



FILE COPY

ATLANTA REGIONAL COMMISSION 40 COURTLAND STREET, NE ATLANTA, GEORGIA 30303

June 23, 2003

Honorable Arthur Letchas, Mayor
City of Alpharetta
2 South Main Street
Alpharetta, Georgia 30004

RE: Development of Regional Impact Review
Cousin's Westside Master Plan

Dear Mayor Letchas:

I am writing to let you know that the ARC staff has completed the Development of Regional Impact (DRI) review of Cousin's Westside Master Plan. After reviewing the information submitted for the review, and the comments received from affected agencies, the Atlanta Regional Commission finding is that this DRI is in the best interest of the State.

Due to concerns expressed by the City of Roswell, it is recommended that all involved parties hold further discussions relating to the impact of the development. This will allow the development to proceed, while offering additional opportunities to resolve transportation infrastructure issues.

I am enclosing a copy of our final review report and a copy of comments we received during the review from several local jurisdictions. Please feel free to call me, or Brian Borden (404-463-3311), if you have any questions concerning the review.

Sincerely,

Charles Krautler
Director

CK/bgb

Enclosures

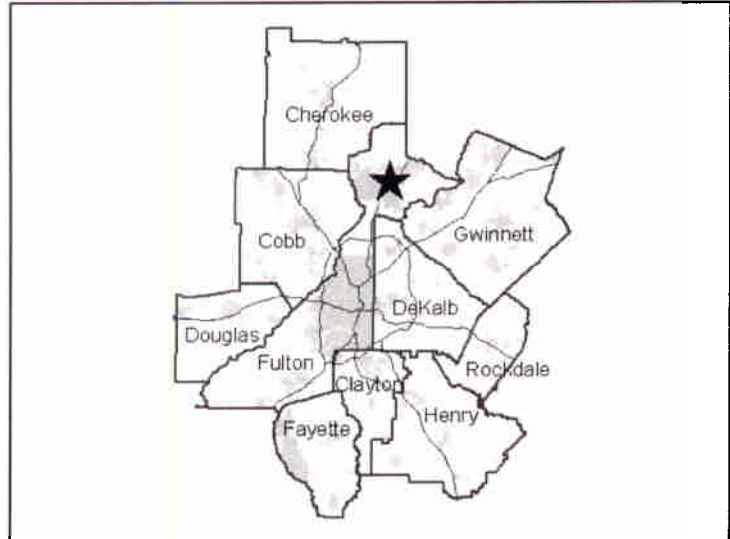
C: Mr. Jere Wood, City of Roswell
Ms. Diana Wheeler, City of Alpharetta
Mr. Michael Quinley, Cousins Properties
Mr. John Gaskin, HGOR
Mr. Tom Coleman, GDOT
Mr. Rick Brooks, GDCA
Mr. Harold Reheis, GEPD
Mr. James M Ritchey, Jr., GRTA
Mr. William Fernandez, MARTA

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WEB LINK TO DCA: FORM 1, FORM 2

PROPOSED DEVELOPMENT:

The Cousins Westside Master Plan development includes 1,422,000 square feet of office space, 144,900 square feet of office/warehouse space, 104,250 square feet of retail space, 1,620 multi-family units of which 868 dwelling units would be for seniors, 404 townhouses, 250 room hotel, 12,000 seat amphitheater, 2,670 seat arts center, 1,153,500 square foot community college, and a 77,000 square foot community center. The total development site is 219.25 acres of land and is located on both sides of Westside Parkway to the north of GA Hwy 400 in northern Fulton County. The project is located adjacent to the City of Roswell and Fulton County. The project is located within an Activity Center focused in north Fulton County along Hwy 400 and North Point Mall.



PROJECT PHASING:

The project is anticipated to be completed as a single continuous phase, with a build out year of 2013.

GENERAL

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

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

No, according to information submitted with the development the comprehensive plan could be amended by public hearings following any approval of the project.

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

The site proposed for development abuts Fulton County and is adjacent to the City of Roswell to the north. No inconsistencies were identified, however concerns were raised by the City of Roswell concerning the allowed density and the 62,000 projected trips generated by the development. A letter from the City of Roswell is attached at the end of the review report.

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

No impact was identified, however several intersections within the City of Roswell will be impacted by the development and a greater emphasis may be required upon those intersections in future studies and work.

Is the proposed development consistent with regional plans and policies?

This project meets or exceeds many of the policies and best development practices of the Regional Development Plan (RDP). However, the site design could be further refined to improve the consistency with RDP Policies and Practices. It is strongly recommended that the following policies and practices be used to evaluate the current site design:

Regional Development Plan Policies

8. Protect environmentally sensitive areas.
9. Create a regional network of greenspace that connects across jurisdictional boundaries.

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.

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.

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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.

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.

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**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. According to regional averages, the proposed development, at build out, will have a population of 4,048, including 332 students and 5,561 long-term jobs. The long-term jobs calculation does not include projections for the university education center, recreation center, and the arts center/amphitheater, which are also proposed.

The Fulton County Board of Education presented student enrollment estimates that indicate between 185 and 268 school-aged children would reside within the development. The Board of Education's comments are attached at the rear of the review report.

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

The following projects were reviewed by the ARC as either any Area Plan (1984 to 1991) or as a DRI (1991 to present):

Year	Name
1986	BROOKSIDE
1986	KING'S LANDING
1986	NORTH MEADOW
1986	ROYAL 400
1987	PACE OFFICE PARK
1988	MILLINEUM 400
1989	OXFORD GREEN
1989	NORTH ATLANTA MALL
1989	KINGSWOOD MIXED USE
1989	MANSELL RIDGE PARK
1990	NORTH ATLANTA MALL/OFFICE PARK
1992	MANSELL CROSSING
1993	NORTHWIND
1994	NORTHPOINT SQUARE
1997	LECRAW MUD
1997	BROOKSIDE
1997	NORTH POINT COMMONS
1999	MILTON PARK MUD
2000	MANSELL 400

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

No. The site presently contains an office building, a fire station, and a cemetery. All of the present uses are to remain as the development is proposed.

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

No.

LOCATION

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

The development is located on both sides of Westside Parkway and adjacent to the northwestern side of GA Hwy 400 within the City of Alpharetta in northern Fulton County. The project is adjacent to unincorporated Fulton County and the City of Roswell.

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.

As noted previously, the site is adjacent to Fulton County and the City of Roswell.

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.

The surrounding area is dominated by Northpoint Mall and surrounding office parks and commercial developments. This project would introduce a new mix of residential uses into an activity center for improved housing possibilities. As well as having the potential to provide a central public space such as a performing arts center which could enhance the existing development in the area.

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?

Information submitted with the review estimates a value of \$291,480,000 at build-out with tax revenues estimated at \$4,582,649 per year.

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

Short-term jobs will depend upon construction schedule.

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

Yes.

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

The proposed development is located within an activity center and will provide additional housing and new housing options as well as office and retail opportunities in this part of the Atlanta Region. It should also be noted that the development is large in size and is being placed into an area with limited transportation infrastructure. Also, with the infrastructure that is in place, the development would occupy a high percentage of its capacity.

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.

Yes. The site contains two creeks which the developer has indicated may have areas of wetland and floodplain associated with them. Agency maps indicate floodplain associated with both creeks, one in the northernmost portion of the site and the other in the eastern most portion of the site. The developer indicates a wetland delineation study would be performed for the site prior to development. The areas impacts by potential floodplain and wetland appear to be undisturbed as presently proposed. Also, the site is located within the Big Creek small water supply watershed. The site is also in an area designated as a potential groundwater recharge area due to the soil type present.

In what ways could the proposed project create impacts that would damage or help to preserve the resource?

Watershed Protection

The proposed project site is located within the Big Creek watershed, a small water supply watershed, and is located within seven miles of the City of Roswell's water supply intake. Under the Georgia Planning Act, all development in the watershed is subject to the DNR Part 5 Water Supply Watershed Minimum Criteria (Chapter 391-3-16-.01 Criteria for Water Supply Watersheds) unless alternative criteria are developed in a study with participation by all jurisdictions in the watershed.

The Big Creek Watershed Study was completed in December 2000 with participation by all jurisdictions in the basin. It includes alternative protection measures to the DNR Part 5 Water Supply Watershed Criteria, including structural and non-structural control measures. The study was submitted to Georgia EPD in 2001 and has not been officially approved. Without that approval, the local governments have not developed and signed a formal watershed agreement. However, it is our understanding that the City of Alpharetta has adopted protection requirements consistent with those proposed in the Study and that DCA has accepted those requirements in lieu of the Part 5 minimum criteria.

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Regardless of any alternative criteria developed, current Part V criteria require that the buffer widths specified in the minimum standards be maintained. The plans show buffers around the two perennial streams on the property shown on the Roswell 1:24,000 quad sheet. However, one is 50 feet wide and the other is 100 feet wide. Within seven miles of the Roswell intake, the Part 5 criteria require an undisturbed buffer of 100-feet on both sides of stream and a 150-foot impervious setback on both sides of the stream.

Georgia Erosion and Sedimentation Act/Stream Buffer Requirements

The Georgia Erosion and Sedimentation Control Act requires a 25-foot buffer on "State waters."

Floodplains

The application notes that floodplain areas may exist on the site. These areas need to be identified and the development needs to conform to City floodplain regulations in its final design.

Wetlands

The application also notes that wetlands may exist on the site. ARC's Regional Development Plan advises to "preserve patches of high-quality habitat", and also to "design around significant wetlands". ARC therefore recommends that all development be designed around wetlands, and that vegetated buffers be required. ARC further recommends that all necessary City guidelines be followed, and that ACOE permits are obtained if necessary to develop within wetlands.

Structural Storm Water Controls

According to information submitted with the review, the proposed development would include storm water management. Before any permits are issued, the County should require that the developer submit a storm water management plan as a key component of the Plan of Development. The storm water plan should include location, construction and design details, and all engineering calculations for all storm water quality control measures. The Plan also should include a monitoring program to ensure storm water pollution control facilities function properly. ARC staff recommends that structural controls be designed to accommodate the installation, operation, and maintenance of automatic equipment at inlet and outlet locations for the monitoring of flow rates and water quality. It is recommended that the monitoring program consider the following minimum elements:

- Monitoring of four storms per year (1 per quarter);
- Collection of flow weighted composite of the inflow to the structure during the entire storm event;
- Collection of a flow weighted composite of the outflow from the structure—the sampling period should include the peak outflow resulting from the storm event;
- Analysis of inflow and outflow flow weighted composite samples for biochemical oxygen demand (BOD), total suspended solids (TSS), zinc, lead, total phosphorous (TP) and total nitrogen (TKN & NO3); and
- Collection of grab samples at the inlet and outlet locations during the periods of peak inflow and outflow for pH, dissolved oxygen (DO) and fecal coliform bacteria.

The City should determine the actual number and size of storms to be monitored as well as who should be responsible for conducting the monitoring. Monitoring should be conducted at the developer's or owner's expense. Analysis should conform to EPA standards. Specific monitoring procedures and

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parameters analyzed may change in the future based on continuing storm water runoff and water quality studies.

The storm water plan should require the developer to submit a detailed, long-term schedule for inspection and maintenance of the storm facilities. This schedule should describe all maintenance and inspection requirements and persons responsible for performing maintenance and inspection activities. These provisions and the monitoring program should be included in a formal, legally binding maintenance agreement between the City and the responsible party.

In addition to inspections required in the storm water management plan, the formal maintenance agreement between the developer and the City should allow for periodic inspections for the storm water facilities to be conducted by the City. If inadequate maintenance is observed, the responsible party should be notified and given a period of time to correct any deficiencies. If the party fails to respond, the City should be given the right to make necessary repairs and bill the responsible party.

The City should not release the site plans for development or issue any grading or construction permits until a storm water management plan has been approved and a fully executed maintenance/monitoring agreement is in place.

HISTORIC RESOURCES

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

No.

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

This DRI proposal is being considered for review under the Georgia Regional Transportation Authority guidelines. The project is to be located on a 219-acre site in northern Fulton County, within the City of Alpharetta. The site is northwest of GA 400 and is bisected by Westside Parkway. The proposed development consists of 868 dwelling units for seniors, 752 apartments, 404 townhouses, a 250-room hotel, a 1,180,000 sq ft education center, 104,250 sq ft of retail space, an arts center, and an amphitheater. The project will be implemented in two phases. The first phase consisting of office park, general office, townhouses, apartments, recreation center, arts center, senior apartments, and

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hotel is to be completed in the year 2008. The second phase, consisting of the remaining developments, will be completed in year 2013.

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

A&R Engineering performed the transportation analysis. GRTA and ARC review staff agreed with the methodology and assumptions used in the analysis. The net trip generation is listed in the table below:

Land Use (ITE Code)	Size (1,000)	AM Peak Hour			PM Peak Hour			24-hour
		Enter	Exit	Total	Enter	Exit	Total	2-way
General Office (710)	242	332	45	377	60	291	351	2,616
Office Park (750)	1,180	1,536	189	1,725	215	1,323	1,538	12,707
Warehouse (150)	1,449	53	53	106	80	17	97	883
Retail (820)	100	64	164	310	310	335	645	7,002
Senior Living (253)	868 units	37	24	61	42	45	87	3,021
Apartments (220)	752 units	60	317	377	285	141	426	4,642
Townhouse (230)	404 units	23	128	154	131	64	195	2,133
Community Center (495)	77	67	35	102	46	89	135	1,762
Hotel (310)	250 rooms	78	50	128	73	65	138	1,868
Community College (540)	1,153	1,643	410	2,053	881	1,034	1,915	21,178
Arts Center	2670 seats	37	5	42	461	35	496	3,064
Amphitheater	12,000 seats	0	0	0	675	135	810	3,960
Total Net Trips		3,969	1,320	5,289	3,259	3,574	6,833	64,836
Total Trips with Mixed-use Reduction		3,933	1,306	5,239	3,199	3,452	6,651	61,916

These trip generation estimates were prepared using the Institute of Traffic Engineers Trip Generation (6th Edition) manual, as well as the Trip Generation Handbook, (October 1998).

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 was approved by ARC and GRTA. If analysis of an intersection or roadway results in a substandard LOS "D", then the consultant recommends improvements.

The traffic volumes for any particular time period or street network condition can be compared to the capacity of the respective roadway 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 1.0, congestion increases. Under no build conditions, the v/c ratios for traffic in various network years are presented in the table below.

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V/C Ratios A.M. Peak-Period*

Facility	2005			2010				2025				
	Lns	Volume	V/C	Lns	Volume	V/C	V/C % Change from 2005	Lns	Volume	V/C	V/C % Change from 2010	V/C % Change from 2005
Morrison Pkwy (Haynes Bridge to Hembree Rd)	2	420	.071	2	350	.059	-16.5%	2	360	.060	1.0%	-15.7%
Westside Pkwy (Hembree Rd to Center Bridge Rd)	2	1090	.182	2	1410	.235	29.2%	2	1410	.235	0.1%	29.3%
Rock Mill Rd (Center Bridge Rd to Old Roswell Rd)	2	2280	.357	2	2190	.343	-4.0%	2	2670	.418	21.8%	17.0%
Old Roswell Rd (Rock Mill Rd to Mansell Rd)	2	3860	.743	2	3880	.746	0.4%	2	4010	.771	3.3%	3.7%

V/C Ratios PM Peak-Period*

Facility	2005			2010				2025				
	Lns	Volume	V/C	Lns	Volume	V/C	V/C % Change from 2005	Lns	Volume	V/C	V/C % Change from 2010	V/C % Change from 2005
Morrison Pkwy (Haynes Bridge to Hembree Rd)	2	2660	.444	2	3360	.561	26.5%	2	2740	.458	-18.4%	3.2%
Westside Pkwy (Hembree Rd to Center Bridge Rd)	2	2890	.482	2	3370	.562	16.7%	2	3350	.559	-0.6%	16.0%
Rock Mill Rd (Center Bridge Rd to Old Roswell Rd)	2	1660	.260	2	1530	.239	-8.2%	2	2370	.370	55.0%	42.3%
Old Roswell Rd (Rock Mill Rd to Mansell Rd)	2	5430	1.04 3	2	5440	1.04 7	0.4%	2	5050	.970	-7.4%	-7.0%

*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.

Overall, the v/c ratios indicate that the study network functions at an acceptable Level of Service. However, the projected p.m. peak period v/c ratios for Old Roswell Rd indicate severe congestion. All v/c ratio increases are within normal growth levels. Any decreases in projected p.m. peak-hour volume and v/c ratios, as indicated by ARC's travel demand model, can be attributed to a change in functional classification of the facility or by the traffic being routed differently due to adjacent roadway improvements or future land use patterns.

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 Year
FN AR BP095	Mansell Road Sidewalks/Bike Lane from Foe Killer	Bike/Ped	2007

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	Creek to Marta Park And Ride Lot		
FN 173	Old Roswell Rd at Foe Killer Creek	Bridge Upgrade	2008

2025 RTP Limited Update*

ARC Number	Route	Type of Improvement	Scheduled Year
FN 067B	SR 9- South Main St from Upper Hembree Rd to Academy St	Widening from 2 to 4 lanes	2012
FN AR 198C	Upgrade SR 400 Shoulders To Accommodate Express bus Travel from Windward Parkway To Marta North Springs Station Entrance	Transit	2012
FN 031B	Haynes Bridge Road from Big Creek to Old Alabama Road	Widening from 2 to 4 lanes	2015
FN 131	Rock Mill/Old Roswell Road Improvements	Roadway Operations	2015
FN 107	Kimball Bridge Rd from North Point Pkwy to State Bridge Rd	Widening from 2 to 4 lanes	2010
M AR 234B	Marta North Line Extension from Holcomb Bridge Road area to North Point Mall Area	Transit	2025

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

What are the recommended transportation improvements based on the traffic study done by the applicant? What are the conclusions of the traffic study?

To account for both the area's growth and also for the traffic generated by the proposed development a number of transportation improvements will be needed by the "Build" year 2013. The planning level evaluation for the "Build" condition revealed that the intersection improvements applied to the "No Build" scenario would not be sufficient to accommodate the total build traffic. Therefore the transportation consultant recommended several improvements to assure that all intersections operate at a level of service "D" or better.

Most improvements included turning movement enhancements (addition of turn lanes) at key intersections. Refer to the consultant's traffic report for a complete list of improvements. The intersections of Maxwell Rd and Westside Pkwy and Old Roswell Rd and Hembree Rd are going to require such improvements, as well as the possible installation of traffic signals. The consultant recommended detailed signal warrant analyses for these intersections.

Under future no-build and build-out (which includes the project) conditions, the roadway system serving the subject site operates adequately except for the Old Roswell Road segment. To accommodate the substandard level of service, impractical improvements would be required at the intersection of Mansell Rd and Old Roswell Rd. These uncommon improvements include triple left turn lanes. However, with two southbound turn lanes and one of the following alternatives, a LOS "D" can be achieved.

- Davis Rd extension to Rock Mill Rd
- Duke Drive extension to Rock Mill Rd

It is important to note that the intersection of Main Site Driveway and Westside Pkwy will operate at a LOS "F" for most of the left-turn movements. However, vehicles have the option of utilizing

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other access points that are signalized. Nevertheless, a detailed signal warrant analysis should be completed prior to final build-out.

The consultant's report referred to the possibility of a pedestrian bridge over GA 400, providing a connection to North Point Mall and MARTA. Considering the presence of a community college, apartments, and a senior living center, ARC staff strongly recommends the construction of such a connection to transit and the surrounding retail services.

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?

No.

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

Yes. MARTA operates buses 85 and 140 in the study area.

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

Yes. An express bus system, sponsored by GRTA and eleven metro-Atlanta counties will be in operation by 2005. The bus system will pick up riders in each participating county and take them to MARTA stations, activity centers, or local bus connections. In addition, MARTA will extend rapid transit technologies along the GA 400 corridor to the North Point Mall area.

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

None.

INFRASTRUCTURE

Wastewater and Sewage

Wastewater is estimated at 1.248 MGD based on information provided with the review.

Which facility will treat wastewater from the project?

Information submitted with the review state that the Fulton County Big Creek Wastewater Treatment Plant is the wastewater treatment plant that would serve this area.

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

The capacity of the Big Creek plant is listed below:

PERMITTED CAPACITY MMF, MGD ₁	DESIGN CAPACITY MMF, MGD	2001MMF, MGD	2008 MMF, MGD	2008 CAPACITY AVAILABLE +/-, MGD	PLANNED EXPANSION	REMARKS
24	24	25	26	-2.0	Planned expansion to 36 or 48 MGD by 2008 subject to permitting.	

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

₁ Source: Metropolitan North Georgia Water Planning District *SHORT-TERM WASTEWATER CAPACITY PLAN Final Report*

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. Construction of the proposed development should be arranged consistent with any expansion of the Big Creek facility.

INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?

Water demand also is estimated at 1.248 MGD based on information provided with the review.

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

There appears to be sufficient capacity for this project to be constructed.

INFRASTRUCTURE

Solid Waste

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

Based on regional averages, it would anticipated the project would generate approximately 10,000 tons of waste.

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.

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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.)?

No additional impacts were identified during the review.

HOUSING

Will the proposed project create a demand for additional housing?

Yes. However there is a substantial amount of multiple-family housing planned for this development.

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

Yes, once developed, this project will provide housing and employment into an existing employment center.

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

The site proposed for the development is located in Census Tract 116.01. This tract had a 146.8 percent increase in number of housing units from 1990 to 2000 according to ARC's Population and Housing report. The report shows that 74 percent of the housing units are single-family, compared to 67 percent for the region; thus indicating a need for additional housing options in the development area. The proposed development will provide additional options for multi-family residences and provide a senior living component to the area.

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

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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.



City Of Roswell

Mayor Jere Wood

Neva Aren. Executive Assistant 770-594-6286
Robyn Quinn, Admin. Assistant 770-594-6288

June 16, 2003

Mr. Michael Alexander
DRI Coordinator
Atlanta Regional Commission
40 Courtland Street, NE
Atlanta, GA 30303

Re: DRI Review of Westside Master Plan

Dear Mr. Alexander:

The City of Roswell supports the concept of development for the area within the boundaries of the Westside Master Plan. However, it cannot support the specific Master Plan as presented because of the estimated daily trip generation rate of 62,000 trips. This number would negatively impact the Level of Service of some of Roswell's roads and intersections to an unacceptable Level "F". A specific list of impacted roads and intersection is as follows:

Westside Parkway Master Plan Intersection Analysis

Base year 2013 with existing land geometry:

Hembree Road at Maxwell Road
Hembree Road at Old Maxwell Road
Old Roswell Road at Rock Mill Road

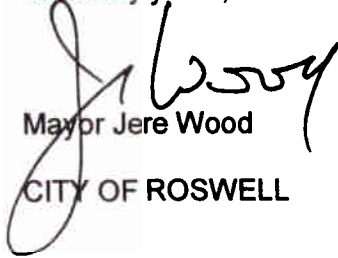
Base year 2013 with site traffic and recommended improvements:

Hembree Road at Maxwell Road
Hembree Road at Old Roswell Road

As a result, the City recommends that all of the involved parties (Cousins Properties, Inc., City of Alpharetta, City of Roswell, ARC and GRTA), agree to continue with the

project review process for the foreseeable future. This continuation will allow for the City's transportation infrastructure concerns to be satisfactorily addressed while permitting the future development of the Westside Master Plan area to proceed.

Sincerely yours,

A handwritten signature in black ink, appearing to read "J. Wood", is written over a light gray rectangular background.

Mayor Jere Wood

CITY OF ROSWELL

ATLANTA REGIONAL COMMISSION
COUSINS WESTSIDE MASTER PLAN DRI 388
MAY 2003

PETITION	USE	# UNITS	2003-04 HOME SCHOOL	ESTIMATE # STUDENTS GENERATED	CAPACITY ^A	PROJECTED ENROLLMENT ^B	PROJECTED UNDER/OVER STATE CAPACITY ^C	# PORTABLE CLASSROOMS	CURRENT FACILITY MEET DEMAND ^D
COUSINS DRI 388	MF	752	HEMBREE SPRINGS ES	90 TO 125	750	639 TO 679	-111 TO -71	0	YES
*senior units excluded			ELKINS POINT E MS	47 TO 71	1,050	921 TO 977	-129 TO -73	0	YES
	TR	404	ROSWELL HS	48 TO 72	1,850	2,170 TO 2,304	320 TO 454	12	NO
			TOTAL	185 TO 268					

Average Avg. +
1 Std. Dev.

North Fulton: Within region of the pending development

Townhome unit generates:
Townhome unit generates:
Townhome unit generates:

Apartment unit generates:
Apartment unit generates:
Apartment unit generates:

AVERAGE CONSTRUCTION COST PER STUDENT	ANNUAL OPERATING COST PER STUDENT	STATE OPERATING COST PER STUDENT	FULTON OPERATING COST PER STUDENT
\$10,395	\$7,889	\$2,790	\$5,099

- ^A State Capacity is updated to accommodate full class-size reduction per HB 1187, the Georgia Education Reform Act.
^B Projected enrollment for first month, Fall of the 2003-04 school year.
^C Positive values indicate numbers of students a facility is over state capacity / negative values indicate number of students a facility is under state capacity
^D Previous approved rezoning could overcrowd this school beyond the estimated enrollment.



June 2, 2003

Ms. Beverly Rhea, Review Coordinator
Atlanta Regional Commission
40 Courtland Street NE
Atlanta, GA 30303

**RE: ARC REVIEW CODE: R305231
LOCATION: WESTSIDE PARKWAY**

NAME OF PROPOSAL: COUSINS WESTSIDE MASTER PLAN. DRI 388; 1,422,000 SQUARE FEET OF OFFICE SPACE, 144,900 SQUARE FEET OF OFFICE/WAREHOUSE SPACE, 104,250 SQUARE FEET OF RETAIL SPACE, 1,620 MULTI-FAMILY UNITS INCLUDING 868 FOR SENIORS, 404 TOWNHOUSES, 250 ROOM HOTEL, A 12,000 SEAT AMPHITHEATER, 2,670 SEAT ARTS CENTER, 77,000 SQUARE FOOT COMMUNITY COLLEGE, AND A 77,000 SQUARE FOOT COMMUNITY CENTER.

Dear Ms. Rhea:

The Fulton County Department of Health and Wellness recommends that the applicant be required to connect the proposed development to public water and public sanitary sewer available to the site.

Since this proposed development is a public place compliance is required by the Fulton County Department of Health and Wellness with the Clean Indoor Air Ordinance. The ordinance requires posting of adequate signage and smoke free areas. A designated smoking area may be established at the discretion of the owner in accordance with this ordinance.

Since this proposed development is a place of employment, compliance is required by the Fulton County Department of Health and Wellness with the Clean Indoor Air Ordinance. The ordinance requires posting of adequate signage and smoke free areas. A designated smoking area may be established at the discretion of the owner in accordance with this ordinance.

If a portion of this proposed development includes a health care facility, compliance with the Clean Indoor Air Ordinance is required by the Fulton County Department of Health and Wellness. The ordinance requires the posting of adequate signage for a smoke free environment. No designated smoking area is allowed in this facility.

Fulton County Department of Health and Wellness
99 Jesse Hill Jr. Drive, S.E.
Atlanta, Georgia 30303

If this proposed development includes a food service facility, the owner must submit kitchen plans for review and approval by this department before issuance of a building permit and beginning construction. The owner must obtain a food service permit prior to opening.

If this proposed development includes a public swimming pool as defined in the regulations including spas, whirlpools, etc., the owner or contractor must submit plans for review and approval by this department and must obtain a Fulton County Department of Health and Wellness permit to construct before issuance of a building permit. Also, the owner of the facility must obtain a Fulton County Department of Health and Wellness permit to operate the pool prior to opening.

This department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval.

If a health care facility is included in this project then this department is requiring that this portion of the facility meet the permit requirements for personal care homes under DHR Rules and Regulations.

If the developer is aware or becomes aware of any abandoned well(s) on the property, the Fulton County Department of Health and Wellness must be notified and the well(s) must then be properly abandoned.

Sincerely,

A handwritten signature in black ink that reads "Ron McClure". The signature is written in a cursive, flowing style.

Ron McClure, Manager
Environmental Health Services, Central District

RM/sg

COUSINS WESTSIDE MASTER PLAN D.R.I.

D.R.I. # 388 - CITY OF ALPHARETTA, GA.

SUPPLEMENT TO FORM 1

prepared MAY 20th, 2003

DEVELOPMENT TYPE - MIXED USE

DEVELOPER/APPLICANT - COUSINS PROPERTIES INC.

LAND USE	TOTAL SQUARE FEET/ NO. UNITS
OFFICE	1,422,000 SF
- GENERAL OFFICE (242,000 SF)	
- OFFICE PARK (1,180,000 SF)	
OFFICE/WAREHOUSE	144,900 SF
RETAIL	104,250 SF
MULTI-FAMILY APARTMENTS	1620 UNITS
- APARTMENTS (752 UNITS)	
- SENIOR APARTMENTS (868 UNITS)	
TOWNHOMES	404 UNITS
HOTEL	250 ROOMS
CULTURAL/EDUCATIONAL FACILITIES	12,000 SEAT AMPHITHEATRE
	2670 SEAT ARTS CENTER
	COMMUNITY COLLEGE - 1,153,500 SF
	COMMUNITY CENTER - 77,000 SF

Your DRI ID NUMBER for this submission is: 388
 Use this number when filling out a DRI REVIEW REQUEST.
 Submitted on: 2/25/2003 12:07:48 PM

DEVELOPMENT OF REGIONAL IMPACT Fulton 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:	City of Alpharetta
*Individual completing form and Mailing Address:	Kathi Cook, Boards Administrator Community Development City of Alpharetta 287 S. Main Street Alpharetta, Georgia 30004
Telephone:	678-297-6073
Fax:	678-297-6071
E-mail (only one):	kcook@alpharetta.ga.us

*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: Cousins Westside Master Plan		
Development Type	Description of Project	Thresholds
Mixed Use	Total Acreage 219.25 Office - 1812100 SF Cultural/Educational Facilities - 2514000 SF Retail - 311550 SF Residential-404 townhomes 1620 Apartment units	View Thresholds
Developer / Applicant and Mailing Address:		Cousins Properties Inc./Michael Quinley 2500 Windy Ridge Parkway, Suite 1600 Atlanta, Georgia 30339-5683
Telephone:		770-857-2435
Fax:		770-857-2362
Email:		michaelquinley@cousinsproperties.com
Name of property owner(s) if different from developer/applicant:		
Provide Land-Lot-District Number:		651,652,653,688,689,690,691,700,743, 1st District, 2nd Section
What are the principal streets or roads providing vehicular access to the site?		Westside Parkway
Provide name of nearest street(s) or intersection:		Property is northwest of Georgia 400 with Westside Parkway bisecting the property.
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?		625' East of the City limits of Roswell at LL 641 and abuts Fulton County property located within LL 642.
If no, provide the following information:		
In what additional jurisdictions is the project located?		N/A
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		N

previous DRI?	
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?	City of Alpharetta
What is the name of the wastewater treatment supplier for this site?	Fulton County
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: Overall project: None provided

Local Government Comprehensive Plan	
Is the development consistent with the local government's comprehensive plan, including the Future Land Use Map?	N
If no, does the local government intend to amend the plan/map to account for this development?	Y
If amendments are needed, when will the plan/map be amended?	by Public Hearing after review.

Service Delivery Strategy	
Is all local service provision consistent with the countywide Service Delivery Strategy?	
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?	
Included in other local government plans (e.g. SPLOST/LOST Projects, etc.)?	
Included in an official Transportation Improvement Plan (TIP)?	
Developer/Applicant has identified needed improvements?	Y
Other (Please Describe):	Y
Developer will be responsible for access improvements and other transportation improvements needed.	

Submitted on: 5/12/2003 12:52:20 PM

DEVELOPMENT OF REGIONAL IMPACT DRI Review Initiation Request (Form2a)

Local Government Information

Submitting Local Government:	City of Alpharetta
Individual completing form:	Kathi Cook, Boards Administrator, Community Development, City of Alpharetta
Telephone:	678-297-6073
Fax:	678-297-6071
Email (only one):	kcook@alpharetta.ga.us

Proposed Project Information

Name of Proposed Project:	Westside
DRI ID Number:	388
Developer/Applicant:	Michael Quinley, Cousins Properties, Inc.
Telephone:	770-857-2362
Fax:	770-857-2362
Email(s):	michaelquinley@cousinsproperties.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.)	Y
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	Y
If no, the official review process can not start until this additional information is provided.	

Economic Impacts

Estimated Value at Build-Out:	\$291,480,000.00
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$4,582,649.00
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): N/A the site is undeveloped. See supplemental information for details.	

Community Facilities Impacts

Water Supply

Name of water supply provider for this site:	North Fulton/Atlanta Plant
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	1.248 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:	Fulton County - Big Creek Wastewater Treatment Plant
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	1.248 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?	

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.)	Peak Hour - 6,832 trips
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: See traffic study for details.	
Solid Waste Disposal	
How much solid waste is the project expected to generate annually (in tons)?	517,110 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?	48% impervious
Is the site located in a water supply watershed?	Y
If yes, list the watershed(s) name(s) below: Roswell Water Supply Watershed District	
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: See Supplemental Information for details.	
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 site includes portions of two creeks and there may be wetlands on site at these locations. A wetland delineation will be conducted at the appropriate time; however, no impacts are anticipated. See Supplemental Report for details.	
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 site includes portions of two creeks which may have some 100-year floodplain associated with them; however no impacts are anticipated. See Supplemental Report for details.	