REGIONAL REVIEW NOTIFICATION

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

DATE: Feb 22 2007 **ARC REVIEW CODE**: R702221

TO: Mayor Arthur Letchas
ATTN TO: Kathi Cook, Board Administrator
FROM: Charles Krautler, Director

NOTE: This is digital signature. Original on file.

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments regarding related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: Parkway 400
Review Type: Development of Regional Impact

Description: Parkway 400 is a proposed office development on 17.95 acres in the City of Alpharetta. The proposed development will include 630,000 square feet of office space and a 10,000 square foot restaurant. The site is part of a 41.11 acres master planned office development that consists of 196,263 square feet of office space, a 14,560 square foot bank, and approximately 16,700 square feet of office and retail space. The proposed development is located at the intersection of Old Milton Parkway (GA 120) and GA 400. Access is proposed via Amberpark Drive to Old Milton Parkway.

Submitting Local Government: City of Alpharetta
Date Opened: Feb 22 2007
Deadline for Comments: *Mar 8 2007*
Earliest the Regional Review can be Completed: Mar 24 2007

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF ROSWELL
GEORGIA MOUNTAINS RDC
GEORGIA CONSERVANCY
ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
FULTON COUNTY
METRO ATLANTA RAPID TRANSIT AUTHORITY
NORTH FULTON COMMUNITY IMPROVEMENT DISTRICT
ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
FORSYTH COUNTY
CITY OF MOUNTAIN PARK

Attached is information concerning this review.

If you have any questions regarding this review, Please call Haley Fleming, Review Coordinator, at (404) 463-3311. If the ARC staff does not receive comments from you by 2007-03-08 00:00:00, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

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

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DEVELOPMENT OF REGIONAL IMPACT

DRI- REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Development Center for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and give us your comments in the space provided. The completed form should be returned to the RDC on or before the specified return deadline.

Preliminary Findings of the RDC: **Parkway 400** *See the Preliminary Report* .

Comments from affected party (attach additional sheets as needed):

Individual Completing form:

Local Government:

Department:

Telephone: ( )

Signature:
Date:

Please Return this form to:
Haley Fleming, Atlanta Regional Commission
40 Courtland Street NE
Atlanta, GA 30303
Ph. (404) 463-3311 Fax (404) 463-3254
hfleming@atlantaregional.com

Return Date: *Mar 8 2007*

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: Feb 22 2007	**ARC REVIEW CODE**: R702221

TO: ARC Land Use, Environmental, Transportation, Research, and Aging Division Chiefs

FROM: Haley Fleming, Review Coordinator, Extension: 3-3311

Reviewing staff by Jurisdiction:

Land Use: Calvert, Brad	**Transportation:** Morley-Nikfar, Kris
Environmental: Santo, Jim	**Research:** Skinner, Jim

Aging: N/A

Name of Proposal: Parkway 400

Review Type: Development of Regional Impact

Description: Parkway 400 is a proposed office development on 17.95 acres in the City of Alpharetta. The proposed development will include 630,000 square feet of office space and a 10,000 square foot restaurant. The site is part of a 41.11 acres master planned office development that consists of 196,263 square feet of office space, a 14,560 square foot bank, and approximately 16,700 square feet of office and retail space. The proposed development is located at the intersection of Old Milton Parkway (GA 120) and GA 400. Access is proposed via Amberpark Drive to Old Milton Parkway.

Submitting Local Government: City of Alpharetta

Date Opened: Feb 22 2007

Deadline for Comments: *Mar 8 2007*

Earliest the Regional Review can be Completed: Mar 24 2007

Response:

1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.

2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.

3) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.

4) ☐ The proposal does NOT relate to any development guide for which this division is responsible.

5) ☐Staff wishes to confer with the applicant for the reasons listed in the comment section.

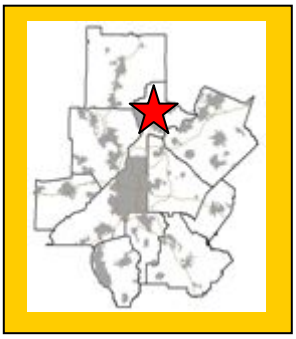
COMMENTS:

Preliminary Report:	February 22, 2007	**DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT**	Project:	Parkway 400 #1307
Final Report Due:	March 24, 2007		Comments Due By:	March 8, 2007

PRELIMINARY REPORT SUMMARY

PROPOSED DEVELOPMENT:

Parkway 400 is a proposed office development on 17.95 acres in the City of Alpharetta. The proposed development will include 630,000 square feet of office space and a 10,000 square foot restaurant. The site is part of a 41.11 acres master planned office development that consists of 196,263 square feet of office space, a 14,560 square foot bank, and approximately 16,700 square feet of office and retail space. The proposed development is located at the intersection of Old Milton Parkway (GA 120) and GA 400. Access is proposed via Amberpark Drive to Old Milton Parkway.



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 amendment approval from the City. The overall master plan was approved in 1998 and also included two office buildings, totaling 256,241 square feet, in addition to the uses existing today. The proposed development seeks to amend the 17.95 acre portion of the approved master plan to include three office buildings, maximum eight stories, for a total of 630,000 square feet and one 10,000 square foot restaurant. 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 for office uses.

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

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

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

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

Will the proposed project generate population and/or employment increases in the Region? If yes, what would be the major infrastructure and facilities improvements needed to support the increase?

Yes, the proposed development would increase the need for services in the area for existing and future residents.

What other major development projects are planned near the proposed project?
The ARC has reviewed other major development projects, known as Area Plan (1984 to1991) or as a DRI (1991 to present), within a three mile radius of the proposed project.

YEAR	NAME
2006	Prospect Park
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 and has been cleared and graded.

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 is adding to a mix of uses within the area that will allow individuals the opportunity to live and work within close proximity. The proposed development also is ideally located adjacent to a major highway that will provide sufficient transportation connections to other areas in the region. The project is also consistent with the Atlanta Region Unified Growth Policy Map. The proposed development is located within a mega corridor which is defined as the most intensely developed radial corridors in the region. The area around GA 400 is specifically identified as an example of a mega corridor.

Two site plans were submitted for the review due to the indefinite status of the NorthWinds Parkways extension. The first plan assumes no extension of NorthWinds Parkway and access is provided to Kimball Bridge and Old Milton Parkway via Amberpark Drive. The second plan assumes the extension of NorthWinds Parkway and provides direct access to the east along the proposed extension of the parkway and provides a restaurant site independent of the offices buildings. ARC staff will evaluate both site plans during the review.

The character of this area is quickly becoming more urban as many of the adjacent and surrounding properties have been rezoned for much higher densities and mixed use. There have been several DRI's in the area, including Northwinds, Westside, The Forum at Alpharetta, and Prospect Park. These large developments, in conjunction with other smaller developments, are contributing to this interchange becoming an employment destination. There is also an existing supply of housing, as well as new residential development proposed in Forsyth County, just north of the interchange.

PRELIMINARY REPORT

Regional Development Plan Policies

1. Promote sustainable economic growth in all areas of the region.

2. Encourage development within principal transportation corridors, the Central Business District, activity centers, and town centers.

3. Increase opportunities for mixed use development, transit-oriented development, infill and redevelopment.

4. At strategic regional locations, plan and retail industrial and freight land uses.

5. Design transportation infrastructure to protect the context of adjoining development and provide a sense of place appropriate for our communities.

6. Promote the reclamation of Brownfield development sites.

7. Protect the character and integrity of existing neighborhoods, while also meeting the needs of communities.

8. Encourage a variety of homes styles, densities, and price ranges in locations that are accessible to jobs and services to ensure housing for individuals and families of all incomes and age groups.

9. Promote new communities that feature greenspace and neighborhood parks, pedestrian scale, support transportation options and provide an appropriate mix of uses and housing types.

10. Promote sustainable and energy-efficient development.

11. Protect environmentally-senstive areas including wetlands, floodplains, small water supply watersheds, rivers, and corridors.

12. Increase the amount, quality, connectivity, and accessibility of greenspace.

13. Provide strategies to preserve and enhance historic resouces.

14. Through regional infrastructure planning, discourage growth in undeveloped areas.

15. Assist local governments to adopt growth management strategies that make more efficient use of existing infrastructure.

16. Inform and involve the public in planning at regional, local, and neighborhood levels.

17. Coordinate local policies and regulations to support Regional Policies.

18. Encourage the development of state and regional growth management policy.

BEST LAND USE PRACTICES

Practice 1: Keep vehicle miles of travel (VMT) below the area average. Infill developments are the best at accomplishing this. The more remote a development the more self contained it must be to stay below the area average VMT.
Practice 2: Contribute to the area's jobs-housing balance. Strive for a job-housing balance with a three to five mile area around a development site.
Practice 3: Mix land uses at the finest grain the market will bear and include civic uses in the mix.

Practice 4: Develop in clusters and keep the clusters small. This will result in more open space preservation.
Practice 5: Place higher-density housing near commercial centers, transit lines and parks. This will enable more walking, biking and transit use.
Practice 6: Phase convenience shopping and recreational opportunities to keep pace with housing. These are valued amenities and translate into less external travel by residents if located conveniently to housing.
Practice 7: Make subdivisions into neighborhoods with well-defined centers and edges. This is traditional development.
Practice 8: Reserve school sites and donate them if necessary to attract new schools. This will result in neighborhood schools which provide a more supportive learning environment than larger ones.
Practice 9: Concentrate commercial development in compact centers or districts, rather than letting it spread out in strips.
Practice 10: Make shopping centers and business parks into all-purpose activity centers. Suburban shopping centers and their environs could be improved by mixing uses and designing them with the pedestrian amenities of downtowns.
Practice 11: Tame auto-oriented land uses, or at least separate them from pedestrian-oriented uses. Relegate "big box" stores to areas where they will do the least harm to the community fabric.

BEST TRANSPORTATION PRACTICES

Practice 1: Design the street network with multiple connections and relatively direct routes.
Practice 2: Space through-streets no more than a half-mile apart or the equivalent route density in a curvilinear network.
Practice 3: Use traffic-calming measures liberally. Use short streets, sharp curves, center islands, traffic circles, textured pavements, speed bumps and raised crosswalks.
Practice 4: Keep speeds on local streets down to 20 mph.
Practice 5: Keep speeds on arterials and collectors down to 35 mph (at least inside communities).
Practice 6: Keep all streets as narrow as possible and never more than four traffic lanes wide. Florida suggests access streets 18 feet, subcollectors 26 feet, and collectors from 28 feet to 36 feet depending on lanes and parking.
Practice 7: Align streets to give buildings energy-efficient orientations. Allow building sites to benefit from sun angles, natural shading and prevailing breezes.
Practice 8: Avoid using traffic signals wherever possible and always space them for good traffic progression.
Practice 9: Provide networks for pedestrians and bicyclists as good as the network for motorists.
Practice 10: Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets.
Practice 11: Incorporate transit-oriented design features.
Practice 12: Establish TDM programs for local employees. Ridesharing, modified work hours, telecommuting and others.

BEST ENVIRONMENTAL PRACTICES

Practice 1: Use a systems approach to environmental planning. Shift from development orientation to basins or ecosystems planning.
Practice 2: Channel development into areas that are already disturbed.
Practice 3: Preserve patches of high-quality habitat, as large and circular as possible, feathered at the edges and connected by wildlife corridors. Stream corridors offer great potential.
Practice 4: Design around significant wetlands.
Practice 5: Establish upland buffers around all retained wetlands and natural water bodies.
Practice 6: Preserve significant uplands, too.
Practice 7: Restore and enhance ecological functions damaged by prior site activities.
Practice 8: Detain runoff with open, natural drainage systems. The more natural the system the more valuable it will be for wildlife and water quality.
Practice 9: Design man-made lakes and stormwater ponds for maximum environmental value. Recreation, stormwater management, wildlife habitat and others.

Practice 10: Use reclaimed water and integrated pest management on large landscaped areas. Integrated pest management involves controlling pests by introducing their natural enemies and cultivating disease and insect resistant grasses.
Practice 11: Use and require the use of Xeriscape™ landscaping. Xeriscaping™ is water conserving landscape methods and materials.

BEST HOUSING PRACTICES

Practice 1: Offer "life cycle" housing. Providing integrated housing for every part of the "life cycle."
Practice 2: Achieve an average net residential density of six to seven units per acre without the appearance of crowding. Cluster housing to achieve open space.
Practice 3: Use cost-effective site development and construction practices. Small frontages and setbacks; rolled curbs or no curbs; shared driveways.
Practice 4: Design of energy-saving features. Natural shading and solar access.
Practice 5: Supply affordable single-family homes for moderate-income households.
Practice 6: Supply affordable multi-family and accessory housing for low-income households.
Practice 7: Tap government housing programs to broaden and deepen the housing/income mix.
Practice 8: Mix housing to the extent the market will bear.

LOCATION

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

The proposed project is located in the City of Alpharetta in the southwest quadrant of Old Milton Parkway and Georgia 400 and east of Kimball Bridge 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 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.

To be determined during the review.

ECONOMY OF THE REGION

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

What new taxes will be generated by the proposed project?

Estimated value of the development is $127,500,000 with an expected $1,857,777 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?

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.

The USGS coverage for the project area shows no perennial streams on or near the property. Any unmapped streams on the property may be subject to City of Alpharetta stream buffer requirements. Any state waters on the property will be subject to the 25-foot State Erosion and Sedimentation Act buffers.

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 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	17.95	23.16	307.48	2046.30	12708.60	26.57	3.41
TOTAL	17.95	23.16	307.48	2046.30	12708.60	26.57	3.41
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) 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?

The proposed development contains a different number of access points based on two possible scenarios. Scenario 1 assumes Northwinds Parkway will not be extended along the east side of the development, connecting Old Milton Parkway and Kimball Bridge Road. Scenario 2 assumes Northwinds Parkway will be extended along the east side of the development, connecting Old Milton Parkway and Kimball Bridge Road.

Scenario 1

- One full-access driveway will be located on Old Milton Parkway and one full-access driveway will be located on Kimball Bridge Road.

Scenario 2

- Two full-access driveways will be located on Old Milton Parkway and one full-access driveway will be located on Kimball Bridge Road.

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

A & R Engineering performed the transportation analysis. GRTA and ARC review staff agreed with the methodology and assumptions used in the analysis. The net trip generation is 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
630,000 sq ft Office Space	720	98	818	133	651	784	5504
10,000 sq ft Restaurant Space	4	4	8	50	25	75	900
TOTAL NEW TRIPS	**724**	**102**	**826**	**183**	**676**	**859**	**6404**

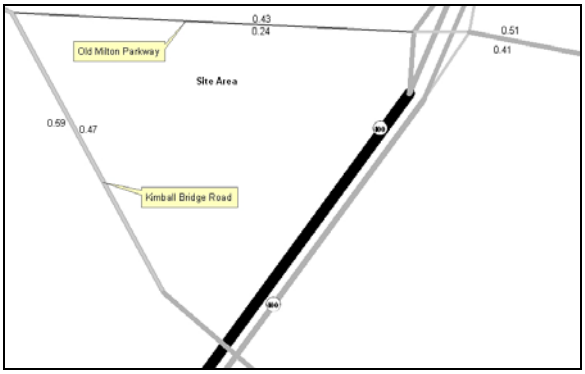
*No reductions were taken pertaining to the trip generation numbers above.

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

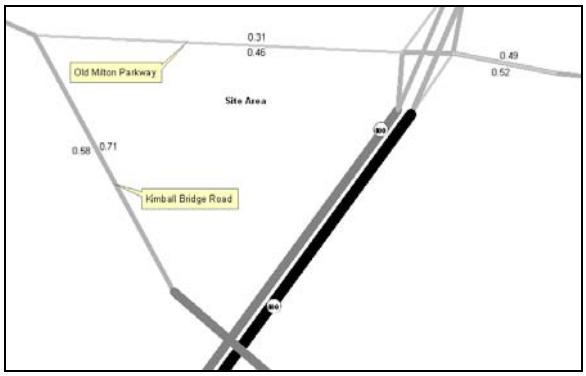
Incorporating the trip generation results, the transportation consultant distributed the traffic on the current roadway network. An assessment of the existing Level of Service (LOS) and projected LOS based on the trip distribution findings helps to determine the study network. The results of this exercise 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.

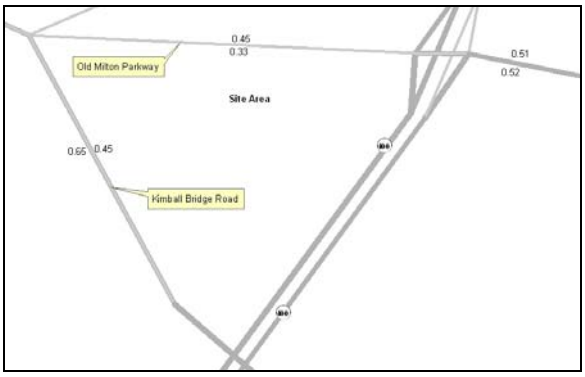
V/C Ratios



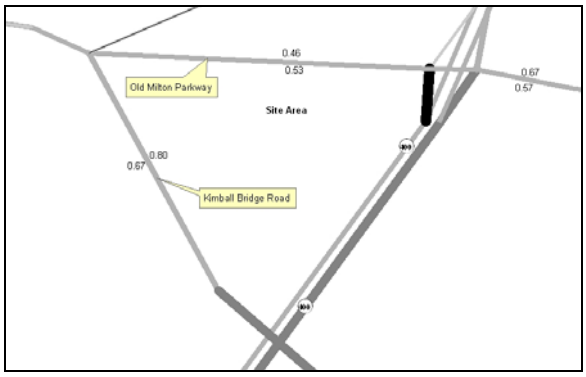
2005 AM Peak



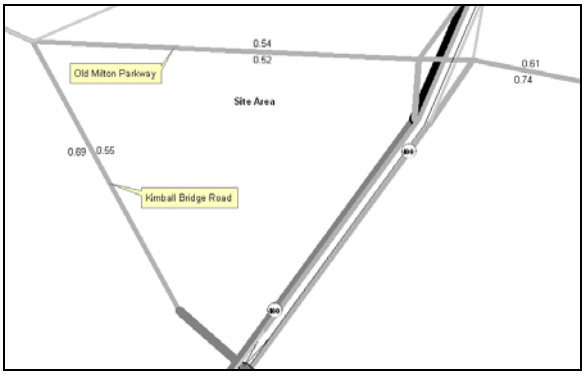
2005 PM Peak



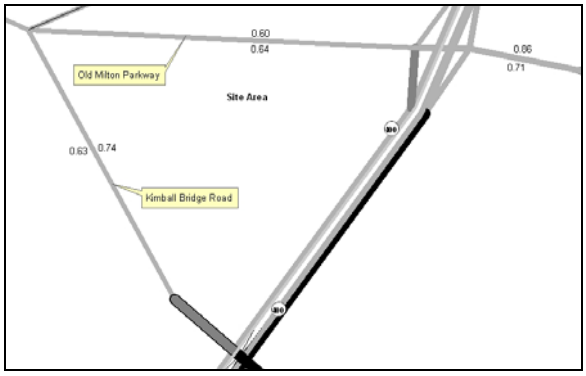
2010 AM Peak



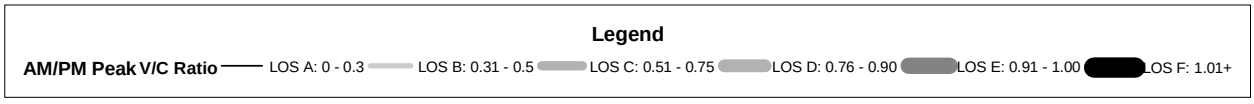
2010 PM Peak



2030 AM Peak



2030 PM Peak



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.

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

2030 RTP*

ARC Number	**Route**	Type of Improvement	Scheduled Completion Year
AR-H-400	SR 400 HOV LANES	HOV Lanes	2015
FN-AR-189	SR 400	Interchange Capacity	2020

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

Summarize the transportation improvements as recommended by consultant in the traffic study for Parkway 400.

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 GA 400 Northbound Ramp

- Provide a second eastbound left-turn lane on Old Milton Parkway, creating dual left-turn lanes.

Old Milton Parkway at Alpha Court

- Signalize this intersection.
- Add a dedicated southbound left-turn lane.

Old Milton Parkway at Amberpark Drive

- Change the phasing of the eastbound shared left-turn lane and U-turn movement on Old Milton Parkway from permissive to protected plus permissive.

Old Milton Parkway at Westside Parkway

- Change the phasing of the eastbound shared left-turn and U-turn movement on Old Milton Parkway, and northbound left-turn movement on Westside Parkway, from permissive to protected plus permissive.

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.

Scenario 1

Old Milton Parkway at Amberpark Drive

- Convert the southbound dedicated through lane to a dedicated left-turn lane, creating triple southbound left-turn lanes.
- Convert the existing southbound right-turn lane to a shared through/right-turn lane.

Old Milton Parkway at Westside Parkway

- Add an additional westbound left-turn lane on Old Milton Parkway, creating dual left-turn lanes per Georgia DOT standards.
- Change the phasing from protected plus permissive to protected only phasing.
- Change the phasing of the northbound left-turn movement and southbound left-turn movement on Westside Parkway from permissive to protected plus permissive.

Scenario 2

Old Milton Parkway at Alpha Court

- Add an additional southbound left-turn lane on Alpha Court, creating dual left-turn lanes.
- Change the phasing from permissive to protected only.
- Add dedicated left-through and right-turn lanes on the northbound approach on Northwinds Parkway.

Old Milton Parkway at Westside Parkway

- Add an additional westbound left-turn lane on Old Milton Parkway, creating dual left-turn lanes.
- Change the phasing from protected plus permissive to protected only phasing.
- Change the phasing of the northbound left-turn movement and the southbound left-turn movement on Westside Parkway from permissive to protected plus permissive.

Kimball Bridge Road at Northwinds Parkway Extension

- Signalize this intersection.
- Add a protected plus permissive left-turn phase for the westbound left-turn movement.
- Add dedicated left-through and right-turn lanes on the northbound approach on the Northwinds Parkway Extention.
- Add an eastbound left-turn lane on Kimball Bridge Road.

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?

No existing or planned transit service is available within the vicinity of the site.

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

None proposed.

The development **DOES NOT 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%
PMP= reserved spaces for carpool vehicles, and monthly discount voucher raffles	3%	3%
Bike/ped networks that meet Mixed Use or Density target and connect to adjoining uses	5%	5%
Total		**14%**

In addition, there is a MARTA bus route along Haynes Bridge Road and North/South Main Street and a Park & Ride lot located north of GA 400 at Windward Parkway and south of GA 400 at Mansell Road, as well as a MARTA bus stop at Northpoint Mall, just south of the project. These additional facilities present transportation options and increases the chances that alternative modes are sought.

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

To be determined during the review.

INFRASTRUCTURE

Wastewater and Sewage

Based on regional averages, wastewater is estimated at 0.127 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:

PERMITTED CAPACITY MMF, MGD [1]	DESIGN CAPACITY MMF, MGD	2001 MMF, MGD	2008 MMF, MGD	2008 CAPACITY AVAILABLE +/-, MGD	PLANNED EXPANSION	REMARKS
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.
[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 0.146 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 1355 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.

HOUSING

Will the proposed project create a demand for additional housing?

No.

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 116.07. This tract had a 22.2 percent increase in number of housing units from 2000 to 2006 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: 1307
Use this number when filling out a DRI REVIEW REQUEST.
Submitted on: 1/9/2007 10:16:41 AM

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 287 S. Main Street Alpharetta, Ga 30004
Telephone:	678-297-6073
Fax:	678-297-6071
E-mail **(only one)**:	kcook@alpharetta.ga.us

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project:	Parkway 400 /Greenstone Properties

Development Type	Description of Project	Thresholds
Office	630000 square feet of office restaurant hotel	View Thresholds

Developer / Applicant and Mailing Address:	Chris Scott Greenstone Properties 3330 Cumberland Boulevard, Suite 475 Atlanta, Georgia 30339
Telephone:	770-988-8222
Fax:	770-988-8228
Email:	
Name of property owner(s) if different from developer/applicant:	Parkway Aland, LLC and Myco-Milton Associates, LP
Provide Land-Lot-District Number:	Land Lot 804, 1st District, 2nd Section
What are the principal streets or roads providing vehicular access to the site?	Old Milton Parkway, Amberpark Drive
Provide name of nearest street(s) or intersection:	Old Milton Parkway at Amberpark 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?	

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: City of Alpharetta (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:	Other Master Plan amendment approval
What is the name of the water supplier for this site?	Fulton County
What is the name of the wastewater treatment supplier for this site?	Fulton County
Is this project a phase or part of a larger overall project?	Y
If yes, what percent of the overall project does this project/phase represent?	70%
Estimated Completion Dates:	This project/phase: 2010 Overall project: 2010

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):	

Submitted on: 2/16/2007 1:55:38 PM

DEVELOPMENT OF REGIONAL IMPACT
DRI Review Initiation Request (Form2a)

Local Government Information

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

Proposed Project Information

Name of Proposed Project:	Parkway 400
DRI ID Number:	1307
Developer/Applicant:	Chris Scott, Greenstone Properties
Telephone:	770-988-8222
Fax:	770-988-8228
Email(s):	cscott@greenstone-properties.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:	127,500,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	1,857,777
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): No uses will be displaced.	

Community Facilities Impacts

Water Supply

Name of water supply provider for this site:	Fulton County/Big Creek
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	.146 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: See supplemental information for details.	
If water line extension is required to serve this project, how much additional line (in miles) will be required?	N/A 12" water line at site

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)?	.127
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: Planned expansion in 2008. See supplemental information for details.	
If sewer line extension is required to serve this project, how much additional line (in miles) will be required?	N/A 8" sewerline is at the site

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.)	6404 - 24 hour trips/859 pm peak hour trips
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	Y
If yes, has a copy of the study been provided to the local government?	Y
If transportation improvements are needed to serve this project, please describe below: All recommended transportation improvements are identified in a traffic study by A & R Engineering, as a supplement to this form.	

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	1,355 tons/yr
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?	54.17%
Is the site located in a water supply watershed?	Y
If yes, list the watershed(s) name(s) below: Chattahoochee River Basin/Big Creek Subbasin	
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: See Supplemental info for details. Site plan includes buffers and green space to result in 13.9% green space and only 54.2% impervious surface area. These numbers illistrate increases over the previously approved master plan.	

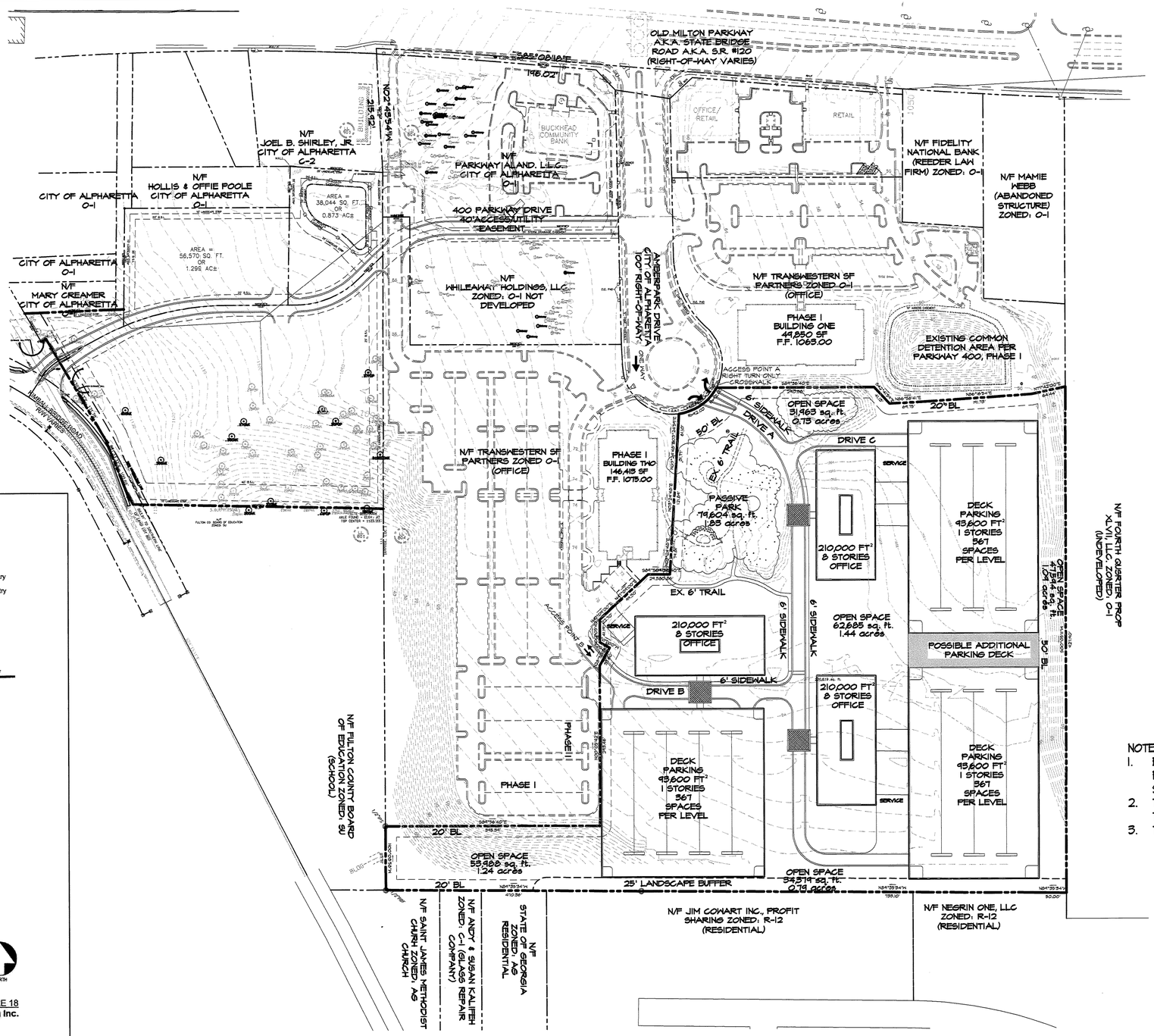
Environmental Quality

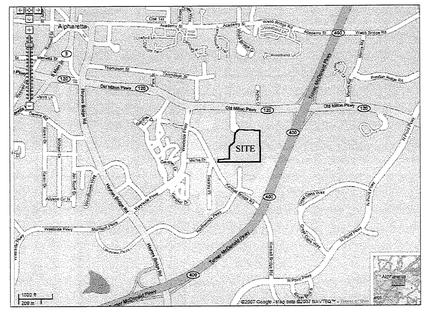
Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	Y
2. Significant groundwater recharge areas?	N
3. Wetlands?	N

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: Big Creek water supply basin requires protection. The applicant will adhere to City of Alpharetta requirements. See Supplemental Information for details.	
Has the local government implemented environmental regulations consistent with the Department of Natural Resources' Rules for Environmental Planning Criteria?	Y
Is the development located within, or likely to affect any of the following:	
1. Floodplains?	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:	

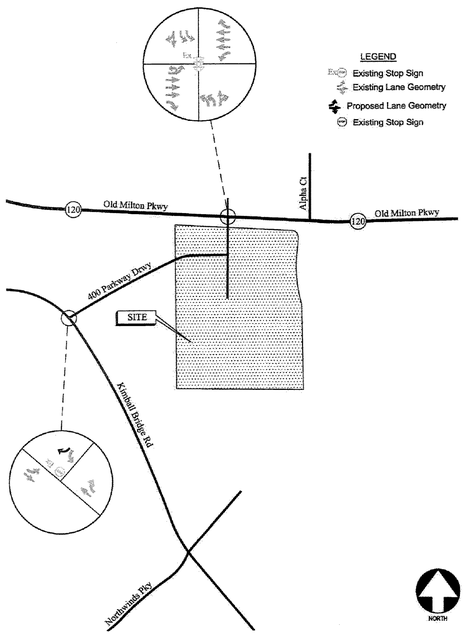
SITE DATA

TOTAL ACREAGE:	17.95 ACRES/ 781,902 SF²
LOCATION:	LAND LOT 804 1st DISTRICT, 2nd SECTION CITY OF ALPHARETTA FULTON COUNTY, GEORGIA
EXISTING ZONING:	O&I CONDITIONAL
PROPOSED USE:	OFFICE DEVELOPMENT RESTAURANT
TOTAL SQUARE FEET:	630,000 S.F./ (8 STORY MAXIMUM) OFFICE 10,000 S.F. RESTAURANT
SITE DENSITY FLOOR AREA RATIO (FAR):	.80 FAR
OPEN SPACE:	7.12 ACRES (40%)
REQUIRED PARKING:	1 SPACE/ 250 FT² (2,520 SPACES)
PROPOSED PARKING:	1 SPACE/ 285 FT² (2,205 SPACES)





LOCATION MAP



FUTURE 2010 SITE ACCESS TRAFFIC CONTROL AND LANE GEOMETRY (Scenario -1) 36

FIGURE 18
A&R Engineering Inc.

ACCESS POINTS EXHIBITS

NOTES:

1. BASE INFORMATION BASED UPON BOUNDARY SURVEY FOR ASSOCIATED ENGINEERING CONSULTANTS, INC. BY SURVEY SERVICES, DATED 09-22-99, REVISED 11-01-99.
2. THERE ARE NO JURISDICTIONAL WATERS LOCATED ON THIS SITE.
3. THERE ARE NO PROPOSED BIKE LANES.

NORTH

100 0 100 200

Scale 1" = 100'

Client Information:
Greenstone Properties
De Little
3330 Cumberland Blvd.
Suite 475
Atlanta, GA 30339
Phone: 770-988-8222
Fax: 770-988-8228

GREENSTONE PROPERTIES

Amberpark Drive Preliminary Plan

Parkway 400

Alpharetta, Georgia

06-2474p17 GRTA AmberPark Drive Plan.dwg

February 15, 2007

REV: 1 GRTA COMMENTS 2-21-07

AEC inc.
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND PLANNING | ENVIRONMENTAL ENGINEERING
8555 Roswell Road • Suite 200
Atlanta • Georgia • 30350-1950
(770) 641-1942 • Fax (770) 998-6804 • www.aecatl.com

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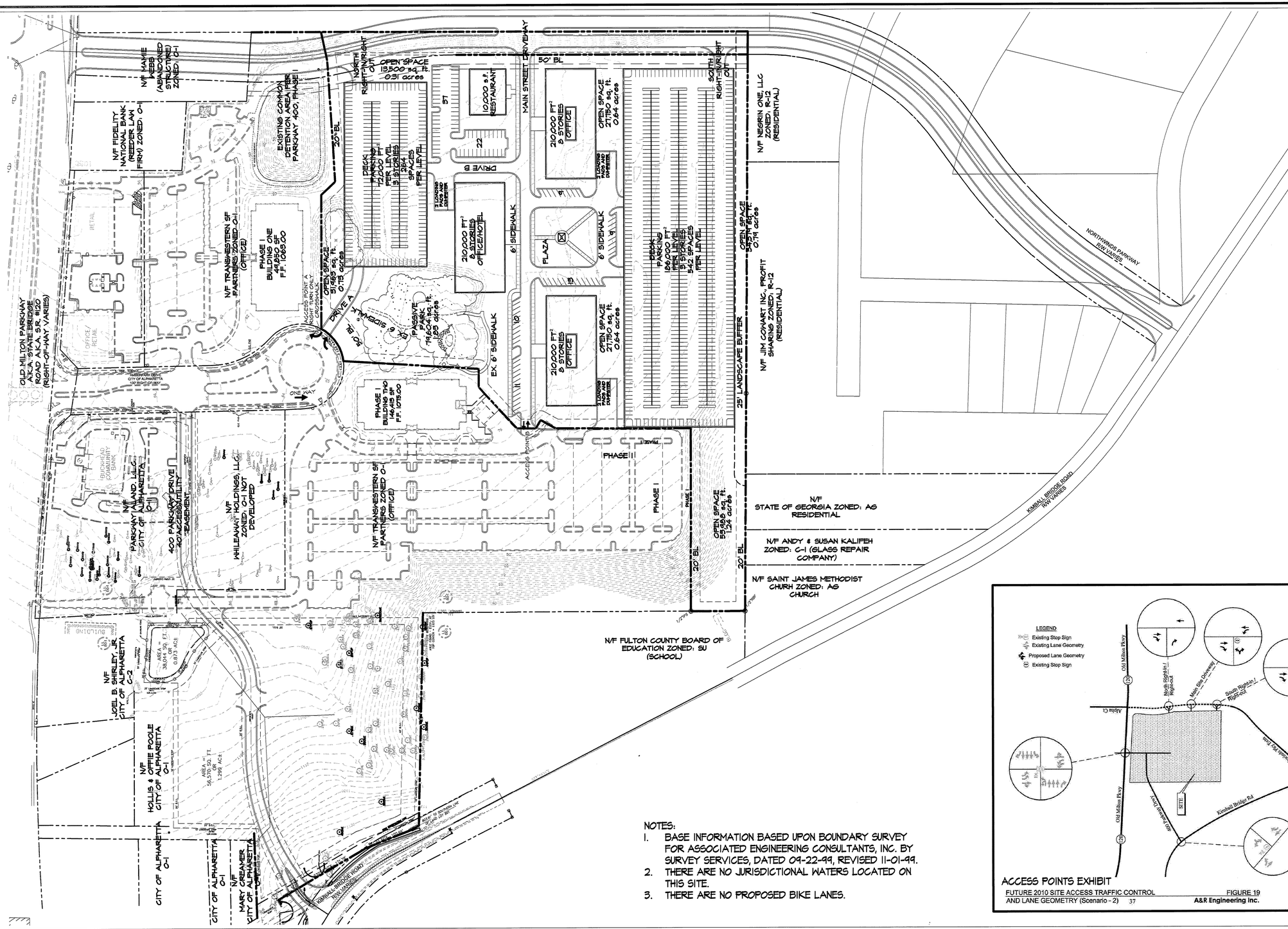

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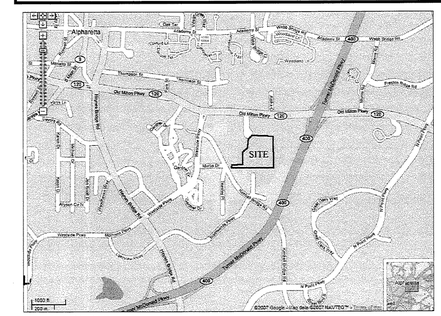
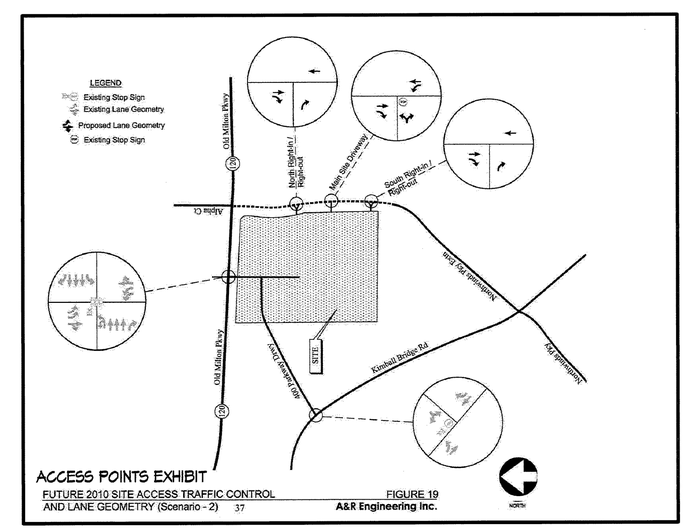
PROPOSED USE:	OFFICE/HOTEL DEVELOPMENT RESTAURANT
TOTAL SQUARE FEET:	630,000 S.F./ (8 STORY MAXIMUM) OFFICE 10,000 S.F. (1 STORY) RESTAURANT
SITE DENSITY FLOOR AREA RATIO (FAR):	.80 FAR
OPEN SPACE:	6.58 ACRES (37%)
REQUIRED PARKING:	1 SPACE/ 250 FT² (2,520 SPACES) RESTAURANT 1/100FT² (100 SPACES)
PROPOSED PARKING:	(2,529 SPACES)



LOCATION MAP



ACCESS POINTS EXHIBIT
FUTURE 2010 SITE ACCESS TRAFFIC CONTROL AND LANE GEOMETRY (Scenario - 2) 37
FIGURE 19
A&R Engineering Inc.

NOTES:
1. BASE INFORMATION BASED UPON BOUNDARY SURVEY FOR ASSOCIATED ENGINEERING CONSULTANTS, INC. BY SURVEY SERVICES, DATED 09-22-99, REVISED 11-01-99.
2. THERE ARE NO JURISDICTIONAL WATERS LOCATED ON THIS SITE.
3. THERE ARE NO PROPOSED BIKE LANES.

NORTH

100 0 100 200

Scale 1" = 100'

Client Information:
Greenstone Properties
De Little
3330 Cumberland Blvd.
Suite 475
Atlanta, GA 30339
Phone: 770-988-8222
Fax: 770-988-8228

GREENSTONE PROPERTIES

Northwinds Parkway Preliminary Plan

Parkway 400

Alpharetta, Georgia

06-2474p17 GRTA Northwind Parkway Plan.dwg

February 15, 2007

REV: 1 GRTA COMMENTS 2-21-07

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