



# 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: Jul 13 2006

ARC REVIEW CODE: R606141

TO: Mayor Arthur G. Letchas  
ATTN TO: Kathi Cook, Boards Administrator  
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:** City of Alpharetta  
**Name of Proposal:** Offices at Prospect Park

**Review Type:** Development of Regional Impact

**Date Opened:** Jun 14 2006

**Date Closed:** Jul 13 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 development is consistent with many of ARC's Regional Development Policies. The development proposes a mix of uses that will allow individuals the opportunity to live and work within close proximity. 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 proposed development is adjacent to the Forum of Alpharetta, now known as Prospect Park, which was reviewed as a Development of Regional Impact in 2005. Prospect Park was approved by the City Council of Alpharetta in May of 2005 and included 540,000 square feet of commercial uses, 575,250 square feet of office and hotel space, and 464 residential units. The proposed Offices at Prospect Park is interconnected with the Prospect Park development and further emphasizes the ability and convenience individuals will have to live, work, and shop within close proximity to one another.

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

ARC LAND USE PLANNING  
ARC DATA RESEARCH  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
FULTON COUNTY  
FORSYTH COUNTY  
GEORGIA CONSERVANCY

ARC TRANSPORTATION PLANNING  
ARC AGING DIVISION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
CITY OF ROSWELL  
CITY OF MOUNTAIN PARK  
CITY OF ATLANTA

ARC ENVIRONMENTAL PLANNING  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
CITY OF ATLANTA  
FULTON COUNTY SCHOOLS  
NORTH FULTON COMMUNITY IMPROVEMENT DISTRICT

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.

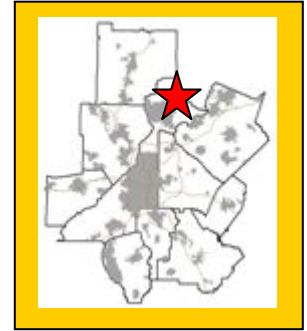
The ARC review website is located at: <http://www.atlantaregional.com/landuse/> .

Preliminary Report:	June 14, 2006	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Offices at Prospect Park #1052
Final Report Due:	July 14, 2006		Comments Due By:	June 28, 2006

## **FINAL REPORT SUMMARY**

### **PROPOSED DEVELOPMENT:**

The proposed Offices at Prospect Park is a mixed use office development on 22.59 acres in the City of Alpharetta. The proposed development will include 1,200,000 square feet of office space, 114 condominium residential units, a 265 room hotel, and 40,000 square feet of retail. The proposed development is located in the northwestern corner of Old Milton Parkway and Georgia 400.



### **PROJECT PHASING:**

The project is being proposed in one phase with a project build out date for 2010.

### **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). Information submitted for the review states that the proposed development is seeking master plan approval from the City. Information submitted for the review states that the proposed zoning is consistent with the City of Alpharetta's Future Land Use Map which designates the area as a commercial and office corridor.

**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 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	Forum at Alpharetta
2003	Cousins Westside Master Plan
1999	Milton Park MUD
1997	North Point Commons
1997	Brookside
1996	Orkin-Hines MUD
1994	North Point Square
1993	Northwind
1992	Windward
1989	Oxford Green
1989	North Atlanta Mall
1988	Millennium 400
1987	Pace Office Park
1986	North Meadow
1986	Royal 400
1986	Brookside

**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 undeveloped.

**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 development is consistent with many of ARC's Regional Development Policies. The development proposes a mix of uses that will allow individuals the opportunity to live and work within close proximity. 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.

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The proposed development is adjacent to the Forum of Alpharetta, now known as Prospect Park, which was reviewed as a Development of Regional Impact in 2005. Prospect Park was approved by the City Council of Alpharetta in May of 2005 and included 540,000 square feet of commercial uses, 575,250 square feet of office and hotel space, and 464 residential units. The proposed Offices at Prospect Park is interconnected with the Prospect Park development and further emphasizes the ability and convenience individuals will have to live, work, and shop within close proximity to one another.

The site plan reflects a good main street corridor through the center of the development. The buildings interact with Prospect Parkway, traffic calming measures are taken, and a safe, convenient atmosphere is created for pedestrians. Parking is also visually minimized internally in the development along Georgia 400.

Grading of the site should be kept to a minimum where possible. Stormwater management controls are of critical importance for preserving the existing water quality of the various water entities in the immediate area. In refining the site plan, it is recommended that significant consideration be given to grading and potential runoff, and kept to a minimum where possible.

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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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Final Report Due:	July 14, 2006		Comments Due By:	June 28, 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 the City of Alpharetta at the intersection of Old Milton Parkway and Georgia 400.

### **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 City of Alpharetta's boundaries; however, it is a mile from unincorporated Fulton County, and 1.5 miles from the City of Roswell.

### **Will the proposed project be located close to land uses in other jurisdictions that would benefit, or be negatively impacted, by the project? Identify those land uses which would benefit and those which would be negatively affected and describe impacts.**

The proposed development would not be located close to land uses in other jurisdictions that would benefit or be negatively impacted. The proposed development is adjacent to Prospect Park that includes a mix of residential, retail, and offices uses. There is residential development to the north/northwest of the proposed development that will be impacted, especially by the proposed Westside Parkway. However, the impacts should be minimal. There are several development opportunities available surrounding the site of the proposed project.

## **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 \$340,000,000 with an expected \$4,500,000 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?**

Preliminary Report:	June 14, 2006	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Offices at Prospect Park #1052
Final Report Due:	July 14, 2006		Comments Due By:	June 28, 2006

Yes.

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

The proposed development will allow residents to live and work within close proximity to one another.

**NATURAL RESOURCES**

**Watershed Protection**

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

The Big Creek Watershed Study was completed in December 2000 with participation by all jurisdictions in the basin. It includes alternative protection measures to the DNR Part 5 Water Supply Watershed Criteria, including structural and non-structural control measures. The study was submitted to Georgia EPD in 2001 and was not been officially approved when modifications to the criteria were considered in 2001-2003. Since that time, the local governments have been working to develop a formal watershed agreement, which has not been finalized. It is our understanding that the City of Alpharetta has adopted protection requirements consistent with those proposed in the Study and that DCA has accepted those requirements in lieu of the Part 5 minimum criteria. This project will need to conform to Alpharetta's requirements.

Regardless of any alternative criteria developed and approved, current Part V criteria require that the buffer widths specified in the minimum standards be maintained. Within seven miles of the Roswell intake, the Part 5 criteria require an undisturbed buffer of 100-feet on both sides of stream and a 150-foot impervious setback on both sides of the stream. The USGS coverage for the project area shows one perennial stream crossing the northeast corner of the property. The 100-foot buffer is shown on the project plans. The 150-foot setback is not shown, but the plans show no proposed impervious surfaces within 400 feet of 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.

**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. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr). The loading factors are based



Preliminary Report:	June 14, 2006	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Offices at Prospect Park #1052
Final Report Due:	July 14, 2006		Comments Due By:	June 28, 2006

on regional storm water monitoring data from the Atlanta Region. Actual loading factors will depend on the amount of impervious surface in the final project design. 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
Office/Light Industrial	22.6	29.15	387.14	2576.40	16000.80	33.45	4.29
TOTAL	22.6	29.15	387.14	2576.40	16000.80	33.45	4.29
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?**

Prospect Parkway, which will be constructed to join Old Milton Parkway and Westside Parkway, will provide primary access to the site at five locations.

- Two full-movement driveways will be located on Prospect Parkway.
- Three right-in/right-out driveways will be located on Prospect Parkway.

Preliminary Report:	June 14, 2006	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Offices at Prospect Park #1052
Final Report Due:	July 14, 2006		Comments Due By:	June 28, 2006

**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:

Land Use	A.M. Peak Hour			P.M. Peak Hour			24-Hour
	Enter	Exit	2-Way	Enter	Exit	2-Way	2-Way
1,200,000 sq ft Office Space	1205	164	1369	242	1181	1423	9040
250 Room Hotel	83	54	137	83	73	156	1999
13,600 sq ft Restaurant	10	47	57	45	22	67	717
45,000 sq ft Retail Space	55	35	90	164	178	342	3743
Reductions	-84	-32	-116	-86	-134	-220	-1168
<b>TOTAL NEW TRIPS</b>	<b>1269</b>	<b>268</b>	<b>1537</b>	<b>448</b>	<b>1320</b>	<b>1768</b>	<b>14331</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.

Preliminary Report:	June 14, 2006	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Offices at Prospect Park #1052
Final Report Due:	July 14, 2006		Comments Due By:	June 28, 2006

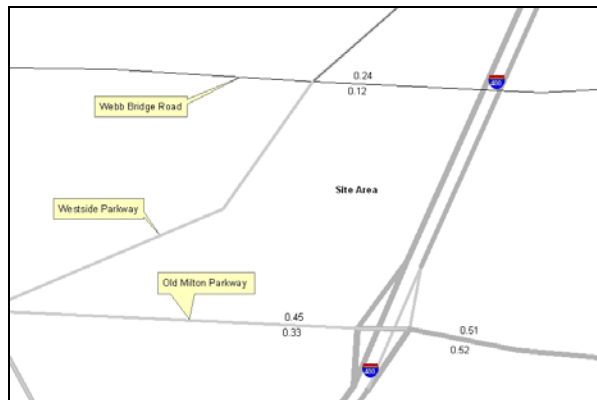
## V/C Ratios



**2005 AM Peak**



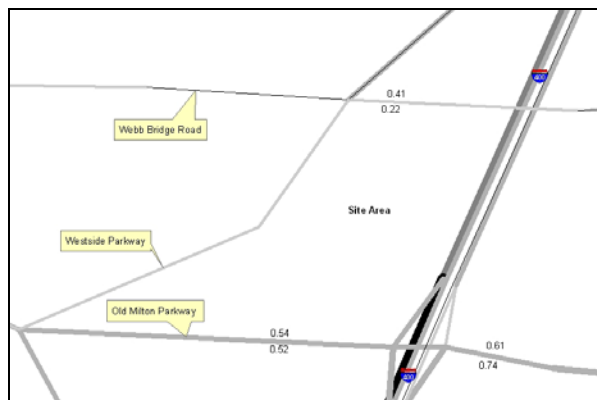
**2005 PM Peak**



**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 2006-2011 TIP, approved in March of 2006. 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.

Preliminary Report:	June 14, 2006	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Offices at Prospect Park #1052
Final Report Due:	July 14, 2006		Comments Due By:	June 28, 2006

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

**2006-2011 TIP\***

ARC Number	Route	Type of Improvement	Scheduled Completion Year
FN-224	WESTSIDE PARKWAY: SEGMENT 3	Roadway Capacity	2010
FN-201	WINDWARD PARKWAY TRAFFIC SIGNAL INTERCONNECTIONS	Roadway Operations	2007
AR-435	SR 400 ATMS COMMUNICATIONS / SURVEILLANCE	Roadway Operations	2008
FN-202	NORTH POINT PARKWAY TRAFFIC SIGNAL INTERCONNECTIONS	Roadway Operations	2007

**2030 RTP\***

ARC Number	Route	Type of Improvement	Scheduled Completion Year
N/A	N/A	N/A	N/A

*\*The ARC Board adopted the 2030 RTP and FY 2006-2011 TIP on February 22, 2006. USDOT approved on March 30<sup>th</sup>, 2006.*

**Summarize the transportation improvements as recommended by consultant in the traffic study for The Offices at Prospect Park.**

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.

**Old Milton Parkway at South Main Street**

- Widen southbound South Main Street approach to include a second exclusive left-turn lane.
- Widen the eastern receiving leg of Old Milton Parkway to allow free-flowing northbound right-turns.
- Modify signal phasing to include protected-only phasing for the southbound left-turns and northbound left-turns.

**Old Milton Parkway at Westside Parkway**

- Add two through lanes and exclusive left-turn and right-turn lanes to the southbound approach of Westside Parkway.

**Old Milton Parkway at Amber Park Drive**

- Modify signal to include right-turn permissive-plus-overlap phasing for westbound, northbound and southbound approaches.

**Old Milton Parkway at Georgia 400 Northbound Ramps**

- Widen the eastbound approach of Old Milton Parkway to provide a second left-turn lane onto Georgia 400 northbound.

Preliminary Report:	June 14, 2006	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Offices at Prospect Park #1052
Final Report Due:	July 14, 2006		Comments Due By:	June 28, 2006

#### Webb Bridge Road at Westside Parkway

- Signalize the intersection.
- Provide westbound left-turn protected-permissive phasing and northbound right-turn permissive-plus-overlap phasing.

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.

#### Old Milton Parkway at Westside Parkway

- Add second eastbound left-turn lane.
- Add southbound right-turn overlap phase.

#### Webb Bridge Road at Westside Parkway

- Add an eastbound left-turn lane.

**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?**

MARTA bus route #140 provides service approximately 1 mile from the site. This route operates Monday through Friday from 6:21 a.m. till 10:45 p.m. with headways between 30 minutes and 1 hour. Saturday service is provided from 7:33 a.m. till 8:33 a.m. with headways of 1 hour. Sunday service is provided from 7:32 a.m. till 8:57 p.m. with 40 minute headways.

**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 Retail/Office is dominant, FAR >.8	6%	6%
Where Office is dominant, 10% Residential or 10% Retail	4%	4%
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%
<b>Total</b>		<b>18%</b>

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

Preliminary Report:	June 14, 2006	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Offices at Prospect Park #1052
Final Report Due:	July 14, 2006		Comments Due By:	June 28, 2006

The roadway network in this area suffers from high peak hour volume. As demonstrated in the impact section of the traffic study, the addition of the project's traffic onto the roadway network challenges the existing capacity. It is suggested that all recommended improvements be implemented prior to construction completion. MARTA bus route # 140 provides service to a stop located 1 mile from the southern edge of the property. The property itself extends for an additional ½ mile to the north of this point making the use of this transit opportunity unrealistic. It is suggested the developer work with MARTA to locate a bus stop closer to the property if not placed internal to the site. This project contains a large amount of commercial and retail space with no opportunity for future shoppers or employees to access the site by any other means than by driving. Integrating a residential component to the project would provide users of the site opportunities to live and work within a comfortable walking/biking distance thereby reducing the need for SOV trips.

## **INFRASTRUCTURE**

### **Wastewater and Sewage**

Based on regional averages, wastewater is estimated at 0.296 MGD.

#### **Which facility will treat wastewater from the project?**

Big Creek will provide wastewater treatment for the proposed development.

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

The capacity of Big Creek Site is listed below:

<b>PERMITTED CAPACITY MMF, MGD <sub>1</sub></b>	<b>DESIGN CAPACITY MMF, MGD</b>	<b>2001 MMF, MGD</b>	<b>2008 MMF, MGD</b>	<b>2008 CAPACITY AVAILABLE +/-, MGD</b>	<b>PLANNED EXPANSION</b>	<b>REMARKS</b>
24	24	25	26	-2	Planned expansion to 36 or 48 mgd by 2008, subject to permitting	

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

*<sub>1</sub> 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?**

Preliminary Report:	June 14, 2006	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Offices at Prospect Park #1052
Final Report Due:	July 14, 2006		Comments Due By:	June 28, 2006

Water demand also is estimated at 0.340 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 2800 tons of solid waste per year and the waste will be disposed of in Fulton County.

**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.

Preliminary Report:	June 14, 2006	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Offices at Prospect Park #1052
Final Report Due:	July 14, 2006		Comments Due By:	June 28, 2006

## **HOUSING**

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

No, the project will provide an additional 114 housing units that will include condominiums.

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

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

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

The site proposed for the development is located in Census Tract 116.07. This tract had a 14.9 percent increase in number of housing units from 2000 to 2003 according to ARC's Population and Housing Report. The report shows that 60 percent of the housing units are single-family, compared to 69 percent for the region; thus indicating a variety of housing options around the development area.

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

Likely, assuming the development is approved with multiple price ranges of housing.

\* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region – FY 2000 median income of \$51,649 for family of 4 in Georgia.



Your DRI ID NUMBER for this submission is: **1052**  
 Use this number when filling out a DRI REVIEW REQUEST.  
 Submitted on: 2/17/2006 4:15:16 PM

## DEVELOPMENT OF REGIONAL IMPACT

### Fulton County Initial DRI Information (Form1b)

This form is intended for use by local governments within the Metropolitan Region Tier that are also within the jurisdiction of the Georgia Regional Transportation Authority (GRTA). The form is to be completed by the city or county government for submission to your Regional Development Center (RDC), GRTA and DCA. This form provides basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Local governments should refer to both the Rules for the DRI Process 110-12-3 and the DRI Tiers and Thresholds established by DCA.

### Local Government Information

Submitting Local Government:	City of Alpharetta
*Individual completing form and Mailing Address:	Kathi Cook Boards Administrator City of Alpharetta 2 S. Main Street Alpharetta, Georgia 30004
Telephone:	678-297-6073
Fax:	678-297-6071
E-mail ( <b>only one</b> ):	<a href="mailto:kcook@alpharetta.ga.us">kcook@alpharetta.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:	Offices at Prospect Park	
Development Type	Description of Project	Thresholds
Office	1200000 square feet of office 250 room hotel with 45000 SF of ancillary retail with 13600 square feet of restaurant.	<a href="#">View Thresholds</a>
Developer / Applicant and Mailing Address:	Barry Real Estate Co. 30 Ivan Allen Jr. Blvd. Atlanta, Georgia 30308 Contact: Bill Campbell	
Telephone:	404-601-0880	
Fax:	404-601-0881	
Email:	<a href="mailto:bcampbell@barrycompanies.com">bcampbell@barrycompanies.com</a>	
Name of property owner(s) if different from developer/applicant:		
Provide Land-Lot-District Number:	854, 855, 1st District, 2nd Section	
What are the principal streets or roads providing vehicular access to the site?	Old Milton Parkway and Westside Parkway	
Provide name of nearest street(s) or intersection:	Corner of Old Milton Parkway and Georgia 400	
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?	8,000 linear 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:	Other Master Plan approval
What is the name of the water supplier for this site?	City of Alpharetta
What is the name of the wastewater treatment supplier for this site?	Fulton County
Is this project a phase or part of a larger overall project?	N
If yes, what percent of the overall project does this project/phase represent?	
Estimated Completion Dates:	This project/phase: none provided Overall project: None provided

### Local Government Comprehensive Plan

Is the development consistent with the local government's comprehensive plan, including the Future Land Use Map?	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?	N
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: 6/9/2006 3:33:53 PM

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

### Local Government Information

Submitting Local Government:	City of Alpharetta
Individual completing form:	Kathi Cook, Boards Administrator, Community Development, City of Alpharetta
Telephone:	678-297-6073
Fax:	678-297-6071
Email ( <b>only one</b> ):	<a href="mailto:kcook@alpharetta.ga.us">kcook@alpharetta.ga.us</a>

### Proposed Project Information

Name of Proposed Project:	Offices at Prospect Park
DRI ID Number:	1052
Developer/Applicant:	Barry Real Estate Companies
Telephone:	404-601-0880
Fax:	404-601-0881
Email(s):	bcampbell@barrycompanies.com

### DRI Review Process

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	Y
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	Y
If no, the official review process can not start until this additional information is provided.	

### Economic Impacts

Estimated Value at Build-Out:	\$340,000,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$4,500,000
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):	

### Community Facilities Impacts

#### Water Supply

Name of water supply provider for this site:	City of Alpharetta
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.340 MGD
Is sufficient water supply capacity available to serve the proposed project?	Y
If no, are there any current plans to expand existing water supply capacity?	
If there are plans to expand the existing water supply capacity, briefly describe below:	
If water line extension is required to serve this project, how much additional line (in miles) will be required?	

### Wastewater Disposal

Name of wastewater treatment provider for this site:	Fulton County - Big Creek Wastewater Treatment Plant
--	--

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.296 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.)	1537 (am peak hour) 1768 (pm peak hour)
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	Y
If yes, has a copy of the study been provided to the local government?	Y
If transportation improvements are needed to serve this project, please describe below: See traffic impact study	

### Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	2800 tpy
Is sufficient landfill capacity available to serve this proposed project?	Y
If no, are there any current plans to expand existing landfill capacity?	
If there are plans to expand existing landfill capacity, briefly describe below:	
Will any hazardous waste be generated by the development? If yes, please explain below:	N

### Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	85%
Is the site located in a water supply watershed?	Y
If yes, list the watershed(s) name(s) below: Big Creek/Upper Chattahoochee Drainage Basin	
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 and water quality features. Measures will be implemented in accordance with the City of Alpharetta Unified Development Code.	

### Environmental Quality

Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	Y
2. Significant groundwater recharge areas?	N
3. Wetlands?	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:  
Potential impact to water supply watershed is being mitigated with measures described in "Stormwater Management", paragraph D, above.

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?

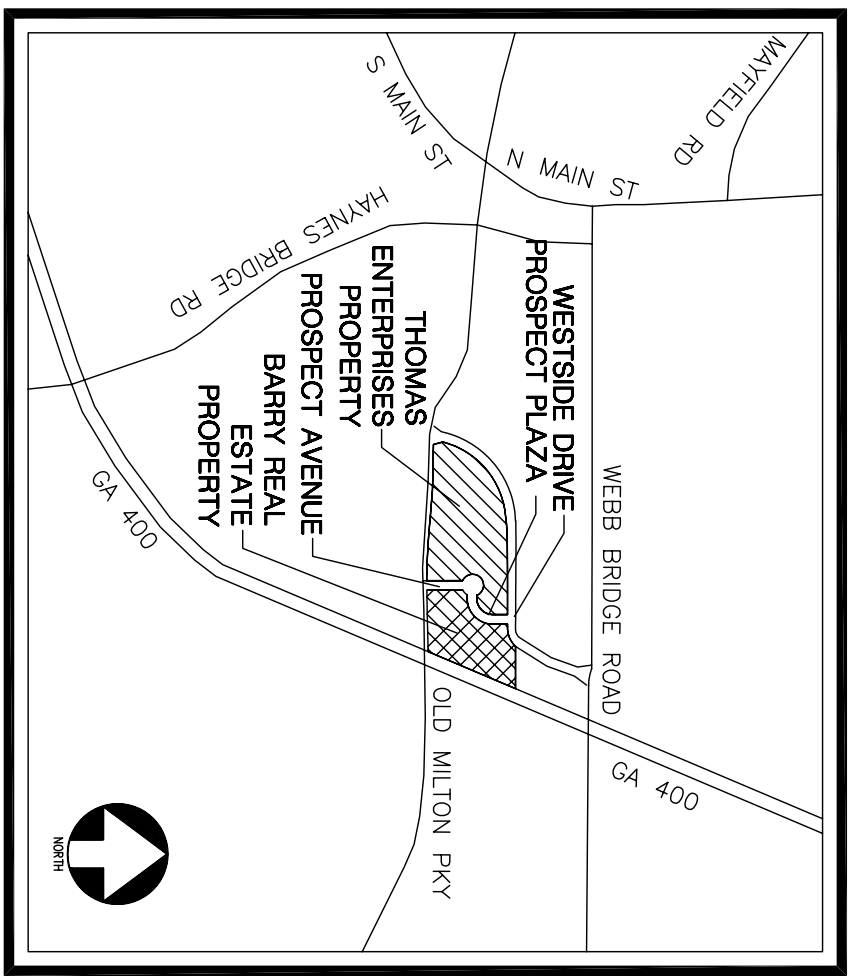
N

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:



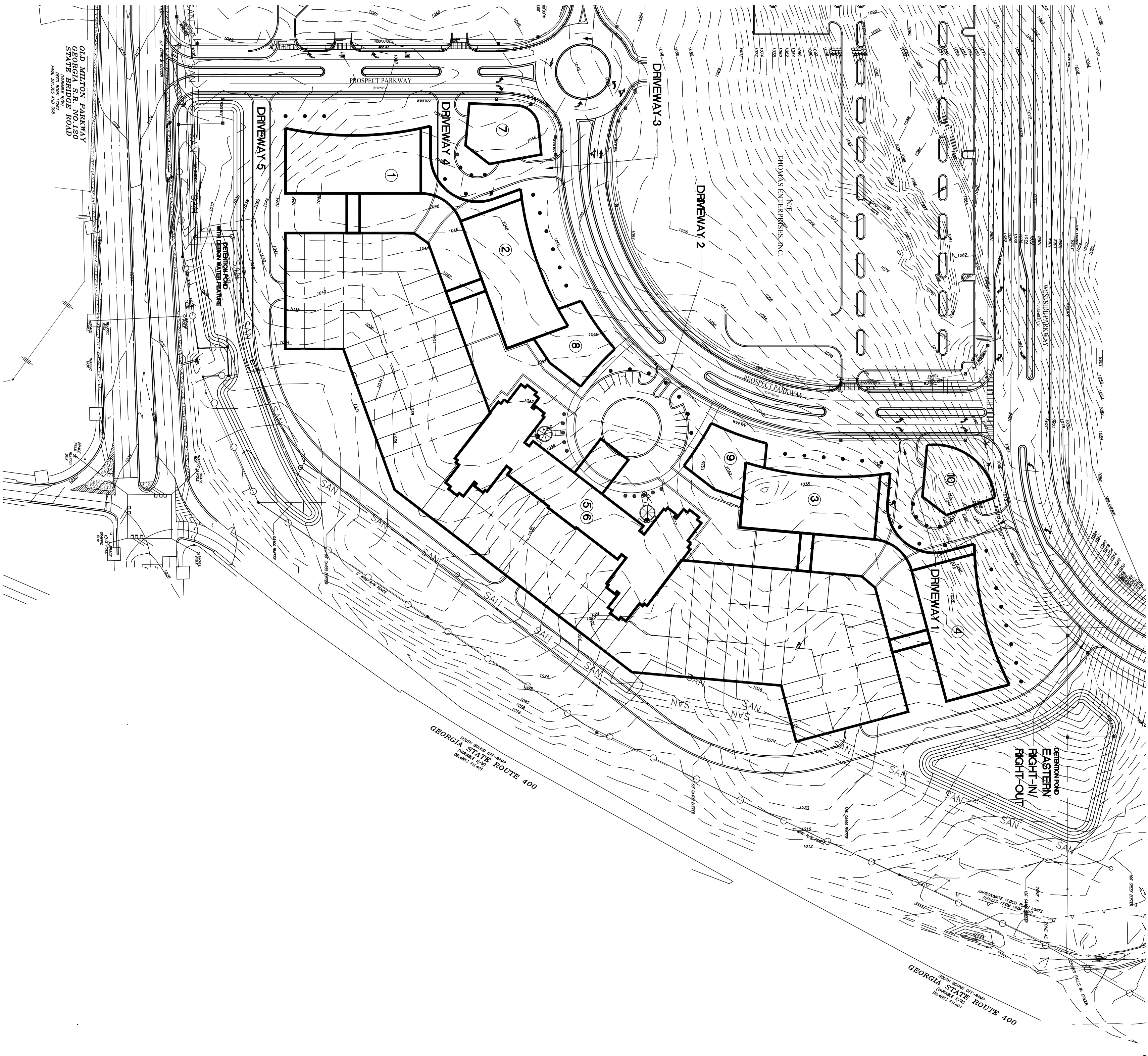


DEVELOPER:  
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CIVIL ENGINEER:  
URS CORPORATION  
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1000 ABERNATHY ROAD  
SUITE 900  
ATLANTA, GA 30328  
TEL - (678) 808-8800  
CONTACT PERSON - CHARLES CROWELL

B A R R Y  
REAL ESTATE COMPANIES



PROPOSED SITE PLAN  
2 JUNE 2006  
SCALE: 1" = 100'-0"

## THE OFFICES AT PROSPECT PARK ALPHARETTA, GEORGIA

SITE DATA		
	ACRES	
GROSS PARCEL SIZE	22.99 AC	
THE PROPERTY LIES WITHIN THE CITY OF ALPHARETTA		

BUILDING DATA		
KEY	BUILDING TYPE	SQUARE FOOT
1	OFFICE BUILDING 100	300,000 SF
2	OFFICE BUILDING 200	300,000 SF
3	OFFICE BUILDING 300	300,000 SF
4	OFFICE BUILDING 400	300,000 SF
5	114 CONDOS FOR SALE (\$500,000)	115,000 SF
6	HOTEL (265 ROOMS)	170,000 SF
7	RETAIL	10,000 SF
8	RETAIL	10,000 SF
9	RETAIL	10,000 SF
10	RETAIL	10,000 SF
11	PARKING DECK	8
TOTAL		1,325,000 SF

DENSITY CALCULATIONS	
BUILDING TYPE	RATIO
OFFICE	53,102 SF / ACRE
HOTEL	7,523 SF / ACRE
RETAIL	1,770 SF / ACRE
RESIDENTIAL	5 UNITS / ACRE

PARKING DATA	
BUILDING TYPE	REQUIRED
OFFICES	4,800
16 SPACES PER 1000 SF	
CONDOMINIUM	234
0 SPACES PER 1,000 SF	
HOTEL	279
0 SPACES PER 1,000 SF	
RETAIL	200
0 SPACES PER 1,000 SF	
TOTAL	5,513

DRIVEWAY LABELING REFERS TO CORRESPONDING DESCRIPTIONS WITHIN THE STUDY: THE OFFICES AT PROSPECT PARK - DEVELOPMENT OF REGIONAL IMPACT TRANSPORTATION ANALYSIS

# URS

WAKEFIELD  
BEASLEY &  
ASSOCIATES  
ARCHITECTS INTERIORS