



REGIONAL REVIEW NOTICE

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

DATE: Jun 18 2013

ARC REVIEW CODE: R1306181

TO: Chairman Tim Lee
ATTN TO: John Pederson, Cobb County
FROM: Doug Hooker, Executive Director


for Douglas Hooker

The Atlanta Regional Commission (ARC) has completed a preliminary regional review of the following Development of Regional Impact (DRI). ARC 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 as well as state, federal, and other agencies. The preliminary report does not address whether the DRI is or is not in the best interest of the local government.

Name of Proposal: East Cobb Retirement Community

Review Type: DRI

Submitting Local Government: Cobb County

Date Opened: Jun 18 2013

Deadline for Comments: Jul 3 2013

Date to Close: Jul 8 2013

Description: This project is a proposed senior living development located on on 53.7 acres in Cobb County, south of the Roswell Rd (SR 120), and Providence Rd, intersection. The proposal includes 837 independent living villas, a 150 suite health center, and 150,000 square feet of common space.

PRELIMINARY COMMENTS: According to the ARC Unified Growth Policy Map (UGPM) and the Regional Development Guide (RDG), the proposed East Cobb Retirement Community development is within an area designated as Established Suburbs. The RDG states Established Suburbs, are areas in the region where suburban development has occurred. These areas are characterized by strip commercial development, single family subdivisions, and office in limited locations.

These areas represent the part of the region that has just recently reached "build out." With few remaining large parcels for additional development, these are the areas in which the region may see the least amount of land use change outside of retail/ commercial areas.

The proposed development is located along SR 120. This serves as a major thoroughfare in eastern Cobb County. Several retail shopping centers are located within a short proximity. The site will also include walking paths that will connect with trails in the neighboring East Cobb Park. Attached are comments from other ARC Divisions.

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

ARC LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF NATURAL RESOURCES
COBB COUNTY

ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF ROSWELL

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

If you have any questions regarding this review, Please contact Jon Tuley at (404) 463-3307 or jtuley@atlantaregional.com. This finding will be published to the ARC website.

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



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DEVELOPMENT OF REGIONAL IMPACT 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: **East Cobb Retirement Community** *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) 463-3307 Fax (404) 463-3254
jtuley@atlantaregional.com

Return Date: Jul 3 2013

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: Jun 18 2013

ARC REVIEW CODE: R1306181

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

FROM: Jon Tuley, Extension: 3-3307

Reviewing staff by Jurisdiction:

Land Use: Tuley, Jon

Environmental: Santo, Jim

Aging: Rader, Carolyn

Transportation: Willis, Marshall

Research: Skinner, Jim

Name of Proposal: East Cobb Retirement Community

Review Type: Development of Regional Impact

Description: This project is a proposed senior living development located on 53.7 acres in Cobb County, south of the Roswell Rd (SR 120), and Providence Rd, intersection. The proposal includes 837 independent living villas, a 150 suite health center, and 150,000 square feet of common space.

Submitting Local Government: Cobb County

Date Opened: Jun 18 2013

Deadline for Comments: Jul 3 2013

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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:

EAST COBB RETIREMENT COMMUNITY DRI
Cobb County
Natural Resources Division Review Comments
June 13, 2013

Stream Buffers and Watershed Protection

The property is in the Chattahoochee Corridor watershed, but it is not within the Chattahoochee River Corridor and is not subject to Corridor Plan requirements. The submitted site plan and the USGS coverage for the area show Sewell Mill Creek, a tributary to Sope Creek, forming the western boundary of the property. Sope Creek, in turn is a tributary to the Chattahoochee River. The UGS coverage shows no other streams on or near the property. The area along Sewell Mill Creek is subject to the Cobb County Stream Buffer Ordinance, which requires buffers based on the basin size. Any unmapped streams on the property may also be subject to the requirements of the Cobb County ordinance.

All state waters on the property are subject to the State 25-foot Erosion and Sedimentation buffer requirement. Any intrusion into the State 25-foot Erosion and Sedimentation will require a variance from Georgia EPD.

Stormwater / 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) from typical land uses in the Atlanta Region. The loading factors are based on the results of regional stormwater monitoring data from the Atlanta Region. Actual loading factors will depend on the amount of impervious surface in the specific 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
	53.7	56.39	575.13	3597.90	32488.50	40.81	7.52
TOTAL	53.7	56.39	575.13	3597.90	32488.50	40.81	7.52

Total % impervious 48%

Total impervious: 70%

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.



MEMORANDUM

TO: Jon Tuley, Land Use Division

FROM: Marshall Willis, Transportation Access and Mobility Division

DATE: June 18th, 2013

SUBJECT: **Transportation Division Review of DRI # 2351**
Project: East Cobb Retirement Community
County: Cobb
Location: SR 120 (Roswell Road) at Providence Road (directly south of intersection)
Analysis:
Expedited ☒
Non-Expedited ☐

cc: David Haynes
TAMD

The following input is provided for the Infrastructure section of the DRI Report. This DRI proposal is being considered for review under the Georgia Regional Transportation Authority Expedited Review Process based on the Limited Trip Generation criteria of 1,000-3,000 gross daily trips. The applicant proposes to construct a continuing care retirement community that consists of 837 independent living villas (ITE classified as *congregate care facility*), a 150 suite health center (broken into two ITE classifications: 75 *assisted living* units and 75 *nursing home* units), and 150,000 square feet of common space on 53.7 acres. The site fronts SR 120 (Roswell Road) to the south of where Providence Road connects. The expected build-out year is 2017.

INFRASTRUCTURE

Transportation

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

Site access will be served via one location on SR 120. The site will also include walking paths that will connect with trails in the neighboring East Cobb Park.

How much average daily traffic will be generated by the proposed project?

The preliminary figures suggest 2,064 daily ingress and egress trips. ITE Trip Generation Manual states that few residents in such facilities own cars, and most trips are generated by the on-site services for residents.

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

PLAN 2040 RTP (Long Range Projects)*

ARC Number	<i>Route and Description</i>	Type of Improvement	Scheduled Completion Year
CO-426	SR 120 (Roswell Road) Widening from 4 to 6 Lanes from Johnson Ferry Rd to Bridgegate Dr	Roadway / General Purpose Capacity	2040

**The ARC Board adopted the PLAN 2040 RTP and FY 2012-2017 TIP on July 27th, 2011.*

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?

The site is not directly served by transit.

What other issues should be considered during the traffic study or in general for the proposed development?

The developer should review design guidelines related to ARC's Policy and Investment Networks. The proposed development is located along or near the following:

- Regional Strategic Transportation System – Principal Arterial: SR 120 (Roswell Road)
- Regional Strategic Transportation System – Principal Arterial: Johnson Ferry Road
- Regional Thoroughfare Network: SR 120 (Roswell Road)
- Regional Thoroughfare Network: Johnson Ferry Road
- Regional Thoroughfare Network: Marietta Parkway (120 Loop)

Pedestrian Safety and Bike Infrastructure

- During the pre-review meeting the applicant expressed an interest in connecting to walking trails in East Cobb Park, and is encouraged to do so in order to expand area walkability for residents and enhance site access.

Developments of Regional Impact

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

DRI #2351

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:	East Cobb Retirement Community
DRI ID Number:	2351
Developer/Applicant:	Isakson Living Communities c/o J. Kevin Moore
Telephone:	770-429-1499
Email(s):	jkm@mjs.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 type="radio"/> Yes <input checked="" type="radio"/> No
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If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
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If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out:	94 million dollars
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	1136000
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): ONE SINGLE FAMILY HOUSE.	

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)?	.136
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?	

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)?	.136
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?	

Land Transportation

How much traffic volume is expected to be generated by	74 AM, 176 PM, 2064 TOTAL.
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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.)

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?

☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project?

☐ (not selected) ☒ Yes ☐ No

If yes, please describe below :DECEL LANE AND LINE UP DRIVEWAY WITH PROVIDENCE ROAD.

Solid Waste Disposal

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

1032

Is sufficient landfill capacity available to serve this proposed project?

☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development?

☐ (not selected) ☐ Yes ☒ No

If yes, please explain:

Stormwater Management

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

35.4%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: 100 FOOT BUFFER ALONG SEWELL CREEK, DETENTION PONDS, WATER QUALITY DEVICES, LARGE AMOUNT OF WOODED AREAS WILL REMAIN AROUND THE PERIMETER.

Environmental Quality

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

1. Water supply watersheds?

☐ (not selected) ☐ Yes ☒ No

2. Significant groundwater

☐ (not selected) ☐ Yes ☒ No

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 checked="" 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 type="radio"/> Yes <input checked="" 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:	
<hr/>	
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Developments of Regional Impact

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DRI #2351

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:	East Cobb Retirement Community
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	3540 Roswell Road, Marietta, Georgia 30062
Brief Description of Project:	We are proposing to develop a Continuing Care Retirement Community (CCRC) with 987 units. A CCRC is a residential community offering independent homes enhanced by onsite amenities such as dining, activities, entertainment, fitness and wellness. In addition to these amenities, a CCRC also provides health services including assisted living, memory care and skilled nursing which enable Members of the community to age in place.

Development Type:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input type="radio"/> Mixed Use | <input type="radio"/> Petroleum Storage Facilities |
| <input type="radio"/> Commercial | <input type="radio"/> Airports | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools | <input type="radio"/> Truck Stops |

<input checked="" type="radio"/> Housing		<input type="radio"/> Waste Handling Facilities		<input type="radio"/> Any other development types	
<input type="radio"/> Industrial		<input type="radio"/> Quarries, Asphalt & Cement Plants			
If other development type, describe:					
Project Size (# of units, floor area, etc.):		837 Independent Living Villas, 150 Healthcare Beds			
Developer:		Isakson Living Communities c/o J. Kevin Moore			
Mailing Address:		326 Roswell Street			
Address 2:		Emerson Overlook			
		City: Marietta State: GA Zip: 30060			
Telephone:		770-429-1499			
Email:		jkm@mjs.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:		Wylene Tritt			
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: 2017 Overall project: 2017			
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SITE DATA	
TOTAL SITE AREA	53.7 ACRES
TOTAL UNDISTURBED AREA	21.5 ACRES
TOTAL OPEN SPACE	32.2 ACRES (60.9%)
INDEPENDENT LIVING UNITS	837 UNITS
CLUBHOUSE / COMMON SPACES	~150,000 SF
HEALTH CARE UNITS	159 BEDS



Isakson Living

East Cobb Site - Option C