



# REGIONAL REVIEW FINDING

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

DATE: 3/14/2005

ARC REVIEW CODE: R502111

TO: Chairman Sam Olens

ATTN TO: John Pederson, Planner III

FROM: Charles Krautler, Director

NOTE: This is digital  
signature. Original on file.

The Atlanta Regional Commission (ARC) has completed regional review of the following Development of Regional Impact (DRI). Below is the ARC finding. The Atlanta Regional Commission reviewed the DRI with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies. The finding does not address whether the DRI is or is not in the best interest of the local government.

**Submitting Local Government:** Cobb County

**Name of Proposal:** Cobb Galleria Performing Arts Center

**Review Type:** Development of Regional Impact

**Date Opened:** 2/11/2005

**Date Closed:** 3/14/2005

**FINDING:** After reviewing the information submitted for the review, and the comments received from affected agencies, the Atlanta Regional Commission finding is that the DRI is in the best interest of the Region, and therefore, of the State.

**Additional Comments:** During staff review, it was determined that there could be a potential sight line conflict with the residential tower and the Palisades area of the Chattahoochee River. Additional coordination between the ARC, Cobb County, and the developer will need to occur after the completion of this review to ensure that the Chattahoochee River views are protected.

The proposed Cobb Galleria Performing Arts Center is located in the Cumberland LCI Study Area. Therefore, the proposed development should meet many of the goals of the LCI Study as well as the ARC's Regional Development Plan Policies.

## THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING  
ARC DATA RESEARCH  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
METRO ATLANTA RAPID TRANSIT AUTHORITY  
CITY OF SMYRNA  
COBB COUNTY SCHOOLS

ARC TRANSPORTATION PLANNING  
ARC AGING DIVISION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
CUMBERLAND CID  
CITY OF ATLANTA  
NATIONAL PARK SERVICE

ARC ENVIRONMENTAL PLANNING  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
CITY OF MARIETTA  
FULTON COUNTY

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. This finding will be published to the ARC website.

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

Preliminary Report:	Feb 11, 2005	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Cobb Galleria Performing Arts Center #681
Final Report Due:	March 14, 2005		Comments Due By:	Feb. 25, 2005

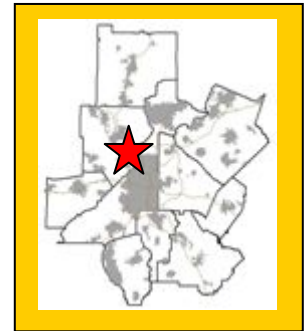
## **FINAL REPORT SUMMARY**

### **PROPOSED ADDITION:**

The Cobb Galleria Performing Arts Center is proposing an additional 250 seats in the performing arts center for a total of 2750 seats. The additional seats do not result in an overall change by more than 10% for the whole development and is less than a 20% change in intensity for a single use.

### **PROPOSED DEVELOPMENT:**

The Cobb Galleria Performing Arts Center is a proposed redevelopment located on 16.41 acres in Cobb County along Cobb Galleria Parkway. The project will include a 2,500 seat performing arts center, 375,000 square feet of office, and 300 residential condominium units in a 28 level residential building. The proposed development will encompass the site of the formerly proposed Cobb Galleria Walk, DRI 290. Access to the site will be provided at two full movement driveways and a right in/right out driveway along Cobb Galleria Parkway. Additional access will be provided along Akers Mill Road with a right in/right out driveway.



### **PROJECT PHASING:**

The project is being proposed in one phase with a project build out date for 2011.

### **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 O-I (office and institutional) and allows for the proposed development. The DRI trigger for this development is the application for a permit with Cobb County. Information submitted for the review states that the proposed development is consistent with the City of Atlanta's Future Land Use Plan, which designates the area as Regional Activity Center.

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

No comments were received from affected local governments concerning inconsistencies with comprehensive plans.

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

Preliminary Report:	Feb 11, 2005	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Cobb Galleria Performing Arts Center #681
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No comments were received from local governments concerning any potential impacts on short term work programs.

**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?**

Yes, the proposed development would increase the need for services in the area for existing and future residents.

**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 two miles radius of the proposed project.

<b>2004</b>	<b>Circle 75 Neighborhood Development</b>
<b>2002</b>	<b>One Galleria Walk</b>
<b>2001</b>	<b>Crescent Galleria Parkway Office Building</b>
<b>1998</b>	<b>City View</b>
<b>1997</b>	<b>Overton Park</b>
<b>1996</b>	<b>Kennedy Center</b>
<b>1994</b>	<b>Kennedy Tract MUD</b>
<b>1990</b>	<b>Emerald Tree Redevelopment</b>
<b>1987</b>	<b>Riverwood Center Revised</b>
<b>1984</b>	<b>Circle 75 Office Park</b>
<b>1984</b>	<b>The Bluffs</b>
<b>1984</b>	<b>Cumberland Center/Riverwood</b>

**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, the site is the undeveloped.

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

No.

**Is the proposed development consistent with regional plans and policies?**

During staff review, it was determined that there could be a potential sight line conflict with the residential tower and the Palisades area of the Chattahoochee River. Additional coordination between the ARC, Cobb County, and the developer will need to occur after the completion of this review to ensure that the Chattahoochee River views are protected.

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The proposed Cobb Galleria Performing Arts Center is located in the Cumberland LCI Study Area. Therefore, the proposed development should meet many of the goals of the LCI Study as well as the ARC's Regional Development Plan Policies.

The Cumberland LCI Study designates this area in which the proposed development is located as the Cumberland Activity Center Area and envisions it as the 'heart' of Cumberland, continuing to be the most urbanized location with the county. Intended to develop as a regional destination, the Activity Center Area includes a 'planned' framework of streets, open space, and Light Rail Transit. Specifically, the site of the proposed development was earmarked in the study for cultural and entertainment development, and identified as the area with the greatest potential for densification and change. Finally, the Activity Center Concept Plan recommends the proposed development for this site will include professional office uses, entertainment oriented retail, and high density, transit oriented residential units. It is proposed in the study that this site will be served by bus and light rail transit, and pedestrian facilities in the future.

The LCI Study includes several urban design policies for new development, including policies for new development around proposed LRT stations. These urban design policies include incorporating higher levels of density around proposed LRT stations and designing development around LRT stations in such a way so that public access to stations is maximized. It is strongly recommended that the proposed development incorporate these urban design policies into the site plan.

The Cumberland-Galleria is currently an office core with little residential existing in the core, resulting in an existing job to housing imbalance. Typically, to be balanced an area should have 1.5 jobs per household (JPH). This employment center has one of the severest jobs to housing imbalance in the metro region. This proposed development helps to rectify some of this imbalance by providing opportunities for individuals to live and work in close proximity to one another.

Preliminary Report:	Feb 11, 2005	<b>DEVELOPMENT OF REGIONAL IMPACT <u>REVIEW REPORT</u></b>	Project:	Cobb Galleria Performing Arts Center #681
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## **FINAL REPORT**

### **Regional Development Plan Policies**

1. Provide development strategies and infrastructure investments to accommodate forecasted population and employment growth more efficiently.
2. Guide an increased share of new development to the Central Business District, transportation corridors, activity centers and town centers.
3. Increase opportunities for mixed-use development, infill and redevelopment.
4. Increase transportation choices and transit-oriented development (TOD).
5. Provide a variety of housing choices throughout the region to ensure housing for individuals and families of diverse incomes and age groups.
6. Preserve and enhance existing residential neighborhoods.
7. Advance sustainable greenfield development.
8. Protect environmentally sensitive areas.
9. Create a regional network of greenspace that connects across jurisdictional boundaries.
10. Preserve existing rural character.
11. Preserve historic resources.
12. Inform and involve the public in planning at regional, local and neighborhood levels.
13. Coordinate local policies and regulations to support the RDP.
14. Support growth management at the state level.

### **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.

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.

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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.

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.”

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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 project is located in Cobb County. The project site is approximately 16.41 acres located at the intersection of Akers Mill Road and Cobb Galleria Parkway. Interstate 75 is directly east of the site.

### **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. Fulton County and the City of Atlanta are approximately one mile south/southeast of the site.

### **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.**

None were determined during the review. Retail and office uses primarily surround the site. Residential uses are further to the south along Cobb Parkway.

## **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 \$165,000,000. Expected annual local tax revenues were not submitted for the review.

### **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.



Preliminary Report:	Feb 11, 2005	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Cobb Galleria Performing Arts Center #681
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**In what ways could the proposed development have a positive or negative impact on existing industry or business in the Region?**

The proposed development will add needed cultural and entertainment uses to this area of Cobb County.

**NATURAL RESOURCES**

**Will the proposed project be located in or near wetlands, groundwater recharge area, water supply watershed, protected river corridor, or other environmentally sensitive area of the Region? If yes, identify those areas.**

**Watershed Protection**

The project is located in the Chattahoochee Corridor Basin, but is not located near any streams, and is not subject to Cobb County stream buffer requirements. The property is also located outside the 2000-foot Chattahoochee River Corridor, and is not subject to the requirements of the Metropolitan River Protection Act and the Chattahoochee Corridor Plan. The Chattahoochee is a large water supply watershed as defined under the Part 5 Criteria of the 1989 Georgia Planning Act. The only criteria that apply in a large (more than 100 square miles) basin without a water supply reservoir are requirements for hazardous waste handling, storage and disposal.

**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 amounts of pollutants that will be produced after construction of the proposed development. These estimates are presented below. The estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs./ac/yr.) The loading factors are based on the results of regional storm water monitoring data from the Atlanta Region. The impervious areas are based on estimated averages for land uses in the Atlanta Region. These estimates are generalized for the metropolitan area and do not necessarily reflect the conditions of high-density development. However, the impervious area estimate used for commercial is 85 percent, which appears to be close to the approximate impervious coverage shown on the proposed master plan for this project. If impervious percentages are higher or lower, the pollutant loads will differ accordingly from the estimates. Further, both pollutant loads and types of pollutants in this project may differ from the estimates, as the uses differ from typical commercial development. The following table summarizes the results of the analysis:

**Pollutant loads (lb./yr.)**

Land Use	Land Area (acres)	TP	TN	BOD	TSS	Zinc	Lead
Commercial	16.42	28.08	285.71	1773.36	16140.86	20.20	3.61
TOTAL	16.42	28.08	285.71	1773.36	16140.86	20.20	3.61

**Total Impervious: 85% in this analysis**



Preliminary Report:	Feb 11, 2005	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Cobb Galleria Performing Arts Center #681
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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](http://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.

## **INFRASTRUCTURE**

### **Transportation**

**How many site access points will be associated with the proposed development? What are their locations?**

Access to the site will be provided through five locations: two full access, signal controlled driveways and two right-in/right-out driveways along Cobb Galleria Parkway, and one driveway along Akers Mill Road that will be provided with full-movement-in/right-out access.

**How much traffic (both average daily and peak am/pm) will be generated by the proposed project?**

URS performed the transportation analysis. GRTA and ARC review staff agreed with the methodology and assumptions used in the analysis. The net trip generation is based on the rates published in the 7<sup>th</sup> edition of the Institute of Transportation Engineers (ITE) Trip Generation report; they are listed in the following table:

Land Use	Size	AM Peak Hour			PM Peak Hour			Friday Peak Hour			24-hour
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	2-way
Arts Center	2,500 seats	--	--	--	--	--	--	978	109	1,087	2,174
Condos	300 units	21	103	124	99	49	148	25	12	37	1,633
Office	375,000 sq ft.	475	65	540	85	414	499	21	104	125	3,691
- mode use		-43	-6	-49	-8	-37	-45	0	0	0	-653
<b>New Trips</b>		<b>455</b>	<b>162</b>	<b>617</b>	<b>176</b>	<b>426</b>	<b>602</b>	<b>1,024</b>	<b>225</b>	<b>1,248</b>	<b>7,498</b>

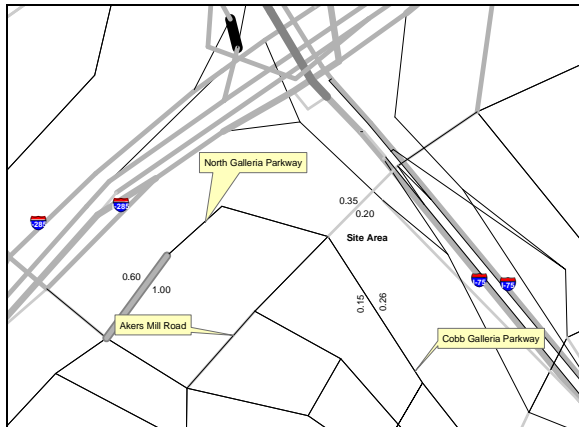
Preliminary Report:	Feb 11, 2005	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Cobb Galleria Performing Arts Center #681
Final Report Due:	March 14, 2005		Comments Due By:	Feb. 25, 2005

### What are the existing traffic patterns and volumes on the local, county, state and interstate roads that serve the site?

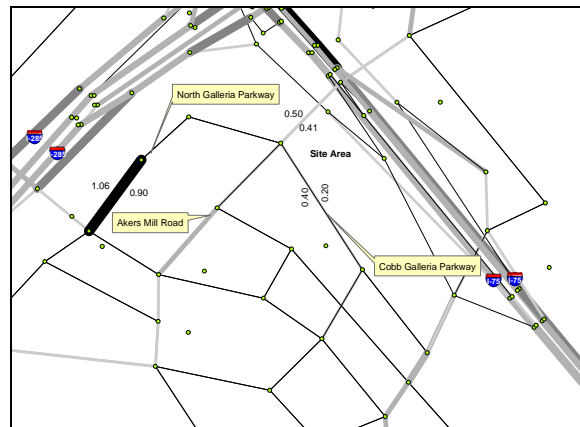
Incorporating the trip generation results, the transportation consultant distributed the traffic on the current roadway network. An assessment of the existing Level of Service (LOS) and projected LOS based on the trip distribution findings helps to determine the study network. The results of this exercise determined the study network, which has been approved by ARC and GRTA. If analysis of an intersection or roadway results in a substandard LOS "D", then the consultant recommends improvements.

Projected traffic volumes from the Regional Travel Demand Model are compared to the assigned capacity of facilities within the study network. This data is used to calculate a volume to capacity (V/C) ratio. The V/C ratio values that define the LOS thresholds vary depending on factors such as the type of terrain traversed and the percent of the road where passing is prohibited. As a V/C ratio reaches 0.8, congestion increases. The V/C ratios for traffic in various network years are presented in the following table. Any facilities that have a V/C ratio of 1.0 or above are considered congested.

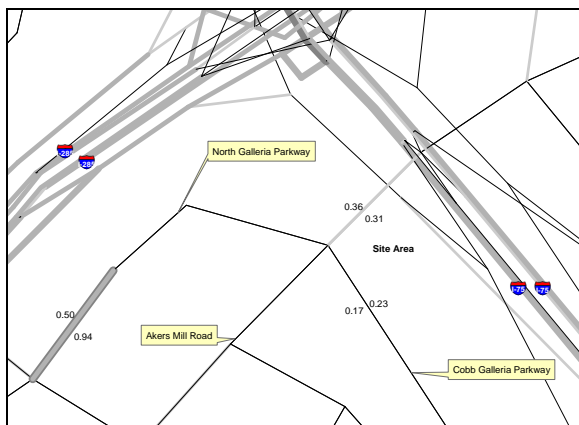
#### V/C Ratios



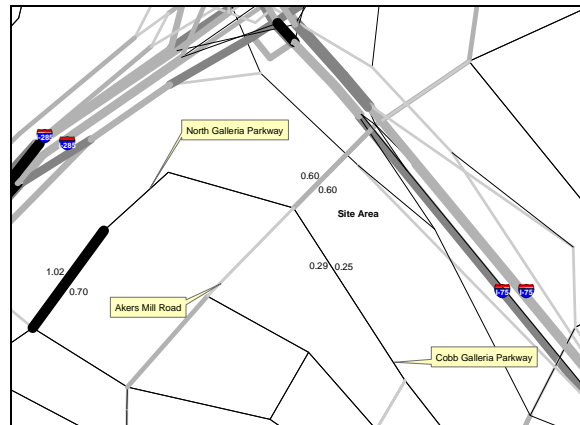
**2010 AM Peak**



**2010 PM Peak**



**2030 AM Peak**



**2030 PM Peak**

Preliminary Report:	Feb 11, 2005	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Cobb Galleria Performing Arts Center #681
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Legend	
AM/PM Peak V/C Ratio	LOS A: 0 - 0.3   LOS B: 0.31 - 0.5   LOS C: 0.51 - 0.75   LOS D: 0.76 - 0.90   LOS E: 0.91 - 1.00   LOS F: 1.01+

For the V/C ratio graphic, the data is based on 2005, 2010 and 2030 A.M./P.M. peak volume data generated from ARC's travel demand model for Mobility 2030, the 2030 RTP and the FY 2005-2010 TIP, adopted in December 2004. The travel demand model incorporates lane addition improvements and updates to the network as appropriate. As the life of the RTP progresses, volume and/or V/C ratio data may appear inconsistent due to (1) effect of implementation of nearby new or expanded facilities or (2) impact of socio-economic data on facility types.

**List the transportation improvements that would affect or be affected by the proposed project.**

#### 2005-2010 TIP\*

ARC Number	Route	Type of Improvement	Scheduled Completion Year
CO-AR-303	GALLERIA PARK AND RIDE LOT	Transit Facility	2010
AR-909A	NORTHWEST CORRIDOR ARTERIAL BUS RAPID TRANSIT (BRT) - PHASE II	Transit Facility	2010
AR-909B	NORTHWEST CORRIDOR ARTERIAL BUS RAPID TRANSIT (BRT) - PHASE II	Transit Facility	2010
AR-251A,B,C,D	I-75 NORTH (NORTHWEST CORRIDOR) BUS RAPID TRANSIT (BRT)	Transit Facility	2010
AR-438A,B	I-75 NORTH RAMP METERS / HIGHWAY ADVISORY RADIO	Roadway Operations	2010
AR-H-001A,B	I-75 NORTH HOV LANES	HOV Lanes	2010
AR-279	I-285 WEST ITS - COMMUNICATION AND SURVEILLANCE	Roadway Operations	2010
AR-H-302	I-285 WEST HOV LANES	HOV Lanes	2010
AR-H-901	I-75 NORTH	HOV Lanes	2010
AR-279	I-285 WEST ITS - COMMUNICATION AND SURVEILLANCE	Roadway Operations	2010
AR-H-302	I-285 WEST HOV LANES	HOV Lanes	2010
CO-AR-078M	I-75 NORTHBOUND TO I-285 WESTBOUND FLYOVER RAMP	Interchange Capacity	2010
AR-900A,B,C,D,E	I-285 NORTH BUS RAPID TRANSIT (BRT)	Transit Facility	2010
AR-H-302	I-285 WEST HOV LANES	HOV Lanes	2010
CO-AR-078M	I-75 NORTHBOUND TO I-285 WESTBOUND FLYOVER RAMP	Interchange Capacity	2010
CO-AR-BP193	ROTTENWOOD CREEK TRAIL	Multi-Use Bike/Ped Facility	2010

#### 2030 RTP\*

ARC Number	Route	Type of Improvement	Scheduled Completion Year
CO-041C	US 41 (COBB PARKWAY): SEGMENT 3	Roadway Capacity	2020

\*The ARC Board adopted the 2030 RTP and FY 2005-2010 TIP in December 2004. USDOT approved in December 2004.

**Summarize the transportation improvements as recommended by consultant in the traffic study for Cobb Galleria Performing Arts Center.**

According to the findings, there will be some capacity deficiencies as a result of future year **background** traffic. The transportation consultant has made recommendations for improvements to be carried out in order to upgrade the existing level of service.



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#### Akers Mill Road at South Cobb Parkway

- Optimize signal timing

#### Cumberland Boulevard at I-75 Southbound Ramp

- Re-strip the channelizing inside southbound right-turn lane from the ramp onto Cumberland Boulevard to provide adequate protection to allow the movement to operate as free-flow; and
- Optimize signal timing.

#### Cumberland Boulevard at I-75 Northbound Ramp

- Widen eastbound approach to provide a third left-turn lane; and
- Optimize signal timing.

According to the findings, there will be some capacity deficiencies as a result of future year **total** traffic. The transportation consultant has made recommendations for improvements to be carried out in order to upgrade the existing level of service.

#### Akers Mill Road at South Cobb Parkway

- Modify signal phasing to include permissive-plus-overlap phasing for the westbound approach.
- Optimize signal timing.

#### Akers Mill Road at Cobb Galleria Parkway

- Optimize signal timing

#### Cumberland Boulevard at I-75 Southbound Ramp

- Re-stripe the channelizing inside southbound right-turn lane from the ramp onto Cumberland Boulevard to provide adequate protection to allow the movement to operate as free-flow (Recommended in the Future Year Background Condition); and
- Optimize signal timing

#### Cumberland Boulevard at I-75 Northbound Ramp

- Widen eastbound approach to provide a third left-turn lane
- Optimize signal timing.

**Is the site served by transit? If so, describe type and level of service and how it will enhance or be enhanced by the presence of transit? Are there plans to provide or expand transit service in the vicinity of the proposed project?**

There are six Cobb Community Transit routes that serve the site. Route 10 operates from Marietta to Cumberland Boulevard Transfer Center via U.S. 41, then to the MARTA Arts Center Station with 15 minute headways. Route 10A is the reverse service to route 100 running from Atlanta to Delk Road via the Cumberland Boulevard Transfer Center, Cobb Parkway (U.S. 41) and Terrell Mill Road with headways every 30 to 40 minutes. Route 10B is the reverse service to route 101 operating from Atlanta to Windy Hill Road via the Cumberland Boulevard Transfer Center and Interstate North with 30 minute headways. Route 20 operates from Marietta to the Cumberland Boulevard Transfer Center

Preliminary Report:	Feb 11, 2005	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Cobb Galleria Performing Arts Center #681
Final Report Due:	March 14, 2005		Comments Due By:	Feb. 25, 2005

via South Cobb Drive, Spring Road and Emory Adventist Hospital with 30 minute headways. Route 50 operates from Marietta to the Cumberland Boulevard Transfer Center via U.S. 41 and Powers Ferry Road with 30 minute headways. Route 70 operates from the Cumberland Boulevard Transfer Center to MARTA Holmes Station via Cumberland Boulevard, Paces Ferry Road, Home Depot Headquarters, I-285 and I-20 with 60 minute headways.

A future extension of CCT Route 70 will run between the Dunwoody MARTA station and the Holmes MARTA station. GRTA Xpress routes 407 and 485 are planned for the future with route 407 operating between McFarland Road Park and Ride lot and the Cobb Galleria area and route 485 operating between CCT's Cumberland Transfer Station and Hartsfield Jackson Atlanta International Airport. Headways have yet to be determined.

The Akers Mill Road BRT Station is proposed to be located immediately adjacent and east of the Cobb Galleria Performing Arts Center. It is anticipated that the I-75 BRT and the I-285 BRT will utilize this station.

**What transportation demand management strategies does the developer propose (carpool, flex-time, transit subsidy, etc.)?**

None proposed.

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

<b>Air Quality Impacts/Mitigation (based on ARC strategies)</b>	<b>Credits</b>	<b>Total</b>
Where Retail/Office is dominant, FAR >.8	6%	6%
w/in 1/2 mile of MARTA Rail Station	5%	5%
TMA or Parking Management Program	3%	3%
Bike/ped networks that meet Mixed Use or Density target and connect to adjoining uses	5%	5%
<b>Total</b>		<b>19%</b>

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

The site is located near I-285 and I-75. It is surrounded by sixteen transportation improvements currently listed in the TIP. These improvements include HOV on the interstate, bus rapid transit, bicycle/pedestrian and roadway improvements. The site is immediately adjacent to the proposed Akers Mill Road BRT Station.

With its mixed-use character and close proximity to transit, this project will encourage transit ridership in an area congested with vehicular traffic. The site's close proximity to two major interstates provides efficient, regional connectivity.

**INFRASTRUCTURE**

Preliminary Report:	Feb 11, 2005	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Cobb Galleria Performing Arts Center #681
Final Report Due:	March 14, 2005		Comments Due By:	Feb. 25, 2005

## Wastewater and Sewage

Based on regional averages, wastewater is estimated at 0.07935 MGD

### Which facility will treat wastewater from the project?

Information submitted with the review states that the South Cobb plant will provide wastewater treatment for the proposed development.

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

The capacity of R.M.Clayton is listed below

PERMITTED CAPACITY MMF, MGD <sup>1</sup>	DESIGN CAPACITY MMF, MGD	2001 MMF, MGD	2008 MMF, MGD	2008 CAPACITY AVAILABLE +/-, MGD	PLANNED EXPANSION	REMARKS
40	40	26	33	7	No expansion planned, but treatment process upgrades currently in design.	

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

<sup>1</sup> 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?

ARC has reviewed a number of major developments that will be served by this plant.

## INFRASTRUCTURE

### Water Supply and Treatment

#### How much water will the proposed project demand?

Water demand also is estimated at 0.09125 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?



Preliminary Report:	Feb 11, 2005	<b>DEVELOPMENT OF REGIONAL IMPACT <u>REVIEW REPORT</u></b>	Project:	Cobb Galleria Performing Arts Center #681
Final Report Due:	March 14, 2005		Comments Due By:	Feb. 25, 2005

Information submitted with the review 1,1122.4 tons of solid waste per year.

**Other than adding to a serious regional solid waste disposal problem, will the project create any unusual waste handling or disposal problems?**

No.

**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.)?**

None were determined during the review.

## **AGING**

**Does the development address population needs by age?**

While there is nothing specific in this development which addresses the needs of older adults, the housing options and access to various transit routes can be important elements of those looking to age in the community. The different transportation routes increase access for those unable to drive. This will be especially important to retirees, an important audience for the Performing Arts Center.

**What is the age demographic in the immediate area of the development?**

Preliminary Report:	Feb 11, 2005	<b>DEVELOPMENT OF REGIONAL IMPACT <u>REVIEW REPORT</u></b>	Project:	Cobb Galleria Performing Arts Center #681
Final Report Due:	March 14, 2005		Comments Due By:	Feb. 25, 2005

This census tract has a concentration of older adults that is lower than the region's average.

	Census tract 303.39
55+	271
% 55+	6%

## **HOUSING**

### **Will the proposed project create a demand for additional housing?**

No, the project will provide an additional 300 housing units that will include condominiums.

### **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 303.39. This tract had a 1.1 percent increase in number of housing units from 2000 to 2003 according to ARC's Population and Housing Report. The report shows that 100 percent of the housing units are single-family, compared to 69 percent for the region; thus indicating a lack 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, assuming the development is approved with multiple price ranges of housing.

\* 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.



Your DRI ID NUMBER for this submission is: **681**  
 Use this number when filling out a DRI REVIEW REQUEST.  
 Submitted on: 11/10/2004 4:51:23 PM

## DEVELOPMENT OF REGIONAL IMPACT

### Cobb County Initial DRI Information (Form1b)

This form is intended for use by local governments within the Metropolitan Region Tier that are also within the jurisdiction of the Georgia Regional Transportation Authority (GRTA). The form is to be completed by the city or county government for submission to your Regional Development Center (RDC), GRTA and DCA. This form provides basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Local governments should refer to both the Rules for the DRI Process 110-12-3 and the DRI Tiers and Thresholds established by DCA.

### Local Government Information

Submitting Local Government:	Cobb County Government
*Individual completing form and Mailing Address:	John P. Pederson, Planner III 191 Lawrence Street Marietta, GA 30060
Telephone:	770-528-2024
Fax:	770-528-2003
E-mail ( <b>only one</b> ):	<a href="mailto:john.pederson@cobbcounty.org">john.pederson@cobbcounty.org</a>

\*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:	Cobb Galleria Performing Arts Center	
Development Type	Description of Project	Thresholds
Mixed Use	A mixed used development consisting of a 2500 seat performing arts center 375000 square-feet of office space and 300 residential units.	<a href="#">View Thresholds</a>
Developer / Applicant and Mailing Address:	Cobb-Marietta Coliseum and Exhibit Hall Authority. Michele Swann General Manager 2 Galleria Parkway, SE Atlanta, GA 30339	
Telephone:	770-955-8000	
Fax:		
Email:	<a href="mailto:mswann@cobbgalleria.com">mswann@cobbgalleria.com</a>	
Name of property owner(s) if different from developer/applicant:		
Provide Land-Lot-District Number:	Land Lots 980, 1013, 1014; District 17	
What are the principal streets or roads providing vehicular access to the site?	Cobb Galleria Parkway, Akers Mill Road, Cumberland Boulevard, Interstate 75	
Provide name of nearest street(s) or intersection:	Akers Mill Road and Cobb Galleria Parkway	
Provide geographic coordinates (latitude/longitude) of the center of the proposed project (optional):	/	
If available, provide a link to a website providing a general location map of the proposed project (optional). ( <a href="http://www.mapquest.com">http://www.mapquest.com</a> or <a href="http://www.mapblast.com">http://www.mapblast.com</a> are helpful sites to use.):		
Is the proposed project entirely located within your local government's jurisdiction?	Y	

If yes, how close is the boundary of the nearest other local government?	1 mile to Fulton County and City of Atlanta
If no, provide the following information:	
In what additional jurisdictions is the project located?	
In which jurisdiction is the majority of the project located? (give percent of project)	Name: (NOTE: This local government is responsible for initiating the DRI review process.)
	Percent of Project:
Is the current proposal a continuation or expansion of a previous DRI?	N
If yes, provide the following information (where applicable):	Name:
	Project ID:
	App #:
The initial action being requested of the local government by the applicant is:	Permit
What is the name of the water supplier for this site?	Cobb County Water System
What is the name of the wastewater treatment supplier for this site?	Cobb County Water System
Is this project a phase or part of a larger overall project?	N
If yes, what percent of the overall project does this project/phase represent?	
Estimated Completion Dates:	This project/phase: 2010 Overall project:

### Local Government Comprehensive Plan

Is the development consistent with the local government's comprehensive plan, including the Future Land Use Map?	Y
If no, does the local government intend to amend the plan/map to account for this development?	
If amendments are needed, when will the plan/map be amended?	

### Service Delivery Strategy

Is all local service provision consistent with the countywide Service Delivery Strategy?	Y
If no, when will required amendments to the countywide Service Delivery Strategy be complete?	

### Land Transportation Improvements

Are land transportation or access improvements planned or needed to support the proposed project?	N
If yes, how have these improvements been identified:	
Included in local government Comprehensive Plan or Short Term Work Program?	N
Included in other local government plans (e.g. SPLOST/LOST Projects, etc.)?	N
Included in an official Transportation Improvement Plan (TIP)?	N
Developer/Applicant has identified needed improvements?	N
Other (Please Describe): Traffic improvements to be identifies in traffic study.	

Submitted on: 2/7/2005 2:29:54 PM

## DEVELOPMENT OF REGIONAL IMPACT DRI Review Initiation Request (Form2a)

### Local Government Information

Submitting Local Government:	Cobb County Government
Individual completing form:	John P. Pederson
Telephone:	770-528-2024
Fax:	770-528-2003
Email ( <b>only one</b> ):	<a href="mailto:john.pederson@cobbcounty.org">john.pederson@cobbcounty.org</a>

### Proposed Project Information

Name of Proposed Project:	Cobb Galleria Performing Arts Center
DRI ID Number:	681
Developer/Applicant:	Cobb Marietta Coliseum and Exhibit Hall Authority
Telephone:	770-955-8000
Fax:	
Email(s):	<a href="mailto:mswann@cobbgalleria.com">mswann@cobbgalleria.com</a>

### DRI Review Process

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	N
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	
If no, the official review process can not start until this additional information is provided.	

### Economic Impacts

Estimated Value at Build-Out:	\$165000000.00
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	NA
Is the regional work force sufficient to fill the demand created by the proposed project?	Y
If the development will displace any existing uses, please describe (using number of units, square feet., etc):	

### Community Facilities Impacts

#### Water Supply

Name of water supply provider for this site:	Cobb County Water System
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.09125 MGD
Is sufficient water supply capacity available to serve the proposed project?	Y
If no, are there any current plans to expand existing water supply capacity?	
If there are plans to expand the existing water supply capacity, briefly describe below:	
If water line extension is required to serve this project, how much additional line (in miles) will be required?	

### Wastewater Disposal

Name of wastewater treatment provider for this site:	Cobb County Water System
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.07935 MGD
Is sufficient wastewater treatment capacity available to serve this proposed project?	Y
If no, are there any current plans to expand existing wastewater treatment capacity?	
If there are plans to expand existing wastewater treatment capacity, briefly describe below:	
If sewer line extension is required to serve this project, how much additional line (in miles) will be required?	NA

### 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.)	7,498 vpd (664 during am peak hour, 647 during pm peak hour, 1248 during Friday peak hour)
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	Y
If yes, has a copy of the study been provided to the local government?	Y
If transportation improvements are needed to serve this project, please describe below:	

### Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	1,1122.4 tons/year
Is sufficient landfill capacity available to serve this proposed project?	Y
If no, are there any current plans to expand existing landfill capacity?	
If there are plans to expand existing landfill capacity, briefly describe below:	
Will any hazardous waste be generated by the development? If yes, please explain below:	
	N

### Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	85%
Is the site located in a water supply watershed?	Y
If yes, list the watershed(s) name(s) below: Rottenwood Creek which drains into the Chattahoochee River.	
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Master stormwater detention and water quality measures are provided in the hydrology study for Overton Park and surrounding areas. Water quality is provided via a sand filter in the detention pond.	

### Environmental Quality

Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	Y
2. Significant groundwater recharge areas?	N
3. Wetlands?	N
4. Protected mountains?	N
5. Protected river corridors?	N

If you answered yes to any question 1-5 above, describe how the identified resource(s) may be affected below:  
Stormwater runoff, which will be detained.

Has the local government implemented environmental regulations consistent with the Department of Natural Resources' Rules for Environmental Planning Criteria?

Y

Is the development located within, or likely to affect any of the following:

1. Floodplains?

N

2. Historic resources?

N

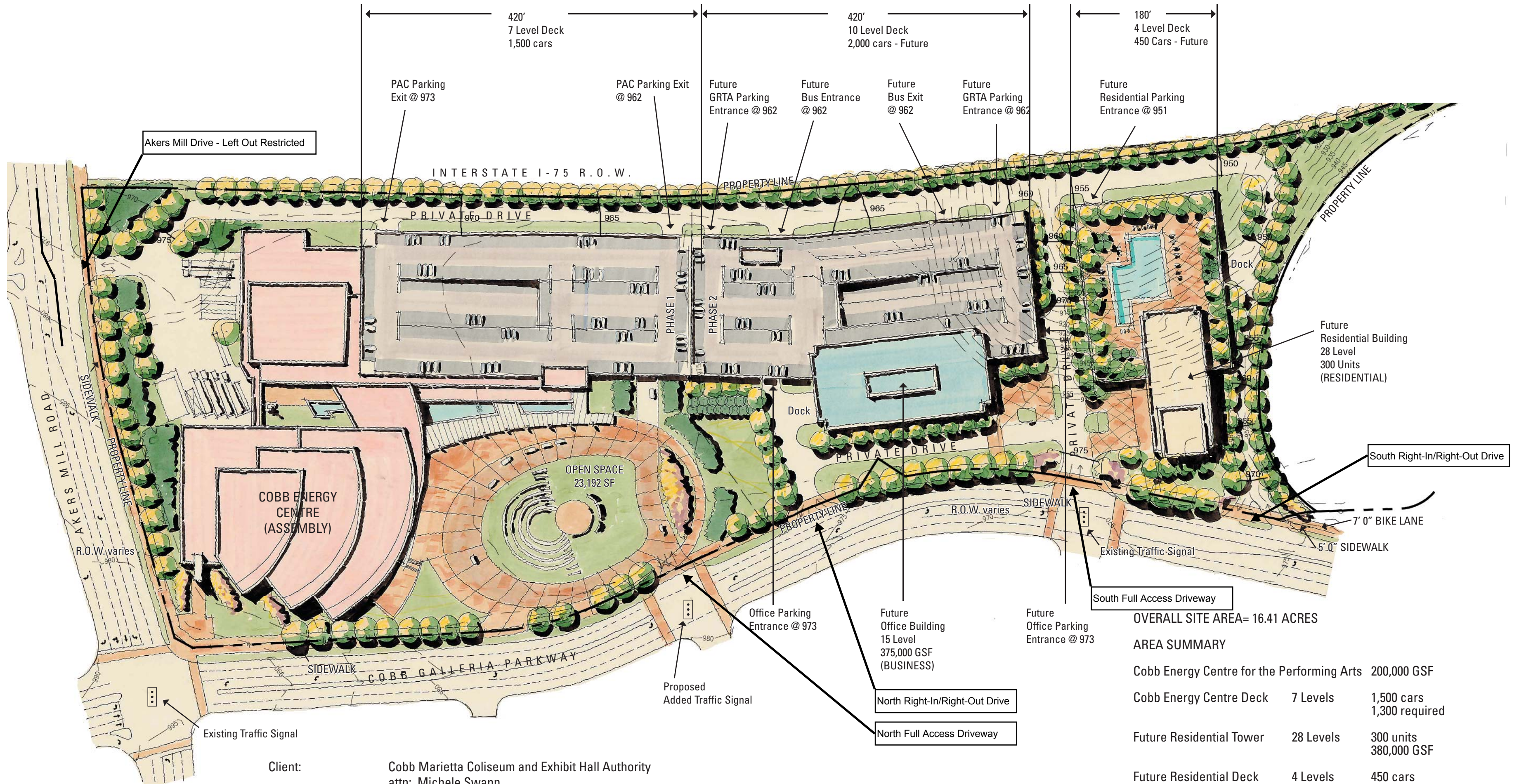
3. Other environmentally sensitive resources?

N

If you answered yes to any question 1-3 above, describe how the identified resource(s) may be affected below:



# PROPOSED MASTER PLAN



Client: Cobb Marietta Coliseum and Exhibit Hall Authority  
attn: Michele Swann  
770-955-5002

Architect: Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.  
attn: William Reynolds  
404-233-5453

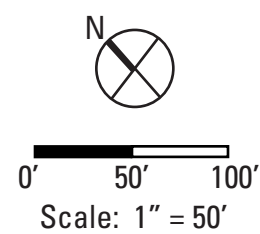
Civil Engineer: URS  
attn: John Oliver  
678-808-8800



OVERALL SITE AREA= 16.41 ACRES

## AREA SUMMARY

Cobb Energy Centre for the Performing Arts	200,000 GSF
Cobb Energy Centre Deck	7 Levels 1,500 cars 1,300 required
Future Residential Tower	28 Levels 300 units 380,000 GSF
Future Residential Deck	4 Levels 450 cars TBD required
Future Office Tower	15 Levels 375,000 GSF
Future Office/GRTA Deck	10 Levels 2,000 cars 1,700 required
TOTAL DEVELOPMENT AREA	955,000 SF
TOTAL PROJECT PARKING	3950 cars
DENSITY	18.3 units/acre 0.805 FAR



Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.

January 31, 2005

**COBB ENERGY CENTRE**  
FOR THE PERFORMING ARTS  
COBB COUNTY, GEORGIA

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