

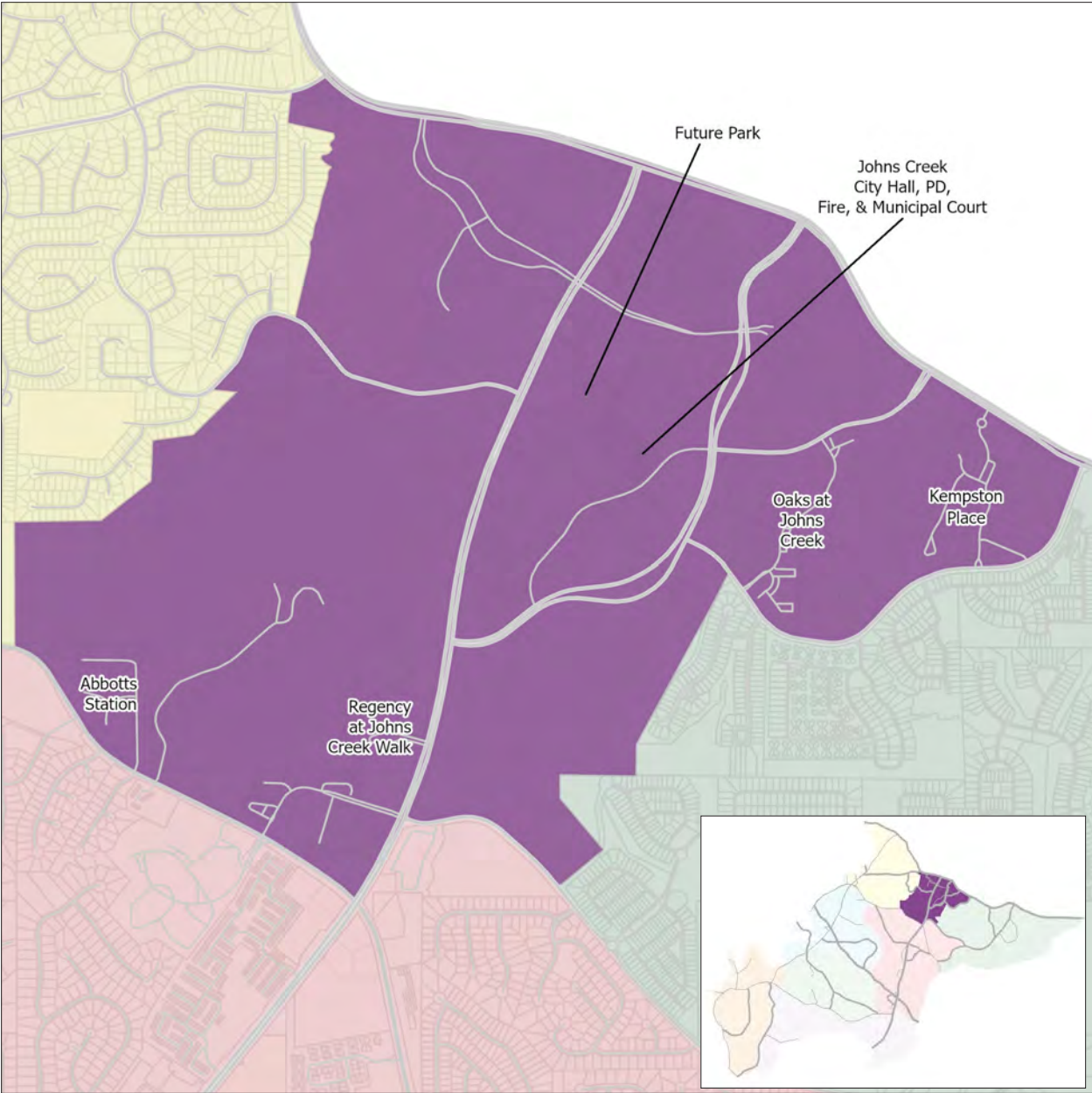
Reserve@JohnsCreekWalk
AbbottsStation
Oaks@JohnsCreek
KempstonPlace
Regency@JohnsCreekWalk
Residences@JohnsCreekWalk

10.0

TECH PARK

Boundary

Technology Park is located in the central and northernmost section of the City. It is bounded to the north by Forsyth County, to the west by Johns Creek, to the south by Abbotts Bridge and Bell Roads, and to the east by the Shakerag Community Area.



Map 66: Tech Park Boundary

BACKGROUND



History

The area now known as Technology Park of Johns Creek, was originally the farmlands of the Findley family. Inspired by Technology Park/Atlanta, Tech Park Johns Creek was developed in the mid-1980s at the intersection of McGinnis Ferry and Medlock Bridge Roads as a suburban work, shop, and live office park. Half of the development lies in Forsyth County outside of the City of Johns Creek. The 500-plus acres feature a park-like setting with low- and mid-rise office buildings, retail stores, residential subdivisions, The Standard Golf Club, recreational and municipal uses.

Existing Condition

The businesses in Technology Park of Johns Creek employ more than 10,000 employees, and boast nearly six million square feet of developed office and industrial space. The office park is home to global company leaders such as Alcon, Ebix, Nordson Corporation, Bomgar, Teradata, and Perkin Elmer, as well as Emory Johns Creek Hospital.



In 2017, the City purchased an existing three-story office building, and 26 acres of adjoining land anchored by two lakes. The City renovated the aging 1997 office building to become the new City Hall, and also plan to transform the lakes into a creekside park. Several office buildings and retail buildings have recently sold, while others have been on the market for more than two years. There are a few remaining vacant parcels of land that were never developed.



Overall, the 1980s office park is in need of a makeover, as corporations are relocating their headquarters closer to Atlanta or "Inside the Perimeter," and/or closer to walkable areas with restaurants and entertainment, which have access to public transit or highways, such as the Cities of Alpharetta and Sandy Springs, or others with new City Centers.

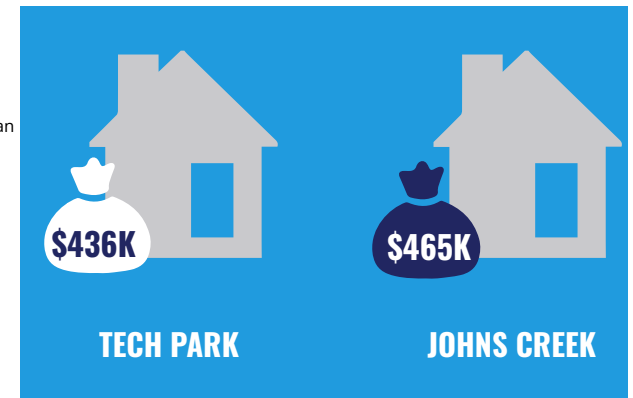
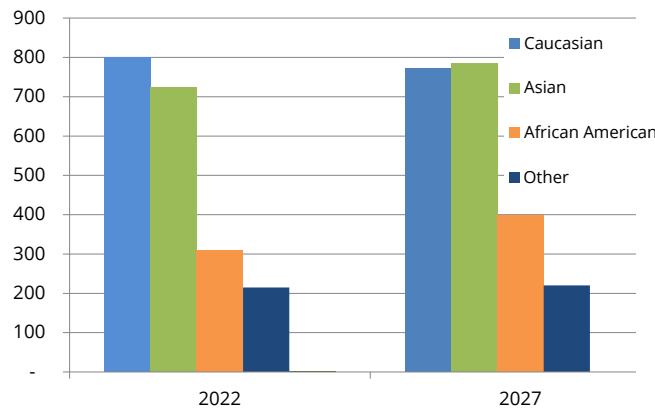
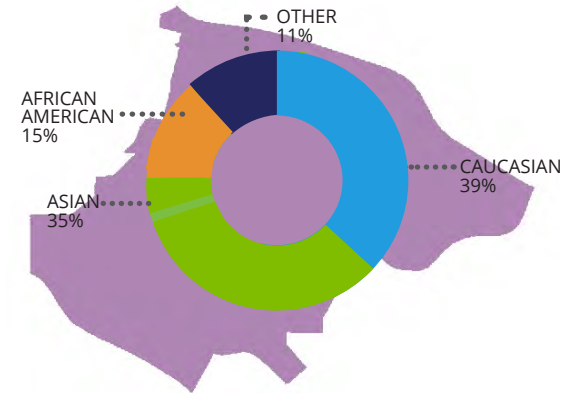
Demographics

As of 2022, the Tech Park Community Area is home to 2,046 residents, accounting for 2.5% of the City's population. Tech Park's population saw 4.9% annual growth from 2010 to 2022, the highest in the City.

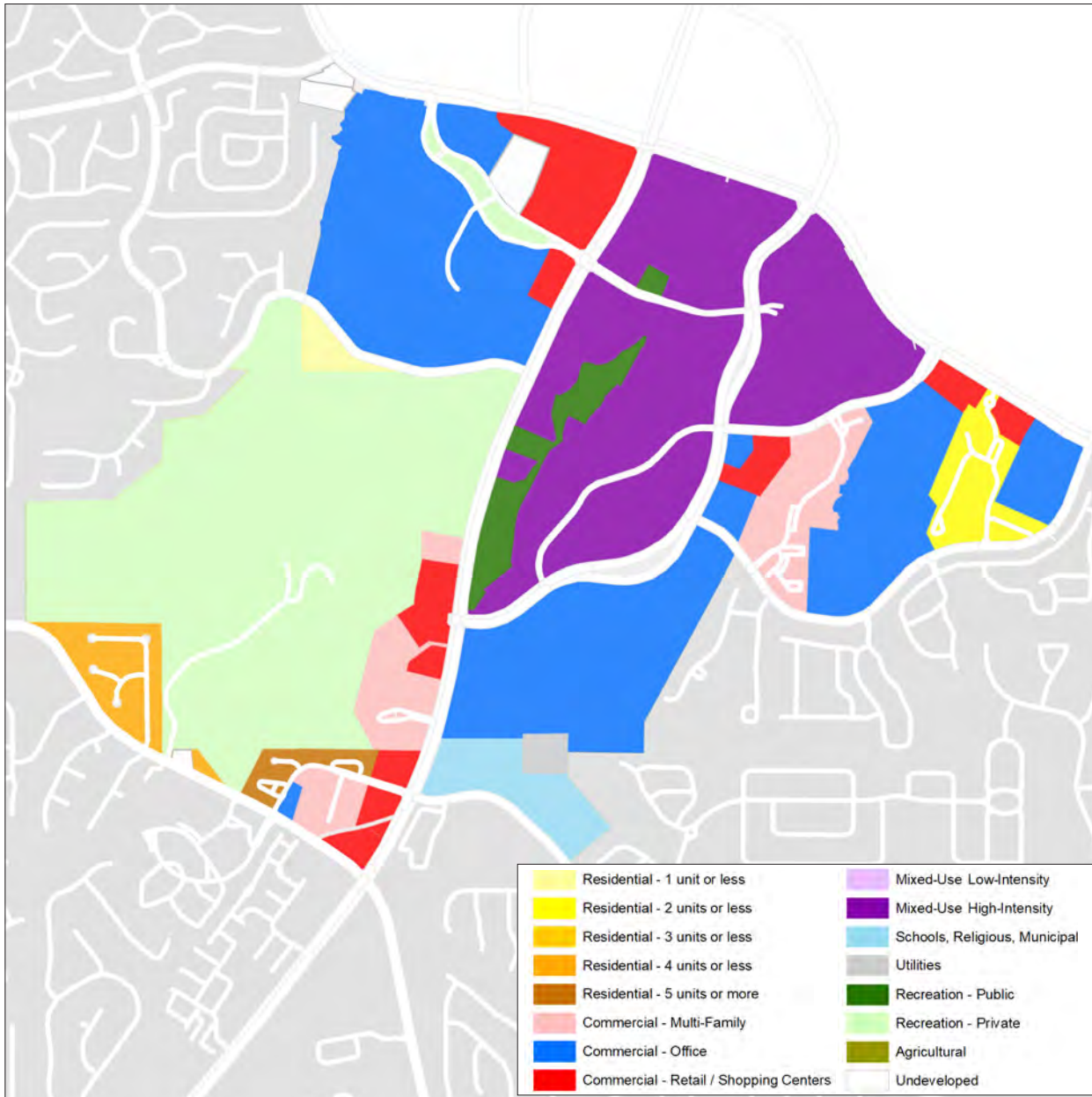
The percentage of Baby Boomers (10.9%) is the second lowest in the City, than that of the City overall, and their population is expected to drop by 12% in the next five years. The percentage of Millennials (20.5%) is slightly higher than that of the City as a whole, and their population is expected to grow by 26% in the next five years, the highest in the City.

Caucasians are not the majority in Tech Park, comprising 39.1% of the population, and their population is expected to decline in the next five years. Asians are the fastest growing group, but their growth is expected to slow down to 8.6% in the next five years. The Asian population is predicted to eclipse the Caucasian population in 2027. Tech Park also has the highest percentage of African Americans at 15.1%.

Both the median household income (\$140,808) and the median home value (\$435,484) are lower than the City overall (\$156,427 and \$465,177, respectively).



LAND USE



Current Land Use

Commercial office is the most prominent land use in Tech Park, at 26% of total land. Commercial retail makes up 6% of total land, primarily located along Medlock Bridge Road.

Single-Family Housing and Commercial Multi-Family make up 5.9% and 5.8%, respectively. Recreational uses comprise 31% of the land.

Currently, there are 11.2 acres of undeveloped land (1.2%) in this area.

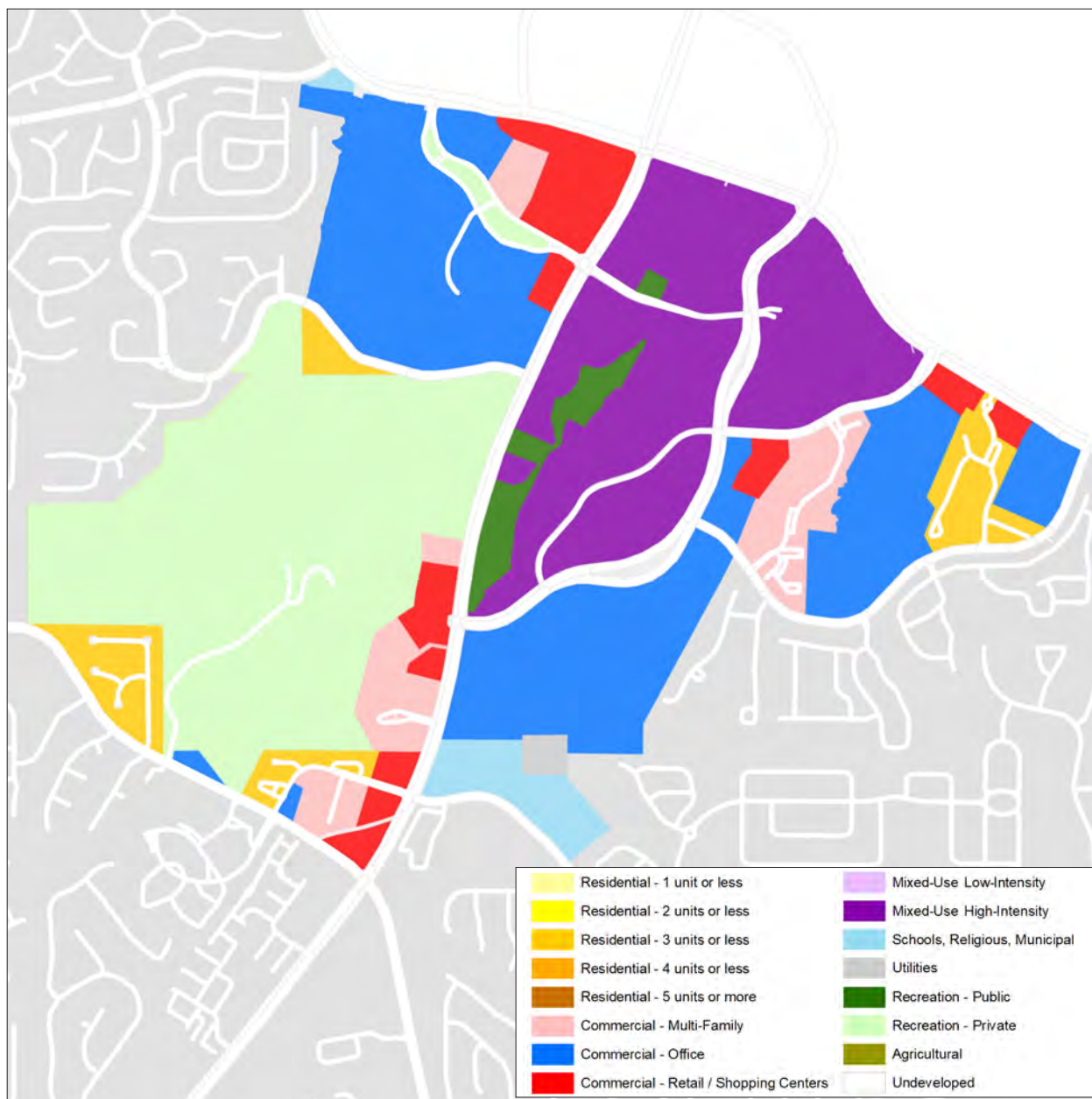
Map 67: Current Land Use in Tech Park

Future Land Use

Apart from residential density reduction, 98.7% of future land use in Tech Park will match current land use. A detailed build-out analysis is available on Pages 156-157.

Table 18: Land Use Change in Tech Park (Acres)

Land Use Type	Current	Future	Change
Residential - 1 unit or less	6.3	0	-6.3
Residential - 2 units or less	22.3	0	-22.3
Residential - 3 units or less	0	55.5	55.5
Residential - 4 units or less	19.2	0	-19.2
Residential - 5 units or more	8.6	0	-8.6
Commercial - Multi-Family	56.4	62.6	6.2
Commercial - Office	252.2	257.6	5.4
Commercial - Retail/Shopping Centers	58.8	58.0	-0.7
Mixed-Use High-Intensity	197.9	197.9	0
Schools, Religious, Municipal	22.6	24.1	1.5
Utilities	4.1	4.1	0
Recreation - Public	20.4	20.4	0
Recreation - Private	280.7	280.7	0
Undeveloped	11.2	0	-11.2



Map 68: Future Land Use in Tech Park

VISION

The vision for Technology Park is to redevelop this suburban office park into a live-work-play destination for business owners who want to live in a premier residential community, have a short commute to their offices, and have an amenity-rich park at their business' front door.

The core area of Technology Park has been identified as the location of the City's new "Town Center." The area has been chosen not only because it could host both the new City Hall and a new city park, but also because it is surrounded by office buildings and surface parking lots that will support a lively town center. Importantly, it will be able to accommodate restaurants, entertainment venues, events, and festivals without negatively impacting any residential subdivisions. It is envisioned that by creating a master plan for the Town Center, and rezoning the area to high-intensity mixed-use, the City will enhance its opportunities to attract new corporate businesses - expanding the City's health, wellness, educational and technology sectors - and create vibrancy and a sense of place for Johns Creek. The Town Center Vision and Plan as well as the Town Center Zoning District would guide the private sector in the amenities desired by the community, as well as the City's design standards.

Within the high-intensity mixed-use area, no more than five stories in height are allowed, with an exception to allow ten percent (10%) of the buildings to be built to a height of eight stories if they 1) build an iconic structure; 2) bring economic benefit to the City (i.e. create high-paying jobs); 3) reduce the impervious surface and; 4) preserve at least 30% or more green space. There is a preference for housing geared towards Millennials and active adults (age 55+).

Outside of the high-intensity mixed-use area, new infill housing developments will be limited to single-family detached units up to three units/acre and three stories in height.

The City has plans to expand street networks that promote effective circulation, economic development and environmental sustainability. Sidewalks and trails will also link the park and City Hall to a potential privately-funded arts, cultural, and civic events complex, where the City's symphony orchestra and chorale could perform, where community, cultural and commercial events could be held, and where theater and arts organizations could reside.





BUILD-OUT ANALYSIS

Residential Build-out Analysis

The residential build-out analysis provides a projection of maximum allowable future development within the Community Area, based on the Future Land Use Map and market analysis. It can also explore the impact of development on tax base, traffic, school enrollment, natural and historic resources, and quality of life.

The projected number of housing units was calculated by multiplying the acres of land by the allowable number of residential units as described in the Community Area vision. Population increase was calculated by multiplying the number of additional housing units by the average number of people per household (3.07).

The build-out analysis shows that the Tech Park Community Area (outside the Town Center) has the capacity for 75 additional residential units.

The build-out analysis within the Town Center can be found in the adopted Town Center Vision and Plan.

Commercial Build-out Analysis

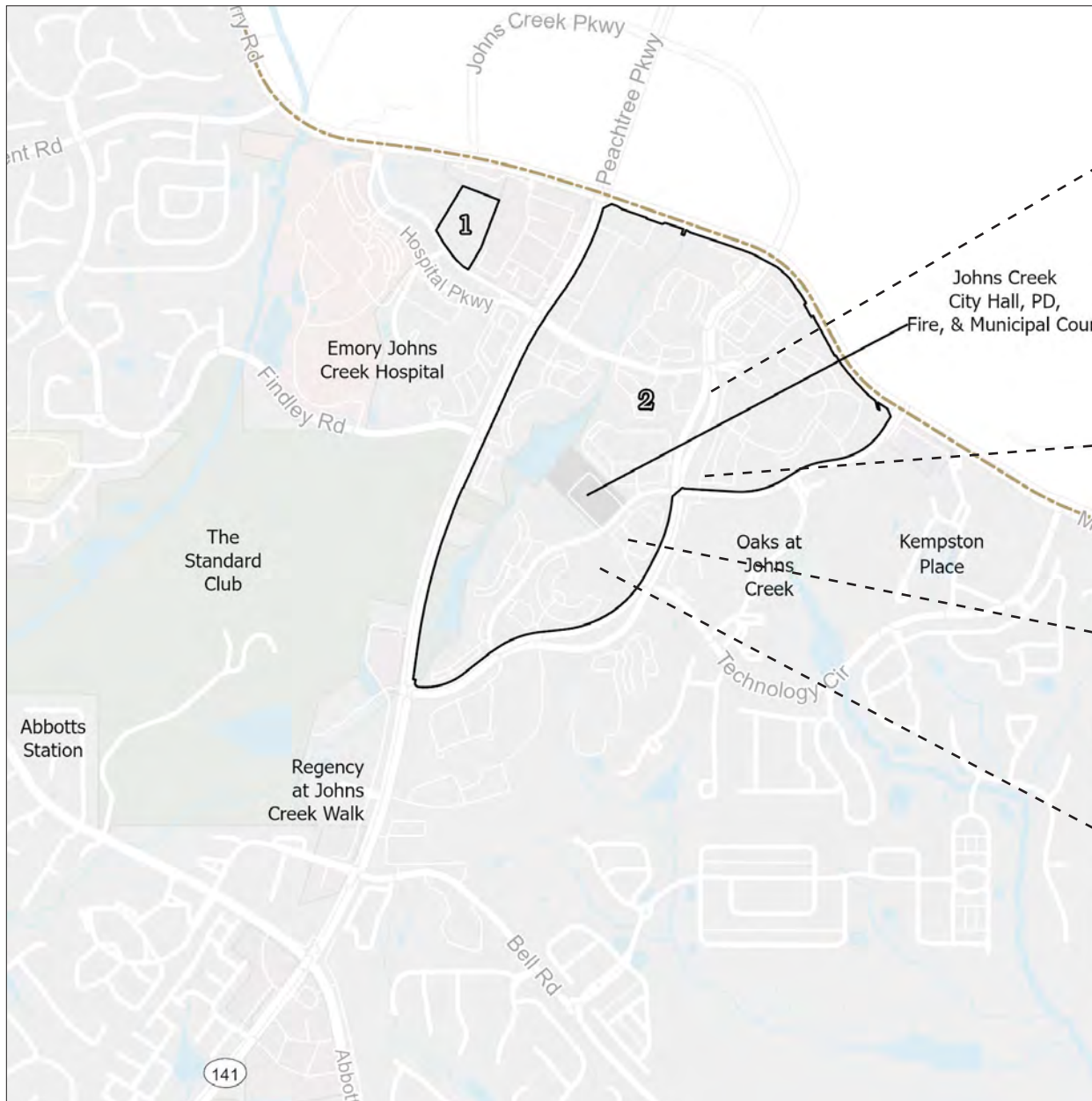
The Tech Park office complex, while popular in the 1980s and 1990s, has lost favor with younger employees and corporations that currently seek walkable environments located adjacent to highways, public transportation, or both. The office buildings are aging and no longer provide Class A space. In addition, because the complex is so large and spread out, most employees still drive to eat lunch or run errands.

It is envisioned that the core area (outlined and labeled as Area "2") within Tech Park will transform from a 1980s office complex into a 21st-century "Town Center." There would also be a walkable "Main Street" that is lined with restaurants, entertainment venues, and new infill office buildings with residential units above, or located on land currently used as parking.

Table 19: Residential Build-out Analysis in Tech Park (outside the Town Center)

No.	Acreage	Allowed Residential Units/Acre	Allowed Residential Units	Existing Residential Unit(s)	Potential Residential Units Increase	Potential Population Increase
1	6.16	N/A*	75	0	75	231

*This reflects the approved zoning conditions pursuant to Fulton County zoning case Z-01-133.



Map 69: Potential Residential Build-out in Tech Park

TRANSPORTATION PROJECTS



As Medlock Bridge Road is the primary north-south arterial for both the City and Tech Park, four capacity improvement projects have been identified at the following locations:

- Medlock Bridge Road at the intersection with McGinnis Ferry Road
- Medlock Bridge Road at the intersection with Johns Creek Parkway
- Medlock Bridge Road at the intersection with Bell Road
- Medlock Bridge Road at the intersection with Abbotts Bridge Road

In order to connect restaurants and retail on the west side of Medlock Bridge Road to the Town Center and mark the entrance into Town Center, the Mayor and City Council have reached consensus to construct a pedestrian underpass near the Hearthside senior facility to the new Creekside Park on the east side of Medlock Bridge Road.

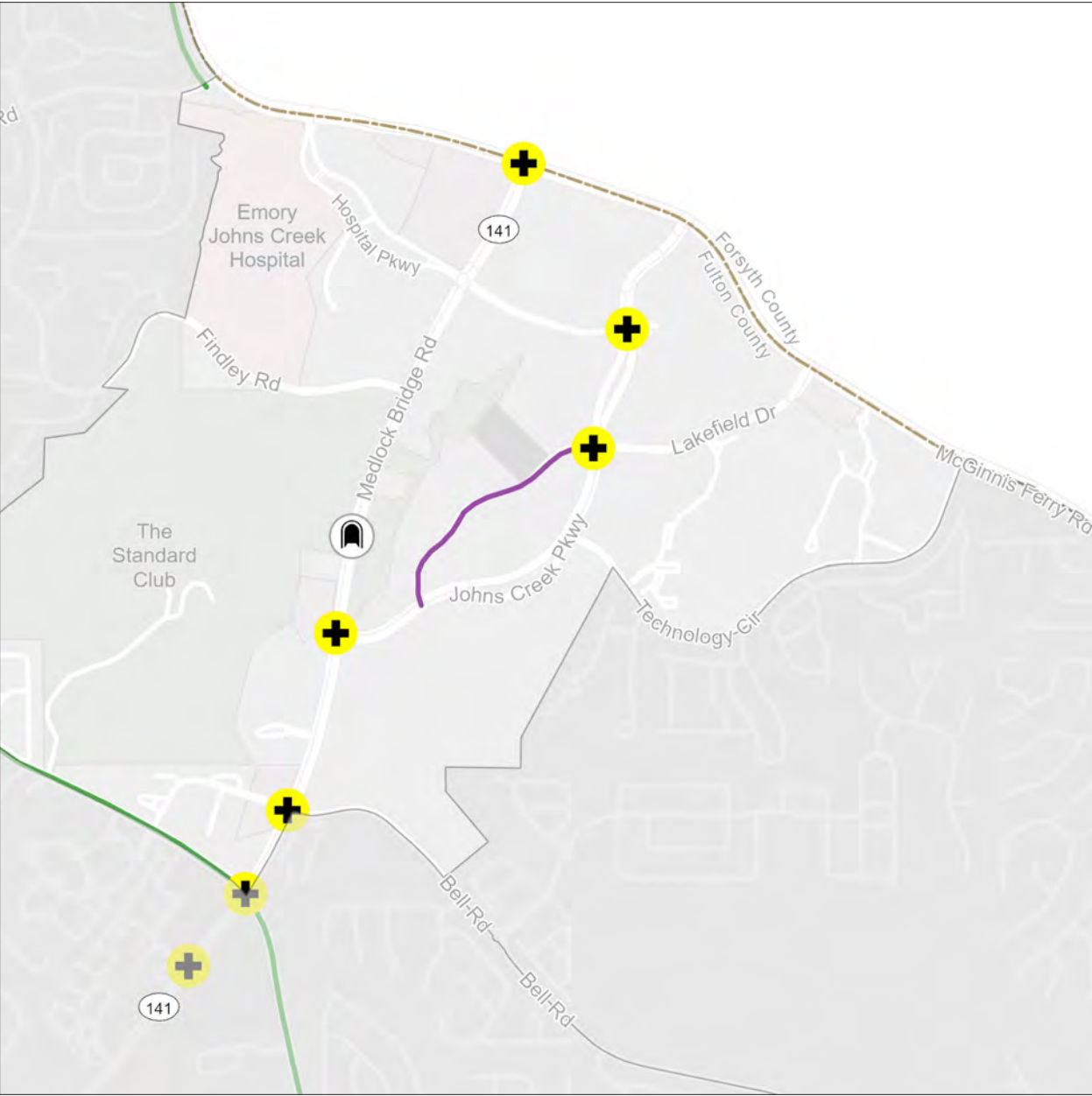


Since the rezoning approval was granted for Medley — a \$350-million premiere development that will anchor the Town Center with unique residential, retail and entertainment offerings — the City has been working closely with the developer to ensure that engineering and construction will progress seamlessly. Key improvements on Johns Creek Parkway (from McGinnis Ferry Road to Lakefield Drive) include:

- Improving and signaling the intersection at Johns Creek Parkway and East Johns Crossing, which will serve as the main entrance to Medley
- Constructing a roundabout at the intersection of Johns Creek Parkway and Lakefield Drive for traffic calming, and also to anchor the future linear park and the new main street (Lakefield Drive)
- Implementing a road diet along Johns Creek Parkway from East Johns Crossing to Lakefield Drive, and converting the wide landscaped median and two east travel lanes into a future linear park. The new linear park could become a festival space with tents, food trucks, stages, and active lawns for special events.



The adopted Town Center Vision and Plan identifies Lakefield Drive as the main street for the Town Center and envisions the transformation of Lakefield Drive to feature on-street parking, a plant strip, and wide sidewalks.



- Bridge Replacement
- Intersection/Operational Improvement
- Pedestrian HAWK Signal
- Pedestrian Tunnel
- Fiber Connectivity
- Operational Improvement
- Road Widening
- Streetscape/Landscape

Map 70: Transportation Projects in Tech Park

SIDEWALKS AND TRAILS PROJECTS



The Tech Park Community Area currently has sidewalks and trails that connect office buildings to retail stores and restaurants within the office park, as well as along McGinnis Ferry Road and sections of Findley Road. An existing trail around the upper retention pond behind City Hall is used extensively by employees working in Tech Park, and by nearby residents and fitness club members. The Johns Creek Walk trail is located along the west side of Medlock Bridge Road, starting at Hospital Way, and leads south to Abbotts Bridge Road. It winds through landscaping, sometimes 20 feet away from the road, providing a pleasant retreat from the heavily-traveled Medlock Bridge Road.



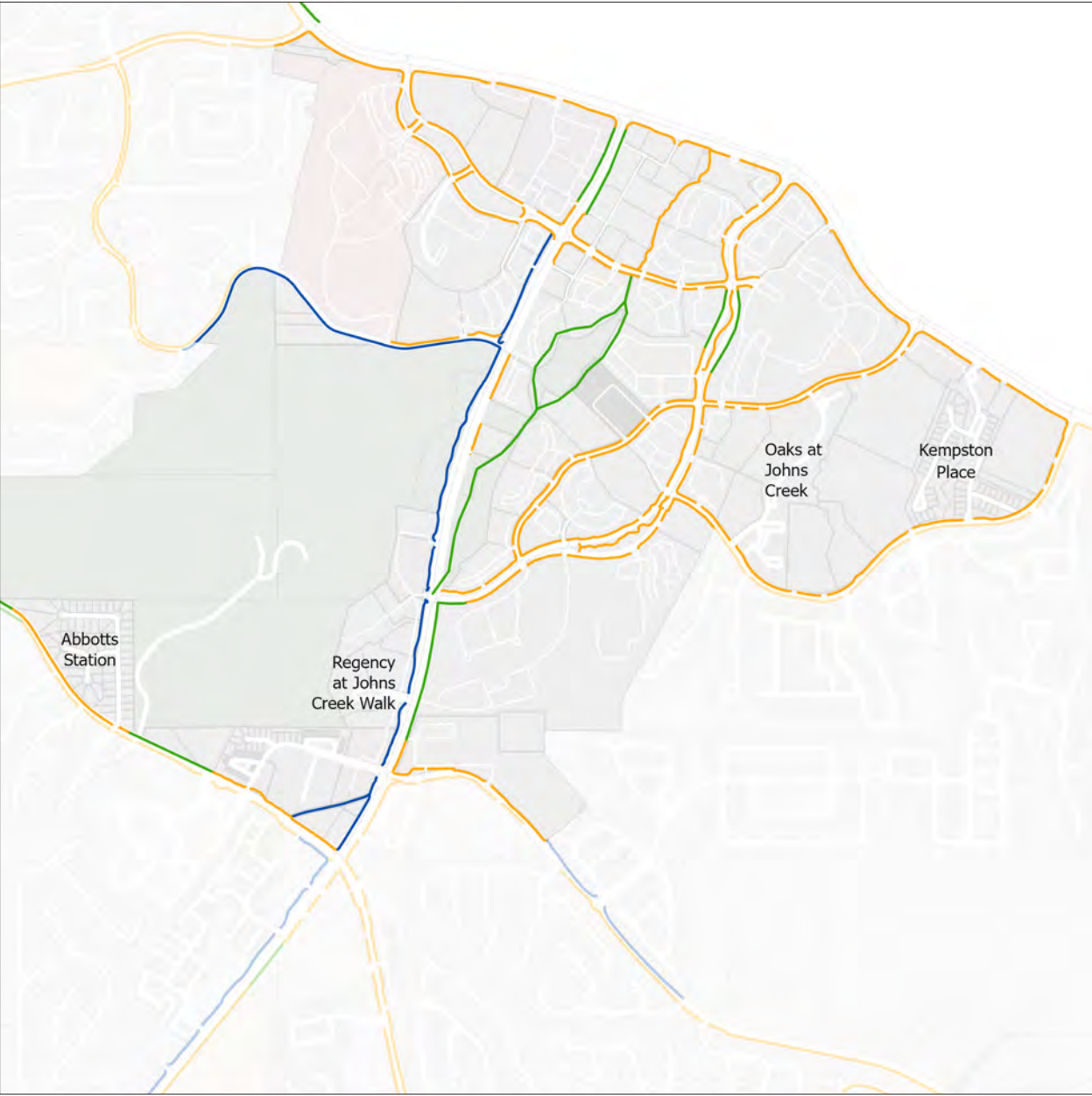
Creekside Park and its trail connections have been identified as Tier 1 projects in the adopted Town Center Vision and Plan, as they could catalyze desired investment and redevelopment within the Town Center. In June 2022, the Mayor and City Council authorized the engineering for Creekside Park, in order to provide a community gathering area and strengthen the City's identity. Four major elements have been identified: boardwalk, terraced seating, fountains, and an amphitheater with band shell. The 15-foot-wide boardwalk/trail will continue around the ponds and lead up to East Johns Crossing and Medlock Bridge Road. This project is currently in the engineering and environmental permitting phase, and construction is expected to start in mid-2024.



Another planned major sidewalk/trail improvement is along Johns Creek Parkway from McGinnis Ferry Road to Lakefield Drive, which would anchor the upcoming \$400-million premiere mixed-use development. The City has been working closely with the developer to ensure engineering and construction occur in a seamless fashion. The developer will replace the existing 5-foot sidewalk between McGinnis Ferry Road and East Johns Crossing with a 10-foot-wide trail and an additional 6-foot planter strip to buffer from roadways. The City will implement a road diet from East Johns Crossing to Lakefield Drive and convert the wide landscaped median and two east travel lanes into a future linear park. A 10-foot trail will be provided east of the mixed-use development, and another multi-use trail will be provided in the linear park.

The City will also fill in sidewalk/trail gaps at the following locations:

- Along Abbotts Bridge Road from Parsons Road to Medlock Bridge Road
- Along Medlock Bridge Road from Bell Road to Johns Creek Parkway
- Along Medlock Bridge Road from East Johns Crossing to McGinnis Ferry Road
- Along Technology Circle from Johns Creek Parkway to west of Lakefield Place



- Existing Sidewalk
- Existing Trail
- - Future Sidewalk/Trail Projects

Map 71: Sidewalk/Trail Projects in Tech Park