



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: Mar 30 2007

ARC REVIEW CODE: R703011

TO: Chairman John H. Eaves
ATTN TO: Morgan Ellington, Planner III
FROM: Charles Krautler, Director

NOTE: This is digital
signature. Original on file.

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

Submitting Local Government: Fulton County
Name of Proposal: Friendship Village

Review Type: Development of Regional Impact

Date Opened: Mar 1 2007

Date Closed: Mar 30 2007

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 a mixed use development located in the Chattahoochee Hill Country (CHC). According the Atlanta Region Unified Growth Policy Map, the proposed development is located with suburban neighborhood. Suburban neighborhoods are areas that are located outside the Central City or Activity Centers and will be developed at more of a suburban scale with appropriate commercial development and low intensity mixed use serving the local area. Located in the CHC, the proposed development is one of three villages proposed in the Chattahoochee Hill Country Master Plan, which utilizes the village and hamlet development pattern. The intention of the CHC is to direct growth into these villages and hamlets to preserve the surrounding agricultural land. The developer has assured ARC of the intention to fully support and implement the proposed project based on the TDR tool. ARC has based the review of the proposed project on the use of TDR's. The density and design of the proposed project is satisfactory within the framework of TDR protection of other land in the CHC.

Please see additional comments in the attached report.

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

ARC LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF NATURAL RESOURCES
CHATTAHOOCHEE HILL COUNTRY
CITY OF FULTON
UPPER CHATTAHOOCHEE RIVERKEEPER
COWETA COUNTY
SOUTH FULTON PARKWAY ALLIANCE

ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF PALMETTO
CITY OF FAIRBURN
NATIONAL PARK SERVICE
DOUGLAS COUNTY

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
FULTON COUNTY SCHOOLS
GEORGIA CONSERVANCY
CARROLL COUNTY
CHATTAHOOCHEE-FLINT RDC

If you have any questions regarding this review, Please call Haley Fleming, Review Coordinator, at (404) 463-3311. This finding will be published to the ARC website.

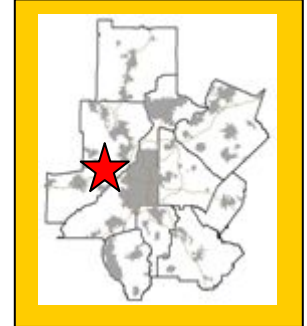
The ARC review website is located at: <http://www.atlantaregional.com/landuse>.

Preliminary Report:	March 1, 2007	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Friendship Village #1309
Final Report Due:	March 30, 2007		Comments Due By:	March 15, 2007

FINAL REPORT SUMMARY

PROPOSED DEVELOPMENT:

The proposed Friendship Village is a mixed use development located on 1,997.6 acres in South Fulton County in the Chattahoochee Hill Country. The proposed development includes 5,981 residential units, 993,900 square feet of commercial space, 116,500 square feet of community uses, and 1,275 acres of community greenspace. Residential units will include 2,197 single family detached units, 350 townhomes, 1,699 condos/stacked flats, 550 carriage houses, 450 apartments, and 735 residential units above retail. Of the commercial uses, there will be 238,300 square feet of retail, 581,600 square feet of mixed use, and 174,000 square feet of office space. Community uses will consist of a church and daycare, school, civic uses such as a fire station, and community amenity centers. Community greenspace included 27.8 acres of active recreation, 428.9 acres in watershed protection, and 819.2 acres of passive open space. The proposed development is located at the intersection of Cascade-Palmetto Highway and South Fulton Parkway with access on South Fulton Parkway, Rivertown Road, Cochran Mill Road, Northcutt Road, and Cascade-Palmetto Highway.



PROJECT PHASING:

The project is being proposed in one phase with a project build out date 2022.

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 AG-1 (agricultural). The proposed zoning for the site is CHC Mix (Chattahoochee Hill Country Mixed Use). Information submitted for the review states that the proposed development is consistent with the future land use plan for Fulton County, which designates the area as village nodes and estate residential.

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?

Preliminary Report:	March 1, 2007	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Friendship Village #1309
Final Report Due:	March 30, 2007		Comments Due By:	March 15, 2007

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.

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 2 mile radius of the proposed project.

YEAR NAME

2001 Cedar Grove Lakes

2000 Knights S. Fulton Parkway Residential

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

Based on information submitted for the review, the site is currently 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 a mixed use development located in the Chattahoochee Hill Country (CHC). According to the Atlanta Region Unified Growth Policy Map, the proposed development is located within a suburban neighborhood. Suburban neighborhoods are areas that are located outside the Central City or Activity Centers and will be developed at more of a suburban scale with appropriate commercial development and low intensity mixed use serving the local area.

Located in the CHC, the proposed development is one of three villages proposed in the Chattahoochee Hill Country Master Plan, which utilizes the village and hamlet development pattern. The intention of the CHC is to direct growth into these villages and hamlets to preserve the surrounding agricultural land.

During the review, several issues were raised during the review. This development is the first of the villages to be proposed within the CHC. The CHC Overlay District seeks to protect the natural areas of the CHC and ensure responsibly planned economic growth by allowing for a mix of uses with distinct designated nodes. The overlay district calls for a minimum land area of 500 acres and a maximum of 640 acres with a maximum density of 14 units per acre and shall include a mix of residential, retail, service commercial, civic, and office uses. The development should be pedestrian-

Preliminary Report:	March 1, 2007	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Friendship Village #1309
Final Report Due:	March 30, 2007		Comments Due By:	March 15, 2007

friendly and a rural protection buffer zone should surround the entire village site. The proposed Friendship Village is a 1,997.6 acre site that incorporates a mixed use village core and designates 63% of the total site area as open space. However, due to the total size of the development, there are concerns as to whether the proposed development meets the intent of the overlay district. A Livable Centers Initiative Study was conducted for the CHC. The Study proposed a modal sustainable village in the CHC, taking into consideration environmental factors, market analysis, and community input. Due to environmental factors, such as steep slopes, streams, and rock outcropping, and economic viability, recommendations that came out of the study included changes that should be made to the overlay district to ensure that the CHC is economically viable and sustainable. The study suggests that the allowable maximum land area and land use calculations in the overlay district do not consider the environmental constraints and marketability of the villages. In fact, the LCI study states that a village will need to be at least 2,000 acres with 800 acres disturbed to accommodate 6,000 housing units and other mixed uses due to environmental factors, and economic and market analysis.

Even given this information, the overall intent of the CHC is to preserve rural land and agricultural uses while accommodating future growth in the area more efficiently and effectively. Consideration should be given to preserving the maximum amount of open space one can with the least amount of environmental impacts on the slopes and streams. ARC staff explored the idea of the village concept along with several hamlets throughout the site area that would preserve large swaths of open space. It was determined that this concept would not allow for the necessary mix of uses to create an economically sustainable community that would support the desired retail and office uses. However, ARC staff supports revisions to the site plan that incorporates high dense nodes connected by low intensity development patterns and large areas of open space.

The Transfer of Development Rights Program is unique to the Atlanta region and the State of Georgia. It has been proven to be an instrumental tool in preserving open space and working agricultural land in other parts of the country. ARC staff understands that the proposed development will need approximately 5500 TDR's to develop in its entirety. The developer has assured ARC of the intention to fully support and implement the proposed project based on the TDR tool. ARC has based the review and approval of the proposed project on the use of TDR's. The density and design of the proposed project is satisfactory within the framework of TDR protection of other land in the CHC. Due to the external factors of the review, ARC strongly recommends that a TDR acquisition plan is established or a memorandum of understanding be composed between all involved parties to ensure the success of the TDR program in the CHC. Based on additional information attached at the end of this report, the developer will engage with the CHC Conservancy to assist in the acquisition and banking of preserved land.

The Fulton County Comprehensive Plan states that the Chattahoochee Hill area in south Fulton is currently unsewered. The comprehensive plan calls for the construction of small scale wastewater treatment facilities that would only serve these villages in order to preserve open space, agricultural uses and the rural landscape. Information submitted for the review states that the development team and Fulton County have been working together to consider providing sewer to the site. Information submitted for the review and attached at the end of this report states that the development team has been confirmed with Fulton County Public Works that there is capacity to supply sewer service that would be provided by a force main system constructed by the developer that connects to the Deep Creek lift station and the Camp Creek plant. The other option is for the developer to construct and

Preliminary Report:	March 1, 2007	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Friendship Village #1309
Final Report Due:	March 30, 2007		Comments Due By:	March 15, 2007

operate a private system. ARC staff did not receive confirmation from Fulton County concerning the County's intent to provide sewer service. ARC staff recommends that careful consideration be given to providing sewer service and the implications for future development in the area and the intent of the CHC.

Access management along South Fulton Parkway is a high priority. The traffic study completed for the review indicates that the intersection of South Fulton Parkway and Rivertown Road will be overburdened. ARC strongly recommends that the proposed traffic signal not be implemented until warranted at a future date. Furthermore, the traffic study identified the need for dual right turn lanes to meet the LOS standards for vehicles traveling from South Fulton Parkway onto Rivertown Road. Additional options should be sought to provide better circulation through the village core area and more efficiency at the South Fulton Parkway and Rivertown Road intersection. Such options included providing access from the village core to Cascade-Palmetto Highway.

The proposed development is adjacent to Cochran Mill Road, a designated scenic byway. Access should be limited, where applicable, along this roadway and viewsheds should be protected to ensure the preservation of the road as a scenic byway. Furthermore, many of the roads surrounding and crossing through the development are rural in nature. Measures should be taken to ensure the character of these roads remain to the extent possible. The required buffers in the overlay district are important to maintaining this rural character.

Of the 1,997.6 acres, the gross open space is 1,275.9 acres or 63% of the total site area. This includes both active and passive recreation spaces as well as land that is not suitable for development. Of the 1,275.9 acres of gross open space, 819 acres, or 41% of the total site acreage, is considered community passive greenspace, including land that is buildable and outside of the environmental sensitive areas. ARC considers a conservation subdivision to have 40% open space where both primary and secondary conservation areas are preserved. Primary conservation areas are floodplains, wetlands, riparian zones, steep slopes, habitat for threatened or endangered species, and archeological or burial ground site. Secondary conservation areas include historic sites, healthy existing native forest and trees, scenic viewsheds, prime agricultural lands, and existing trails.

Preliminary Report:	March 1, 2007	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Friendship Village #1309
Final Report Due:	March 30, 2007		Comments Due By:	March 15, 2007

FINAL REPORT

Regional Development Plan Policies

1. Provide sustainable economic growth in all areas of the region.
2. Encourage new homes and jobs within existing developed areas of the region, focusing on 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 to grow.
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-sensitive areas including wetlands, floodplains, small water supply watersheds, rivers and stream corridors.
12. Increase the amount, quality, and connectivity, and accessibility of greenspace.
13. Provide strategies to preserve and enhance historic resources
14. Through regional infrastructure planning, limit growth in undeveloped areas of the region
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.

Preliminary Report:	March 1, 2007	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Friendship Village #1309
Final Report Due:	March 30, 2007		Comments Due By:	March 15, 2007

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.

Preliminary Report:	March 1, 2007	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Friendship Village #1309
Final Report Due:	March 30, 2007		Comments Due By:	March 15, 2007

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 development is located in the Chattahoochee Hill Country on the north and south side of Rivertown Road, between South Fulton Parkway and Cochran Mill Road.

Will the proposed project be located close to the host-local government's boundary with another local government? If yes, identify the other local government.

The proposed development is entirely within the Fulton County’s jurisdiction. The proposed development is less than 5 miles from the Cities of Palmetto, Fairburn, and Union City.

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 is surrounded by existing rural and working agricultural uses. The Cochran Mill Nature Center is adjacent to the site.

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 \$1,289,860,200 with an expected \$27 million in annual local tax revenues.

Preliminary Report:	March 1, 2007	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Friendship Village #1309
Final Report Due:	March 30, 2007		Comments Due By:	March 15, 2007

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 provide additional housing and employment opportunities for individuals. South Fulton will continue to see population and employment growth of the over 25 years, according to ARC forecasts.

NATURAL RESOURCES

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

Watershed Protection

The proposed project is not in the Chattahoochee River Corridor, but is in the portion of the Chattahoochee Basin that drains into the Corridor. The southern portion of the project property is within the proposed Bear Creek Water Supply Watershed that is proposed to serve the Cities of Palmetto, Fairburn and Union City. The watershed serving the proposed intake is about 28.5 square miles, making it a small (less than 100 square mile) watershed under the Georgia Part 5 Minimum environmental Planning Criteria. The portions of the project in the Bear Creek Water Supply Watershed will be required to meet the Part 5 Minimum Criteria for small water supply watersheds, or the requirements of any alternate criteria developed by the jurisdictions in the watershed and approved by Georgia DCA and EPD. The minimum criteria for land within seven miles of an intake or reservoir (the project is within seven miles of the proposed reservoir site) include a 150-foot impervious surface setback and 100-foot vegetative buffer on both banks of all perennial streams (defined by the criteria as streams shown as perennial on the appropriate USGS 1:24,000 quadrangle map). In addition, a maximum of 25 percent of the watershed can be in impervious surface. On all other applicable streams in the water supply watershed and on streams throughout the rest of project property, the Fulton County buffers will apply and are shown on the plans.

All other state waters on the property not subject to the Part 5 criteria or the County buffer ordinance will be subject to the 25-foot state Erosion and Sedimentation Act buffers, which are administered by the Environmental Protection Division of Georgia DNR.

Storm Water / Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be

Preliminary Report:	March 1, 2007	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Friendship Village #1309
Final Report Due:	March 30, 2007		Comments Due By:	March 15, 2007

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. Land use areas were estimated based on the project plans. All residential areas have been classified as multi-family, since the average lot is less than ¼-acre and there are no separate factors for that lot size. Institutional uses, including active recreation, have been combined with commercial. 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
Commercial	66.7	114.06	1160.58	7203.60	65566.10	82.04	14.67
Forest/Open	1248.1	99.85	748.86	11232.90	293303.50	0.00	0.00
Townhouse/Apartment	682.8	716.94	7312.79	45747.60	413094.00	518.93	95.59
TOTAL	1997.6	930.85	9222.23	64184.10	771963.60	600.97	110.27
Total % impervious	20%						

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

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



Preliminary Report:	March 1, 2007	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Friendship Village #1309
Final Report Due:	March 30, 2007		Comments Due By:	March 15, 2007

A total of 15 access points will be provided into the proposed development.

- 10 access points will be provided along Rivertown Road.
- 4 access points will be provided along Cochran Mill Road
- 1 access point will be provided on Cascade-Palmetto Highway

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

Lowe Engineers 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	SAT Peak Hour	
	Enter	Exit	2-Way	Enter	Exit	2-Way	2-Way	Enter	Exit
2,197 Single Family Homes	413	1234	1647	1398	819	2217	21027	1114	951
350 Town Homes	25	128	153	122	59	181	2052	88	75
1,699 Condominiums	126	622	748	593	290	883	9957	430	368
550 Carriage Homes	41	200	241	193	95	288	3222	139	119
450 Multi-Family Units	46	183	229	181	98	279	3024	184	117
735 Residential Units Above Retail/Office	74	11	372	295	5	300	4912	295	191
236,000 sq ft Retail Space	142	89	231	405	439	844	9651	582	536
174,000 sq ft Office Space	271	53	324	69	269	338	3010	77	61
160,400 sq ft Mixed Use Office/Retail On Ground Floor	114	91	205	315	321	636	6947	417	384
19,000 sq ft Church	7	6	13	7	6	13	173	48	20
20,000 sq ft Daycare Center	136	120	256	124	140	264	1585	21	13
31,000 sq ft Elementary School	139	113	252	76	92	168	774	0	0
12,600 sq ft YMCA	6	9	15	26	25	51	415	16	16
4,500 sq ft Fire Station	9	1	10	4	9	13	126	1	1
18,000 sq ft Amphitheater	0	0	0	0	0	0	0	0	0
20,000 sq ft Community Amenity Center	39	5	44	18	39	57	458	13	13
Reductions	-565	-286	-1138	-806	-650	-1456	-12906	-742	-722
TOTAL NEW TRIPS	1023	2579	3602	3020	2056	5076	54427	2683	2143

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

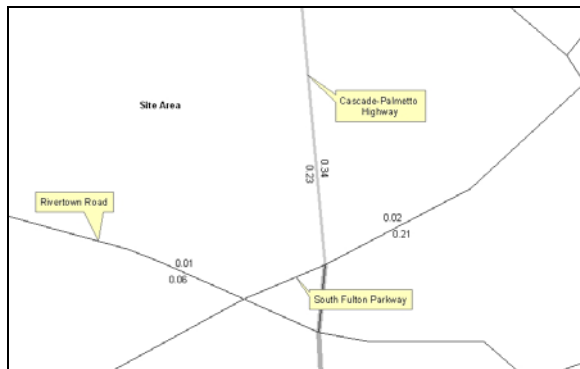
Preliminary Report:	March 1, 2007	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Friendship Village #1309
Final Report Due:	March 30, 2007		Comments Due By:	March 15, 2007

an intersection or roadway results in a substandard LOS “D”, then the consultant recommends improvements.

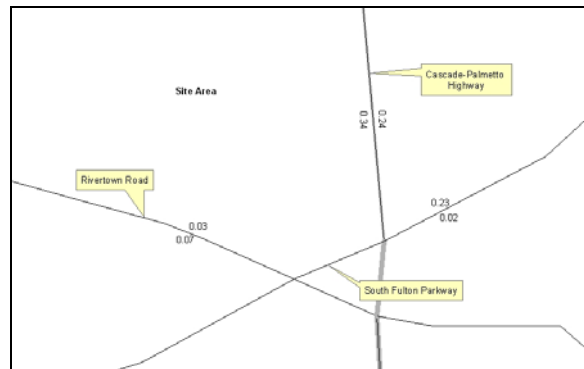
Projected traffic volumes from the Regional Travel Demand Model are compared to the assigned capacity of facilities within the study network. This data is used to calculate a volume to capacity (V/C) ratio. The V/C ratio values that define the LOS thresholds vary depending on factors such as the type 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:	March 1, 2007	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Friendship Village #1309
Final Report Due:	March 30, 2007		Comments Due By:	March 15, 2007

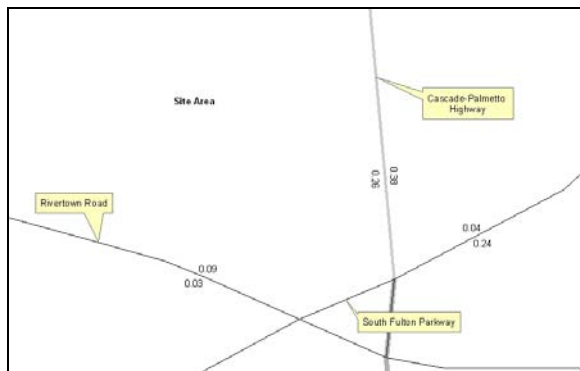
V/C Ratios



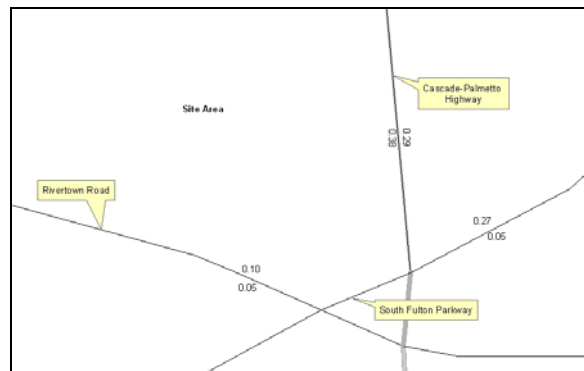
2005 AM Peak



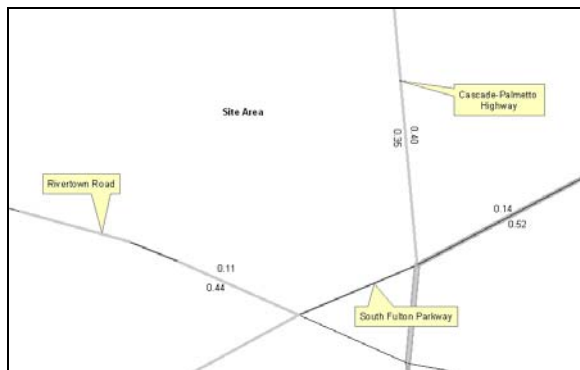
2005 PM Peak



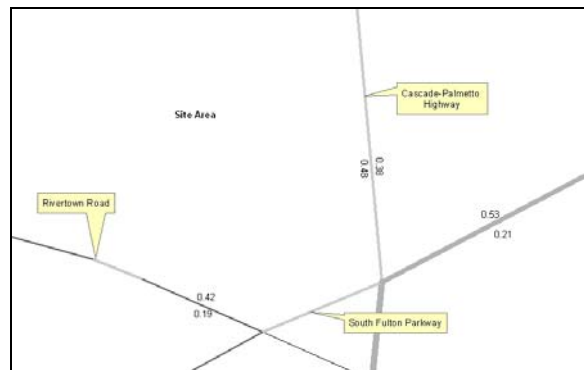
2010 AM Peak



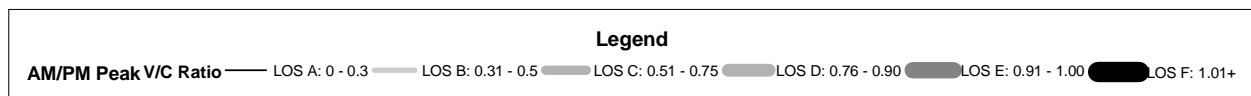
2010 PM Peak



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.

Preliminary Report:	March 1, 2007	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Friendship Village #1309
Final Report Due:	March 30, 2007		Comments Due By:	March 15, 2007

2006-2011 TIP*

ARC Number	Route	Type of Improvement	Scheduled Completion Year
FS-140	COCHRAN MILL ROAD	Bridge Upgrade	2008
FS-206	SR 154 (CASCADE-PALMETTO HIGHWAY)	Roadway Operations	2010
FS-196	SR 14 SPUR (SOUTH FULTON PARKWAY) ACCESS MANAGEMENT PLAN	Study	2006

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 30th, 2006.*

Summarize the transportation improvements as recommended by consultant in the traffic study for Friendship Village.

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.

South Fulton Parkway and Campbellton Fairburn Highway

- Add a second southbound left turn lane to Campbellton Fairburn Highway.
- Upgrade the signal to protected only phasing for the southbound left-turn.

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 for the future phase 1 2015 build condition and the 2022 future year total condition. The recommendations stated in the no-build condition are also applicable to the build condition.

Future Phase 1 2015 Build Condition

Rivertown Road at Site Entrances

- Widen Rivertown Road to a four-lane divided roadway with a 20' median from South Fulton Parkway to past Site Entrance #5 at the west end of the proposed retail village.
- Add left and right-turn lanes on Rivertown Road at Site Entrance #1, Site Entrance #2, and Site Entrance #4.
- Signalize the intersection of Rivertown Road with Site Entrance #2.
- Add left and right-turn lanes on Rivertown Road at Site Entrances #6, #7, #8, #9, and #10.

Cochran Mill Road at Site Entrance #8

- Add left and right-turn lanes on Cochran Mill Road.

Cascade-Palmetto Highway at Site Entrance #15



Preliminary Report:	March 1, 2007	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Friendship Village #1309
Final Report Due:	March 30, 2007		Comments Due By:	March 15, 2007

- Add left and right-turn lanes on Cascade-Palmetto Highway.

South Fulton Parkway at Rivertown Road

- Signalize this intersection including protected/permitted left-turn phases on all approaches.
- Re-stripe the northbound approach on Rivertown Road to include a left-turn lane to westbound South Fulton Parkway.
- Configure one of the two proposed lanes on the southbound approach of Rivertown Road to function as a left-turn lane to eastbound South Fulton Parkway with the other functioning as a shared thru/right lane.

South Fulton Parkway at Campbellton Fairburn Highway

- Add a second southbound left-turn lane to Campbellton Fairburn Highway.
- Upgrade the signal to protected only phasing for the southbound left-turn.

2022 Future Year Total Condition

South Fulton Parkway at Rivertown Road

- Add a second left-turn lane from Rivertown Road southbound.
- Upgrade the traffic signal to protected only phasing for the southbound left.
- Add a right-turn lane to Rivertown Road northbound.
- Add a second right-turn lane from South Fulton Parkway westbound to Rivertown Road northbound.

South Fulton Parkway at Cascade-Palmetto Highway

- Add right-turn lanes to Cascade-Palmetto Highway on both the northbound and southbound approaches.
- Add a second thru lane to Cascade Palmetto Highway on both northbound and southbound approaches.
- Upgrade the signal to include protected/permitted left-turn phasing on Cascade-Palmetto highway on both the northbound and southbound approaches.
- Add a second left-turn lane to South Fulton Parkway eastbound.

South Fulton Parkway at Cedar Grove Road

- Add a northbound right-turn lane to Cedar Grove Road.
- Add a second southbound left-turn lane to Cedar Grove Road and upgrade the signal to protected only phasing for the southbound left.

South Fulton Parkway at Campbellton Fairburn Highway

- Add a southbound right-turn lane to Campbellton Fairburn Road.
- Add a second northbound thru lane to Campbellton Fairburn Road.
- Add a third thru lane to South Fulton Parkway at the intersection in both directions.

Rivertown Road at Cascade-Palmetto Highway

- Add right-turn lanes on Rivertown Road on both approaches.

Cascade-Palmetto Highway at Cedar Grove Road



Preliminary Report:	March 1, 2007	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Friendship Village #1309
Final Report Due:	March 30, 2007		Comments Due By:	March 15, 2007

- Add a right-turn lane to westbound Cedar Grove 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?

Currently, there is no transit service available within the vicinity of the proposed 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
w/in 1/4 mile of Bus Stop (CCT, MARTA, Other)	3%	3%
Bike/ped networks connecting to land uses within and adjoining the site	4%	4%
Total		7%

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

According to the impact analysis in the traffic study, one intersection will operate below the acceptable level of service in the future year background condition prior to implementing the recommended improvement. Implementing the recommended improvement will allow this intersection to return to operation at an acceptable level of service. In the future year total condition, six intersections will operate below the acceptable level of service prior to implementing the recommended improvements. Implementing the recommended improvements will allow five of these intersections to return to operation at an acceptable level of service. The area surrounding the proposed project is lightly developed and will be significantly impacted by a project of this scale. It is suggested that recommended improvements be implemented prior to construction completion where suitable; however, there are several recommendations where alternative options to relieve the burden imposed on the infrastructure by the generated traffic should be explored.

INFRASTRUCTURE

Wastewater and Sewage

Estimated wastewater generation was not submitted during the review

Which facility will treat wastewater from the project?

Preliminary Report:	March 1, 2007	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Friendship Village #1309
Final Report Due:	March 30, 2007		Comments Due By:	March 15, 2007

Based on information submitted for the review, the developer has been working with Fulton County Public Works regarding wastewater disposal.

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

N/A

PERMITTED CAPACITY MMF, MGD ₁	DESIGN CAPACITY MMF, MGD	2001 MMF, MGD	2008 MMF, MGD	2008 CAPACITY AVAILABLE +/-, MGD	PLANNED EXPANSION	REMARKS

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?

Not applicable.

INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?

Water demand also is estimated at 1.9 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 15,080 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?

Preliminary Report:	March 1, 2007	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Friendship Village #1309
Final Report Due:	March 30, 2007		Comments Due By:	March 15, 2007

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.)?**

Comments submitted during the review state that the proposed development has the potential to significantly impact student enrollment. The development is proposing a charter school within the village core. It is strongly encouraged that the development team meets with Fulton County Schools to access the likely impacts to school enrollment.

HOUSING

Will the proposed project create a demand for additional housing?

No, the development is proposing 5,981 residential units.

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 104. This tract had a 27.8 percent increase in number of housing units from 2000 to 2006 according to ARC's Population and Housing Report. The report shows that 90 percent of the housing units are single-family, compared to 69 percent for the region; thus indicating a lack 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?

N/A



Preliminary Report:	March 1, 2007	DEVELOPMENT OF REGIONAL IMPACT <u>REVIEW REPORT</u>	Project:	Friendship Village #1309
Final Report Due:	March 30, 2007		Comments Due By:	March 15, 2007

* 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.

March 26, 2007

Ms. Haley Fleming
Atlanta Regional Commission

Dear Haley;

Thank you so much for taking the time to call all the interested parties together to discuss the Friendship Village Plan. We understand and appreciate the questions that have been brought forth. Following is a discussion of the questions and our explanation in relationship to our plan and the original intent of the Chattahoochee Hill Country.

1. Why is Friendship Village requesting CHC Village (MIX) Zoning and not CHC HAMLET (CUP)?

The CHC Overlay District identifies two types of rezoning in the Hill Country. The CHC Village (MIX) zoning is a mixed use designation envisioned for three locations in the 40,000 acre Hill Country. All of the proposed Village sites are located in close proximity to the South Fulton Parkway to minimize impacts to the existing road system. This zoning designation will accommodate approximately 50% (Livable Communities Initiative Model Sustainable Village (LCI MSV pg. 16) of the future growth in the Hill Country. The Village zoning designation is significantly different than the Hamlet zoning in density and allowed land uses. Hamlets allow one unit per gross acre and do not include the necessary mixed land uses to create a thriving, mixed use community; therefore the appropriate zoning for Friendship Village is a CHC MIX.

In addition, if Minerva chose to build either a Hamlet and/ or Conservation Subdivision there would be no need for additional density and therefore no need for Minerva to acquire development rights. One of the most significant concepts of the CHC intent is the land conservation vision which in part will be accomplished through the TDR Program and other land conservation tools.

In order for Friendship Village to become a thriving walkable community we have planned for approximately 6,000 residential units, schools, churches, retail, offices, restaurants, banks and other necessary uses. (Market research suggests approximately 5,000 units are necessary to attract employers and a grocery store).

Friendship Village's diversity of housing types, price points, mixed uses and Greenspace will establish a truly dynamic community. Over time, Friendship Village will see a reduction in vehicular trips as jobs and retail services are built.

The types and distribution of housing are planned to be flexible to reflect the changing market conditions and the incremental introduction of a closer living style.

2. Why is the project 1,997 acres versus 640 that was originally envisioned when the ordinance was adopted?

During the ARC LCI Model Sustainable Village it was identified that due to the unique landscape found in the Hill Country a Village could never be built within the existing requirement of 640 acres. The professional team of consultants said “it is these very steep slopes (over 25%) that primarily dictate the Village layout, causing the consultants and others to respond quite differently than intended to both avoid and preserve the steep topography, existing drainage ways and rock during the design process. This was a design decision agreed to by all for both economical and environmental reasons (LCI MSV pg 5).”

The environmental protection, unique site characteristics, economic/market analysis and number of units necessary to create a small town will require 2,000 acres plus. As identified in the LCI Study, the model project concepts were approximately 2,000 acres with 800 acres disturbed to accommodate 6,000 units and other mixed uses. (LCI Appendix S). All three scenarios as developed in the study ranged from approximately 1,500 to 2,000 acres.

The Friendship Village project is 1,997 acres, but only has approximately 720 acres disturbed for development. Friendship Village’s density, size and land use mix are representative the intent of the Chattahoochee Overlay District and the findings of the Model Village developed under the first Greenfield Livable Communities Initiative (ARC LCI MSV 2004).

3. How will Friendship Village participate in the Transfer of Development Rights Program?

Minerva is in full support of the CHC Land Conservation Vision and the necessity to have the tools to accomplish this Vision. Greenspace is critical to the long term viability of Friendship Village and the uniqueness of the Hill Country. After rezoning, Minerva will engage the CHC Conservancy to assist in the acquisition and banking of preserved land. The exact number of early TDR acquisitions will depend on a variety of market conditions, including seller willingness. Friendship Village will continue its ongoing financial commitment to the Conservancy and will expand its commitment as market conditions dictate.

We encourage ARC to actively engage the surrounding Counties and Cities (existing & proposed) to participate in the creative vision of the CHC land conservation program, through either TDR's and/or a myriad of other tools and incentives.

4. How does Friendship Village intend to connect all neighborhoods?

The enclosed Friendship Village Master Greenspace and Connectivity Plan illustrate the pedestrian connectivity, multi-use trails, bike lanes and neighborhood connectivity to the Village Center, Amenity Areas, Cochran Mill Park, and Cochran Mill Nature Center.

5. What kind of Peripheral Buffer will Friendship Village have?

We have attached a plan illustrating our proposed varied peripheral buffer which averages 300'+; this method was recommended in Livable Communities Initiative Model Sustainable Village. The proposed average buffer will in fact protect sensitive areas in a more thorough manner than a blanket 300' linear foot which does not consider topography, view shed, slopes, vegetation cover, etc. The South Fulton Parkway and Cochran Mill Scenic Byway have their own setback/buffer requirements which will be met.

6. How will sewer be provided to Friendship Village sewer?

Please see the attached letter from Lowe Engineering.

7. Does Friendship Village have any plans for providing “Affordable Housing”?

Friendship Village will meet the CHC goal of affordable housing by providing a wide diversity of housing types and prices, which is a key component of the Village concept (versus an elitist compound). The product types will include a wide array single family housing, town homes, apartments, residential above retail, condominiums, live/work units, and the option for homeowners to build a rental carriage homes above garages. These carriage houses will provide homeowners with additional income, new product for renters and the opportunity to have an inter-mixing of income groups within a neighborhood (such as the carriage houses that are prevalent in Druid Hills in Atlanta).

Friendship Village Housing Products will include: approximately 2,197 single family housing units, 350 town homes, 1,699 condo/stacked flats, 550 carriage houses, 450 apartments and approximately 750 residential units above retail. The build out of the project is approximately 15-20 years anticipating approximately 250-300 units a year. It is one of the goals of Friendship Village to be widely inclusive by offering different, affordable and quality, mixed housing types throughout the community.

8. What is the anticipated phasing plan of Friendship Village? How soon will the retail component and Charter School be built?

The first phase will include portions of the Village Center and a variety of single family product and town homes. As the market matures and the Village becomes established, additional housing types will be added to the mix in stages. If approved by Fulton County BOE, the school will open during the first two years, together with small retail shops across from the amphitheater. After the core of the village center is established, we will begin introducing product in the ridge and valley areas of the plan and along Rivertown Road. The grocery store and home improvement center is anticipated to open after approximately 1,200 units have been occupied followed by the remaining neighborhoods and condo/stacked flats. The Main street mixed use buildings will be built in phases, including the first phase, in order to establish the presence of a Village Center

9. What type of a Charter School is proposed for Friendship Village?

A K-8 Charter School is proposed accommodating approximately 600-800 children. The Charter School will focus on core principles of learning with an emphasis on ecological sustainability. The school itself will become a learning lab of energy efficiency (Green Building) principles, together with an added emphasis on the arts.

We are working on expanding the Charter School to K-12 but have not yet finalized plans (curriculum development is still in process).

10. Does Friendship Village have any specific Environmental Protection Programs/Goals /Partnership?

Yes. Many!

- A. The Friendship Village Watershed Protection Plan includes the extensive stream greenway system as illustrated on the presented on the Friendship Village Plan. Stream Corridors are minimally 100' and in most places as extensive as 500'-1,000'. Additional watershed protection will be addressed by the development of a master storm water plan that will use innovative water quality techniques and conservation principles potentially including a purple pipe irrigation system.
- B. A "Stewardship Plan" of Friendship's natural areas and wildlife corridors will be developed, with attention to wildlife crossings, aquatic crossings, and pedestrian trails to enhance functioning of the natural environment.
- C. Minerva is in discussions with Southface to partner on a program for developing an Environmental Program which will assist us address better sustainable building practices with the home builders on a broader scale (i.e. to learn lessons and skills at Friendship Village that can be used in other projects around the country). Friendship Village's Neighborhoods, Commercial districts and Housing products will be designed to minimize the impact to natural resources by limiting the impervious footprint, concentrating housing products, minimizing creek crossings and incentivizing all builders to build energy efficiently and to minimize construction waste.
- D. Cochran Mill Nature Center will be a focal point of the community with shared community meeting areas, a trail system and nature programs. Minerva, in cooperation with the Cochran Mill Nature Center, is in discussion with Georgia Rehabilitation of Wildlife ("GROW") to locate in Friendship Village also.
- E. Create a healthy living environment by providing:
 - multi-use trails for pedestrians, electric golf carts
 - sidewalks throughout the neighborhoods
 - bike lanes on major roadways
 - neighborhood amenities, and the village center
 - local school and recreation areas
- F. On-Site Resource Re-use including tree relocations, rock, timber (Forest) recycling will be implemented from the beginning construction phase of the project.
- G. Minerva will continue its tradition of extensive tree and vegetation planting to rapidly re-generate disturbed areas.

Appendix ARC LCI MSV Recommendations:
(I have attached a PDF of the actual pages out of LCI document.)

In 2003 Fulton County applied and received the first Greenfield Livable Community Initiative grant. We applaud ARC for their foresight in recognizing Greenfield development. The LC initiative applied the CHC Overlay to a real site in the CHC to identify Village design issues on the landscape with the community and market place.

The LCI Model Sustainable Village found in order for this vision to be implemented, several key items needed to be addressed in the CHC Overlay District (10-2002).

“Revise the current development standards for the MIX-CHC (Village) zoning requirement for maximum land area (12J.5.4) (LCI Model Sustainable Village pg. Omit the maximum land area requirement...During the ARC LCI Model Sustainable Village it was identified that due to the unique landscape found in the Hill Country a Village could never be built within the existing requirement of 640 acres. The original acreage was based on an academic exercise of ideal pedestrian walking distance. The professional team of consultants said “it is these very steep slopes (over 25%) that primarily dictate the Village layout, causing the consultants and others to respond quite differently than intended to both avoid and preserve the steep topography, existing drainage ways and rock during the design process. This was a design decision agreed to by all for both economical and environmental reasons (LCI MSV pg 5).

The environmental protection, unique site characteristics, economic/market analysis and number of units necessary to create a small town will require 2,000 acres plus. As identified in the LCI Study the model Village project was designed for approximately 2,000 acres with 800 acres disturbed to accommodate 6,000 units and other mixed uses. (LCI Appendix S). All three scenarios as developed in the study ranged were approximately 1,500 to 2,000 acres.

The Villages are envisioned to accommodate the future density to assist with the protection of the remaining land in the Hill Country via the Transfer Development Rights Program and other land conservation tools. If Minerva chose to build a Hamlet and or Conservation Subdivision TDR's are not required. The TDR Program was designed as a voluntarily tool allowing anyone to participate in growth without selling out for development moving.

The Livable Community Initiative Model Sustainable Village recommended zoning and Overlay District Revisions:

Revise the current development standards for the MIX-CHC Village zoning requirement for maximum land area (12J.5.4). Omit the maximum land area requirement and replace with: the Minimum Residential Units of a village must be 4.5. No maximum limit shall be established.

Clarification of which buffer requirement should apply when two buffers exist next to one another. It is recommended the rural protection buffer does not apply along the South Fulton Parkway.

Allow the omission of a sidewalk along a Village roadway in instances of steep slopes, heavily wooded areas and/or alternative route is available. Walks of both sides of the roadway should not be required, especially when the walks are over a ¼ mile from any activity node.

Revise the definition of the Rural Protection Buffer to an average of 300' width, with a minimum width of 100' and a maximum width of 600'.

Revise the definition of the Rural Protection Buffer to state that any disturbed portion is to be replanted with a mix of deciduous and evergreen trees at an appropriate replacement size, as specified in the County's Tree Protection Program.



March 20, 2007

Ms. Christine McCauley
Executive Director
Chattahoochee Hill Country Conservancy
6505 Rico Road
Palmetto, GA 30268

Dear Chris,

Under the current CHC Overlay District/Rezoning process we are not required to delineate our TDR Plan. I hope you will understand, but we are hesitant to share our acquisition strategy, since TDR's will be trading at market value (the same as land), and we would prefer to work privately in a controlled manner, rather than spreading knowledge of our approach widely throughout the market. It is very similar to land acquisitions – if we advertise our acquisition plan, the price goes up (or in some cases, sellers withdraw totally).

If our current plan gets approved with the same unit count, we would need approximately 5500 TDR's of this, we have approximately 1700 on the Friendship Village site, and the remainder will have to be acquired from off-site sources.

Assuming the rezoning is successful; we will commence engineering for Phase I and submit it to the then-relevant governing body (bodies), and begin working with any landowners that are ready to sell their development rights for a fair price.

We have met with representatives of each of the two proposed cities to discuss their intent to adopt the TDR ordinance in the event the new cities are approved by the voters, but since no one can officially act, specific discussions are premature. We have shared our own intent - which is to continue to try to support the system that encourages preservation and protection of land within the Chattahoochee Hill Country, while simultaneously meeting the intent of the CHC Overlay District.

The actual sites that we will transfer our DR's from will depend more upon who is a willing seller.

The timing for the actual transfer and proof of the DR's/CE will be at the Land Disturbance Permit stage for each phase of construction. This has been discussed with Fulton County, and is typical of the TDR programs nationwide.

We look forward to working closely with the CHCC.

Best personal regards,

A handwritten signature in cursive script that reads "Stacy Patton".

Stacy Patton

cc: Brian Davison
Joseph L. Harris

S:\Shared\Stacy\Stacy Word\Correspondence\1013.doc

MINERVA REAL ESTATE INVESTMENTS • 2292 HENDERSON MILL ROAD • ATLANTA, GEORGIA 30345 USA
TELEPHONE (678) 808-8000 • TELEFAX (678) 808-8001

Friendship Village

February 19, 2007

Open Space

Of the 1,997.6 acres in Friendship Village, the Gross Open Space is 1,275.9 acres (63% of the total site)

Specific types of open space within Friendship Village include:

- 428 acres of Open Space which is “not suitable for development” (watershed protection) including ACOE Wetlands, Floodplain, 75’ stream buffers and slopes greater than 33%.
- 42 acres of Neighborhood Parks including: Amphitheater Park, Pocket Parks, Soccer Fields, Kiddies Play Areas, Basketball Courts, Picnic Areas, Trail Areas and Swim/Tennis Center
- 819 acres of Community Passive Green space, including land that is buildable and outside of the environmentally sensitive areas (wetlands, floodplain, 33% slopes) and is also outside of developed areas.

Housing Types

Friendship Village will meet the goal of affordable housing by providing a diversity of housing types including 10% of the project to be affordable to the median income of the area. The housing product types will include approximately:

- 2,197 single family housing units
- 350 town homes
- 1,699 condos/stacked flats
- 550 carriage houses (small apartments above garages)
- 450 apartments
- 750 residential units above retail

Build-Out Phasing

The build out of the project is approximately 15-20 years anticipating approximately 250-300 units a year. It is one of the goals of Friendship Village Community to be inclusive of all by offering different, affordable and mixed housing types throughout the neighborhoods.

In the first three years, the Village Center will commence, together with some of the single family areas.

The school is expected to open during the first two years, followed by an active adult complex and potential small retail shops across from the amphitheater. After the core of the Village Center is established, we will begin introducing product in the ridge and valley areas of the plan and along Rivertown Road. The grocery store and home improvement center is anticipated to open after approximately 1,200 units have been sold followed by the remaining neighborhoods and condo/stacked flats.

The Proposed School

The proposed K-8 Charter School will focus on the core principles of learning with an emphasis on ecological sustainability. The school itself will become a learning lab of energy efficiency (Green Building) principles, together with an added emphasis on the arts. The school will have approximately 800 children. The design will include facilities to be shared with the community during non school hours, such as Community Theater and meeting space and playfields.

Environmental Protection Goals

All neighborhoods, commercial districts and housing products will be designed to minimize the impact on natural resources by limiting the impervious footprints, concentrating housing products, minimizing creek crossings and incentivizing all builders to build energy efficiently.

Recycling/Reuse techniques will be implemented from the beginning of the construction phase of the project (programs such as: mulch re-use from on-site clearing, tree relocation, rock reuse on site, etc.)

Watershed Protection will be a major focus, by maintaining and protecting all stream buffers and developing master storm water plan and using innovative storm water techniques.

In conjunction with the Cochran Mill Nature Center, the management and stewardship of open space for biodiversity will be a key component of the project, including wildlife corridors, wildlife crossings, aquatic crossings, and pedestrian trails to enhance educational opportunities and restore existing landscapes systems.

We will attempt to create a healthy environment for the new residents by encouraging alternative modes of transportation to schools, neighborhood amenities, and the village center. We will be providing multi-use trails for pedestrians, electric golf cart trails for

access to the village center, sidewalks throughout the neighborhoods, and bike lanes on all major roadways throughout the development.

Green Neighborhoods/Earthcraft standards will be implemented for many of the Friendship communities.

Please contact Stacy R Patton if you have any additional questions.
770-841-4944

S:\Stacy\Rezoning\haleyarc.doc

March 23, 2007

Ms. Haley Fleming
Atlanta Regional Commission
40 Courtland Street
Atlanta, GA 30303

RE: DRI 1309 – Friendship Village
Lowe Project #06-0081

Dear Ms. Fleming:

During the meeting held on March 13, 2007 to discuss the Friendship Village DRI, ARC asked Minerva to clarify the Sanitary Sewer Service options available for the project. Although there has been no final decision, Minerva has two primary options to provide sanitary sewer service to the site, both of which are technically sound and feasible. Our calculations have determined that this project will need approximately 1.71 MGD of sewer capacity.

Option One: Fulton County to provide service.

Meetings have been held with Fulton County Public Works representatives and they have confirmed that the County has the capacity to supply sewer service. This service would be provided by a force main system constructed by Minerva that connects to the Deep Creek lift station and the Camp Creek plant. The Deep Creek lift station has a design capacity of 60 mgd and is currently operating at only 7 mgd. The Camp Creek plant is currently constructed to handle 24 mgd and is operating at around 16 mgd and the County has the ability to increase the discharge permit from 24 mgd to 48 mgd;

Option Two: Minerva to construct and operate a private system.

Minerva has ample land and financial resources to construct a community sewer system and not discharge into the public Fulton County (System). Minerva owns a similar facility on another project in Georgia (Sun City Peachtree, Spalding County).

If we can supply any further information, please do not hesitate to call.

Sincerely,



T. M. Lowe III

TML/bap

CHATTAHOOCHEE HILL COUNTRY ALLIANCE



March 15, 2007

Ms. Haley Fleming, Review Coordinator
Atlanta Regional Commission
Transmitted via email: hffleming@atlantaregional.com

Dear Ms. Fleming,

Thank you for the opportunity to review and respond to the Development of Regional Impact – Request for Comments for the proposed Friendship Village in the Chattahoochee Hill Country (CHC). As you know, the Chattahoochee Hill Country Alliance is a nonprofit community-based organization focused on implementing sustainable land use practices in portions of South Fulton, Douglas, Carroll and Coweta counties, and was instrumental in the process leading to the development of the Chattahoochee Hill Country Overlay. Because of this history, we have been the focal point for a great deal of the community concern and commentary on the Friendship Village proposal. Due to our priorities for balanced growth in this rural region, we appreciate the inclusion of our comments on developments of regional impact (DRI).

After reviewing the Friendship Village DRI materials and gathering input from community members, the Alliance offers the attached comments. They are presented as: 1) Considerations (i.e., background perspectives based on provisions in the CHC Overlay Ordinance or on generally accepted community beliefs relative to the intent of specific provisions); 2) Concerns (i.e., explanatory information on why the topic in consideration is of concern); and 3) Conditions (i.e., examples of suggestions for addressing or solving the concerns). The Alliance's comments are structured in this manner to remain solution focused while fairly representing what are really significant concerns.

The Alliance and the CHC Community strongly believe that all of the Conditions should become part of the conditions of approval for both the DRI process and/or Fulton County's permitting process. In fact, given the size of the proposed development relative to current development in the CHC; the fact that it represents the first Village developed under the CHC Overlay Ordinance; the precedent setting nature of this development for the CHC, the Atlanta Region, and the State of Georgia; and that there are many concerns and unanswered questions, **it seems prudent for the review process to be slowed** so that the information can be produced, the public can have more opportunities for involvement and the concerns can be fully addressed. This is too important to be artificially rushed.

Thank you for the opportunity to share the Alliance's comments. Please contact me if you have questions.

Best Regards,

Terry DeMeo King,
Executive Director

ARC Development of Regional Impact Review Comments for Friendship Village by CHC Alliance

Size of Development

Considerations

The overall footprint of Friendship Village, 1997.6 acres, is more than 3 times the 640 acre maximum allowable size for a Village under the CHC-MIX zoning regulations as set in the CHC Overlay Ordinance.

Concerns

The overall footprint of Friendship Village violates one of the Overlay's critical intents: to create high density developments that are walk-able to a retail-civic core. At 1,997.6 acres, Friendship Village will not be walk-able and, in fact, the developers are proposing electric golf cart paths as a remedy.

The CHC community is not supportive of a development of this size.

Granting a variance for the maximum allowable size provision will establish a precedent that, if pursued in the future, will change the nature of development in the CHC community from the desired patterns as specified in the Overlay.

Conditions

Any approval or variance must include explanatory language such as: *Friendship Village is considered to be a CHC-MIX development consisting of 4 high density nodes that are linked by linear development patterns, of which the total area to be developed is 720 acres.*

This may to some extent offset the conflict with the Overlay's high-density and walk-ability intent; address the community's size concerns; reduce the precedent setting potential; acknowledge that topographical constraints will be a consideration for all development in the CHC; and shift the critical size determination from the total development footprint to the footprint of the area to be developed.

Development Patterns

Considerations

Constraints in elevation and landscape features (primarily steep slopes and streams) restrict the layout of Friendship Village. The development pattern consists of 4 main density nodes, one of which is a retail-civic center; linear development on the ridge lines; and cul-de-sacs.

Concerns

Cul-de-sacs, in particular are not supportive of the New Urbanism approach that is the theoretical basis of the CHC Overlay. They are antithesis to density development and linked with reduced walk-ability and sense of community.

Conditions

In good faith Friendship Village must seek to minimize the number of the linear development patterns to those necessary to create linkages between the nodes; increase the density of the nodes; and, especially, reduce/eliminate the cul-de-sacs currently shown.

Open Space Protection

Considerations

The actual developed area is proposed to be slightly larger, about 720 acres, than the maximum allowable Village size. The remaining area is proposed as open space: 27.8 acres of active recreation; 428.9 acres of watershed protection and 819.2 acres of passive open space. Much of this open space is expected to yield development rights that will be shifted as density units to the developed areas. Permanent protection of open space to help retain the CHC community's rural character and protect its natural and cultural resources is a second critical intent of the Overlay.

Concerns

By retaining large open space areas internal to Friendship Village the permanent protection of open space is shifted from the CHC community to the development. Rather than the CHC community, as a whole, benefiting from the protection of view-sheds, working landscapes, and valuable resources, those benefits are enjoyed primarily by future residents of Friendship Village. In addition, large permanently protected open space internal to Friendship Village reduces the number of development rights gained from the community and the number of current landowners who may be able to gain value for their development rights.

Conditions

While permanently protected open space anywhere in the CHC is an asset, a detailed and enforceable development rights acquisition plan, such as a memorandum of understanding, must establish the developer's commitment to the CHC community to alleviate concerns over who benefits.

Peripheral Setback and Buffers

Considerations

The Overlay Ordinance requires a 300' peripheral setback to provide a visual buffer and transition between the rural character of the community and the developed areas –

another critical intent of the Overlay. Friendship Village, as currently represented, does not include this 300' setback around its entire periphery. In addition, development including the retail-civic center is proposed on both sides of a current two-lane rural road (Rivertown Road).

Concerns

Granting a variance for the peripheral setback provision will establish a precedent that, if pursued in the future by other developers, will change the nature of development in the CHC community from the desired pattern as specified in the Overlay. In addition, the proposed development along Rivertown Road and its widening to a divided four-lane will permanently alter the character and function of this rural road.

Conditions

Presuming that a 300' setback may not always provide the desired visual and/or auditory buffer (depending on gradient and vegetation, etc.), a variance could be issued but it must specify functional performance objective(s) rather than a linear measurement by including language such as: *Friendship Village must provide peripheral setback buffers that block the visual and potential noise impacts of the development on the surrounding community through the installation of landscape features such as vegetated berms.*

In addition, special consideration must be given to buffer the proposed development along Rivertown Road and the transition from the development to the rural Cackle Corner Crossroads of Rivertown and Cochran Mill Road. Approval must include a plan to accomplish the peripheral setback, buffers and other transition.

Traffic Impacts

Considerations

Current traffic patterns and infrastructure mostly reflect the rural character of the CHC community.

Concerns

GRTA's Technical Analysis seems to reveal many traffic impacts from the proposed development that do not support approval of the Friendship Village or that only support conditional approval:

Does Not Support Approval

- Internal circulation

- Ingress and Egress

- Transportation Management Area Designation

Supports Conditional Approval

- Quality, Character, Convenience and Flexibility of Transportation Options

- Vehicle Miles Traveled

- Offsite Trip Reduction and Trip Reduction Techniques

Supports Approval

Relationship between Proposed DRI and Existing or Planned Transit Facilities Balance of Land Uses and Jobs-Housing Balance

Level of Service impacts of Friendship Village appear to be severe, even at the 2015 time point, and the Level of Service at the 2015 build scenario is much worse than the 2022 'no build' scenario.

Conditions

Apparently, much more thought needs to go into how Friendship Village might address traffic impacts. In particular, the intersection of South Fulton Parkway and Rivertown Road is problematic. At a minimum improved site access must be developed prior to approval. We are in complete agreement with the following notation made by GRTA:

Dual right turns are needed to meet LOS standards for vehicles traveling from South Fulton Parkway onto Rivertown Road. Dual right turns are not recommended by GRTA staff. The high volumes of cars making this movement need additional options. Providing a site access off of Cascade-Palmetto Highway via adjacent property and/or existing roads is needed. This site access would allow for better circulation throughout the retail villages and more efficiency at South Fulton Parkway and Rivertown Road. Access management along South Fulton Parkway (FS 196) is a high priority and overburdening the intersection of Rivertown Road and South Fulton Parkway is not an option. Access to the site via Jenkins Road should be considered. A minimum of 4 lanes along South Fulton Parkway would be needed to extend to the intersection of Jenkins Road. Right-of-way along Rivertown Road from South Fulton Parkway to Cochran Mill should be a minimum of 120' and adequate driveway and median spacing should be maintained. Many of the existing intersections in the study have capacity constraints and will need to be widened in order to accommodate traffic from this development. What issues are there with mitigating these deficiencies (topography, right-of-way, etc.)?

Infrastructure

Considerations

Levels of and options for infrastructure in the CHC community reflect the current rural development patterns. Development proposals, therefore, must specifically address current infrastructure levels, those needed at build-out and how those infrastructure service needs will be addressed. Friendship Village is proposing an increase of some 12,000 individuals to the current CHC population of about 2300 individuals.

Concerns

The Friendship Village proposal does not provide adequate information for critical infrastructure such as wastewater treatment and electricity. Specifically, the power demands that will be placed on the existing electrical transmission and distribution infrastructure are not addressed.

Conditions

All infrastructure needs and proposed service provision must be included prior to approval. In addition to plans for providing wastewater treatment, an analysis of current

power capacity must be undertaken. If expected electrical demand associated with the development of Friendship Village cannot be met by the current transmission/distribution infrastructure, information on planned improvements to the infrastructure to meet the needs must be provided (i.e., where might new substations be located, where might new transmission and/or distribution lines be sited, how will impacts to existing landowners be mitigated, etc.).

Housing

Considerations

The CHC Overlay Ordinance requires that 10 percent of all residential units are workforce housing, a term that is not defined in the Ordinance. The DRI review process defines affordable housing as 30% of the income of a family making 80% of the median income of the region.

CHC residents are proud of their working class community and have strong feelings for retaining this characteristic. In addition, it is important that development offers a diversity of housing options and that a diversity of property values supports the current residents' ability to continue to afford to live in the CHC.

Concerns

The Friendship Village DRI submittal states that 10% of the project will be affordable to the median income of the area. It does not identify how the 'median income' will be defined or how the 'area' will be defined.

Conditions

Friendship Village must use the definition as specified in the DRI review documents and provide additional information on the provision of 10% of all residential units as workforce housing prior to approval.



Where Students Come First

BOARD OF EDUCATION
JULIA C. BERNATH, *PRESIDENT*
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JAMES WILSON, *SUPERINTENDENT*

March 15, 2007

M. Haley Fleming, AICP
Atlanta Regional Commission
40 Courtland Street, NE
Atlanta, GA 30303

Dear Ms. Fleming,

We at the Fulton County School System appreciate the opportunity to review and provide comments regarding the proposed Friendship Village project in South Fulton County. We believe that intergovernmental cooperation is a fundamental component of successful regional planning.

The Fulton County School System maintains a comprehensive, GIS database of pending and active residential development in its service area. Staff tracks petitions for rezoning, plats of new subdivisions, quarterly housing starts and sales, as well as the impact of new development on student enrollment. We research these data in order to forecast enrollment and plan for the instructional needs of the district.

It is difficult to assess the impact of some uses outlined in this concept plan. Uses like carriage houses, owner-occupied stacked flats, residential above retail are not currently common in this part of the county. Without examples, it is difficult to statistically assess the potential impact of these uses on student enrollment. Therefore, we have attached two versions of our standard impact assessment for the Friendship Village project. The first version attempts to group some of these less common uses into the multi-family, town home, and condominium categories. This is probably an overstatement of the potential impact. Based upon our experience and depending on the location of the development, uses like residential over retail generally do not generate many public school students. The second version of the impact assessment only considers the more common uses outlined in the concept plan. This version may underestimate the potential impact of the project.

Regardless of which analysis is used, this project has the potential to significantly impact student enrollment. We would like to request a meeting with the developer so that we have an opportunity discuss this project.

Again, thank you for the opportunity to provide input. Please feel free to call me at my office (404) 763-5525 if you have any questions regarding this or any other matter.

Sincerely,

Patrick Burke
Director of Planning

Rezoning Impact Statement: ATLANTA REGIONAL COMMISSION

Fulton County School System

PETITION: FRIENDSHIP VILLAGE

<i>USE</i>	<i># UNITS</i>
SF	2197
TR / Condo	900
MF	2884

2006-07 HOME SCHOOL	ESTIMATED # STUDENT GENERATED	CAPACITY ^A	ENROLLMENT ^B	UNDER/OVER CAPACITY ^C	# PORTABLE CLASSROOMS	CAN FACILITY MEET DEMAND?
PALMETTO ES	1,239 to 2,274	625	576	-49	3	NO
BEAR CREEK MS	773 to 1,429	1,075	1,526	451	12	NO
CREEKSIDE HS	820 to 1,294	1,850	2,290	440	21	NO
TOTAL	2,832 to 4,997					

HS REGION: CREEKSIDE HS	AVERAGE	AVERAGE + 1 STD. DEV.	
<i>One single famiy unit generates:</i>	0.35602	to 0.69272	<i>elementary school students per unit</i>
	0.19619	to 0.40217	<i>middle school students per unit</i>
	0.21018	to 0.38511	<i>high school students per unit</i>
<i>One multifamily or apartment unit generates:</i>	0.10243	to 0.18339	<i>elementary school students per unit</i>
	0.09511	to 0.15532	<i>middle school students per unit</i>
	0.08778	to 0.10564	<i>high school students per unit</i>
<i>One residential town home unit generates:</i>	0.17934	to 0.24799	<i>elementary school students per unit</i>
	0.0751	to 0.10862	<i>middle school students per unit</i>
	0.11709	to 0.15921	<i>high school students per unit</i>

AVERAGE OPERATIONAL COST PER STUDENT:

TOTAL COST: \$8,497

PORTION LOCAL REVENUE SOURCES: \$5,793

PORTION STATE AND OTHER REVENUE SOURCES: \$2,705

^A Updated Georgia Department of Education state capacity.

^B Based upon the FCSS 1st month enrollment count.

^C Positive values indicate numbers of students a facility is over state capacity / negative values indicate number of stduents a facility is under states capacity.

Rezoning Impact Statement: ATLANTA REGIONAL COMMISSION

Fulton County School System

PETITION: FRIENDSHIP VILLAGE

<i>USE</i>	<i># UNITS</i>
SF	2197
TR / Condo	350
MF	450

2006-07 HOME SCHOOL	ESTIMATED # STUDENT GENERATED	CAPACITY ^A	ENROLLMENT ^B	UNDER/OVER CAPACITY ^C	# PORTABLE CLASSROOMS	CAN FACILITY MEET DEMAND?
PALMETTO ES	891 to 1,691	625	576	-49	3	NO
BEAR CREEK MS	500 to 991	1,075	1,526	451	12	NO
CREEKSIDE HS	542 to 949	1,850	2,290	440	21	NO
TOTAL	1,933 to 3,631					

HS REGION: CREEKSIDE HS	AVERAGE		AVERAGE + 1 STD. DEV.	
<i>One single famiy unit generates:</i>	0.35602	to	0.69272	<i>elementary school students per unit</i>
	0.19619	to	0.40217	<i>middle school students per unit</i>
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^C Positive values indicate numbers of students a facility is over state capacity / negative values indicate number of stduents a facility is under states capacity.



DEPARTMENT OF HEALTH AND WELLNESS

Environmental Health Services

Septic and Well Program

141 Pryor Street, 2nd Floor, Suite 2085

Atlanta, Georgia 30303

Telephone (404) 730-7800, Fax (404) 730-0016

MEMORANDUM

Fulton County Board of Health

TO: Haley Fleming, Review Coordinator
Atlanta Regional Commission

CC: Dr. Steven R. Katkowsky, Director
Janet Adams, Chief of Staff
John Gormley, EHS Deputy Director

FROM: Monica Robinson, Acting EHS Supervisor *MR*
Environmental Health Services

DATE: March 19, 2007

SUBJECT: ARC Regional Review Notification Comments

Phoebe Bailey, PhD, Chair
Elizabeth Clark, MD
Lynne P. Meadows, RN, MS
Harrison Rogers, MD
Monica Ryan, BS
Khaatim S. El
Samantha P. Williams, PhD

Steven R. Katkowsky, MD, Director

ARC Review Code	COMMENTS
R702261 (Midtown Heights)	<p>The Fulton County Health Department recommends that the applicant be required to connect the proposed development to public water and public sanitary sewer available to the site.</p> <p>Since this proposed development constitutes a premise where people work, live or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</p> <p>Since this proposed development is a public and/or place of employment, compliance is required by the Fulton County Health Department with the Clean Indoor Air Ordinance. The Ordinance requires the posting of adequate signage for a smoke free area. A designated smoke area may be established at the discretion of the owner in accordance with this ordinance.</p> <p>Since this proposed development includes a food service facility, the owner must submit kitchen plans for review and approval by this department before issuance of a building permit and beginning construction. The owner must obtain a food service permit prior opening.</p> <p>If this proposed development includes a public swimming pool as defined in the regulations including spas, whirlpools, etc., the owner or contractor must submit plans for review and approval by this department and must obtain a Health Department permit to construct before issuance of a building permit. Also, the owner of the facility must obtain a Health Department permit to operate the pool prior to opening.</p> <p>This department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted to this department for review and approval.</p>
R702271 (WBC Trailer Storage)	<p>The Fulton County Health Department does not anticipate any health problems with this proposed development.</p>

"To Promote, Protect and Assure the Health and Wellness of the People of Fulton County"

ARC Review Code	COMMENTS
R703011 (Friendship Village)	<p>The Fulton County Health Department recommends that the applicant be required to connect the proposed development to public water and public sanitary sewer available to the site.</p> <p>Since this proposed development constitutes a premise where people work, live or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</p> <p>Since this proposed development is a public and/or place of employment, compliance is required by the Fulton County Health Department with the Clean Indoor Air Ordinance. The Ordinance requires the posting of adequate signage for a smoke free area. A designated smoke area may be established at the discretion of the owner in accordance with this ordinance.</p> <p>Since this proposed development includes a food service facility, the owner must submit kitchen plans for review and approval by this department before issuance of a building permit and beginning construction. The owner must obtain a food service permit prior opening.</p> <p>Since this proposed development includes a public swimming pool as defined in the regulations including spas, whirlpools, etc., the owner or contractor must submit plans for review and approval by this department and must obtain a Health Department permit to construct before issuance of a building permit. Also, the owner of the facility must obtain a Health Department permit to operate the pool prior to opening.</p> <p>This department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted to this department for review and approval.</p> <p>Plans of this facility must be submitted to this department for review and approval.</p> <p>The Fulton County Health Department recommends this facility meet all permit requirements for child care facilities under DHR Rules and Regulations.</p>

**Fulton County Department of Health and Wellness****Environmental Health Services Division****Septic and Well Program**141 Pryor Street, 2nd Floor, Suite 2085

Atlanta, GA 30303

Telephone 404-730-7800 • FAX 770-306-3246

Fulton County Board of Health

Phoebe Bailey, PhD, Chair

Elizabeth Clark, MD

Lynne P. Meadows, RN, MS

Harrison Rogers, MD

Monica Ryan, BS

Khaatim S. El

Samantha P. Williams, PhD

Steven R. Katkowsky, MD, Director

FACSIMILE COVERDate: March 19, 2007To: Haley FlemingFax #: 404-463-3254From: Monica RobinsonTelephone #: 404-730-7577Fax #: 404-730-0016/404-730-0228# of pages sent including this cover: 3

Comments/Remarks: _____

"To Promote, Protect and Assure the Health and Wellness of the People of Fulton County"

Haley Fleming

From: Lawrence, John [john.lawrence@greystonepower.com]
Sent: Wednesday, March 28, 2007 4:48 PM
To: Haley Fleming
Cc: Glover, Wayne
Subject: Friendship Village

To Whom It May Concern:

GreyStone Power Corporation, an Electric Membership Corporation, has adequate facilities to serve the initial proposed development known as Friendship Village to be located in south Fulton County. If the development does build out as planned, additional transmission, substation, and distribution facilities will be needed in the future.

I will be glad to provide this in a hard copy if needed. If there are any questions, please give me a call or email.

*John Lawrence
Department Manager of Engineering
GreyStone Power Corporation
770-370-2253
john.lawrence@greystonepower.com*

Your DRI ID NUMBER for this submission is: **1309**
 Use this number when filling out a DRI REVIEW REQUEST.
 Submitted on: 1/10/2007 12:52:09 PM

DEVELOPMENT OF REGIONAL IMPACT

Fulton County Initial DRI Information (Form1b)

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

Local Government Information

Submitting Local Government:	Fulton County
*Individual completing form and Mailing Address:	Morgan Ellington, Planner Fulton Co., Government Center, Suite 2085 141 Pryor Street, Atlanta, GA 30303
Telephone:	404-730-8049
Fax:	404-730-7818
E-mail (only one):	Morgan.Ellington@co.fulton.ga.us

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

Proposed Project Information

Name of Proposed Project:	Friendship Village	
Development Type	Description of Project	Thresholds
Mixed Use	5981 residential units 993900 sf retail/ofc 96500 sf institutional /civic uses 1997.6 acres	View Thresholds
Developer / Applicant and Mailing Address:	Minerva Properties, LLP (contact Stacy Patton) 2292 Henderson Mill Road Atlanta, Georgia 30345	
Telephone:	678-808-8006	
Fax:	678-808-8001	
Email:	spatton@Minerva-USA.com	
Name of property owner(s) if different from developer/applicant:	Reemtsma Family Friendship, LLP et al	
Provide Land-Lot-District Number:	District 7, LL 11, 12, 13, 14, 15, 18, 19, 20, 21, 22, 43, 44, 45, 46, 51, 52, 53, 54, 55	
What are the principal streets or roads providing vehicular access to the site?	South Fulton Parkway & Rivertown Rd (GA 154)	
Provide name of nearest street(s) or intersection:	Rivertown Road @ Porter Terry	
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?	City of Palmetto (2.5 mi), Douglas Co. (3.5 mi)
If no, provide the following information:	
In what additional jurisdictions is the project located?	
In which jurisdiction is the majority of the project located? (give percent of project)	Name: (NOTE: This local government is responsible for initiating the DRI review process.)
	Percent of Project:
Is the current proposal a continuation or expansion of a previous DRI?	N
If yes, provide the following information (where applicable):	Name:
	Project ID:
	App #:
The initial action being requested of the local government by the applicant is:	Rezoning, Variance
What is the name of the water supplier for this site?	City of Atlanta
What is the name of the wastewater treatment supplier for this site?	Fulton Co.
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: 2021-2025 Overall project: 12-15 year buildout

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: 2/21/2007 11:33:36 AM

DEVELOPMENT OF REGIONAL IMPACT DRI Review Initiation Request (Form2a)

Local Government Information

Submitting Local Government:	Fulton County
Individual completing form:	Morgan Ellington
Telephone:	404-730-8049
Fax:	404-730-7818
Email (only one):	Morgan.Ellington@co.fulton.ga.us

Proposed Project Information

Name of Proposed Project:	Friendship Village
DRI ID Number:	1309
Developer/Applicant:	Minerva Properties, LLP
Telephone:	678-808-8006
Fax:	678-808-8001
Email(s):	spatton@minerva-usa.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:	\$1,289,860,200
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$27 million
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 Atlanta
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	1.9 MGD
Is sufficient water supply capacity available to serve the proposed project?	Y
If no, are there any current plans to expand existing water supply capacity?	N
If there are plans to expand the existing water supply capacity, briefly describe below:	
If water line extension is required to serve this project, how much additional line (in miles) will be required?	

Wastewater Disposal

Name of wastewater treatment provider for this site:	see note below
--	----------------

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	
Is sufficient wastewater treatment capacity available to serve this proposed project?	
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: The developer has been in contact with Fulton County Public Works regarding wastewater disposal.	
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.)	54,427 daily (am3,602; pm 5,076)
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?	
If transportation improvements are needed to serve this project, please describe below: Applicant is sending traffic study to Fulton Co., Notes from applicant - Widening of Rivertown to 4-lanes in front of retail village, additional traffic signal at Rivertown Rd/ S. Fulton Parkway intersection.	

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	15,080 tons per year
Is sufficient landfill capacity available to serve this proposed project?	Y
If no, are there any current plans to expand existing landfill capacity?	N
If there are plans to expand existing landfill capacity, briefly describe below: Private contractors will dispose of solid waste.	
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?	25 percent
Is the site located in a water supply watershed?	N
If yes, list the watershed(s) name(s) below: master stormwater plan alternative treatment - extensive stream buffers for water quality as well as natural areas outside of stream buffers are proposed as well as detention ponds in the village center	
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:	

Environmental Quality

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

5. Protected river corridors?	N
If you answered yes to any question 1-5 above, describe how the identified resource(s) may be affected below:	
Has the local government implemented environmental regulations consistent with the Department of Natural Resources' Rules for Environmental Planning Criteria?	Y
Is the development located within, or likely to affect any of the following:	
1. Floodplains?	N
2. Historic resources?	N
3. Other environmentally sensitive resources?	N
If you answered yes to any question 1-3 above, describe how the identified resource(s) may be affected below:	

PROTOTYPICAL DEVELOPMENT STANDARDS

SINGLE FAMILY RESIDENTIAL:

- Minimum Lot Width at building line: 40'
- Minimum Lot Frontage: 40'
- Minimum Lot Depth: 75'
- Minimum Lot Area: 3,000 s.f.
- Street R.O.W. Width: 50'
- Front Yard Setback: 20' (10' if alley fed)
- Side Yard Setback: 7' (0' if alley fed, 7' min. between structures)
- Corner Yard Setback: 20'
- Rear Yard Setback: 25' (0' if alley fed)
- Minimum Heated Floor Area: 1,000 s.f. (850 s.f. if alley fed)

TYPICAL LOT DIAGRAM:



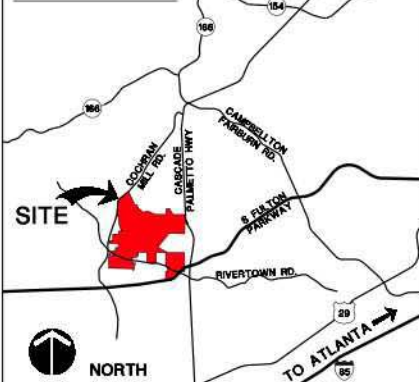
MULTIFAMILY MINIMUM HEATED FLOOR SUMMARY:

- Condominium/ Stacked Flats: 800 s.f.
- Apartment: 600 s.f.
- Townhome: 1000 s.f.
- Carriage Lot: 600 s.f.

NEIGHBORHOOD SUMMARY

Parcel	Units
Neighborhood 1	20 units
Neighborhood 2	65 units
Neighborhood 3	81 units
Neighborhood 4	224 units
Neighborhood 5	27 units
Neighborhood 6	107 units
Neighborhood 7	38 units
Neighborhood 8	23 units
Neighborhood 9	29 units
Neighborhood 10	500 units
Neighborhood 11	17 units
Neighborhood 12	14 units
Neighborhood 13	57 units
Neighborhood 14	28 units
Neighborhood 15	15 units
Neighborhood 16	36 units
Neighborhood 17	47 units
Neighborhood 18	375 units
Neighborhood 19	103 units
Neighborhood 20	93 units
Neighborhood 21	115 units
Neighborhood 22	19 units
Neighborhood 23	108 units
Neighborhood 24	38 units
Neighborhood 25	32 units
Neighborhood 26A	103 units
Neighborhood 26B	103 units
Neighborhood 26C	150 units
Neighborhood 26D	300 units
Neighborhood 27	58 units
Neighborhood 28	37 units
Neighborhood 29	92 units
Neighborhood 30	22 units
Neighborhood 31	44 units
Neighborhood 32	130 units
Neighborhood 33A	112 units
Neighborhood 33B	90 units
Neighborhood 34	86 units
Neighborhood 35	35 units
Neighborhood 36	13 units
Neighborhood 37	42 units
Neighborhood 38	53 units
Neighborhood 39	15 units
Neighborhood 40	63 units
Neighborhood 41	156 units
Neighborhood 42	11 units
Neighborhood 43	148 units
Neighborhood 44	52 units
Neighborhood 45	21 units
Neighborhood 46	32 units
Neighborhood 47	43 units

LOCATION MAP



LEGEND

- STREAMS
- 75' STREAM BUFFER
- 25' STREAM BUFFER SETBACK
- WETLANDS
- FEMA FLOODPLAIN
- 300 FT. PERIPHERAL SETBACK
- DETENTION FACILITIES
- EXISTING ROCK OUTCROPPING
- NATURE TRAIL (TRAILS WILL BE PERVIOUS AND IMPERVIOUS SERVICELOADING AREA)

- NOTE: 1. WATER SERVICE TO BE PROVIDED BY CITY OF ATLANTA. SANITARY SEWER TO BE PROVIDED BY FULTON COUNTY. EXISTING LIFT STATION APPROXIMATELY 2 MILES AWAY.
2. ALL FUTURE STREETS AND R.O.W. WILL CONFORM TO FULTON COUNTY STANDARDS UNLESS OTHERWISE NOTED.
3. ALL STREETS TO BE PUBLIC UNLESS OTHERWISE NOTED.
4. ALL ALLEYS TO BE PRIVATE
5. ALL ADJACENT PARCELS CURRENTLY ZONED AG-1 - AGRICULTURE
6. ALL PROPOSED INTERNAL ROADS WILL BE 50' R.O.W.

LAND USE SUMMARY

Land Use	Units / Building Area	Acres
Residential		
Single Family Detached	2,194 units	
Townhomes	260 units	
Condominium Flats	1,689 units	
Carriage Houses	950 units	
Apartment	450 units	
Registered above retail (all uses)	128 units	
Residential units total:	6,671 units	852.5 acres
Commercial		
Hotel	28,000 s.f.	
Mixed Use	150,400 s.f.	
Office	421,200 s.f.	
Commercial to be built:	174,000 s.f.	
Community Use		
Church/Day Care	26,000 s.f.	
Future School	21,000 s.f.	
Child/Youth Care	26,000 s.f.	
Community Center	20,000 s.f.	
Community Use to be built:	113,000 s.f.	
Community Open Space		
Active Recreation	27.5 acres	
Unimproved/Undevelopable	4,529 acres	
Passive Open Space	5,192 acres	
Community Open Space to be built:	1,276.5 acres	
Total:	6,871 units, 1,887.8 acres	

- * Mixed Use upper floors (Residential and/or Office), residential units included in residential count.
- ** Includes amphitheater and neighborhood parks.
- *** Includes stream buffers, wetlands, floodplain and slopes greater than 33%.
- **** Includes Cochran Mill Nature Center/KOHO Center, community trails, wetlands, buffers, open space and high-voltage outside of Watershed Protection/Undevelopable areas.

OPEN SPACE SUMMARY

Open Space Land Use	Acres
Active Recreation	27.5 acres
Unimproved/Undevelopable	4,529 acres
Passive Open Space	5,192 acres
Community Open Space to be built:	1,276.5 acres
Total Open Space	11,025 acres
Open Space as percentage of site	21.4% of site

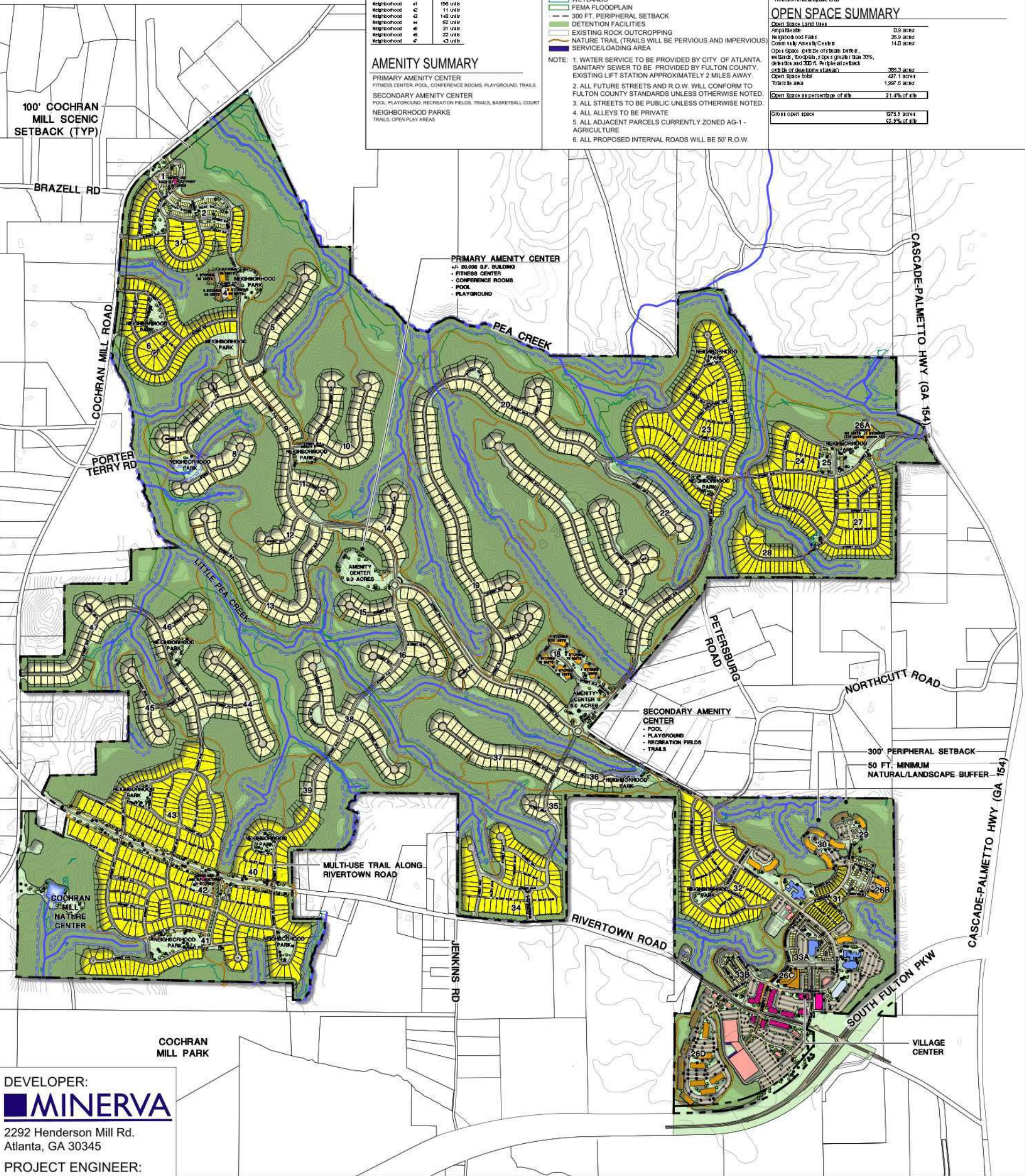
Open Space	1275.5 acres
Open Space	92.5% of site

PROPOSED DEVELOPMENT PHASING

- PHASE ONE: Neighborhoods 32, 33A, 33B
- PHASE ONE + (AS NEEDED): Neighborhoods 29, 30, 31
- PHASE TWO: Neighborhoods 18, 34, 35, 36, 37
- PHASE THREE: Neighborhoods 40, 41, 42, 43
- PHASE FOUR: Neighborhoods 15, 16, 17, 38, 39
- PHASE FIVE: Neighborhoods 1, 2, 3, 9, 10, 11, 12, 13, 14
- PHASE SIX: Neighborhoods 44, 45, 46, 47
- PHASE SIX + (AS NEEDED): Neighborhoods 4, 5, 6, 7, 8
- PHASE SEVEN: Neighborhoods 24, 25, 26, 27, 28
- PHASE EIGHT: Neighborhoods 23
- PHASE NINE: Neighborhoods: 19, 20, 21, 22

AMENITY SUMMARY

- PRIMARY AMENITY CENTER
- FITNESS CENTER, POOL, CONFERENCE ROOMS, PLAYGROUND, TRAILS
- SECONDARY AMENITY CENTER
- POOL, PLAYGROUND, RECREATION FIELDS, TRAILS, BASKETBALL COURT
- NEIGHBORHOOD PARKS
- TRAILS, OPEN PLAY AREAS



DEVELOPER:

MINERVA

2292 Henderson Mill Rd.
Atlanta, GA 30345

PROJECT ENGINEER:

LOWE
ENGINEERS

SEC Planning Consultants

Planning ■ Landscape Architecture ■ Community Branding

TEXAS ■ ILLINOIS

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SITE PLAN

FRIENDSHIP VILLAGE

FULTON COUNTY, GEORGIA

0 700 1400 2800

North

Scale: 1" = 1400'

Date: March 27, 2007

SHEET FILE: T:\2005 Jobs\050936-MINE\cadd\lotting\Master Plan\Master Plan-J.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.