



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: 9/17/2004

ARC REVIEW CODE: R409171

TO: Honorable Samuel S. Olens, Chairperson
ATTN TO: John Pederson, Planner III
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 regarding related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: Circle 75 Project

Review Type: Development of Regional Impact

Description: This proposed development is updating a previous APR that was master planned for office parks. This proposed development will include 1,543 residential units and up to 10,000 square feet of neighborhood oriented retail. This residential portion of the site consists of a mix of townhome and condominium developments that will be owner occupied and renter units.

Submitting Local Government: Cobb County

Date Opened: 9/17/2004

Deadline for Comments: 10/1/2004

Earliest the Regional Review can be Completed: 10/18/2004

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 MARIETTA
FULTON COUNTY

ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF SMYRNA
CUMBERLAND COMMUNITY IMPROVEMENT DISTRICT

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF ATLANTA
COBB COUNTY SCHOOLS

Attached is information concerning this review.

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. If the ARC staff does not receive comments from you by 10/1/2004, 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/qualitygrowth/reviews.html> .



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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 of 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: **Circle 75 Project** *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:

Mike Alexander, Atlanta Regional Commission
40 Courtland Street NE

Atlanta, GA 30303

Ph. (404) 463-3302 Fax (404) 463-3254

malexander@atlantaregional.com

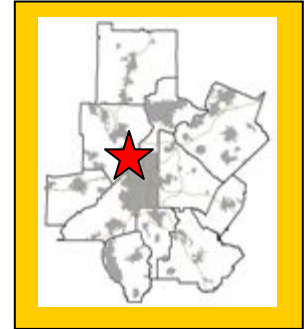
Return Date: 10/1/2004

Preliminary Report:	Sept 17, 2004	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Circle 75 Project #608
Final Report Due:	October 18, 2004		Comments Due By:	October 1, 2004

PRELIMINARY REPORT SUMMARY

PROPOSED DEVELOPMENT:

The proposed Circle 75 project is a modification to the Circle 75 Office Park master plan reviewed as an Area Plan Review in 1984. This new proposed plan will be a neighborhood development that will include 1,543 residential units and up to 10,000 square feet of townhome and condominium developments that could be both owner and renter occupied. Site access will be provided along Herodian Way, Circle 75 Parkway, and Windy Ridge Parkway.



PROJECT PHASING:

The project is being proposed in one phase with a project build out date for June 2014.

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- institutional) with a stipulation on height. The proposed zoning for the site is RRC (regional retail commercial). The proposed zoning and development is consistent with Cobb County's future land use plan.

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?

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?

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

YEAR	NAME
2002	ONE GALLERIA WALK
1996	KENNEDY CENTER
1994	KENNEDY TRACT MUD
1990	EMERALD TREE REDEVELOPMENT
1989	WILDWOOD OFFICE PARK
1986	INTERSTATE NORTHWEST
1984	THE BLUFFS
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, the site is currently undeveloped.

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

No.

Is the proposed development consistent with regional plans and policies?

This development is a new proposed residential development to an existing office master plan development that was originally reviewed as an Area Plan Review in 1985 by the ARC. Originally planned as a series of office parks, this proposed development programs residential units on a portion of the site that has not been developed, and will help to create a mixed use environment in the Cumberland Galleria Regional Center.

This project is located in the Cumberland Livable Center Initiative Study area. The vision of the Cumberland LCI study area is to create a more urban district that includes increased residential densities, greater integration of land uses, greater emphasis on mobility, and more active public spaces. The site is located within an area designated for office and hotel development in the Cumberland area.

According to the LCI Study, the Cumberland area is currently an office core. The jobs-housing balance, currently 6:1, continues to worsen. This has resulted in significant in-commuting, increased traffic congestion, and increasing the strain on the area's roads and freeways. Typically, to be balanced an area should have 1.5 jobs per household (JPH). The proposed development will create a total of 1,543 new housing units.

This review will focus on the implications to the LCI study area: does it mean the goals of the study as well as Regional Development Goals and Policies.

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PRELIMINARY 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.

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

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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.”

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.

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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 along Circle 75 Parkway between Windy Hill Road and Windy Ridge Parkway. The site is bisected by Herodian Way.

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 Cobb County's jurisdiction; however, it is less than a mile from the City of Marietta and the City of Smyrna to the west and less than 2 miles from Fulton County and the City of Atlanta to the east.

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.

To be determined during the review.

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 \$136,270,000 with an expected \$ 4,360,000 in annual local tax revenues.

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.

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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?

To be determined during the review.

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.

Stream Buffers and Watershed Protection

The project is not in the 2000-foot Chattahoochee River Corridor, but it is within the Chattahoochee Corridor Basin. Under the requirements of the Metropolitan River Protection Act, local governments are required to adopt tributary buffer zone ordinances for land draining to the Corridor portion of the Chattahoochee River. The Cobb County county-wide stream buffer ordinance meets this requirement. The USGS 1:24,000 Sandy Springs quadrangle shows a blue line stream running through the property paralleling Windy Ridge Parkway. A second stream, Poplar Creek, runs along the northern edge of the property. Both show the County's 50-foot buffer. A third, unmapped stream paralleling Circle 75 Parkway and draining into Poplar Creek, shows the 25-foot State sediment and erosion buffer. The 25-foot state buffer will apply to any other waters of the state that occur on the property. The proposed site plan shows in-stream detention and a proposed pond as well as new fill and possible piping for an entrance road on the stream paralleling Windy Ridge (the stream may already be piped). Possible intrusion into the 25-foot buffer near an indicated wetland area on the unnamed stream paralleling Circle 75 is also shown. In addition, proposed two high-rises along Windy Ridge are shown within 10-30 feet of the 50-foot buffer of the adjacent stream in two areas, indicating possible intrusions from grading for these structures. Any proposed activity within the County buffers will need County approval. Any proposed activity within the State 25-foot sediment and erosion buffer will require a variance. Any work within wetlands is subject to Section 404 of the Clean Water Act and may require a permit from the US Army Corps of Engineers. The Chattahoochee River above Peachtree Creek 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 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 and the impervious areas are based on estimated averages for land uses in the Atlanta Region. If impervious percentages are higher or lower than the estimates, the pollutant loads will differ accordingly. The following table summarizes the results of the analysis:

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Pollutant loads (lb./yr.)

Land Use	Land Area (acres)	TP	TN	BOD	TSS	Zinc	Lead
Townhouse/Apartment	50.00	52.50	535.50	3350.00	30250.00	38.00	7.00
TOTAL	50.00	52.50	535.50	3350.00	30250.00	38.00	7.00

Total Impervious: 48% in this analysis

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.

INFRASTRUCTURE Transportation

Georgia Regional Transportation Authority Review Findings

This DRI proposal is being considered for review under the Georgia Regional Transportation Authority Non-expedited Review. To be completed in one phase, the Circle 75 Neighborhood Development is scheduled for build-out in 2014. Primary site access is proposed via Circle 75 Parkway., Windy Ridge Parkway, and Windy Hill Road.

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

URS Corporation 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 7th edition of the Institute of Transportation Engineers (ITE) Trip Generation report; they are listed in the following table:

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Land Use	A.M. Peak Hour			P.M. Peak Hour			24-Hour
	Enter	Exit	2-Way	Enter	Exit	2-Way	2-Way
230 – Residential Condo/Townhouse	101	496	597	505	752	1,257	8,213
820 – Shopping Center	24	15	39	66	71	137	1,520
Net Total (Mixed-Use Trip Reductions Included)	116	507	623	551	297	848	9,277

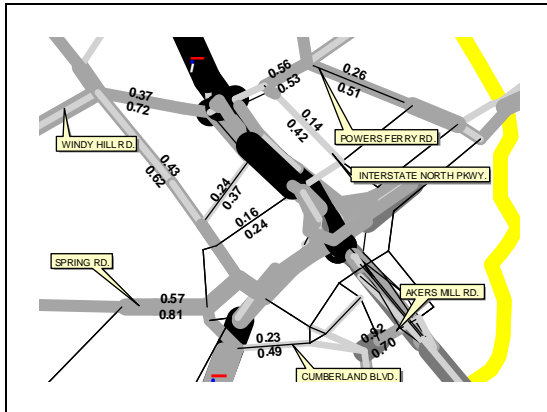
What are the existing traffic patterns and volumes on the local, county, state and interstate roads that serve the site?

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.

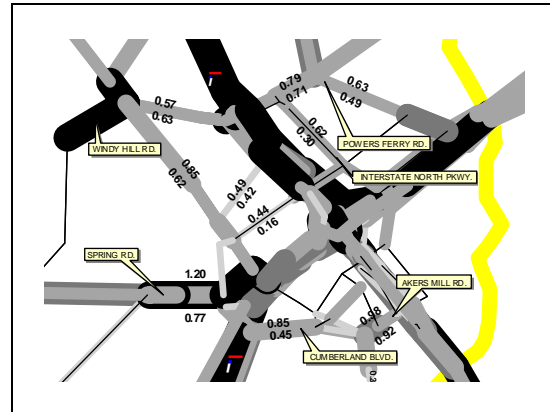
Projected traffic volumes from the Regional Travel Demand Model are compared to the assigned capacity of facilities within the study network. This data is used to calculate a volume to capacity (V/C) ratio. The V/C ratio values that define the LOS thresholds vary depending on factors such as the type 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 1.00 or above are considered congested.

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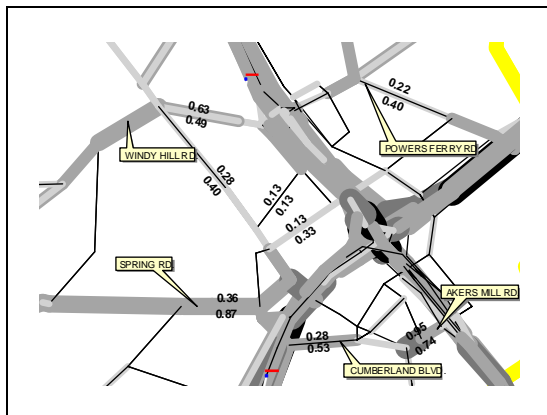
V/C Ratios



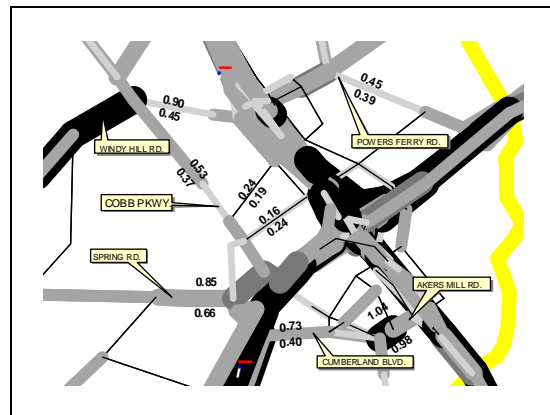
2010 AM Peak



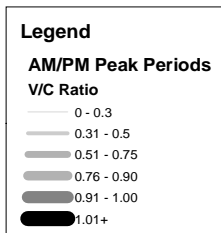
2010 PM Peak



2025 AM Peak



2025 PM Peak



For the V/C ratio figures, the data is based on 2005, 2010 and 2025 A.M./P.M. peak volume data generated from ARC's travel demand model for the 2025 RTP Limited Update and FY 2003-2005 TIP, adopted in October 2002. The 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.

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What transportation improvements are under construction or planned for the Region that would affect or be affected by the proposed project? What is the status of these improvements (long or short range or other)?

2003-2005 TIP*

ARC Number	Route	Type of Improvement	Scheduled Completion Year
AR-251A	Northwest Corridor Fixed-Guideway Transit	Transit: Fixed-Guideway	2006
CO-AR-BP193	Rottenwood Creek Trail	Multi-Use Facility	2004

2025 RTP Limited Update*

ARC Number	Route	Type of Improvement	Scheduled Completion Year
AR-251B	Northwest Corridor Fixed-Guideway Transit	Transit: Fixed-Guideway	2011
AR-336A	I-285 North HOV	HOV	2010
AR-336C	I-285 West HOV	HOV	2010
AR-259A	Cumberland Fixed-Guideway (Circulator) [Split-Funded with AR-259B]	Transit: Fixed-Guideway	2010
AR-259B	Cumberland Fixed-Guideway (Circulator) [Split-Funded with AR-259A]	Transit: Fixed-Guideway	2010
CO-231	US 19/41 (Cobb Pkwy.) Widening (4 to 8 lanes)	Roadway Capacity	2006

**The ARC Board adopted the 2025 RTP Limited Update and FY 2003-2005 TIP in October 2002. USDOT approved in January 2003*

Impacts of The Circle 75 Neighborhood Development: What are the recommended transportation improvements based on the traffic study done by the applicant?

According to the findings, there will be some capacity and operational deficiencies as a result of future year **background** and **total** traffic. The transportation consultant has made the following recommendations or indicated requirements for improvements.

Windy Hill Road at I-75 Northbound Ramp

- Widen eastbound Windy Hill Road approach to provide a third left-turn lane;
- Widen westbound Windy Hill Road approach to provide a second free-flowing right-turn lane; and
- Optimize signal timing.

Windy Hill Road at I-75 Southbound Ramp

- Widen eastbound Windy Hill Road approach to provide an exclusive right-turn lane;
- Widen western Windy Hill Road receiving leg to provide free-flowing operation of the southbound I-75 off-ramp right-turn lane; and
- Optimize signal timing.

Circle 75 Parkway at Herodian Way

- Install traffic signal.

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Cobb Parkway at Herodian Way/Grove Road

- Modify signal phasing to provide permissive-plus-overlap right-turn phasing for the westbound Herodian Way approach; and
- Optimize signal timing.

Windy Ridge Parkway at Circle 75 Parkway

- Optimize signal timing.
- Modify signal phasing to provide permissive-plus-overlap right-turn phasing for the northbound Circle 75 Parkway approach; and

Windy Ridge Parkway at Interstate North Parkway

- Widen northbound Interstate North Parkway approach to provide a second left-turn lane with protected-only phasing; and
- Optimize signal timing.

Will the proposed project be located in a rapid transit station area? If yes, how will the proposed project enhance or be enhanced by the rapid transit system?

The development is located within reasonable proximity to proposed new fixed-guideway transit service. However, it has not been determined by the sponsor of this improvement (GRTA) where the actual station locations will be.

Is the site served by transit? If so, describe type and level of service.

The site area is currently serviced by local Cobb County Transit service bus routes. Route 10A provides service along Circle 75 Pkwy. This is peak-period service only.

Are there plans to provide or expand transit service in the vicinity of the proposed project?

Yes. Refer to the Transportation Improvements Tables.

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

None proposed.

What transportation demand management strategies does the developer propose (carpool, flextime, transit subsidy, etc.)?

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

Air Quality Impacts/Mitigation (based on ARC strategies)	Credits	Total
Where Residential is dominant, >15 units/ac	6%	6%



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TMA or Parking Management Program	3%	3%
w/in 1/4 mile of Bus Stop (CCT, MARTA, Other)	3%	3%
Bike/ped networks that meet Mixed Use or Density target and connect to adjoining uses	5%	5%
Total		17%

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

Given the potential for vastly improved transportation infrastructure, this development should benefit a great deal. Furthermore, providing for a mix of residential and retail uses in this part of the region will help create a net decrease in SOV trips, which will result in improved LOS for the adjacent facilities. TDM (travel demand management) strategies (transit use incentives, vanpool/carpool organization) need to be explored more carefully, by the developer, in order to take full advantage of the proposed infrastructure improvements (HOV and transit). Perhaps this can be coordinated in conjunction with the activities related to the Cumberland Community Improvement District.

INFRASTRUCTURE

Wastewater and Sewage

Based on regional averages, wastewater is estimated at 0.439 MGD.

Which facility will treat wastewater from the project?

R.L. Sutton 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.L. Sutton Site is listed below:

PERMITTED CAPACITY MMF, MGD ¹	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?

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



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INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?

Water demand also is estimated at 0.439 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 5.8213 tons of solid waste per year and the waste will be disposed of in DeKalb County.

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?

Preliminary Report:	Sept 17, 2004	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Circle 75 Project #608
Final Report Due:	October 18, 2004		Comments Due By:	October 1, 2004

- **Other government facilities?**
- **Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?**

To be determined during the review.

AGING

Does the development address population needs by age?

To be determined during the review.

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

To be determined during the review.

HOUSING

Will the proposed project create a demand for additional housing?

No, the project will provide an additional 1,510 housing units that will include townhomes and 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, particularly the surrounding office parks.

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

The site proposed for the development is located in Census Tract 303.38. This tract had a 0 percent increase in number of housing units from 2000 to 2003 according to ARC's Population and Housing Report. The report shows that 6 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, 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: **608**
 Use this number when filling out a DRI REVIEW REQUEST.
 Submitted on: 6/21/2004 12:49:00 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 (only one):	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:	Circle 75 Project	
Development Type	Description of Project	Thresholds
Housing	1885 high-rise mid-rise and townhouse-style condominium units on +/- 50-acres.	View Thresholds
Developer / Applicant and Mailing Address:	BF Saul Real Estate Investment Trust c/o John H. Moore 192 Anderson Street Marietta, Ga. 30060	
Telephone:	770-429-1499	
Fax:	770-429-8631	
Email:	tch@mijs.com	
Name of property owner(s) if different from developer/applicant:	BF Saul Real Estate Investment Trust	
Provide Land-Lot-District Number:	District 17; Land Lots 850,876,877,878,916,917	
What are the principal streets or roads providing vehicular access to the site?	I-75, Windy Ridge Parkway, Circle 75 Parkway, Herodian Way	
Provide name of nearest street(s) or intersection:	Windy Ridge parkway & Circle 75 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). (http://www.mapquest.com or http://www.mapblast.com 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?	City of Smyrna +/- 1 mile; City of Atlanta +/- 2 miles
If no, provide the following information:	
In what additional jurisdictions is the project located?	na
In which jurisdiction is the majority of the project located? (give percent of project)	Name: na (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:	Rezoning
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?	Y
If yes, what percent of the overall project does this project/phase represent?	40%
Estimated Completion Dates:	This project/phase: 2014 Overall project: 2014

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?	Y
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?	Y
Other (Please Describe):	

Submitted on: 8/20/2004 1:51:05 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, Planner III
Telephone:	770-528-2024
Fax:	770-528-2003
Email (only one):	john.pederson@cobbcounty.org

Proposed Project Information

Name of Proposed Project:	Circle 75 Project
DRI ID Number:	608
Developer/Applicant:	B.F. Saul Real Estate, C/O John H. Moore
Telephone:	770-429-1499
Fax:	770-429-8631
Email(s):	tch@mijs.com

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:	\$136,270,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$4,360,000
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)?	0.439
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?	N
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)?	0.439
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?	N
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?	

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.)	9,169
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)?	5.8213
Is sufficient landfill capacity available to serve this proposed project?	Y
If no, are there any current plans to expand existing landfill capacity?	N
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:	

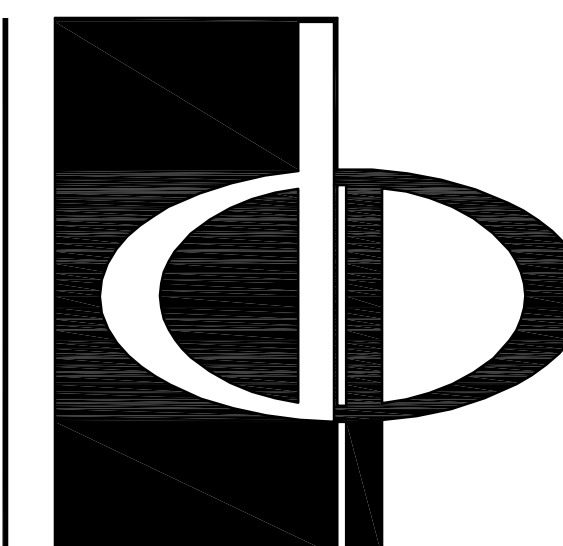
Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	50%
Is the site located in a water supply watershed?	Y
If yes, list the watershed(s) name(s) below: Chattahoochee River Watershed	
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: The project will provide State and County stream buffers, as well as stormwater detention, and water quality ponds. Stormwater management will conform to the practices recognized in the Georgia Stormwater management Manual.	

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?	Y
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: The project is within the Chattahoochee River watershed, all affects on water quality will be mitigated by on site treatment facilities.	

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?	Y
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: The floodplain fringe of Poplar Creek will be slightly modified. No storage volume will be depleted.	



THE PRESTON PARTNERSHIP, LLC
A MULTI-DISCIPLINARY DESIGN FIRM

1000 ABERNATHY ROAD NE, SUITE 600
ATLANTA, GEORGIA 30328
TELEPHONE: 770 396 7248
FAX: 770 396 2945

WWW.THEPRESTONPARTNERSHIP.COM

CONSULTANT

PROJECT

CIRCLE 75
MASTER PLAN
COBB COUNTY

FOR

BF SAUL PROPERTY COMPANY

900 CIRCLE 75 PARKWAY, SUITE 100
ATLANTA, GEORGIA 30339
770-352-0075

REVISIONS

DATE 03 AUGUST 2004

JOB NUMBER 0318301

DRAWN BY MHRG

CHECKED BY DAG

DRAWING TITLE ZONING PLAN

DRAWING NUMBER

ZSP-1

COMMENTS

PROJECT DATA

SITE DATA

NORTHERN SITE

171 ACRES

A TOWN HOMES
1275,000 SF NET AREA
81 UNITS

SOUTHERN SITE

B TOWN HOMES - 18.25 ACRES
1275,000 SF NET AREA
100 UNITS

C CONDOMINIUMS - 13.15 ACRES
1135,800 SF NET AREA
(INCLUDING POTENTIAL BALCONIES)
124 UNITS

D CONDOMINIUMS - 18.19 ACRES
1632,500 SF GROSS AREA
(INCLUDING POTENTIAL BALCONIES)
1602 UNITS

E CONDOMINIUMS
1632,000 SF NET AREA
(NOT INCLUDING BALCONIES)
1520 UNITS

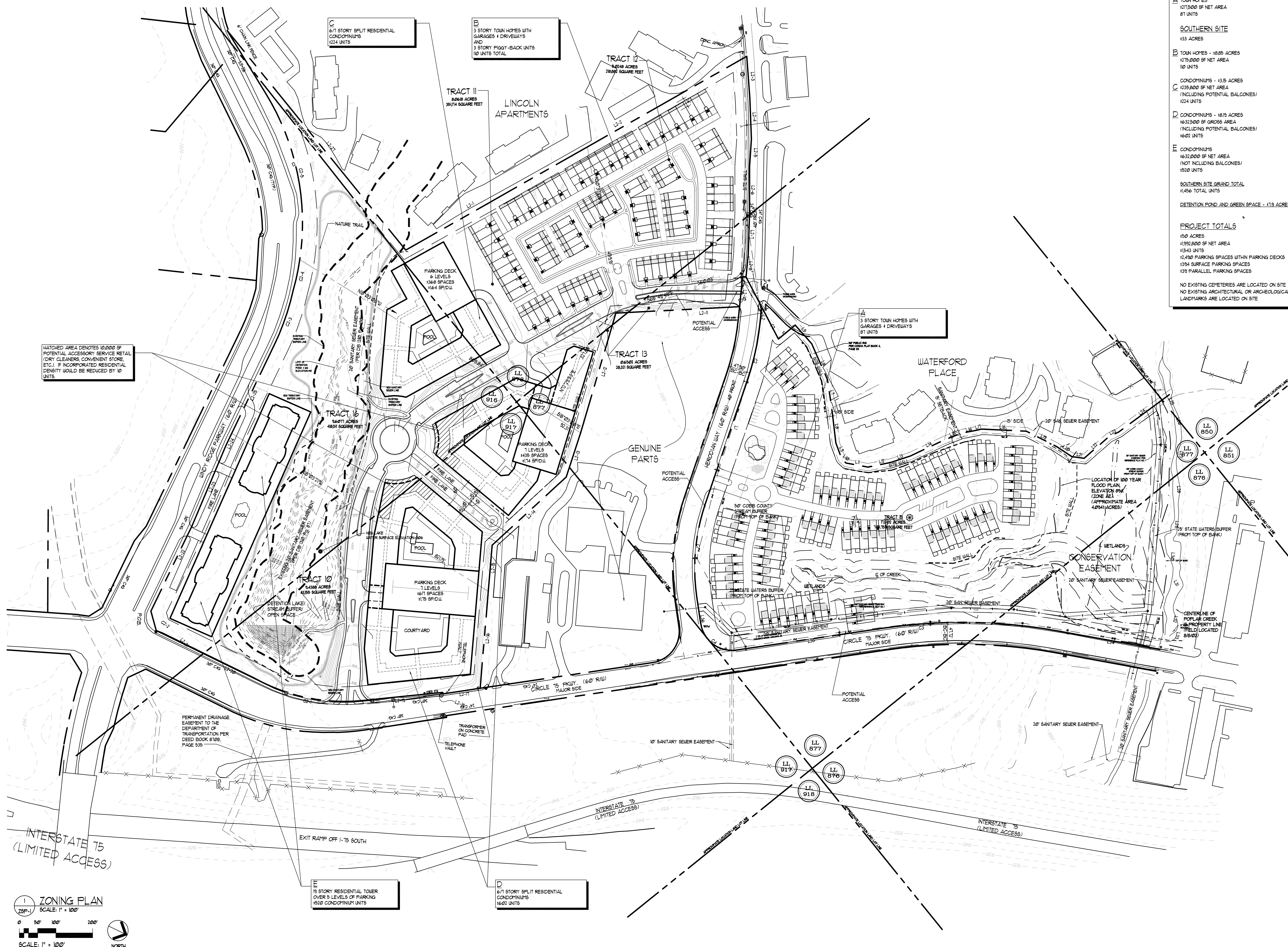
SOUTHERN SITE GRAND TOTAL
11456 TOTAL UNITS

DETENTION POND AND GREEN SPACE - 113 ACRES

PROJECT TOTALS

150 ACRES
11,992,800 SF NET AREA
11,945 UNITS
12,490 PARKING SPACES WITHIN PARKING DECKS
1394 SURFACE PARKING SPACES
139 PARALLEL PARKING SPACES

NO EXISTING CEMETERIES ARE LOCATED ON SITE
NO EXISTING ARCHITECTURAL OR ARCHEOLOGICAL
LANDMARKS ARE LOCATED ON SITE



HATCHED AREA DENOTES 10,000 SF
POTENTIAL ACCESSORY SERVICE RETAIL
(DRY CLEANERS, CONVENIENCE STORE,
ETC.). IF INCORPORATED RESIDENTIAL
DENSITY WOULD BE REDUCED BY 10
UNITS.

ZONING PLAN
SCALE: 1" = 100'

0 50' 100' 200'
SCALE: 1" = 100'



E 15 STORY RESIDENTIAL TOWER
OVER 3 LEVELS OF PARKING
1520 CONDOMINIUM UNITS

D 6 STORY SPLIT RESIDENTIAL
CONDOMINIUMS
1602 UNITS