Creek Hospital Expansion  
 Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 6325 Hospital Parkway, Johns Creek, GA 30097  
 Brief Description of Project: Expansion of the existing 592,339 square-foot Emory Johns Creek Hospital Facility to allow approximately 337,960 SF of hospital space and 700,000 SF of new medical office space for a total of 1,037,960 SF new hospital facilities on the campus.

#### Development Type:

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

If other development type, describe:

Project Size (# of units, floor area, etc.): 337,960 SF of hospital space and 700,000 SF of new medical office space for a total of 1,037,960 SF

Developer: Emory Healthcare  
 Mailing Address: 6325 Hospital Parkway  
 Address 2:  
 City: Johns Creek State: GA Zip: 30097  
 Telephone: 404-885-3402  
 Email: charles.palmer@troutman.com

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

If yes, property owner: Emory Johns Creek Hospital, Marilyn Margolis CEO

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

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**PLANNING & ZONING**

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 Pre-Application Meeting requirement for a rezoning application has been completed on 12/10/21

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: 2035  
Overall project: 2035

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### DRI #3542

#### 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: Johns Creek  
 Individual completing form: Ruchi Agarwal  
 Telephone: 678-512-3293  
 Email: ruchi.agarwal@johnscreekgga.gov

#### Project Information

Name of Proposed Project: Emory Johns Creek Hospital Expansion  
 DRI ID Number: 3542  
 Developer/Applicant: Emory Healthcare  
 Telephone: 404-885-3402  
 Email(s): charles.palmer@troutman.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: Approximately \$550,000,000 - \$750,000,000  
 Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$0, Emory is currently Tax-Exempt  
 Is the regional work force sufficient to fill the demand created by the proposed project?  
 (not selected)  Yes  No

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PLANNING & ZONING

Will this development displace any existing uses?  (not selected)  Yes  No

If yes, please describe (including number of units, square feet, etc): 241,251 SF of existing medical office space will be converted to hospital space

**Water Supply**

Name of water supply provider for this site: Fulton County Water Services

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.24 MGD

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 Water Services

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.20 MGD

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.) Approximately 23,086 net new daily trips, 1,837 AM trips, 1,994 PM 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: Please refer to the traffic study prepared by Kimley-Horn and Associates

**Solid Waste Disposal**

How much solid waste is the project expected to generate annually (in tons)? 3061 tons

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: No hazardous waste is expected to be generated by the facility outside of normal hospital operations including the routine disposal of used medical apparatus from daily operations.

### Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? 57 %

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: See answer on next page

### 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: Existing wetlands and floodplains exist on the property, however no encroachments have been made to date in these areas and no encroachments are proposed into these areas in the future build-out scenario. All proposed development is planned to avoid impacts to wetlands and floodplains. The build-out consists of two components: (1) expansion to existing main campus buildings, and (2) new construction of stand-alone Medical Office buildings on currently undeveloped portion of property. For Area #1, the two existing onsite detention ponds will support the required flow attenuation needed for all expansion areas. The additional treatment requirements for these areas will be supported with the addition of three bioretention areas that treat local expansions and route downstream in series to the existing detention ponds. For Area #2, the new construction areas will be supported by a proposed +/-150,000 CF underground detention system providing water quality and runoff reduction measures beneath the proposed Medical Office surface parking lot. An additional bioretention facility is proposed to support the runoff reduction requirements for the proposed support parking deck on this tract.

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