



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: 8/15/2005

ARC REVIEW CODE: R508152

TO: Chairman Karen Handel
ATTN TO: Morgan Ellington, 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: Concourse III, IV, and VIII

Review Type: Development of Regional Impact

Description: The proposed Concourse mixed use development will consist of 650 residential condominiums and 70,000 square feet of retail. The proposed development is located on an 11.28 acre parcel in Fulton County at the intersection of Peachtree Dunwoody Road and Hammond Drive. The development is part of the larger Concourse office development. Access to the site will be at three existing access points: one along Hammond Drive, and two along Peachtree Dunwoody Road.

Submitting Local Government: Fulton County

Date Opened: 8/15/2005

Deadline for Comments: 8/29/2005

Earliest the Regional Review can be Completed: 9/14/2005

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 ROSWELL
CITY OF ATLANTA
SANDY SPRINGS INTERIM GOVERNMENT COMMITTEE

ARC TRANSPORTATION PLANNING
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF ALPHARETTA
METRO ATLANTA REGIONAL TRANSIT AUTHORITY

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
DEKALB COUNTY
FULTON COUNTY SCHOOLS
PERIMETER COMMUNITY IMPROVEMENT DISTRICT

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 8/29/2005, 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: **Concourse III, IV, and VIII** *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

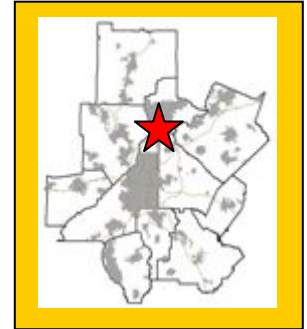
Return Date: 8/29/2005

Preliminary Report:	August 15, 2005	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Concourse III, IV, and VIII #883
Final Report Due:	September 14, 2005		Comments Due By:	August 29, 2005

PRELIMINARY REPORT SUMMARY

PROPOSED DEVELOPMENT:

The proposed Concourse mixed use development will consist of 650 residential condominiums and 70,000 square feet of retail. The proposed development is located on an 11.28 acre parcel in Fulton County at the intersection of Peachtree Dunwoody Road and Hammond Drive. The development is part of the larger Concourse office development. Access to the site will be at three existing access points: one along Hammond Drive, and two along Peachtree Dunwoody Road.



PROJECT PHASING:

The project is being proposed in one phase with a project build out date for 2012.

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). The proposed zoning for the site is MIX (mixed use). Information submitted for the review states that the proposed zoning is consistent with Fulton County's Future Land Use Map which designates the area as a living working corridor.

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

To be determined during the review based on comments received by affected local governments.

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

To be determined during the review based on comments received by affected 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 three mile radius of the proposed project.

YEAR	NAME
2005	Corporate Campus
2003	Perimeter Center
2003	211 Perimeter Center
2003	Perimeter Ford Redevelopment
2002	Perimeter Town Center
2000	Northpark MUD
1999	Abernathy MUD
1990	5825 Glenridge Drive Mixed Use
1988	Glenlake Office Park
1988	Central Park (revised)
1988	Crestline (revised)
1988	Hammond Venture
1987	Potomac Hills (revised)
1987	Lakeside Commons
1986	Perimeter West
1986	Landmarks Concourse
1986	Aberdeen Forest
1985	Dunwoody Springs Office Center II
1984	Crestline

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, an existing parking facility currently exists on the site. There is also four other office buildings and a parking deck on the Concourse site.

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

No.

Is the proposed development consistent with regional plans and policies?

Concourse III, IV, and VIII will replace an existing parking facility and add a residential and retail components to an existing office park development. The site is currently characterized by medium to low rise office buildings and parking facilities. The proposed redevelopment of this site calls for a mix of uses that could potentially allow individuals to live and work within close proximity to one another.

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The proposed development meets many of ARC's Regional Development Policies. Regional Development Policies one through four seek to provide development strategies to accommodate the forecasted population and employment growth more efficiently, guide an increased share of new development into central business centers, transportation corridors, and activity centers, increase opportunities for mixed use development and redevelopment, and increase transportation choices. This development meets these goals by redeveloping a site located within an activity center to a more compact mixed use development that creates housing and employment options to individuals.

The proposed development is located in the Perimeter Center LCI. It is recommended that the developer work with Perimeter Center CID to ensure that the proposed development meets the goals of the LCI and design standards set forth by the CID.

The Perimeter area surrounding the proposed development has an existing job to housing imbalance. Typically, to be balanced an area should have 1.5 jobs per household (JPH). This employment center has one of the severest jobs to housing imbalance in the metro region. This proposed development helps to rectify some of this imbalance by providing opportunities for individuals to live and work in close proximity to one another.

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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 proposed project is located in Fulton County on at the intersection of Peachtree Dunwoody Road and Hammond Drive.

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.

It is entirely within the Fulton County's boundaries; however, it is less than a mile from DeKalb County.

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 \$116,600,000.00 with an expected \$2,914,953.00 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.

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

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The proposed development will off an opportunity for residents to live and work within close proximity to one another.

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.

To be determined during the review.

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

To be determined during the review.

The development **DOES NOT PASS** 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%
Where Residential is dominant, 10% Retail or 10% Office	4%	4%
w/in 1/2 mile of MARTA Rail Station	5%	5%
TMA or Parking Management Program	3%	3%
Bike/ped networks that meet Mixed Use or Density target and connect to adjoining uses	5%	5%
Total		23%

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

To be determined during the review.

INFRASTRUCTURE

Wastewater and Sewage

Based on regional averages, wastewater is estimated at 0.20 MGD.

Which facility will treat wastewater from the project?

R.M. Clayton will provide wastewater treatment for the proposed development.

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

The capacity of R.M. Clayton is listed below:

PERMITTED CAPACITY MMF, MGD ¹	DESIGN CAPACITY MMF, MGD	2001 MMF, MGD	2008 MMF, MGD	2008 CAPACITY AVAILABLE +/-, MGD	PLANNED EXPANSION	REMARKS
No flow limit	122	99	120	2	None. Plan before EPD to permit plant at design capacity consistent with draft Chattahoochee River Model.	Existing Consent Decree with the U.S.EPA and Georgia EPD require CSO and SSO improvements throughout City of Atlanta wastewater system by 2007 and 2014, respectively.

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.

INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?

Water demand also is estimated at 0.20 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?

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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 2,520 tons of solid waste per year and the waste will be disposed of in Fulton 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?**
- **Other government facilities?**
- **Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?**

To be determined during the review.

HOUSING



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Will the proposed project create a demand for additional housing?

No, the project will provide an additional 650 housing units.

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

Yes, once developed, this project will provide housing opportunities for existing employment centers.

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

The site proposed for the development is located in Census Tract 101.10. This tract had a 0.7 percent increase in number of housing units from 2000 to 2003 according to ARC's Population and Housing Report. The report shows that 41 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: **883**
 Use this number when filling out a DRI REVIEW REQUEST.
 Submitted on: 7/27/2005 3:45:14 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:	Fulton County
*Individual completing form and Mailing Address:	Morgan Ellington Fulton County, 141 Pryor Street, Suite 2085, Atlanta, GA 30303
Telephone:	404-730-8049
Fax:	404-730-7818
E-mail (only one):	Morgan.Ellington@co.fulton.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:	Concourse III, Concourse IV, and Concourse VIII	
Development Type	Description of Project	Thresholds
Mixed Use	181913 sf office (existing) 70000 sf retail 650 condo units	View Thresholds
Developer / Applicant and Mailing Address:	Cousins Properties, Inc. 250 Windy Ridge Parkway, Suite 1600 Atlanta, GA 30039 (Jessica Hill is atty for developer, 404-572-6966)	
Telephone:	770-303-2818	
Fax:	770-857-2368	
Email:	johngoff@cousinsproperties.com	
Name of property owner(s) if different from developer/applicant:	Teachers Insurance & Annuity Assoc. of America	
Provide Land-Lot-District Number:	LL 17, District 17	
What are the principal streets or roads providing vehicular access to the site?	Peachtree Dunwoody Road and Hammond drive	
Provide name of nearest street(s) or intersection:	Peachtree Dunwoody Road and Hammond drive	
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?	1,000 feet
If no, provide the following information:	
In what additional jurisdictions is the project located?	
In which jurisdiction is the majority of the project located? (give percent of project)	Name: (NOTE: This local government is responsible for initiating the DRI review process.)
	Percent of Project:
Is the current proposal a continuation or expansion of a previous DRI?	N
If yes, provide the following information (where applicable):	Name:
	Project ID:
	App #:
The initial action being requested of the local government by the applicant is:	Rezoning, Variance, Other Use Permit to Exceed the District Height
What is the name of the water supplier for this site?	Fulton County
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?	Y
If yes, what percent of the overall project does this project/phase represent?	17.6 percent
Estimated Completion Dates:	This project/phase: Spring 2012 Overall project: Spring 2012

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?	
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?	

Other (Please Describe):

An updated traffic study is being prepared in conjunction with this DRI to identify such information.

Submitted on: 8/11/2005 11:14:19 AM

DEVELOPMENT OF REGIONAL IMPACT DRI Review Initiation Request (Form2a)

Local Government Information

Submitting Local Government:	Fulton County
Individual completing form:	Morgan Ellington, Fulton County, 141 Pryor Street, Suite 2085, Atlanta, GA 30303
Telephone:	404-730-8049
Fax:	404-730-7818
Email (only one):	morgan.ellington@co.fulton.ga.us

Proposed Project Information

Name of Proposed Project:	Concourse III, Concourse IV and Concourse VIII
DRI ID Number:	883
Developer/Applicant:	Cousins Properties, Inc.
Telephone:	770-303-2818
Fax:	770-857-2368
Email(s):	johngoff@cousinsproperties.com, jhill@pogolaw.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:	\$116,600,000.00
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$2,914,953.00
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): The development will displace an existing parking deck providing 818 spaces and servicing the existing office building on the subject property. The proposal will replace the displaced parking spaces in the new development.	

Community Facilities Impacts

Water Supply

Name of water supply provider for this site:	Fulton County
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.20 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
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.20 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.)	603 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: North bound and west bound right turn lanes are needed at the intersection of Hammond Drive and Peachtree Dunwoody Road. See the submitted traffic study for further information on required improvements.	

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	2,520 tons
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?	79%
Is the site located in a water supply watershed?	N
If yes, list the watershed(s) name(s) below:	
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:	

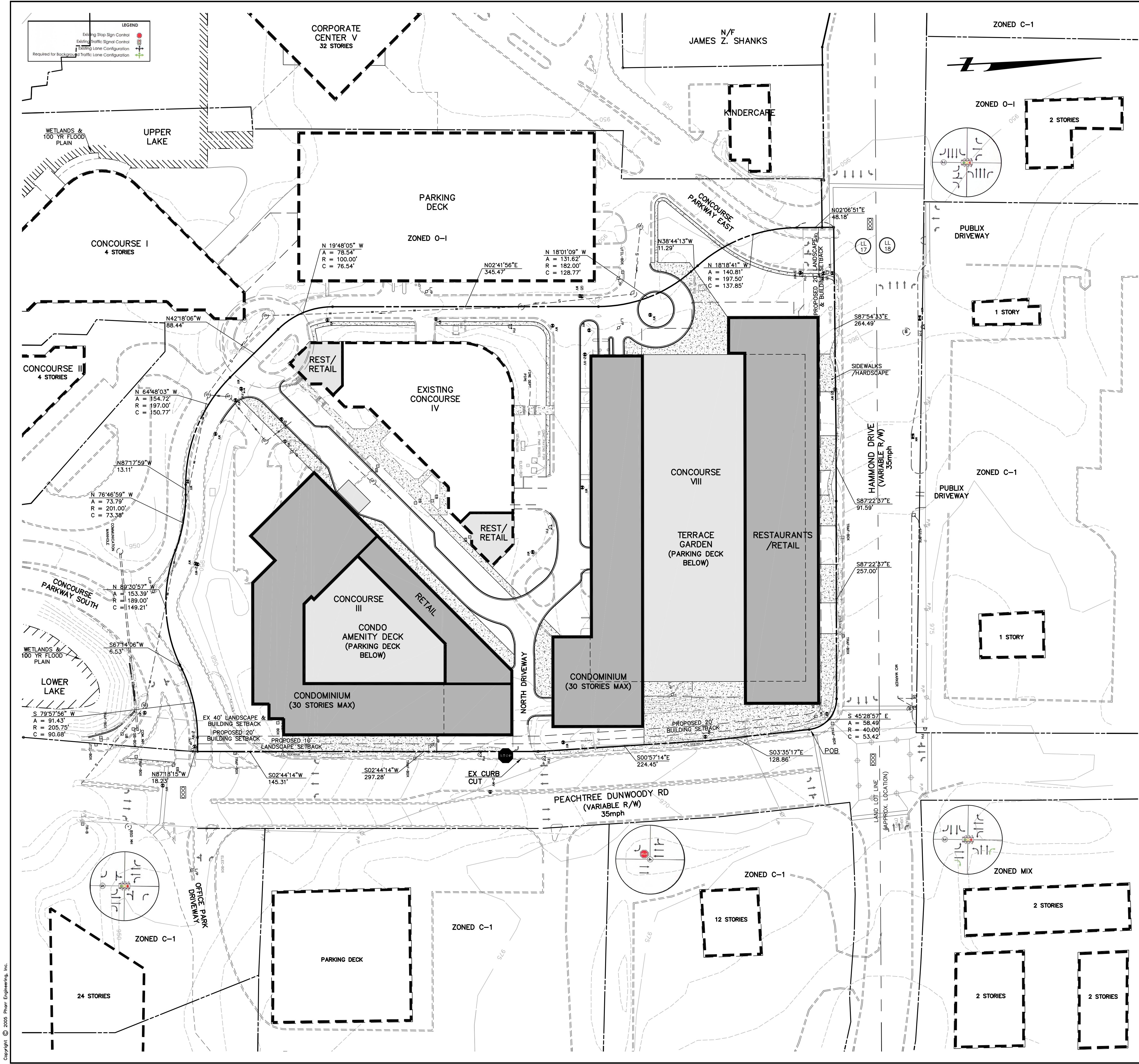
Environmental Quality

Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	N
2. Significant groundwater recharge areas?	N
3. Wetlands?	N
4. Protected mountains?	N
5. Protected river corridors?	N
If you answered yes to any question 1-5 above, describe how the identified resource(s) may be affected below:	
Has the local government implemented environmental regulations consistent with the Department of Natural Resources' Rules for Environmental Planning Criteria?	Y

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

1. Floodplains?	N
2. Historic resources?	N
3. Other environmentally sensitive resources?	N

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



PROGRAM DESCRIPTION				
Building	Use	Height (in stories)	Square Footage or Units (gsf)	Parking Spaces Required **
Concourse IV (existing) ***	Mixed Use - Office	Four (w/partial basement)	181,913 gsf	546 spaces*
	Restaurant/Retail		7,000 gsf	70 spaces
Concourse III	Mixed Use - Condominium	30 stories (max)	300 units	450 spaces
	Retail	one story	35,000 gsf	175 spaces
Concourse VIII	Mixed Use - Condominium	30 stories (max)	350 units	525 spaces
	Restaurant/Retail	one story	28,000 gsf	280 spaces
Office:			181,913 gsf	1,801 spaces (based on shared parking)
Retail:			70,000 gsf	1,815 spaces
Condominium:			650 units	

* at 3 spaces per 1,000 sf
** Required parking before calculation of shared parking
*** 7,000 gsf retail space to be constructed within existing 181,913 gsf office space

SHARED PARKING CALCULATIONS				
	Weekday		Weekend	
	6am to 5 pm	5 pm to 1 am	6am to 5 pm	5 pm to 1 am
Office	546 (100%)	55 (10%)	55 (10%)	28 (5%)
Retail	105 (60%)	158 (90%)	175 (100%)	9 (5%)
Restaurant	175 (50%)	350 (100%)	350 (100%)	35 (10%)
Subtotal	826 *	563	580	72
Residential	975			
Total	1,801			

* Largest Subtotal is the code requirement

- GENERAL NOTES:**
- EXISTING INFORMATION IS FROM "TOPOGRAPHIC SURVEY OF PROPERTY LOCATED IN LAND LOT 17 ~ 17TH DISTRICT, FULTON COUNTY, GEORGIA" BY WATTS & BROWNING ENGINEERS, INC., DATED NOVEMBER 20, 1995 AND LAST REVISED JANUARY 23, 1997 AS WELL AS FULTON COUNTY GIS DEPARTMENT AND CONSTRUCTION DRAWINGS FROM CONCOURSE DEVELOPMENT BY PHARR ENGINEERING (MULTIPLE DATES).
 - TOTAL CONCOURSE DEVELOPMENT IS 64.14 ACRES. AREA TO BE REZONED IS 11.28 ACRES.
 - PROPERTY IS CURRENTLY ZONED O-I (CASE NO 1994Z-0129) AND IS LOCATED COMPLETELY IN FULTON COUNTY.
 - STORMWATER MANAGEMENT FACILITIES FOR THE PROPOSED DEVELOPMENT IS PROVIDED FOR IN THE EXISTING STORMWATER MANAGEMENT FACILITIES PREVIOUSLY PERMITTED AND CONSTRUCTED FOR THE OVERALL CONCOURSE DEVELOPMENT.
 - WATER AND SANITARY SERVICE PROVIDED BY EXISTING INFRASTRUCTURE WITHIN CONCOURSE DEVELOPMENT AND ADJACENT PUBLIC ROADS.
 - 100 YEAR FLOOD PLAIN AND WETLANDS SHOWN ON COUNTY GIS, FEMA PANEL, & NATIONAL WETLANDS INVENTORY MAPS ARE THOSE PRIOR TO THE CONSTRUCTION OF CONCOURSE DEVELOPMENT. CURRENTLY, NO 100 YEAR FLOOD PLAIN OR WETLANDS ARE LOCATED ON THE SITE.
 - ALL DRIVES AND CURB CUTS SHOWN ARE EXISTING AND PREVIOUSLY PERMITTED AND CONSTRUCTED.
 - OWNER: TIAA-CREF * 8500 ANDREW CARNEGIE BOULEVARD * CHARLOTTE, NORTH CAROLINA 28262.
 - DEVELOPER: COUSINS PROPERTIES, INC. * 2500 WINDY RIDGE PARKWAY * SUITE 1600 * ATLANTA, GEORGIA 30339.
 - CIVIL ENGINEER: PHARR ENGINEERING, INC. * 1770 CENTURY CIRCLE, N.E. * SUITE 22 * ATLANTA, GEORGIA 30345
 - TRAFFIC STUDIES: STREETSMARTS * 3090 PREMIERE PARKWAY * SUITE 200 * DULUTH, GEORGIA 30097
 - RESIDENTIAL DENSITY = 57.6 UNITS/ACRE. F.A.R. = 22,332.7 SF/ACRE.
 - EXISTING/PROPOSED OPEN SPACE = ±4.75 ACRES. OPEN SPACE CONSISTS OF ALL LANDSCAPE/LANDSCAPE AREAS, LAWNS, AND ROOFTOP TERRACES.



LEGAL DESCRIPTION:

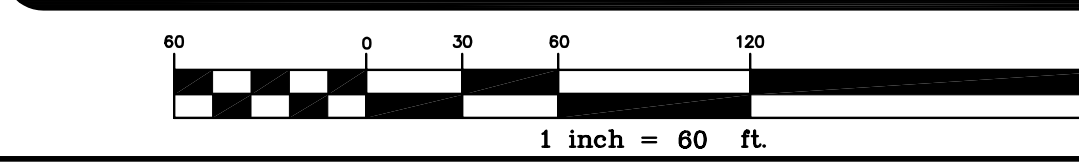
DESCRIPTION of a 11.28 acre parcel of land located in the County of Fulton, State of Georgia in accordance with a plan entitled "Topographic Survey of Property Located in Land Lot 17 ~ 17th District" by Watts & Browning, dated November 20, 1005 and last revised January 23, 1997.

Said 11.28 acre parcel being more fully described as follows:

BEGINNING AT A POINT, said point being located at the iron pin located at the southwest corner of the right-of-way of Peachtree Dunwoody Road and Hammond Drive; Thence S 03°35'17" E for a distance of 128.86 feet to a point; Thence S 00°57'14" E for a distance of 224.45 feet to a point; Thence S 02°44'14" W for a distance of 297.28 feet to a point; Thence S 02°44'14" W for a distance of 145.31 feet to a point; Thence N 87°18'15" W for a distance of 18.23 feet to a point; Thence, along a non-tangent curve to the left having a radius of 205.75 feet, a central angle of 25°27'44", a tangent length of 46.48 feet, the long chord of which bears S 79°57'56" W for a distance of 90.68 feet with a radial line in of S 02°41'48" W and a radial line out of N 22°45'56" W for an arc length of 91.43 feet to a point; Thence S 87°14'06" W for a distance of 6.53 feet to a point; Thence, along a tangent curve to the right with a radius of 189.00 feet, a tangent length of 81.20 feet, a central angle of 46°28'56", the radius of which bears N 22°45'55" W, the chord of which bears N 89°30'57" W for a distance of 149.21 feet; Thence along the arc of said curve for a distance of 153.38 feet to a point; Thence, along a non-tangent curve to the left having a radial of 201.00 feet, a central angle of 21°02'07", a tangent length of 37.32 feet, the long chord of which bears N 76°46'59" W for a distance of 73.38 feet with a radial line in of S 23°44'04" W and a radial line out of N 02°41'58" E for an arc length of 73.79 feet to a point; Thence N 87°17'59" W for a distance of 13.11 feet to a point; Thence, along a tangent curve to the right with a radius of 197.00 feet, a tangent length of 81.60 feet, a central angle of 44°59'52", the radius of which bears N 02°42'01" E, the chord of which bears N 64°46'03" W for a distance of 150.77 feet; Thence along the arc of said curve for a distance of 154.72 feet to a point; Thence N 42°18'08" W for a distance of 88.44 feet to a point; Thence, along a non-tangent curve to the right having a radius of 100.00 feet, a central angle of 45°00'07", a tangent length of 44.42 feet, the long chord of which bears N 19°48'05" W for a distance of 76.54 feet with a radial line in of N 47°41'51" E and a radial line out of N 87°18'01" W for an arc length of 78.54 feet to a point; Thence N 02°41'56" E for a distance of 345.47 feet to a point; Thence, along a tangent curve to the left with a radius of 182.00 feet, a tangent length of 68.84 feet, a central angle of 41°26'07", the radius of which bears N 87°18'05" W, the chord of which bears N 18°01'09" W for a distance of 128.77 feet; Thence along the arc of said curve for a distance of 140.81 feet to a point; Thence N 02°06'51" E for a distance of 48.18 feet to a point; Thence S 87°54'33" E for a distance of 264.49 feet to a point; Thence S 87°22'37" E for a distance of 91.59 feet to a point; Thence S 87°22'37" E for a distance of 257.00 feet to a point; Thence, along a non-tangent curve to the right having a radius of 40.00 feet, a central angle of 83°47'14", a tangent length of 35.85 feet, the long chord of which bears S 45°28'57" E for a distance of 53.42 feet with a radial line in of S 02°37'26" W and a radial line out of N 86°24'40" E for an arc length of 58.49 feet to a point; the POINT OF BEGINNING.

CONTAINING: 491,410 square feet or 11.28 acres of land, more or less.
Perimeter: 2,823.02 feet

Subject to the variable Right-of-Way of Peachtree Dunwoody Road and Hammond Drive and all covenants and agreements of record.



Pharr Engineering, Inc.

CIVIL ENGINEERS

1770 CENTURY CIRCLE, N.E., SUITE 22
ATLANTA, GEORGIA 30345-3086
TEL 404-325-3441 / 404-325-0318 FAX

CONCOURSE MASTER PLAN

LAND LOT 17 ~ 17TH DISTRICT
FULTON COUNTY, GEORGIA

THOMPSON, VENTULETTI, STAINBACK & ASSOCS.

2700 PROMENADE TWO
1230 PEACHTREE STREET
ATLANTA, GA 30309

REVISIONS :

NO. & DATE	DESCRIPTION
No. 1 8/05/05	GENERAL REVISIONS
No. 2 8/09/05	GENERAL REVISIONS

DRAWING TITLE :

SITE PLAN

DATE : 7/26/05

PROJECT : 051183

DRAWING NO. :

Z-1

SCALE : 1" = 60'