



# REGIONAL REVIEW FINDING

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

DATE: Sept 7, 2005

ARC REVIEW CODE: V508102

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 completed regional review of the following Development of Regional Impact (DRI). Below is the ARC finding. The Atlanta Regional Commission reviewed the DRI with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies. The finding does not address whether the DRI is or is not in the best interest of the local government.

**Submitting Local Government:** Fulton County  
**Name of Proposal:** Cosmopolitan North

**Review Type:** Development of Regional Impact

**Date Opened:** Aug 10 2005

**Date Closed:** Sept 7 2005

**FINDING:** After reviewing the information submitted for the review, and the comments received from affected agencies, the Atlanta Regional Commission finding is that the DRI is in the best interest of the Region, and therefore, of the State.

**Additional Comments:** 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 for individuals.

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

ARC LAND USE PLANNING  
ARC DATA RESEARCH  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
CITY OF ALPHARETTA  
DEKALB COUNTY  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
INTERIM GOVERNMENT COMMITTEE  
CITY OF CHAMBLEE

ARC TRANSPORTATION PLANNING  
ARC AGING DIVISION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
CITY OF ROSWELL  
FULTON COUNTY SCHOOLS  
CITY OF DORAVILLE

ARC ENVIRONMENTAL PLANNING  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA CONSERVANCY  
CITY OF ATLANTA  
METRO ATLANTA RAPID TRANSIT AUTHORITY  
PERIMETER COMMUNITY IMPROVEMENT DISTRICT SANDY SPRING

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. This finding will be published to the ARC website.

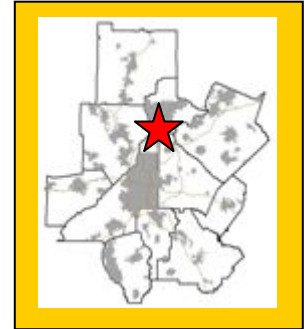
The ARC review website is located at: <http://www.atlantaregional.com/qualitygrowth/reviews.html>.

Preliminary Report:	August 11, 2005	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Cosmopolitan North #881
Final Report Due:	September 9, 2005		Comments Due By:	August 25, 2005

## **FINAL REPORT SUMMARY**

### **PROPOSED DEVELOPMENT:**

The proposed Cosmopolitan North is a mixed use development that will include 109,200 square feet of office space, 280 residential units, and 27,300 square feet of ancillary retail space on 11.4 acres. The proposed development is located along Barfield Road between Hammond Drive and Mount Vernon Highway in Fulton County. Access to the site is proposed along Barfield Road. Although there are three existing access points to the site, development of the current proposal will require the relocation of these access points.



### **PROJECT PHASING:**

The project is being proposed in one phase with a project build out date for 2008.

### **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.**

No comments were received identifying any inconsistencies with any potentially affected local government's comprehensive plan.

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

No comments were received concerning the impacts to the implementation of any local government's short term work program.

**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.

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

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 office development that includes approximately 138,000 square feet of office will be displaced.

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

No.

**Is the proposed development consistent with regional plans and policies?**

Cosmopolitan North will replace an existing office development of approximately 138,000 square feet in two six story buildings. The site is currently characterized by low rise office buildings and surface

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parking lots. 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.

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 for individuals.

The site plan indicates that the residential portion of the development will be gated. It is recommended that no portion of the development be gated in order to encourage connectivity and pedestrian uses in the immediate area, particularly with the office and retail uses on site.

The proposed development is adjacent to the Perimeter Center LCI and less than ½ mile from the Sandy Springs LCI. It is recommended is that the developer work with Perimeter Center CID and Sandy Springs to incorporate cohesiveness of the development with the LCI studies.

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.

Comments received during the review address concerns about the overall density of the development, the residential density of the development, the height of the buildings, a tree buffer, and safety issue concerns along Barfield Road. Those comments are included at the end of this report. It is recommended that the developer continue working with the Autumn Chace Homeowner's Association through the rezoning process to ensure that the Association's concerns about tree buffers along Barfield Road, density, and height can be mutually agreed upon. Recommendations include preserving the 40' tree buffer along Barfield Road that where it currently exists and maintaining the 50' height requirements along the frontage of Barfield Road while allowing for the additional height requests at the back of the property along GA 400.

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## **FINAL 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 Barfield Road between Hammond Drive and Mount Vernon Highway

### **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.**

Located directly across the street from the proposed development is a low density residential neighborhood. Comments received expressed concern about the density of the proposed development. The Autumn Chace neighborhood, located across Barfield Road, is a residential development of 8 units per acre. The Cosmopolitan North development is proposing 15 units per acre.

## **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 \$104,337.000 with an expected \$3,000,000 in annual local tax revenues.

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

Short-term jobs will depend upon construction schedule.

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

Yes.

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

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.**

**Watershed Protection and Stream Buffers**

The project property is located in the Nancy Creek basin which drains to the Corridor portion of the River. The Metropolitan River Protection Act requires that local governments with land draining to the Corridor portion of the River adopt tributary buffer zone ordinances to protect tributaries flowing to the Chattahoochee. In addition, the Metropolitan North Georgia Water Planning District has required local governments in the District to adopt stream buffer ordinances at least as effective as the District's model ordinance. Fulton County has amended its Tributary Buffer Ordinance to meet District requirements and to cover all streams in North Fulton. The Fulton Ordinance requires a 75-foot buffer along designated streams. The Chamblee 1:24,000 USGS quad sheet, which includes the project area, shows a blue line stream running along the southern edge of the project property. The submitted project plans show a 75-foot creek buffer along the stream.

All state waters on the property are subject to the 25-foot Erosion and Sedimentation Act buffers, which are administered by the Environmental Protection Division of Georgia DNR. Any work within the Erosion and Sedimentation buffers will require a variance.

**Stormwater / Water Quality**

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. The amount of pollutants that will be produced after construction of the proposed development has been estimated by ARC. These estimates are estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr) from typical land uses in the Atlanta Region. The loading factors are based on regional storm water monitoring data from the Atlanta Region with impervious areas based on estimated averages for land uses in the Atlanta Region. The impervious area estimate used for office/light industrial, 70 percent, appears to be the closest to the approximate impervious coverage already existing and proposed for this project. If actual impervious percentages are higher or lower than the estimate, the pollutant loads will differ accordingly. The following table summarizes the results of the analysis:

**Estimated Pounds of Pollutants Per Year**

Land Use	Land Area (ac)	Total Phosphorus	Total Nitrogen	BOD	TSS	Zinc	Lead
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Office/Light Industrial	11.42	14.73	195.62	1301.88	8085.36	16.90	2.17
<b>TOTAL</b>	<b>11.42</b>	<b>14.73</b>	<b>195.62</b>	<b>1301.88</b>	<b>8085.36</b>	<b>16.90</b>	<b>2.17</b>

Total % impervious 70%

In order to address post-construction stormwater runoff quality, the project should implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual ([www.georgiastormwater.com](http://www.georgiastormwater.com)) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should utilize the stormwater better site design concepts included in the Manual.

## **HISTORIC RESOURCES**

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

None have been identified.

**In what ways could the proposed project create impacts that would damage the resource?**

Not applicable.

**In what ways could the proposed project have a positive influence on efforts to preserve or promote the historic resource?**

Not applicable.

## **INFRASTRUCTURE**

### **Transportation**

#### **Georgia Regional Transportation Authority Review Findings**

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

Access will be provided through three entrances. Northern site access will be provided on Barfield Road and will allow right-turn exiting movements only. A single exiting lane is proposed. Center full-movement access on Barfield Road requires exclusive left-turn and right-turn lanes exiting the site. The southern full-movement access point on Barfield Road requires exclusive left-turn and right-turn lanes exiting the site.

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

URS performed the transportation analysis. GRTA and ARC review staff agreed with the methodology and assumptions used in the analysis. The net trip generation is based on the rates published in the 7<sup>th</sup> edition of the Institute of Transportation Engineers (ITE) Trip Generation report; they are listed in the following table:

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Land Use	A.M. Peak Hour			P.M. Peak Hour			24-Hour
	Enter	Exit	2-Way	Enter	Exit	2-Way	2-Way
280 Condominiums	20	92	112	86	43	129	1419
109,200 sq ft Office Space	174	23	197	33	163	196	1386
27,300 sq ft Retail	39	27	66	34	42	76	1043
<b>TOTAL NEW TRIPS</b>	<b>233</b>	<b>142</b>	<b>375</b>	<b>153</b>	<b>248</b>	<b>401</b>	<b>3848</b>

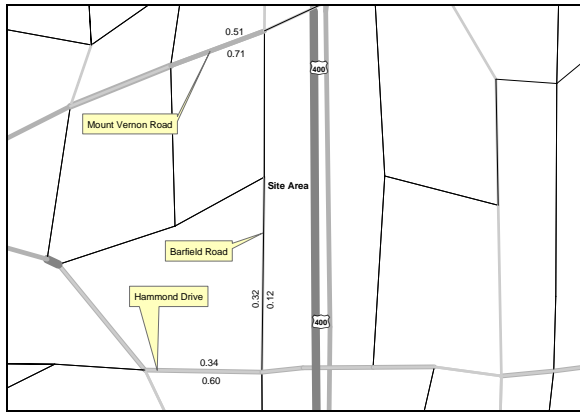
**What are the existing traffic patterns and volumes on the local, county, state and interstate roads that serve the site?**

Incorporating the trip generation results, the transportation consultant distributed the traffic on the current roadway network. An assessment of the existing Level of Service (LOS) and projected LOS based on the trip distribution findings helps to determine the study network. The results of this exercise determined the study network, which has been approved by ARC and GRTA. If analysis of an intersection or roadway results in a substandard LOS "D", then the consultant recommends improvements.

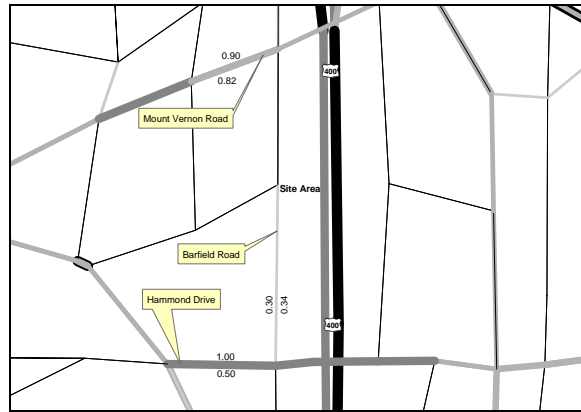
Projected traffic volumes from the Regional Travel Demand Model are compared to the assigned capacity of facilities within the study network. This data is used to calculate a volume to capacity (V/C) ratio. The V/C ratio values that define the LOS thresholds vary depending on factors such as the type of terrain traversed and the percent of the road where passing is prohibited. LOS A is free-flow traffic from 0 to 0.3, LOS B is decreased free-flow from 0.31 to 0.5, LOS C is limited mobility from 0.51 to 0.75, LOS D is restricted mobility from 0.76 to 0.9, LOS E is at or near capacity from 0.91 to 1.00, and LOS F is breakdown flow with a V/C ratio of 1.01 or above. As a V/C ratio reaches 0.8, congestion increases. The V/C ratios for traffic in various network years are presented in the following table. Any facilities that have a V/C ratio of 1.0 or above are considered congested.

**V/C Ratios**

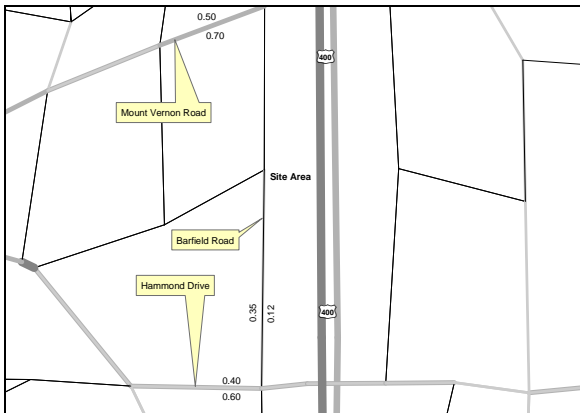
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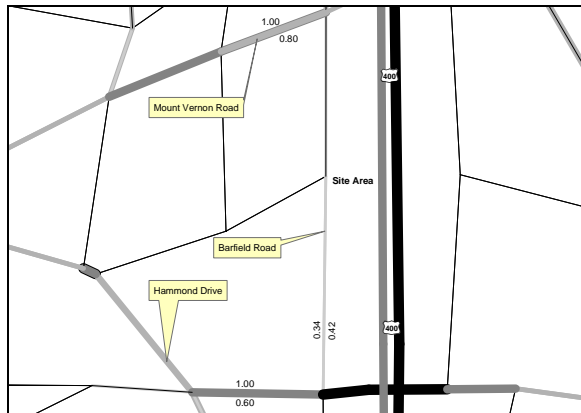
**2005 AM Peak**



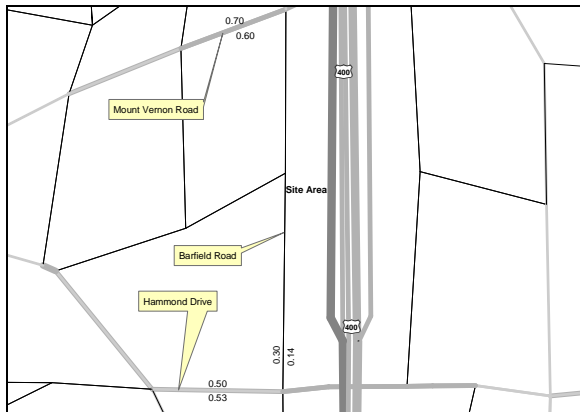
**2005 PM Peak**



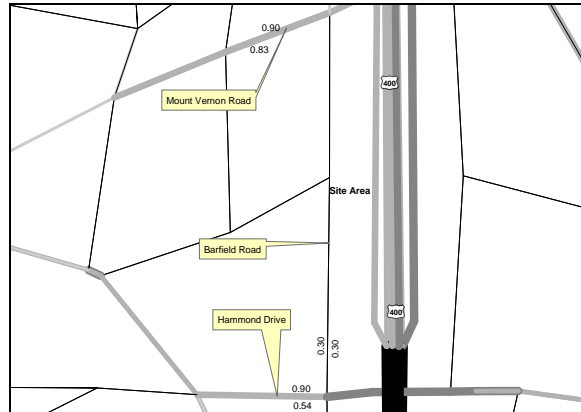
**2010 AM Peak**



**2010 PM Peak**



**2030 AM Peak**



**2030 PM Peak**

Legend	
<b>AM/PM Peak V/C Ratio</b>	LOS A: 0 - 0.3   LOS B: 0.31 - 0.5   LOS C: 0.51 - 0.75   LOS D: 0.76 - 0.90   LOS E: 0.91 - 1.00   LOS F: 1.01+

For the V/C ratio graphic, the data is based on 2005, 2010 and 2030 A.M./P.M. peak volume data generated from ARC's travel demand model for Mobility 2030, the 2030 RTP and the FY 2005-2010 TIP, adopted in December 2004. The travel demand model incorporates lane addition improvements and updates to the network as appropriate. As the life of the RTP progresses, volume and/or V/C ratio data may appear inconsistent due to (1) effect of implementation of nearby new or expanded facilities or (2) impact of socio-economic data on facility types.

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

**2005-2010 TIP\***

ARC Number	Route	Type of Improvement	Scheduled Completion Year
FN-AR-BP016A	MOUNT VERNON HIGHWAY	Pedestrian Facility	2008

**2030 RTP\***

ARC Number	Route	Type of Improvement	Scheduled Completion Year
AR-900A-F	I-285 NORTH BUS RAPID TRANSIT (BRT)	Transit Facility	2011
FN-227	HAMMOND DRIVE ATMS	Roadway Operations	2025
FN-043	ABERNATHY ROAD	Roadway Capacity	2017

*\*The ARC Board adopted the 2030 RTP and FY 2005-2010 TIP in December 2004. USDOT approved in December 2004.*

**Summarize the transportation improvements as recommended by consultant in the traffic study for Cosmopolitan North Mixed-Use.**

According to the findings, there will be some capacity deficiencies as a result of future year **background** traffic. The transportation consultant has made recommendations for improvements to be carried out in order to upgrade the existing level of service.

**Barfield Road at Hammond Drive**

- Add a westbound right-turn lane from Hammond Drive onto Barfield Road.
- Add a second southbound left-turn lane on Barfield Road.
- Remove left-turn ability from the through lane.
- Add a northbound exclusive left-turn lane so split-phasing on Barfield Road can be eliminated.

According to the findings, there will be some capacity deficiencies as a result of future year **total** traffic. The transportation consultant has made recommendations for improvements to be carried out in order to upgrade the existing level of service. The recommendations stated in the no-build condition are also applicable to the build condition.

**Barfield Road at Abernathy Road**

- Add an eastbound right-turn overlap phase on Abernathy Road.

**Barfield Road at Mount Vernon Highway**

- Add a westbound right-turn lane on Mount Vernon Highway.
- Add a northbound right-turn lane on Barfield Road.

**Barfield Road at Hammond Drive**

- Add southbound permissive-plus-overlap right-turn phasing.
- Add a westbound right-turn lane from Hammond Drive onto Barfield Drive.



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- Add a second southbound left-turn lane on Barfield Road.
- Remove shared left-turn ability from the through lane.
- Add a northbound exclusive left-turn lane so that the split-phasing on Barfield Road can be eliminated.

**Is the site served by transit? If so, describe type and level of service and how it will enhance or be enhanced by the presence of transit? Are there plans to provide or expand transit service in the vicinity of the proposed project?**

The MARTA Sandy Springs Station is located approximately 3,500 ft or 2/3 mile northwest of the Cosmopolitan North Development.

MARTA Bus route #148 is the nearest bus stop to the site. This stop is located at the intersection of Abernathy Road and Barfield Road approximately 3,200 ft from the center of the site. This route operates Monday through Friday from 6:35 am to 6:35 pm with headways every 70 minutes. Service is from the MARTA Sandy Springs rail station to Powers Ferry Landing West.

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

None proposed.

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

<b>Air Quality Impacts/Mitigation (based on ARC strategies)</b>	<b>Credits</b>	<b>Total</b>
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%
<b>Total</b>		<b>23%</b>

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

Traffic impacts by this development are minimal; however, the area surrounding this development is quickly urbanizing and suffers from peak hour congestion. It is suggested that all recommended improvements be implemented prior to construction of this project.

## **INFRASTRUCTURE**

### **Wastewater and Sewage**

Based on regional averages, wastewater is estimated at 0.0877 MGD.



Preliminary Report:	August 11, 2005	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Cosmopolitan North #881
Final Report Due:	September 9, 2005		Comments Due By:	August 25, 2005

**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 <sup>1</sup>	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.*

<sup>1</sup> 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 0.0877 MGD based on regional averages.

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

Information submitted with the review suggests that there is sufficient water supply capacity available for the proposed project.

**INFRASTRUCTURE**

**Solid Waste**

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

Preliminary Report:	August 11, 2005	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Cosmopolitan North #881
Final Report Due:	September 9, 2005		Comments Due By:	August 25, 2005

Information submitted with the review 733.65 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.)?**

None were determined during the review.

## **HOUSING**

**Will the proposed project create a demand for additional housing?**

No, the project will provide an additional 280 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?**



Preliminary Report:	August 11, 2005	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Cosmopolitan North #881
Final Report Due:	September 9, 2005		Comments Due By:	August 25, 2005

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.

*Direct Telephone: 404/926-4503  
Direct Facsimile: 404/926-4703  
E-mail: [robstein@wncwlaw.com](mailto:robstein@wncwlaw.com)*

August 15, 2005

M. Haley Fleming, AICP  
Senior Planner, Land Use Division  
Atlanta Regional Commission  
40 Courtland Street, N.E.  
Atlanta, Georgia 30303

**Via E-Mail: [h Fleming@atlantaregional.com](mailto:h Fleming@atlantaregional.com)**

Michael Alexander, AICP  
Review Coordinator, Land Use Division  
Atlanta Regional Commission  
40 Courtland Street, N.E.  
Atlanta, Georgia 30303

**Via E-Mail: [malexander@atlantaregional.com](mailto:malexander@atlantaregional.com)**

Re: Cosmopolitan North/Fulton County DRI/ARC No. 881

Dear Ms. Fleming and Mr. Alexander:

On behalf of my client, the Autumn Chace Homeowners Association, Inc., I want to thank you for your time in meeting with Ellen Stein, Ed Farley, and myself last Thursday, August 11, 2005. I believe that you now have a better understanding of the impact of this highly dense development, as currently proposed, on the immediate area.

As you know, various elements of the ARC review criteria concern the impact on nearby and adjacent communities as a part of the determination of interjurisdictional impacts. In that light, we would ask that you take into account the matters which are referenced on the attached comments as you proceed with your analysis and recommendation for this DRI. At the moment, under the current proposed site plan, it is our opinion, based on the ARC review criteria, that the project is not in the best interests of the state.

We are continuing to work closely with representatives of Griffin Properties to cooperatively make improvements to the site plan. This past Friday, we met with representatives of Griffin Properties who proposed a revised site plan which, while addressing concerns regarding setback and preservation of existing mature trees, actually increased the residential density on the property. As we discussed, Autumn Chace is not opposed to the redevelopment of this parcel, but seeks only to have the redevelopment better address and co-exist with the very stable, lower density residential communities which are located directly across the street from it.

Haley Fleming  
Michael Alexander  
August 15, 2005  
Page 2

If I can answer any questions, please do not hesitate to contact me.

Sincerely,

WEISSMAN, NOWACK, CURRY & WILCO, P. C.

*Robert S. Stein*

Robert S. Stein

RSS:len  
Attachment

cc: Joyce Gross (Via E-Mail)  
Kurt Mast (Via E-Mail)  
Ed Farley (Via E-Mail)  
Ellen Stein (Via E-Mail)

440778-1 (423.006)

**ARC/COSMOPOLITAN NORTH**  
**Filing #881**

The proposed project, under the current proposed plan, will have a harmful impact on nearby and adjacent land uses. The harm will result from the following:

1. Density. While a mixed use project is planned for the subject property, the uses and the densities chosen are not complimentary as the combination of residential and office densities lead to a development that is far denser than any project in this area and too dense for this site. The office/retail density of the new Cosmopolitan North project will exceed that of the ISS project and will be twice that of the Byers property.
2. Residential Density. The density of residential uses on the project will be the highest density for residential along this portion of Barfield Road. It will be 400% greater than the density of Autumn Chace which is across the street.
3. Height. The proposed height of the buildings will create a towering canyon effect along Barfield Road, severely impacting the use of adjacent land for residential uses.
4. Tree Buffer. Currently along Barfield Road, there is a substantial tree buffer within the first 50-foot setback of the subject property – the proposed plan would eliminate the entirety of the current tree stand and replace it with buildings which are intended to be extended up to the sidewalk.
5. Safety Issues. This portion of Barfield Road is effectively an “autobahn” due to the lengthy downward slope of Barfield Road and the increases in density from other recent projects. A traffic light is needed at the Autumn Chace entrance (diagonally across from the subject property) to help alleviate this harmful impact.

Your DRI ID NUMBER for this submission is: **881**  
 Use this number when filling out a DRI REVIEW REQUEST.  
 Submitted on: 7/25/2005 3:10:23 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, Planner Fulton County, Dept. of Environment & Community Development, 141 Pryor Street, Suite 2085 Atlanta, GA 30303
Telephone:	404-730-8049
Fax:	404-730-7818
E-mail ( <b>only one</b> ):	<a href="mailto:Morgan.Ellington@co.fulton.ga.us">Morgan.Ellington@co.fulton.ga.us</a>

\*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:		Cosmopolitan North
Development Type	Description of Project	Thresholds
Mixed Use	Residential - 280 units Office - 109200 sf Retail - 27300 sf	<a href="#">View Thresholds</a>
Developer / Applicant and Mailing Address:		The Griffin Company, Attn. Roger White 800 Mt. Vernon Highway, Suite 300 Atlanta, GA 30328
Telephone:		770-522-7400
Fax:		770-522-7410
Email:		<a href="mailto:rwhite@thegriffinco.com">rwhite@thegriffinco.com</a>
Name of property owner(s) if different from developer/applicant:		Highwoods Realty Limited Partnership
Provide Land-Lot-District Number:		Land Lot 36, District 17
What are the principal streets or roads providing vehicular access to the site?		Barfield Road
Provide name of nearest street(s) or intersection:		Barfield 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). ( <a href="http://www.mapquest.com">http://www.mapquest.com</a> or <a href="http://www.mapblast.com">http://www.mapblast.com</a> 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?	3,600 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?	City of Atlanta
What is the name of the wastewater treatment supplier for this site?	Nancy Creek Basin, R.M. Clayton Treatment Plant
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: Dec. 2007 Overall project: Dec. 2007

### 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?	
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):	

Submitted on: 8/8/2005 3:26:26 PM

## DEVELOPMENT OF REGIONAL IMPACT DRI Review Initiation Request (Form2a)

### Local Government Information

Submitting Local Government:	Fulton County
Individual completing form:	Morgan Ellington
Telephone:	404-730-8049
Fax:	404-730-7818
Email ( <b>only one</b> ):	<a href="mailto:morgan.ellington@co.fulton.ga.us">morgan.ellington@co.fulton.ga.us</a>

### Proposed Project Information

Name of Proposed Project:	Cosmopolitan North
DRI ID Number:	881
Developer/Applicant:	The Griffin Company
Telephone:	770-522-7400
Fax:	770-522-7410
Email(s):	<a href="mailto:rwhite@thegriffinco.com">rwhite@thegriffinco.com</a>

### 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:	\$104,337,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	+/- \$3,000,000
Is the regional work force sufficient to fill the demand created by the proposed project?	Y
If the development will displace any existing uses, please describe (using number of units, square feet., etc): Development will replace the existing Cosmopolitan North development, which includes approximately 138,000 sf of office	

### Community Facilities Impacts

#### Water Supply

Name of water supply provider for this site:	City of Atlanta
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.0877 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?	N
If there are plans to expand the existing water supply capacity, briefly describe below:	
If water line extension is required to serve this project, how much additional line (in miles) will be required?	

## Wastewater Disposal

Name of wastewater treatment provider for this site:	Nancy Creek Basin, R.M. Clayton Treatment Plant
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.0877 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?	N
If there are plans to expand existing wastewater treatment capacity, briefly describe below:	
If sewer line extension is required to serve this project, how much additional line (in miles) will be required?	

## Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)	371 (am), 428 (pm)
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: Refer to traffic study	

## Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	733.65 tpy
Is sufficient landfill capacity available to serve this proposed project?	Y
If no, are there any current plans to expand existing landfill capacity?	N
If there are plans to expand existing landfill capacity, briefly describe below:	
Will any hazardous waste be generated by the development? If yes, please explain below:	
	N

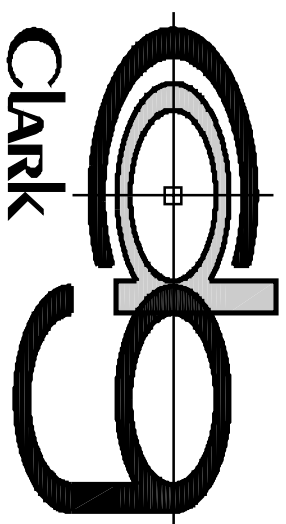
## Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	56%
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: Detention ponds, water quality features, stream buffers and/or channel protection measures will be implemented in accordance with the Fulton County standards.	

## 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?	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:	
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:	



**Clark  
Design Group**

**PLANNING • ENGINEERING • ENVIRONMENTAL  
SURVEYING • LANDSCAPE ARCHITECTURE**

**3305 Breckinridge Blvd. - Suite 112  
Duluth, Georgia 30096  
Phone:678-380-6007 Fax:678-380-0371**

OWNER / DEVELOPER

## The Griffin Company

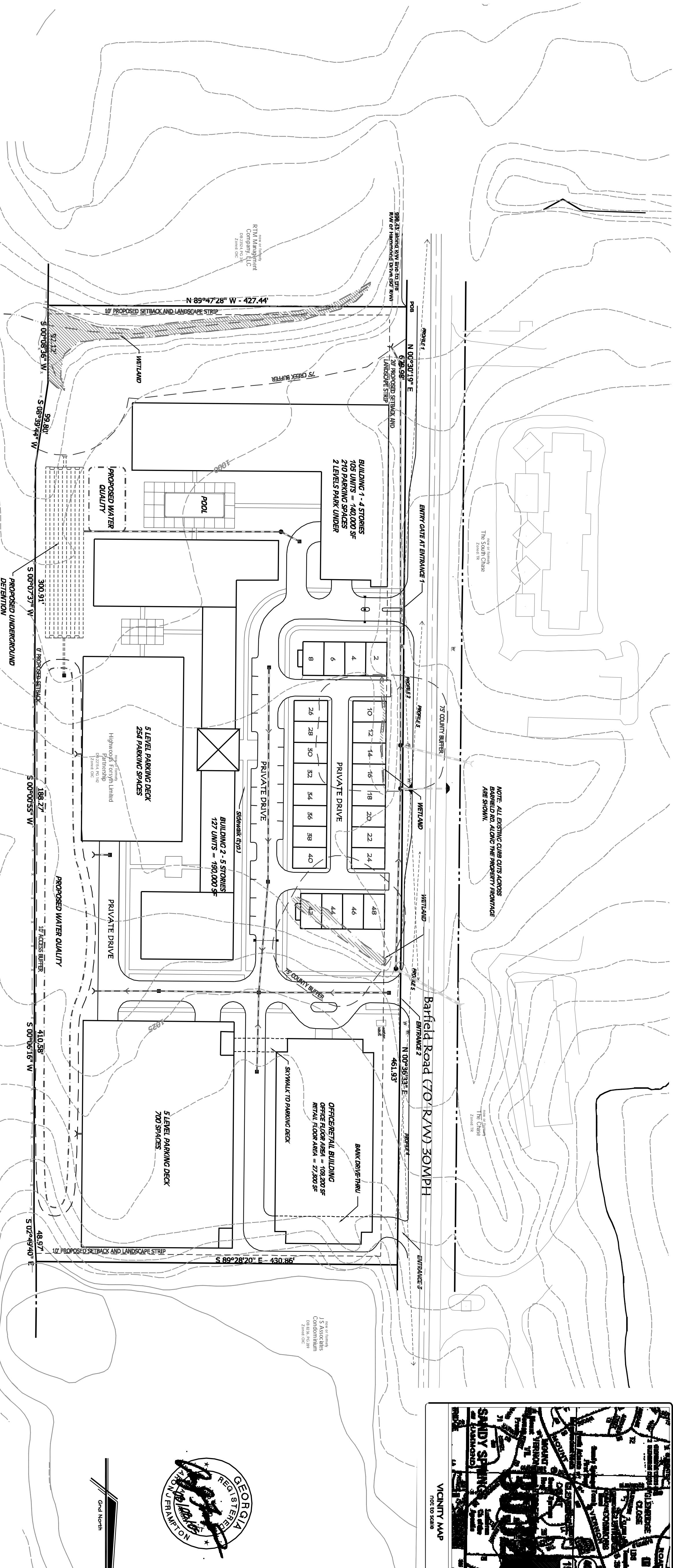
800 Mt. Vernon Highway  
Suite 300  
Atlanta, GA 30328

**Tele: (770) 522-7425**  
**Fax: (770) 522-7410**

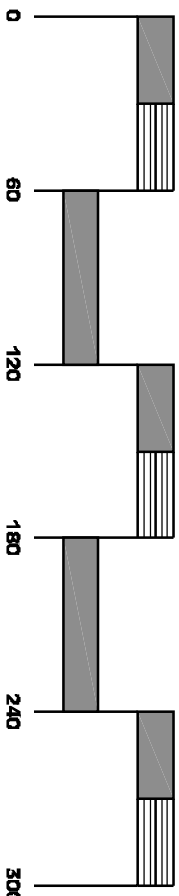
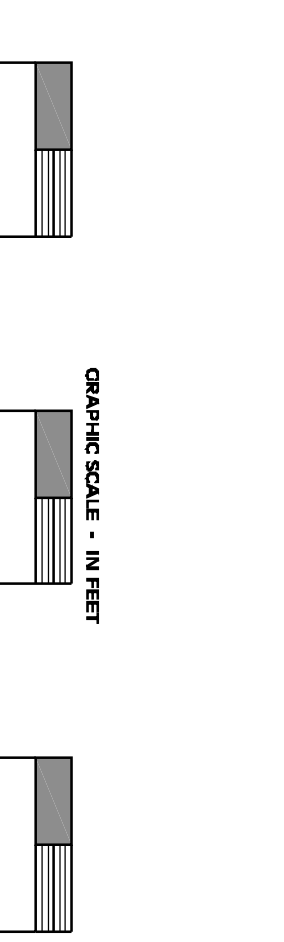
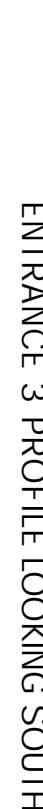
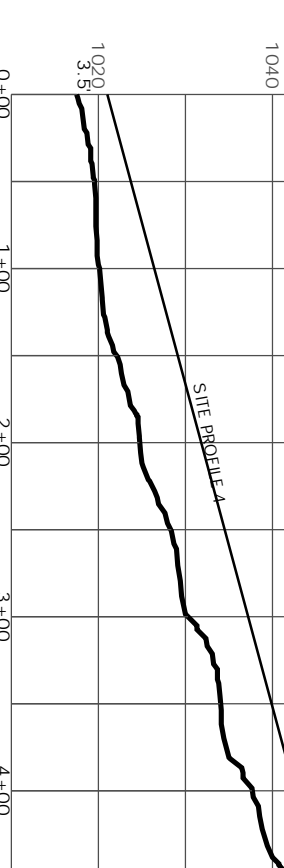
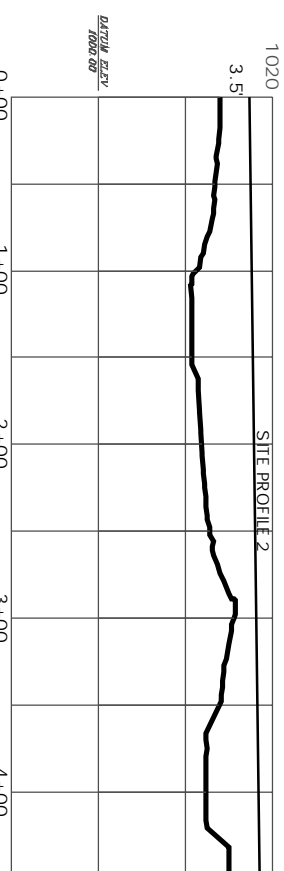
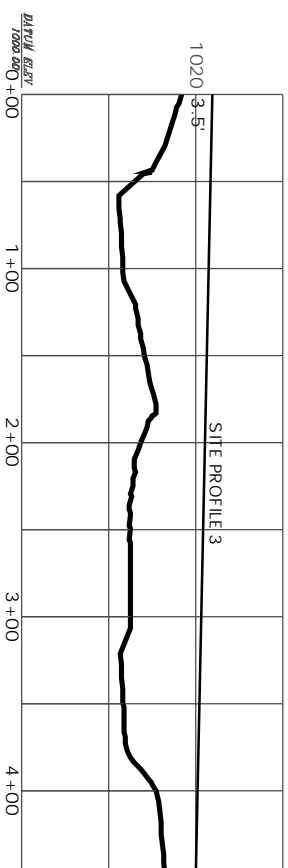
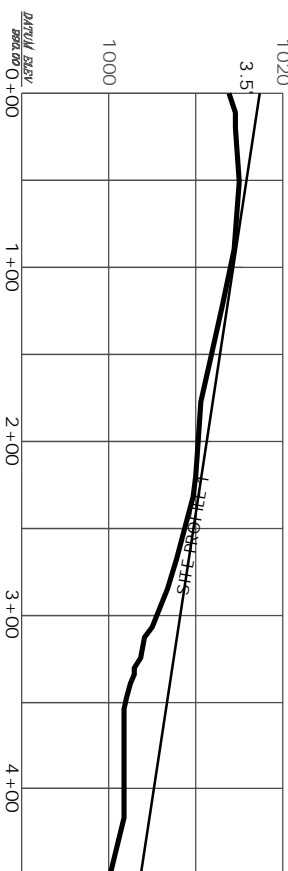
**24 HOUR - EMERGENCY CONTACT**

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Georgia Hwy. No. 400 (R/W varies)



# Zoning Plan

Barfield Rd.

**Land Lot 36**

7th District

Fulton County, Georgia

**April 27, 2005**

**Scale : 1" = 60'**

**? County Project Number ?**

CN: 05039\_concept02.dwg

**Job Alias:**

Sheet 1 of 2

