



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: 1/21/2006

ARC REVIEW CODE: R12221

TO: Honorable Vernon Jones, CEO

ATTN TO: Karmen Swan-White, Planner

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: DeKalb County

Name of Proposal: Fun World Palace and Resort

Review Type: Development of Regional Impact

Date Opened: 12/22/2005

Date Closed: 1/21/2006

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 Fun World Palace & Resort meets many of ARC's Regional Development Policies. The development proposes a mix of uses that offer individuals an opportunity to live, work, and play within the same development. The entertainment uses proposed with the development will bring opportunities for recreational and cultural activity to the eastern side of the region. This project is providing high quality dense development in a location that will have a minimal impact on existing single family neighborhoods. The development is ideally located adjacent to a major highway that will provide sufficient transportation connections to other areas in the region.

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 LITHONIA

ROCKDALE COUNTY

ARC TRANSPORTATION PLANNING

ARC AGING DIVISION

GEORGIA DEPARTMENT OF TRANSPORTATION

CITY OF DECATUR

CITY OF ATLANTA

ARC ENVIRONMENTAL PLANNING

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

GEORGIA REGIONAL TRANSPORTATION AUTHORITY

DEKALB COUNTY SCHOOLS

FULTON COUNTY

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.

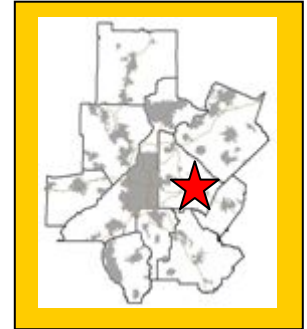
The ARC review website is located at: <http://www.atlantaregional.com/qualitygrowth/reviews.html> .

Preliminary Report:	December 23, 2005	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Fun World Palace & Resort #938
Final Report Due:	January 22, 2006		Comments Due By:	January 6, 2006

FINAL REPORT SUMMARY

PROPOSED DEVELOPMENT:

The proposed Fun World Palace & Resort is a mixed use development located on 30.9 acres in DeKalb County. The proposed project will consist of a 6,500 seat Performing Arts Center (approximately 150,000 square feet), a 120,000 square foot office building, 186,000 square feet of retail space, a 70,000 square foot indoor water park, 140,000 square foot amusement park, two parking decks totaling 9,400 spaces, a 400 room resort hotel, and 2 residential condominiums towers with a total of 450 units. Access to the site is proposed at numerous locations: two main entrances are proposed along the I-20 westbound frontage road and four proposed driveways onto Chupp Road to the north.



PROJECT PHASING:

The project is being proposed in one phase with a project build out date for 2009.

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 industrial. The site does not need to be rezoned. The DRI trigger for this development is a land disturbance permit request with DeKalb County and the development exceeds to the 400,000 square foot mixed use development threshold. The DeKalb County's Future Land Use Map identifies the site as industrial. Information submitted for the review states that the proposed development is consistent with the county's Future Land Use Map.

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

No comments were received identifying 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 impact 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?

Preliminary Report:	December 23, 2005	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Fun World Palace & Resort #938
Final Report Due:	January 22, 2006		Comments Due By:	January 6, 2006

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?

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
2004	Rock Chapel Road Mixed Use Development
2001	Canterra Crossroads
2000	Euramex Apartments @ Stonecrest
1999	Stonecrest
1997	Covington Hwy Tract
1986	Panola- West Fairington
1985	Morris Mobile Home Park

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

Based on information submitted for the review, the site is currently occupied by four single family houses.

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

No.

Is the proposed development consistent with regional plans and policies?

The proposed Fun World Palace & Resort meets many of ARC's Regional Development Policies. The development proposes a mix of uses that offer individuals an opportunity to live, work, and play within the same development. The entertainment uses proposed with the development will bring opportunities for recreational and cultural activity to the eastern side of the region. This project is providing high quality dense development in a location that will have a minimal impact on existing single family neighborhoods. The development is ideally located adjacent to a major highway that will provide sufficient transportation connections to other areas in the region.

The ARC forecasts population and employment growth in southeast DeKalb over the next 25 years. ARC forecasts a population of over 137,000 residents southeast DeKalb and an employment base of greater than 36,000 jobs by 2030. It is important to provide mixed use developments that allow individuals to live and work within close proximity to one another. The development proposes a mix

Preliminary Report:	December 23, 2005	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Fun World Palace & Resort #938
Final Report Due:	January 22, 2006		Comments Due By:	January 6, 2006

of uses that includes entertainment venues for both recreational and cultural opportunities. Well designed mixed use communities help to accommodate regional growth in an efficient manner. ARC encourages high density development where infrastructure exists and can absorb new population and employment growth. The area of the county in which the proposed development is located is experiencing rapid growth, especially in the immediate Stonecrest Mall area, less than two miles from the proposed development. The proposed development offers a well planned mix of uses within a fast growing area of the county.

The proposed development places great attention on the pedestrian. The site plan depicts a main boulevard and enclosed parking garages that encourage individuals to park and walk throughout the development. All aspects of the development are easily accessible for the pedestrian with clearly marked paving patterns and covered walkway.

Preliminary Report:	December 23, 2005	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Fun World Palace & Resort #938
Final Report Due:	January 22, 2006		Comments Due By:	January 6, 2006

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.

Preliminary Report:	December 23, 2005	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Fun World Palace & Resort #938
Final Report Due:	January 22, 2006		Comments Due By:	January 6, 2006

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.

Preliminary Report:	December 23, 2005	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Fun World Palace & Resort #938
Final Report Due:	January 22, 2006		Comments Due By:	January 6, 2006

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 southeast DeKalb County along the north side of the I-20 westbound frontage road between Lithonia Industrial Boulevard and Evans Mill Road

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 DeKalb County boundaries; however, the site is less than a mile from the City of Lithonia and approximately three miles from Rockdale 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.

None have been identified.

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 \$3.25 billion with an expected \$18,000,000 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.

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

Preliminary Report:	December 23, 2005	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Fun World Palace & Resort #938
Final Report Due:	January 22, 2006		Comments Due By:	January 6, 2006

According to information submitted for the review, it is estimated that the proposed development will create jobs for approximately 1,950 employees. The proposed development will also include 10-20% affordable housing units.

NATURAL RESOURCES

Will the proposed project be located in or near wetlands, groundwater recharge area, water supply watershed, protected river corridor, or other environmentally sensitive area of the Region? If yes, identify those areas.

Stream Buffers and Watershed Protection

The proposed project property is not located in any public water supply watershed. The USGS Regional topographic coverage shows no blue lines streams on the project property. Any unmapped streams on the property that meet ordinance criteria will be subject to the requirements of the DeKalb Tributary Buffer Ordinance.

All waters of the state on the property are subject to the Georgia Department of Natural Resources (DNR) 25-foot erosion and sedimentation control buffer. Any intrusions into that buffer will require approval from DNR.

Storm Water/Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. ARC has estimated the amount of pollutants that will be produced after construction of the proposed development, based on the submitted site plan. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs./ac/yr.) The loading factors are based on the results of regional storm water monitoring data from the Atlanta Region. Impervious surface amounts typically found for each land use in the Atlanta Region were used. Actual loadings will vary depending on the specific activity and the overall impervious surface in the development. The following table summarizes the results of the analysis:

Land Use	Land Area (acres)	Pollutant loads (lb./yr.)					
		TP	TN	BOD	TSS	Zinc	Lead
Commercial	30.96	52.94	538.70	3343.68	30433.68	38.08	6.81
TOTAL	30.96	52.94	538.70	3343.68	30433.68	38.08	6.81

Total Impervious: 85%

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

Preliminary Report:	December 23, 2005	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Fun World Palace & Resort #938
Final Report Due:	January 22, 2006		Comments Due By:	January 6, 2006

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

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

A total of four access points will be associated with this development. Two main entrances are proposed along Hillandale Drive. One right-in/right-out driveway will be located approximately 270 ft west of the existing turnaround bridge over I-20 and one right-in/right-out driveway will be located approximately 850 ft to the east of the bridge. There are two proposed full-movement driveways on Chupp Road to the north. These driveways are spaced approximately 800 ft apart.

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

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

Land Use	A.M. Peak Hour			P.M. Peak Hour			24-Hour
	Enter	Exit	2-Way	Enter	Exit	2-Way	2-Way
76,000 sq ft coliseum	-	-	-	1463	162	1625	6500
120,000 sq ft office space	191	26	217	36	177	213	1535
286,000 sq ft Entertainment Center	-	-	-	721	480	1201	7150
110,000 sq ft retail and restaurant	93	59	152	290	315	605	6568
338,000 sq ft hotel/conference center	139	89	228	125	111	236	3207
450 condominiums	29	143	172	138	68	206	2305
Reductions	-	-	-	-20	-19	-39	-424
TOTAL NEW TRIPS	452	317	769	2753	1294	4047	26841

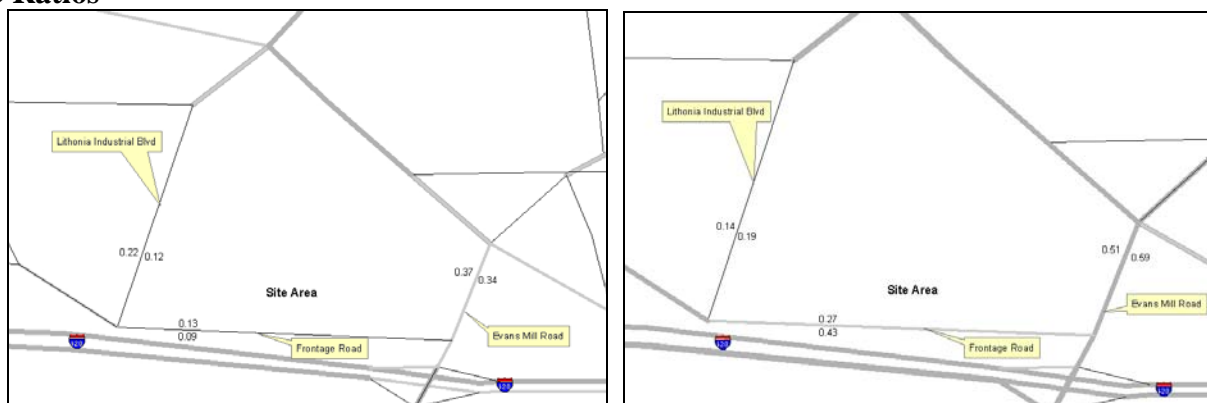
Preliminary Report:	December 23, 2005	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Fun World Palace & Resort #938
Final Report Due:	January 22, 2006		Comments Due By:	January 6, 2006

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.

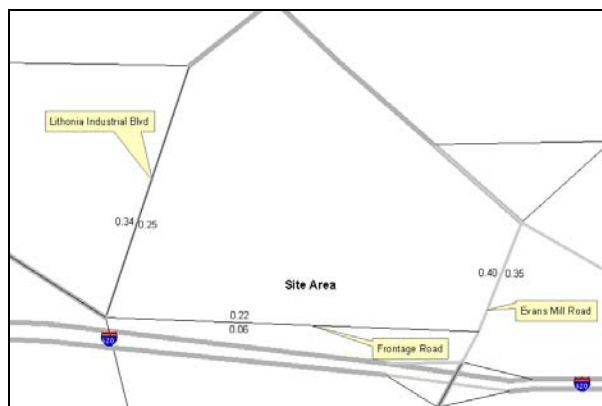
Projected traffic volumes from the Regional Travel Demand Model are compared to the assigned capacity of facilities within the study network. This data is used to calculate a volume to capacity (V/C) ratio. The V/C ratio values that define the LOS thresholds vary depending on factors such as the type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

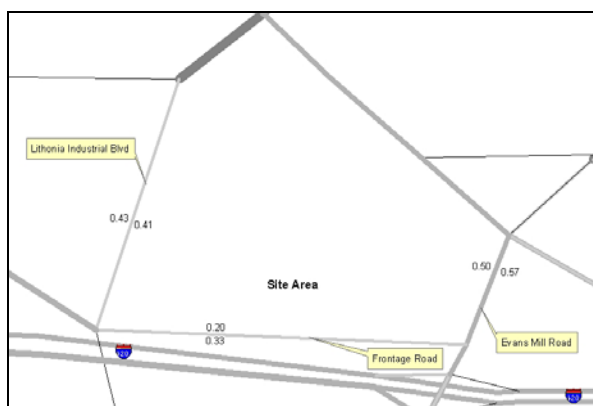


Preliminary Report:	December 23, 2005	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Fun World Palace & Resort #938
Final Report Due:	January 22, 2006		Comments Due By:	January 6, 2006

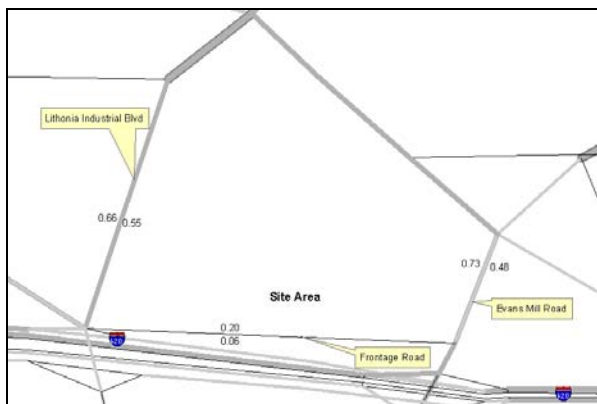
2005 AM Peak



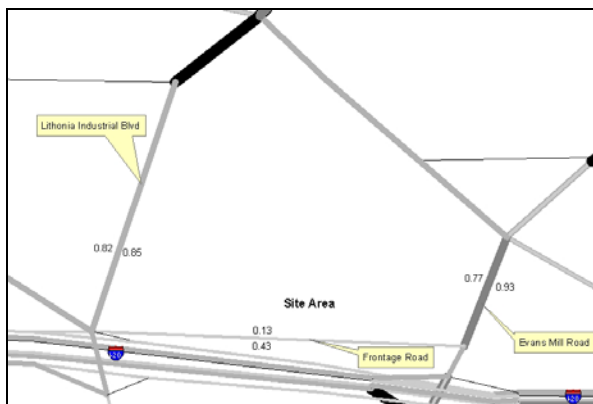
2005 PM Peak



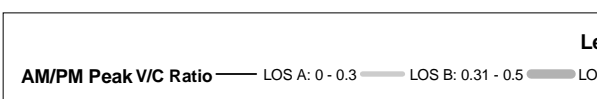
2010 AM Peak



2010 PM Peak



2030 AM Peak



2030 PM Peak

Legend

AM/PM Peak V/C Ratio — 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, approved 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.

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
AR-305A,B	I-20 EAST ITS - COMMUNICATION AND SURVEILLANCE	Roadway Operations	2007
DK-328	LITHONIA INDUSTRIAL BOULEVARD EXTENSION - PHASE III	Roadway Capacity	2010

2030 RTP*

Preliminary Report:	December 23, 2005	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Fun World Palace & Resort #938
Final Report Due:	January 22, 2006		Comments Due By:	January 6, 2006

ARC Number	Route	Type of Improvement	Scheduled Completion Year
DK-AR-BP013	KLONDIKE ROAD	Pedestrian Facility	2013
DK-AR-BP020	SOUTH STONE MOUNTAIN LITHONIA ROAD	Pedestrian Facility	2014
AR-904A,B	I-20 EAST BUS RAPID TRANSIT (BRT)	Transit Facility	2025
AR-H-251	I-20 EAST HOV LANES	HOV Lanes	2016
DK-030A	US 278 (COVINGTON HIGHWAY)	Roadway Capacity	2020

**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 Fun World Palace and Resort.

According to the findings, there will be some capacity deficiencies as a result of future year **background** traffic but the transportation consultant has made no recommendations for improvements to be carried out in order to upgrade the existing level of service.

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.

Hillandale Drive at proposed east driveway (right-in/right-out)

- Add westbound dual right turn lanes along Hillandale Drive into site.
- Add southbound single right-turn lane free-flow operation.
- Construct westbound acceleration/deceleration lane between proposed east driveway and west driveway.

Hillandale Drive at proposed west driveway (right-in/right-out)

- Add westbound right-turn lane along Hillandale Drive into site.
- Re-stripe right through lane on Hillandale Drive to a shared through-right turn lane.
- Add southbound dual right turn lanes; right-most right turn lane yield control, left-most right turn lane stop controlled; two lanes separated by concrete island.
- Add westbound accel lane along Hillandale Drive.

Chupp Road at proposed driveway 3

- The proposed full-movement driveway should consist of one ingress lane and one egress lane (separate left-turn and right-turn lanes).
- Add westbound left-turn lane along Chupp Road.
- Add eastbound right-turn lane along Chupp Road.

Chupp Road at proposed driveway 4

- The proposed full-movement driveway should consist of a minimum of one ingress lane and two egress lanes (separate left-turn and right-turn lanes).
- Add westbound left-turn lane along Chupp Road.
- Add eastbound right-turn lane along Chupp Road.

Preliminary Report:	December 23, 2005	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Fun World Palace & Resort #938
Final Report Due:	January 22, 2006		Comments Due By:	January 6, 2006

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 proposed project is within walking distance of a MARTA bus stop which is serviced by route #86 which connects to the Indian Creek MARTA rail station and provides service Monday through Friday from 4:52 am to 11:00 pm with headways between 15 and 30 minutes. Service is provided on Saturdays from 5:30 am to 10:11 pm with headways every 40 minutes and on Sundays from 5:19 am to 9:54 pm with headways every 45 minutes.

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

None proposed.

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

Air Quality Impacts/Mitigation (based on ARC strategies)	Credits	Total
Where Retail/Office is dominant, FAR >.8	6%	6%
Where Retail is dominant, 10% Residential or 10% Office	5%	5%
w/in 1/4 mile of Bus Stop (CCT, MARTA, Other)	3%	3%
Bike/ped networks that meet Mixed Use or Density target and connect to adjoining uses	5%	5%
Total		18%

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 around the proposed project is quickly developing. It is suggested that all recommended improvements be implemented prior to completion of this project in order to reduce any potential impacts this project may have on the surrounding roadway network.

INFRASTRUCTURE

Wastewater and Sewage

Based on regional averages, wastewater is estimated at 0.641 MGD.

Which facility will treat wastewater from the project?

Pole Bridge will provide wastewater treatment for the proposed development.

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

Preliminary Report:	December 23, 2005	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Fun World Palace & Resort #938
Final Report Due:	January 22, 2006		Comments Due By:	January 6, 2006

The capacity of Pole Bridge Site is listed below:

PERMITTED CAPACITY MMF, MGD₁	DESIGN CAPACITY MMF, MGD	2001 MMF, MGD	2008 MMF, MGD	2008 CAPACITY AVAILABLE +/-, MGD	PLANNED EXPANSION	REMARKS
20	20	13	30	-10	Combine Pole Bridge and Snapfinger into one 86mgd plant at Pole Bridge, provide service to portions of Rockdale, Gwinnett, Henry, and Clayton	Approximately 80 mgd interbasin transfer at full design flow. DeKalb Co. and EPD must resolve interbasin transfer issues prior to permitting.

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

*₁ Source: Metropolitan North Georgia Water Planning District **SHORT-TERM WASTEWATER CAPACITY PLAN**, 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 0.699 MGD based on regional averages.

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

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

INFRASTRUCTURE

Solid Waste

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

Information submitted with the review 61.48 tons of solid waste per year and the waste will be disposed of in DeKalb County.

Other than adding to a serious regional solid waste disposal problem, will the project create any unusual waste handling or disposal problems?

No.



Preliminary Report:	December 23, 2005	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Fun World Palace & Resort #938
Final Report Due:	January 22, 2006		Comments Due By:	January 6, 2006

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 450 housing units that will include condominiums.

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

No.

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

The site proposed for the development is located in Census Tract 233.1. This tract had a 36.9 percent increase in number of housing units from 2000 to 2003 according to ARC's Population and Housing Report. The report shows that 31 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?

Preliminary Report:	December 23, 2005	DEVELOPMENT OF REGIONAL IMPACT <u>REVIEW REPORT</u>	Project:	Fun World Palace & Resort #938
Final Report Due:	January 22, 2006		Comments Due By:	January 6, 2006

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: **938**
 Use this number when filling out a DRI REVIEW REQUEST.
 Submitted on: 10/17/2005 4:37:16 PM

DEVELOPMENT OF REGIONAL IMPACT

DeKalb 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:	DeKalb County
*Individual completing form and Mailing Address:	Karmen Swan-White 330 East Ponce de Leon Ave. Decatur, Georgia 30030
Telephone:	404-371-2965
Fax:	
E-mail (only one):	karmenswan-white@co.dekalb.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:		Fun World Palace& Resort
Development Type	Description of Project	Thresholds
Mixed Use	Performing Arts Center- 6500 seats (~150000 sf); Office Building-120000sf; Retail- 110000sf; Indoor Water Park- 70000sf; Indoor Amusement Park- 140000sf; Parking Deck- 1400 spaces; Parking Deck- 8000 spaces; Hotel- 400 rooms; Residential towers-2 towers w/225 units each.	View Thresholds
Developer / Applicant and Mailing Address:		Top Flight Development< LLC. 260 Peachtree Street, Suite 1400 Atlanta, Georgia 30303
Telephone:		678.904.2889
Fax:		
Email:		dcheatom@cerm.com
Name of property owner(s) if different from developer/ applicant:		Same as Developer
Provide Land-Lot-District Number:		Land Lot 120, District 16
What are the principal streets or roads providing vehicular access to the site?		Hillandale Drive(south); Chupp road (north)
Provide name of nearest street(s) or intersection:		Evans Mill Road and Hillandale 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?	The City of Lithonia, Georgia is w/in 1 mile N.E. of the subject.
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: Dekalb County (NOTE: This local government is responsible for initiating the DRI review process.)
	Percent of Project: 100
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:	Permit Land disturbance permit to be applied for during this process.
What is the name of the water supplier for this site?	Dekalb County
What is the name of the wastewater treatment supplier for this site?	Dekalb County
Is this project a phase or part of a larger overall project?	N
If yes, what percent of the overall project does this project/phase represent?	
Estimated Completion Dates:	This project/phase: Overall project: 48-60 months

Local Government Comprehensive Plan

Is the development consistent with the local government's comprehensive plan, including the Future Land Use Map?	Y
If no, does the local government intend to amend the plan/map to account for this development?	
If amendments are needed, when will the plan/map be amended?	

Service Delivery Strategy

Is all local service provision consistent with the countywide Service Delivery Strategy?	Y
If no, when will required amendments to the countywide Service Delivery Strategy be complete?	

Land Transportation Improvements

Are land transportation or access improvements planned or needed to support the proposed project?	Y
If yes, how have these improvements been identified:	
Included in local government Comprehensive Plan or Short Term Work Program?	N
Included in other local government plans (e.g. SPLOST/LOST Projects, etc.)?	N
Included in an official Transportation Improvement Plan (TIP)?	N
Developer/Applicant has identified needed improvements?	Y
Other (Please Describe): The development requires traffic signalization and intersection improvements are anticipated.	Y

Submitted on: 12/21/2005 11:47:22 AM

DEVELOPMENT OF REGIONAL IMPACT DRI Review Initiation Request (Form2a)

Local Government Information

Submitting Local Government:	DeKalb County
Individual completing form:	Karmen Swan White
Telephone:	404-371-2965
Fax:	404-371-2813
Email (only one):	ksbrooks@co.dekalb.ga.us

Proposed Project Information

Name of Proposed Project:	Fun World Palace & Resort
DRI ID Number:	938
Developer/Applicant:	Top Flight Development, Inc.
Telephone:	678-904-2889
Fax:	678-999-0186
Email(s):	dcheatom@cerm.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:	3.25 billion
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	18,000,000
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 not displace any existing uses. Site is currently undeveloped.	

Community Facilities Impacts

Water Supply

Name of water supply provider for this site:	DeKalb County
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.699 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:	DeKalb County
--	---------------

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.641 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.)	21,592 daily trips; 3,253 /pk hrs.
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: recommended improvements at driveways	

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	61.48 tons/day
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:	

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	85%
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: Designers are to adhere to DeKalb County, State of Georgia, and/or USACE standards and guidelines to minimize project impacts. A hydrology study will be performed, stream buffers delineated.	

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: An on-site stream exists, however, site design will mitigate impacts.	
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:

[illegible]