



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: Sep 29 2008

ARC REVIEW CODE: R809291

TO: Chairman Samuel Olens
ATTN TO: John Pederson, Cobb County
FROM: Charles Krautler, Director

NOTE: This is digital signature.
Original on file.

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: Riverview

Review Type: Development of Regional Impact

Description: The proposed Riverview mixed use development will be located on 18.01 acres in Cobb County. The proposed development will consist of 105,000 square feet of retail space, 200,000 square feet of office space and 240 townhomes. The proposed development is located at the intersection of Cobb Parkway (US 41) and Paces Mill Road.

Submitting Local Government: Cobb County

Date Opened: Sep 29 2008

Deadline for Comments: Oct 13 2008

Earliest the Regional Review can be Completed: Oct 29 2008

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF ATLANTA
CUMBERLAND CID

ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF SANDY SPRINGS
UPPER CHATTAHOOCHEE RIVERKEEPER

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF SMYRNA

Attached is information concerning this review.

If you have any questions regarding this review, Please call Jon Tuley, Review Coordinator, at (404) 463-3309. If the ARC staff does not receive comments from you by Oct 13 2008, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/landuse> .



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DEVELOPMENT OF REGIONAL IMPACT

DRI- REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Development Center for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and give us your comments in the space provided. The completed form should be returned to the RDC on or before the specified return deadline.

Preliminary Findings of the RDC: **Riverview** *See the Preliminary Report .*

Comments from affected party (attach additional sheets as needed):

Individual Completing form:

Local Government:

Department:

Telephone: ()

Signature:

Date:

Please Return this form to:

Jon Tuley, Atlanta Regional Commission
40 Courtland Street NE
Atlanta, GA 30303
Ph. (404) 463-3309 Fax (404) 463-3254
jtuley@atlantaregional.com

Return Date: Oct 13 2008

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: Sep 29 2008

ARC REVIEW CODE: R809291

TO: ARC Land Use, Environmental, Transportation, Research, and Aging Division Chiefs

FROM: Jon Tuley, Review Coordinator, Extension: 3-3309

Reviewing staff by Jurisdiction:

Land Use: Fleming, Haley

Transportation: Kray, Michael

Environmental: Santo, Jim

Research: Skinner, Jim

Aging: Rader, Carolyn

Name of Proposal: Riverview

Review Type: Development of Regional Impact

Description: The proposed Riverview mixed use development will be located on 18.01 acres in Cobb County. The proposed development will consist of 105,000 square feet of retail space, 200,000 square feet of office space and 240 townhomes. The proposed development is located at the intersection of Cobb Parkway (US 41) and Paces Mill Road.

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Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

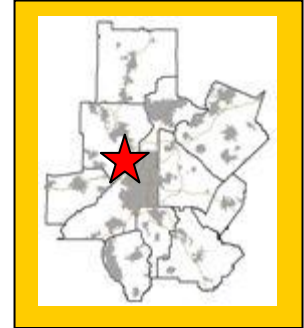
COMMENTS:

Preliminary Report:	September 29, 2008	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Riverview # 1933
Final Report Due:	October 29, 2008		Comments Due By:	October 13, 2008

PRELIMINARY REPORT SUMMARY

PROPOSED DEVELOPMENT:

The proposed Riverview mixed use development will be located on 18.01 acres in Cobb County. The proposed development will consist of 105,000 square feet of retail space, 200,000 square feet of office space and 240 townhomes. The proposed development is located at the intersection of Cobb Parkway (US 41) and Paces Mill Road.



PROJECT PHASING:

The project is being proposed in one phase with a project build out date 2013.

GENERAL

According to information on the review form or comments received from potentially affected governments:

Is the proposed project consistent with the host-local government's comprehensive plan? If not, identify inconsistencies.

The project site is currently zoned GC (General Commercial). The proposed zoning for the site is RRC (Regional Retail Commercial). The future land use plan for Cobb County designates this area as the Cumberland/Galleria Regional Activity Center, and designates this site as office.

Is the proposed project consistent with any potentially affected local government's comprehensive plan? If not, identify inconsistencies.

This will be determined based on comments received from potentially impacted local governments.

Will the proposed project impact the implementation of any local government's short-term work program? If so, how?

This will be determined based on comments received from potentially impacted local governments.

Will the proposed project generate population and/or employment increases in the Region? If yes, what would be the major infrastructure and facilities improvements needed to support the increase?

No, the proposed development would not increase the need for services in the area.

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What other major development projects are planned near the proposed project?

The ARC has reviewed other major development projects, known as Area Plan (1984 to 1991) or as a DRI (1991 to present), within a 2 mile radius of the proposed project.

YEAR NAME

2007 Village at Vinings
2005 Cumberland Blvd
2005 Cobb Performing Arts Center
2005 Regent Riverwood
2002 One Galleria Walk
2001 Crescent Galleria Parkway
1997 Overton Park
1996 Kennedy Center
1994 Kennedy Tract MUD
1984 Cumberland Center/Riverwood
1984 Circle 75 Office Park

Will the proposed project displace housing units or community facilities? If yes, identify and give number of units, facilities, etc.

Based on information submitted for the review, an existing shopping center and office building are on the site and will be demolished

Will the development cause a loss in jobs? If yes, how many?

No.

Is the proposed development consistent with regional plans and policies?

According to the Unified Growth Policy Map, the proposed development is located in an area designated as a Mega Corridor. Mega Corridors are defined as the most intensely developed radial corridors in the region. The proposed development is also located within a regional center which is defined as an area of intense retail, office, and residential uses. These uses can be integrated or separate.

The proposed development is located within the Cumberland Livable Centers Initiative (LCI) Study area and therefore should meet the goals set forth in the study. According to the LCI plan, the proposed development is located within the Cumberland Activity Center Area, which is envisioned as the 'heart' of Cumberland and intended to be the most urbanized area in the Cobb County. The area is intended to serve as a regional destination within a framework of streets, open space and potential transit options. The proposed development is located in an area that was specifically identified in the LCI study for high density retail, residential, offices and entertainment uses.

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The proposed project is on the site of an existing shopping center and site is entirely within the 2000-foot Chattahoochee River Corridor and is subject to the requirements of the Metropolitan River Protection Act (Georgia Code 12-5-440 et seq.) and the Chattahoochee Corridor Plan. All land-disturbing activity within the Corridor is subject to review for consistency with the standards of the Corridor Plan. These standards include limits on land disturbance and impervious surface which are based on land conditions. A proposal must meet all applicable standards in order to be consistent with the Plan. The property was originally submitted for review in 1979 for the construction of the existing shopping center. The review (ARC Metro River Review Number RC-79-01CC) was found to be consistent with the all applicable Plan standards and requirements. A new review will not be required if the proposed project is built within the amounts and percentages of land disturbance and impervious surface approved in the 1979 review. A new review will be needed if land disturbance or impervious surface increases. ARC staff is working with the County and the applicant's designer to determine the status of the proposed project. The footprint may need to be changed to stay within the approved numbers, but this would not necessarily mean a change in total square footage or in project access.

Preliminary Report:	September 29, 2008	DEVELOPMENT OF REGIONAL IMPACT <u>REVIEW REPORT</u>	Project:	Riverview # 1933
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PRELIMINARY REPORT

Regional Development Plan Policies

1. Provide sustainable economic growth in all areas of the region.
2. Encourage new homes and jobs within existing developed areas of the region, focusing on principal transportation corridors, the Central Business District, activity centers, and town centers.
3. Increase opportunities for mixed use development, transit-oriented development, infill, and redevelopment.
4. At strategic regional locations, plan and retail industrial and freight land uses.
5. Design transportation infrastructure to protect the context of adjoining development and provide a sense of place appropriate for our communities.
6. Promote the reclamation of Brownfield development sites.
7. Protect the character and integrity of existing neighborhoods, while also meeting the needs of communities to grow.
8. Encourage a variety of homes styles, densities, and price ranges in locations that are accessible to jobs and services to ensure housing for individuals and families of all incomes and age groups.
9. Promote new communities that feature greenspace and neighborhood parks, pedestrian scale, support transportation options, and provide an appropriate mix of uses and housing types.
10. Promote sustainable and energy efficient development.
11. Protect environmentally-sensitive areas including wetlands, floodplains, small water supply watersheds, rivers and stream corridors.
12. Increase the amount, quality, and connectivity, and accessibility of greenspace.
13. Provide strategies to preserve and enhance historic resources
14. Through regional infrastructure planning, limit growth in undeveloped areas of the region
15. Assist local governments to adopt growth management strategies that make more efficient use of existing infrastructure.
16. Inform and involve the public in planning at regional, local, and neighborhood levels.
17. Coordinate local policies and regulations to support Regional Policies
18. Encourage the development of state and regional growth management policy.

BEST LAND USE PRACTICES

Practice 1: Keep vehicle miles of travel (VMT) below the area average. Infill developments are the best at accomplishing this. The more remote a development the more self contained it must be to stay below the area average VMT.

Practice 2: Contribute to the area's jobs-housing balance. Strive for a job-housing balance with a three to five mile area around a development site.

Practice 3: Mix land uses at the finest grain the market will bear and include civic uses in the mix.

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Practice 4: Develop in clusters and keep the clusters small. This will result in more open space preservation.

Practice 5: Place higher-density housing near commercial centers, transit lines and parks. This will enable more walking, biking and transit use.

Practice 6: Phase convenience shopping and recreational opportunities to keep pace with housing. These are valued amenities and translate into less external travel by residents if located conveniently to housing.

Practice 7: Make subdivisions into neighborhoods with well-defined centers and edges. This is traditional development.

Practice 8: Reserve school sites and donate them if necessary to attract new schools. This will result in neighborhood schools which provide a more supportive learning environment than larger ones.

Practice 9: Concentrate commercial development in compact centers or districts, rather than letting it spread out in strips.

Practice 10: Make shopping centers and business parks into all-purpose activity centers. Suburban shopping centers and their environs could be improved by mixing uses and designing them with the pedestrian amenities of downtowns.

Practice 11: Tame auto-oriented land uses, or at least separate them from pedestrian-oriented uses. Relegate “big box” stores to areas where they will do the least harm to the community fabric.

BEST TRANSPORTATION PRACTICES

Practice 1: Design the street network with multiple connections and relatively direct routes.

Practice 2: Space through-streets no more than a half-mile apart or the equivalent route density in a curvilinear network.

Practice 3: Use traffic-calming measures liberally. Use short streets, sharp curves, center islands, traffic circles, textured pavements, speed bumps and raised crosswalks.

Practice 4: Keep speeds on local streets down to 20 mph.

Practice 5: Keep speeds on arterials and collectors down to 35 mph (at least inside communities).

Practice 6: Keep all streets as narrow as possible and never more than four traffic lanes wide. Florida suggests access streets 18 feet, subcollectors 26 feet, and collectors from 28 feet to 36 feet depending on lanes and parking.

Practice 7: Align streets to give buildings energy-efficient orientations. Allow building sites to benefit from sun angles, natural shading and prevailing breezes.

Practice 8: Avoid using traffic signals wherever possible and always space them for good traffic progression.

Practice 9: Provide networks for pedestrians and bicyclists as good as the network for motorists.

Practice 10: Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets.

Practice 11: Incorporate transit-oriented design features.

Practice 12: Establish TDM programs for local employees. Ridesharing, modified work hours, telecommuting and others.

BEST ENVIRONMENTAL PRACTICES

Practice 1: Use a systems approach to environmental planning. Shift from development orientation to basins or ecosystems planning.

Practice 2: Channel development into areas that are already disturbed.

Practice 3: Preserve patches of high-quality habitat, as large and circular as possible, feathered at the edges and connected by wildlife corridors. Stream corridors offer great potential.

Practice 4: Design around significant wetlands.

Practice 5: Establish upland buffers around all retained wetlands and natural water bodies.

Practice 6: Preserve significant uplands, too.

Practice 7: Restore and enhance ecological functions damaged by prior site activities.

Practice 8: Detain runoff with open, natural drainage systems. The more natural the system the more valuable it will be for wildlife and water quality.

Practice 9: Design man-made lakes and stormwater ponds for maximum environmental value. Recreation, stormwater management, wildlife habitat and others.

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Practice 10: Use reclaimed water and integrated pest management on large landscaped areas. Integrated pest management involves controlling pests by introducing their natural enemies and cultivating disease and insect resistant grasses.

Practice 11: Use and require the use of Xeriscape™ landscaping. Xeriscaping™ is water conserving landscape methods and materials.

BEST HOUSING PRACTICES

Practice 1: Offer “life cycle” housing. Providing integrated housing for every part of the “life cycle.”

Practice 2: Achieve an average net residential density of six to seven units per acre without the appearance of crowding. Cluster housing to achieve open space.

Practice 3: Use cost-effective site development and construction practices. Small frontages and setbacks; rolled curbs or no curbs; shared driveways.

Practice 4: Design of energy-saving features. Natural shading and solar access.

Practice 5: Supply affordable single-family homes for moderate-income households.

Practice 6: Supply affordable multi-family and accessory housing for low-income households.

Practice 7: Tap government housing programs to broaden and deepen the housing/income mix.

Practice 8: Mix housing to the extent the market will bear.

LOCATION

Where is the proposed project located within the host-local government's boundaries?

The proposed development is located west of Interstate 75 and south of Interstate 285 along Cobb Parkway.

Will the proposed project be located close to the host-local government's boundary with another local government? If yes, identify the other local government.

The proposed development is entirely within the Cobb County’s jurisdiction. The proposed development is a mile from the City of Atlanta, City of Sandy Springs, and the City of Smyrna.

Will the proposed project be located close to land uses in other jurisdictions that would benefit, or be negatively impacted, by the project? Identify those land uses which would benefit and those which would be negatively affected and describe impacts.

This will be determined based on comments received from potentially impacted local governments.

ECONOMY OF THE REGION

According to information on the review form or comments received from potentially affected governments:

What new taxes will be generated by the proposed project?

Estimated value of the development is \$181,000,000 with an expected \$2,081,500 in annual local tax revenues.

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How many short-term jobs will the development generate in the Region?

Short-term jobs will depend upon construction schedule.

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

Yes.

In what ways could the proposed development have a positive or negative impact on existing industry or business in the Region?

To be determined during the review.

NATURAL RESOURCES

Metropolitan River Protection Act, Stream Buffers and Watershed Protection

The proposed project is on the site of an existing shopping center and site is entirely within the 2000-foot Chattahoochee River Corridor and is subject to the requirements of the Metropolitan River Protection Act (Georgia Code 12-5-440 et seq.) and the Chattahoochee Corridor Plan. All land-disturbing activity within the Corridor is subject to review for consistency with the standards of the Corridor Plan. These standards include limits on land disturbance and impervious surface which are based on land conditions. A proposal must meet all applicable standards in order to be consistent with the Plan. The property was originally submitted for review in 1979 for the construction of the existing shopping center. The review (ARC Metro River Review Number RC-79-01CC) was found to be consistent with the all applicable Plan standards and requirements. A new review will not be required if the proposed project is built within the amounts and percentages of land disturbance and impervious surface approved in the 1979 review. A new review will be needed if land disturbance or impervious surface increases. ARC staff is working with the County and the applicant's designer to determine the status of the proposed project. The footprint may need to be changed to stay within the approved numbers, but this would not necessarily mean a change in total square footage or in project access.

No streams are located on the project property, as shown on the regional USGS coverage and the original project plans. However, a stream does run adjacent to the property and the required Cobb County buffers are shown.

The project is also in the Chattahoochee Water Supply Watershed, which is a large watershed. The project is located more than seven miles upstream of the nearest downstream intake (the DeKalb intake is slightly upstream of where the property drains to the river), so no Part 5 minimum watershed criteria apply.

Any unmapped waters of the state will be subject to the State's 25-foot sedimentation and erosion control buffer.

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Storm Water / Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. ARC has estimated the amount of pollutants that will be produced after construction of the proposed development. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr). Commercial and open space uses were used to reflect the existing approved percentages on the property. The loading factors are based on regional storm water monitoring data from the Atlanta Region. This is an already developed site, which will affect the actual increases in loadings. Actual loading factors will depend on the amount of impervious surface in the final project design. The following table summarizes the results of the analysis:

Estimated Pounds of Pollutants Per Year:

Land Use	Land Area (ac)	Total Phosphorus	Total Nitrogen	BOD	TSS	Zinc	Lead
Commercial	7.21	12.33	125.45	778.68	7087.43	8.87	1.59
Forest/Open	10.97	4.28	6.58	98.73	2577.95	0.00	0.00
TOTAL	18.18	13.21	132.04	877.41	9665.38	8.87	1.59

Total % impervious 37%

In order to address post-construction stormwater runoff quality, the project should implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual (www.georgiastormwater.com) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should utilize the stormwater better site design concepts included in the Manual.

HISTORIC RESOURCES

Will the proposed project be located near a national register site? If yes, identify site.

None have been identified.

In what ways could the proposed project create impacts that would damage the resource?

Not applicable.

In what ways could the proposed project have a positive influence on efforts to preserve or promote the historic resource?

Not applicable.

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INFRASTRUCTURE

Transportation

To be determined during the review.

The development **PASSES** the ARC's Air Quality Benchmark test.

Air Quality Impacts/Mitigation (based on ARC strategies)	Credits	Total
Where Residential is dominant, 10-12 units/ac	4%	4%
Where Residential is dominant, 10% Retail and 10% Office	9%	9%
w/in 1/4 mile of Bus Stop (CCT, MARTA, Other)	3%	3%
Bike/ped networks that meet Mixed Use or Density target	4%	4%
Total		20%

What are the conclusions of this review? Is the transportation system (existing and planned) capable of accommodating these trips?

To be determined during the review

INFRASTRUCTURE

Wastewater and Sewage

Based on regional averages, wastewater is estimated at 0.111 MGD.

Which facility will treat wastewater from the project?

The RL Sutton facility will provide wastewater treatment for the proposed development.

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What is the current permitted capacity and average annual flow to this facility?

The capacity of the RL Sutton site is listed below:

PERMITTED CAPACITY MMF, MGD₁	DESIGN CAPACITY MMF, MGD	2001 MMF, MGD	2008 MMF, MGD	2008 CAPACITY AVAILABLE +/-, MGD	PLANNED EXPANSION	REMARKS
No flow limit	40	35	47	-7	Expansion of facilities to 60 mgd under construction; permit at 50 mgd must be secured.	

MMF: Maximum Monthly Flow. Mgd: million of gallons per day.

*₁ Source: Metropolitan North Georgia Water Planning District **SHORT-TERM WASTEWATER CAPACITY PLAN**, August 2002.*

What other major developments will be served by the plant serving this project?

Not applicable.

INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?

Water demand also is estimated at 0.127 MGD based on regional averages.

How will the proposed project's demand for water impact the water supply or treatment facilities of the jurisdiction providing the service?

Information submitted with the review suggests that there is sufficient water supply capacity available for the proposed project.

INFRASTRUCTURE

Solid Waste

How much solid waste will be generated by the project? Where will this waste be disposed?

Information submitted with the review 1,008 tons of solid waste per year and the waste will be disposed of in Cobb County.

Will the project create any unusual waste handling or disposal problems?

No.

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Are there any provisions for recycling this project's solid waste?

None stated.

INFRASTRUCTURE

Other facilities

According to information gained in the review process, will there be any unusual intergovernmental impacts on:

- **Levels of governmental services?**
- **Administrative facilities?**
- **Schools?**
- **Libraries or cultural facilities?**
- **Fire, police, or EMS?**
- **Other government facilities?**
- **Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?**

To be determined during the review.

HOUSING

Will the proposed project create a demand for additional housing?

No, the project will provide an additional 240 housing units.

Will the proposed project provide housing opportunities close to existing employment centers?

Yes, once developed, this project will provide housing opportunities for existing employment centers.

Is there housing accessible to the project in all price ranges demanded?

The site proposed for the development is located in Census Tract 312.03. This tract had a 7.1 percent increase in number of housing units from 2000 to 2007 according to ARC's Population and Housing Report. The report shows that 19 percent of the housing units are single-family, compared to 69 percent for the region; thus indicating a variety of housing options around the development area.

Is it likely or unlikely that potential employees of the proposed project will be able to find affordable* housing?

Likely, considering there are additional housing opportunities within the six mile area of influence.

* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region – FY 2000 median income of \$51,649 for family of 4 in Georgia.

Developments of Regional Impact

[DRI Home](#)[DRI Rules](#)[Thresholds](#)[Tier Map](#)[FAQ](#)[Apply](#)[View Submissions](#)[Login](#)**DRI #1933****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:

Cobb

Individual completing form:

John P. Pederson

Telephone:

770-528-2024

E-mail:

john.pederson@cobbcounty.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:

Riverview

Location (Street Address, GPS Coordinates, or Legal Land Lot Description):

District 17; Land Lots 976,977,1016,1017

Brief Description of Project:

Mixed use development consisting of 105,000 sf of retail, 200,000 sf of office, and 240 dwelling units.

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

If other development type, describe:

Project Size (# of units, floor area, etc.):	105,000 sf of retail, 200,000 sf of office, and 240 dwelling units.
Developer:	Tri-Kell Investments, Inc.; c/o John Moore, Esq.
Mailing Address:	192 Anderson Street
Address 2:	
	City:Marietta State: GA Zip:30060
Telephone:	770-429-1499
Email:	jmoore@mijs.com
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, property owner:	Riverview Village LLC and Riverview Associates Ltd
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, in what additional jurisdictions is the project located?	
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, provide the following information:	Project Name:
	Project ID:
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input type="checkbox"/> Permit <input type="checkbox"/> Other
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: 2011 Overall project: 2011
<hr/>	
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Developments of Regional Impact

[DRI Home](#)[DRI Rules](#)[Thresholds](#)[Tier Map](#)[FAQ](#)[Apply](#)[View Submissions](#)[Login](#)**DRI #1933**

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:	Cobb
Individual completing form:	John P. Pederson
Telephone:	770-528-2024
Email:	john.pederson@cobbcounty.org
Project Information	
Name of Proposed Project:	Riverview
DRI ID Number:	1933
Developer/Applicant:	Tri-Kell Investments, Inc.; c/o John Moore, Esq.
Telephone:	770-429-1499
Email(s):	jmoore@mijs.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.)	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, the official review process can not start until this additional information is provided.	
Economic Development	
Estimated Value at Build-Out:	\$181,000,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$2,081,500
Is the regional work force sufficient to fill the demand created by the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Will this development displace	

any existing uses?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, please describe (including number of units, square feet, etc): The site includes approximately 90,000 s.f. of commercial space including a grocery and restaurant; however, the site will be redeveloped with a grocery store and additional commercial space to generate additional employment opportunities. See DRI Impact Analysis for details.	
<hr/>	
Water Supply	
Name of water supply provider for this site:	Cobb-Marietta Water Authority
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.127 MGD
Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand the existing water supply capacity:	
Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required? N/A Water is available at the site.	
<hr/>	
Wastewater Disposal	
Name of wastewater treatment provider for this site:	Cobb County - R.L. Sutton Plant
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.111 MGD
Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing wastewater treatment capacity:	
Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required? Not Applicable. Sewer is available at the site. See supplemental DRI Impact Analysis for details.	
<hr/>	
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.)	490 p.m. peak or 4,388 24hr. 2-way trips
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Are transportation improvements needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, please describe below: All recommended transportation improvements are included in the DRI Traffic Study, provided as a supplement to this form.	

Solid Waste Disposal	
How much solid waste is the project expected to generate annually (in tons)?	1,008 tons/yr.
Is sufficient landfill capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing landfill capacity:	
Will any hazardous waste be generated by the development?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> 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?	37%
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: The development proposes an underground detention facility and 40% open space.	
Environmental Quality	
Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
2. Significant groundwater recharge areas?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
3. Wetlands?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
4. Protected mountains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
5. Protected river corridors?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
6. Floodplains?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
7. Historic resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
8. Other environmentally sensitive resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If you answered yes to any question above, describe how the identified resource(s) may be affected: The project is in the Chattahoochee River water supply watershed; however no significant adverse impacts are anticipated in this regard. The project site is also within the 2000' River Corridor and the project will comply with MRPA clearing and impervious surface area limitations. It is the intent of the design to avoid impacts to floodplain and stream buffers associated with South Nancy Creek; however, floodplain elevations and stream buffers have changed since the original development. No impacts are anticipated; however more detailed site planning is required in this regard.	
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RIVERVIEW

PROJECT SUMMARY

Acreage (Gross)	±18.18 ac.
County District:	17th
Land Lots:	976, 977 1016, 1017
Existing Zoning:	GC
Proposed Zoning:	RRC
Total Residential Units:	240
Residential Density:	13.2 u/ac
Total Retail Area:	105,000 s.f.
Office Area:	200,000 s.f.
Retail/Office FAR:	0.38
Parking Total:	1566 spaces

- PROJECT NOTES:
- All existing buildings and parking areas on site to be demolished/removed prior to new construction.
 - Stormwater requirements will be met and magaged through subsurface detention.
 - Vehicular Access to Parking Decks:
 - Western Site Driveway - Level A1 of Parking Deck 'A'
 - Eastern Site Driveway - Level B2 of Parking Deck 'B'
 - Southern Site Driveway - Level B3 of Parking Deck 'B'
 - Northern Site Driveway - Level B5 of Parking Deck 'B'
 - Pedestrian Access to Parking Decks:
 - Parking Court/Eastern Site Driveway to Deck 'B' - Level B2
 - Building 'B' Residential to Deck 'B' - Level B4
 - Building 'C' to Deck 'B' - Levels B5&B6
 - County water connections are available to the site.
 - County sewer connections are available to the site.
 - According to the National Wetlands Inventory, historical data shows there once existed a small freshwater pond located at the southwest corner of the site along the corner of Paces Mill Rd. and South Nancy Creek. This pond no longer exists. There are also no known/studied wetlands on the site.
 - The closest jurisdictional boundary is the Fulton County line which is approximately 1,550' southeast of the site traveling along Cobb Pkwy.
 - The site is currently used as a commercial retail center.

LEGEND

Residential/ First Floor Retail	
Retail (Grocery)	
Office	
Parking Deck	

CONTACT INFORMATION

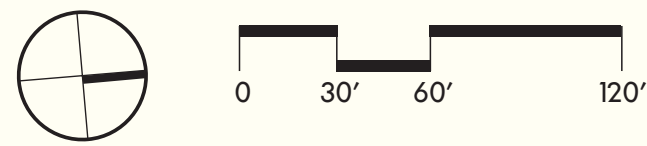
APPLICANT/DEVELOPER:
TRI-KELL INVESTMENTS, INC.
C/O JOHN MOORE, ESQ
(770) 429-1499
CONTACT: JOHN MOORE
JMOORE@HJIS.COM

PLANNER/LANDSCAPE
ARCHITECT:
HUGHES, GOOD, O'LEARY,
& RYAN, INC.
(404) 248-1960
CONTACT: TREY
SCHWARTZ
TSCHWARTZ@HGOR.COM

TRAFFIC ENGINEER:
A&R ENGINEERING, INC.
(770) 490-9255
CONTACT: BRANNON SABBARESE
BSABBARESE@ARENG.COM

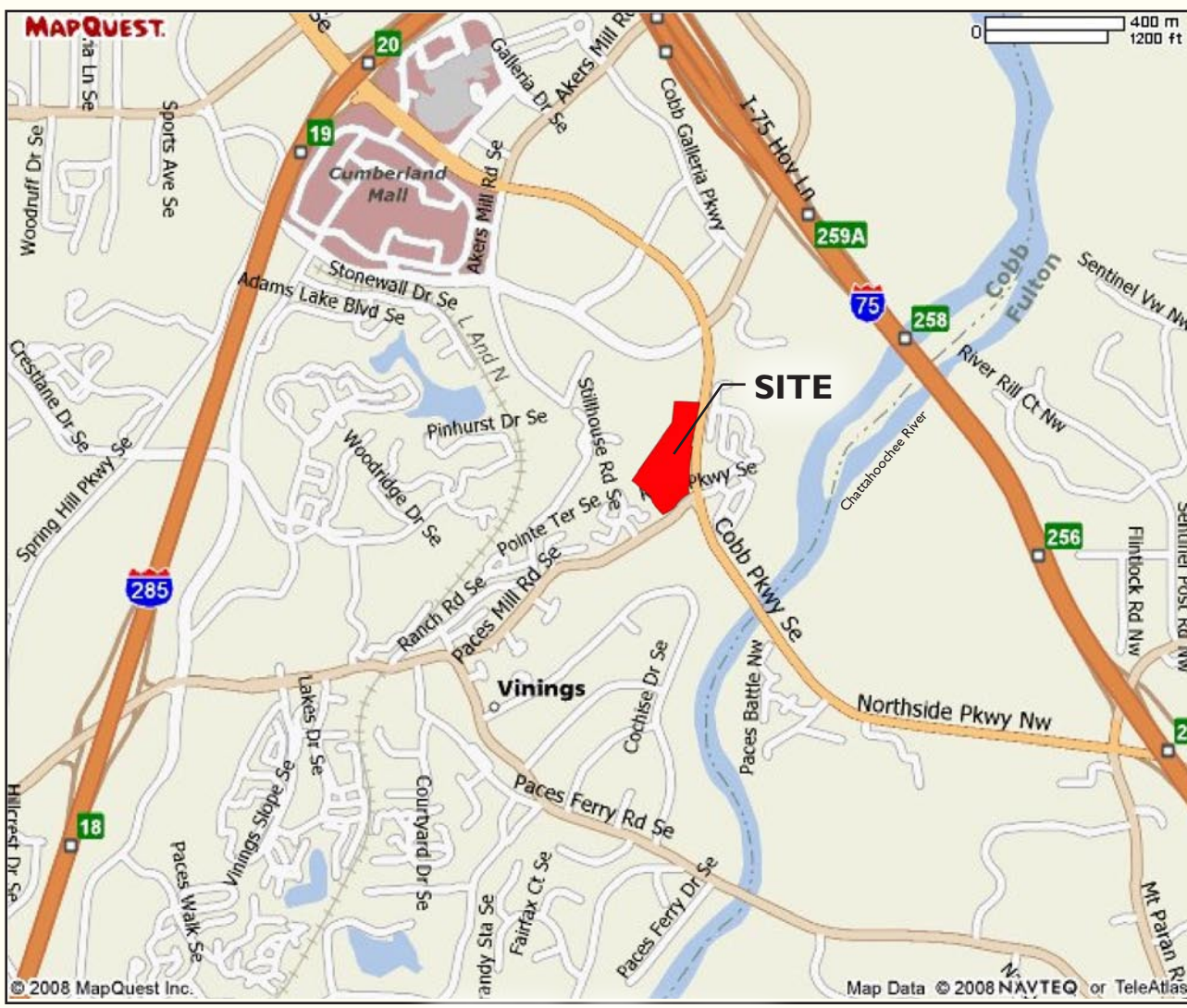
DRI SITE PLAN (DRI ID: 1933)

COBB COUNTY, GA
September 16, 2008 Revised: 09/26/08



TRI-KELL INVESTMENTS, INC.

HGOR
PLANNERS LANDSCAPE ARCHITECTS



ZONED:
UC
N/F
CITY VIEW HOLDINGS, LP
UNDEVELOPED

ZONED:
O&I
N/F
CBL INVESTORS, LLC
UNDEVELOPED

TRANSPORTATION
LEGEND

Existing Traffic Signal	
Existing Lane Geometry	
Proposed Stop Sign	
Proposed Traffic Signal	
Proposed Lane Geometry	

Riverview Parking Breakdown		
Structure/Surface	Deck Height	Parking Spaces
Parking Deck 'A'	2 Stories beneath Building 'A'	370
Parking Deck 'B'	1 Story below Surface Level 6 Stories above surface level	1140
Surface Parking	Surface Level	56
TOTAL		1566

Riverview Parking Program			
Type of Use	County Required Parking Ratio	County Required Parking	Parking Provided
Retail	1 per 200 s.f.	525	1140*
Office	1 per 285 s.f.	702	
Multi-Family Residential	1.75 per unit	420	420
TOTAL		1647	1566

*Includes shared parking for office and retail uses.

Riverview Development Program						
Building ID	Description/Product Type	Phase	Area (acres)	Open Space (acres)	Building Height	Gross Retail/Office Building Area (s.f.)
A	Multi-Family Residential	1			5 Story	50,000 Retail
B	Multi-Family Residential	1			4 Story	55,000 Retail (Grocery)
C	Office	1			10 Story	200,000
Total			18.18	11.5		305,000

*Residential units calculated at 960 gross s.f. per unit.
**Residential units calculated at 920 gross s.f. per unit.