



# 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: April 3, 2017

ARC REVIEW CODE: R1704031

TO: Mayor Jere Wood  
ATTN TO: Brad Townsend, Planning & Zoning Director  
FROM: Douglas R. Hooker, Executive Director  
RE: Development of Regional Impact Review – Notification Only

For Doug Hooker  
Digital signature  
Original on file

The Atlanta Regional Commission (ARC) has completed a preliminary regional review of the following development. ARC reviewed the development 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:** Roswell Exchange

**Review Type:** DRI – Notification Only **Submitting Local Government:** City of Roswell

**Date Opened:** April 3, 2017 **Deadline for Comments:** April 13, 2017 **Date to Close:** April 13, 2017

**Description:** Redevelopment of existing shopping center onto a mixed used development consisting of 164,000 sq. ft. of commercial uses and 300 multi-family units with an average size of 950 square feet per unit.

**PRELIMINARY COMMENTS:** According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, this DRI is located in the Developed Suburbs Area of the region. Developed Suburbs are areas that have developed from roughly 1995 to today and are projected to remain suburbs through 2040. ARC's Regional Development Guide (RDG) details recommended policies for areas on the UGPM. General information and recommendations for Developed Suburbs and Regional Industrial and Logistics Areas are listed at the bottom of these comments.

Further to the above, regional policy recommendations for Developed Suburbs include:

- New development should connect to the existing road network and adjacent developments and use of cul-de-sacs or other means resulting in disconnected subdivisions should be discouraged
- Maximize the usefulness of existing recreational facilities in addition to providing new recreational opportunities
- Eliminate vacant or under-utilized parking areas through mechanisms such as out-parceling or conversion to community open space
- Use rain gardens, vegetated swales or other enhanced water filtration design to enhance the quality of stormwater run-off
- Identify other opportunities to foster a sense of community by developing town centers, village centers or other places of centralized location

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

ARC COMMUNITY DEVELOPMENT  
ARC RESEARCH AND ANALYTICS  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
CITY OF ALPHARETTA

ARC TRANSPORTATION ACCESS  
ARC AGING AND HEALTH RESOURCES  
GEORGIA DEPARTMENT OF TRANSPORTATION

ARC NATURAL RESOURCES  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

If you have any questions regarding this review, Please contact Andrew Smith at (404) 463-5581 or [asmith@atlantaregional.com](mailto:asmith@atlantaregional.com). This finding will be published to the ARC website.

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



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax:404.463.3105 • [www.atlantaregional.com](http://www.atlantaregional.com)



## DEVELOPMENT OF REGIONAL IMPACT REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Commission for review. 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. Although this proposed development does not cross ARC DRI review thresholds, we would like to consider your comments on this proposed development in our DRI Notification Only 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 RC on or before the specified return deadline.

Preliminary Findings of the RDC: Roswell Exchange *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:***

Andrew Smith, Atlanta Regional Commission  
40 Courtland Street NE  
Atlanta, GA 30303  
Ph. (404) 463-3307 Fax (404) 463-5581  
[asmith@atlantaregional.com](mailto:asmith@atlantaregional.com)

Return Date: *April 13, 2017*





