



REGIONAL REVIEW NOTIFICATION

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

DATE: Jul 19 2007

ARC REVIEW CODE: R707192

TO: Chairman Sam Olens
ATTN TO: John Pederson, Planner III
FROM: Charles Krautler, Director

NOTE: This is digital signature. Original on file.

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

Name of Proposal: The Village at Vinings
Review Type: Development of Regional Impact

Description: The proposed The Village at Vinings is located in southeast Cobb County, along Cumberland Parkway to the intersection of Paces Walk. The development proposed consists of 135,800 square feet of retail space, 10,563 square feet of office space, 28 residential condominium units, 80 senior adult housing units, 291 high-rise residential units, and a 120-room hotel. The site proposes two full access driveways along Cumberland Parkway.

Submitting Local Government: Cobb County
Date Opened: Jul 19 2007
Deadline for Comments: Aug 2 2007
Earliest the Regional Review can be Completed: Aug 20 2007

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

ARC LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF NATURAL RESOURCES
COBB COUNTY
CITY OF ATLANTA

ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
COBB COUNTY SCHOOLS
CUMBERLAND CID

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF SMYRNA

Attached is information concerning this review.

If you have any questions regarding this review, Please call Haley Fleming, Review Coordinator, at (404) 463-3311. If the ARC staff does not receive comments from you by Aug 2 2007, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

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



REGIONAL REVIEW NOTIFICATION

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



DEVELOPMENT OF REGIONAL IMPACT

DRI- REQUEST FOR COMMENTS

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

Preliminary Findings of the RDC: The Village at Vinings See the Preliminary Report .

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

Individual Completing form:

Local Government:

Department:

Telephone: ()

Signature:
Date:

Please Return this form to:

Haley Fleming, Atlanta Regional Commission
40 Courtland Street NE
Atlanta, GA 30303
Ph. (404) 463-3311 Fax (404) 463-3254
hffleming@atlantaregional.com

Return Date: Aug 2 2007

Preliminary Report:	July 19, 2007	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	The Village at Vinings #1439
Final Report Due:	August 20, 2007		Comments Due By:	August 2, 2007

PRELIMINARY REPORT SUMMARY

PROPOSED DEVELOPMENT:

The proposed The Village at Vinings is located in southeast Cobb County, along Cumberland Parkway to the intersection of Paces Walk. The development proposed, consists of 135,800 square feet of retail space, 10,563 square feet of office space, 28 residential condominium units, 80 senior adult housing units, 291 high-rise residential units, and a 120-room hotel. The site proposes two full access driveways along Cumberland Parkway.



PROJECT PHASING:

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

GENERAL

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

Is the proposed project consistent with the host-local government's comprehensive plan? If not, identify inconsistencies.

The project site is currently zoned CRC (Community Retail Commercial). The proposed zoning for the site is UC (Urban Condominium) and RSL (Residential Senior Living). The proposed development is consistent with the future land use plan for Cobb County, which designates the area as regional activity center.

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

This will be determined based on comments received from potentially impacted local governments.

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

This will be determined based on comments received from potentially impacted local governments.

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

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

Preliminary Report:	July 19, 2007	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	The Village at Vinings #1439
Final Report Due:	August 20, 2007		Comments Due By:	August 2, 2007

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
2007	Galleria Parkway
2005	Cumberland Blvd
2005	Paces Ferry Commons
2005	Cobb Performing Arts Center
2005	Regent Riverwood
2004	South Atlanta Rd Development
2002	One Galleria Walk
2001	Crescent Galleria Parkway
1997	Overton Park
1984	Radice Office Park

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

Based on information submitted for the review, the site is currently undeveloped.

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

No.

Is the proposed development consistent with regional plans and policies?

According to the Unified Growth Policy Map, the proposed development is located in an area designated as a mega corridor. Mega Corridors are defined as the most intensely developed radial corridors in the region. The proposed development is also located within a regional center which is defined as an area of intense retail, office, and residential uses. These uses can be integrated or separate. The proposed development includes a variety of different housing options, and a mixture of uses that support the Regional Development Plan Policies

The proposed development is located within a greater area that currently is dominated by office uses, resulting in an existing job to housing imbalance. Typically, to be balanced an area should have 1.5 jobs per household (JPH). This employment center has one of the severest jobs to housing imbalance in the metro region. This proposed development helps to rectify some of this imbalance by providing opportunities for individuals to live and work in close proximity to one another.

The proposed The Village at Vinings includes 80 senior housing units. ARC encourages developments to that include senior components to allow for persons to age in place within their neighborhood. By 2030 1 in 5 residents in metro Atlanta will be over the age of 60. This proposed project will provide opportunities for individuals in the Vinings area to remain in the area in the future.

Preliminary Report:	July 19, 2007	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	The Village at Vinings #1439
Final Report Due:	August 20, 2007		Comments Due By:	August 2, 2007

PRELIMINARY 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:	July 19, 2007	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	The Village at Vinings #1439
Final Report Due:	August 20, 2007		Comments Due By:	August 2, 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:	July 19, 2007	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	The Village at Vinings #1439
Final Report Due:	August 20, 2007		Comments Due By:	August 2, 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 along Cumberland Parkway at the intersection of Paces Walk.

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 Cobb County’s jurisdiction. The proposed development is less than two miles from the City of Atlanta, and the City of Smyrna.

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.

This will be determined based on comments received from potentially impacted local governments.

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 \$130,325,275 with an expected \$1,550,871 in annual local tax revenues.

Preliminary Report:	July 19, 2007	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	The Village at Vinings #1439
Final Report Due:	August 20, 2007		Comments Due By:	August 2, 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?

To be determined during the review.

NATURAL RESOURCES

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

Watershed Protection and Stream Buffers

The project property is within the Chattahoochee River Corridor watershed, but it is not within the 2000-foot Chattahoochee River Corridor. The USGS regional coverage shows no streams on or near the project property. Any unmapped streams on the property will be subject to the requirements of the Cobb Stream Buffer ordinance.

Any state waters that may be on the property are subject to the State 25-foot erosion and sedimentation buffer requirements. Any proposed work in those buffers must conform to the state E & S requirements and must be approved by the appropriate agency.

The Chattahoochee in this area is a large water supply watershed as defined under the Part 5 Criteria of the 1989 Georgia Planning Act. The only criteria that apply in a large (more than 100 square miles) basin without a water supply reservoir are requirements for hazardous waste handling, storage and disposal.

Storm Water/Water Quality

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



Preliminary Report:	July 19, 2007	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	The Village at Vinings #1439
Final Report Due:	August 20, 2007		Comments Due By:	August 2, 2007

Estimated Pounds of Pollutants Per Year

Land Use	Land Area (ac)	Total Phosphorus	Total Nitrogen	<u>BOD</u>	TSS	Zinc	Lead
Commercial	18.84	32.22	327.82	2034.72	18519.72	23.17	4.14
TOTAL	18.84	32.22	327.82	2034.72	18519.72	23.17	4.14

Total Percent Impervious: 85%

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

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?

Two site access driveways are associated with this proposed development.

- Main Site Driveway will be a full-access signalized driveway, located along Cumberland Parkway.
- South Site Driveway will be a stop controlled driveway, located along Cumberland Parkway.
-



Preliminary Report:	July 19, 2007	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	The Village at Vinings #1439
Final Report Due:	August 20, 2007		Comments Due By:	August 2, 2007

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

To be completed during the review

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

To be completed during the review

V/C Ratios

To be completed during the review

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

To be completed during the review

Summarize the transportation improvements as recommended by consultant in the traffic study for High Street.

To be completed during the review

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?

To be completed during the review

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

To be completed during the review

Preliminary Report:	July 19, 2007	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	The Village at Vinings #1439
Final Report Due:	August 20, 2007		Comments Due By:	August 2, 2007

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

Air Quality Impacts/Mitigation (based on ARC strategies)	Credits	Total
Where Residential is dominant, >15 units/ac	6%	6%
w/in 1/4 mile of Bus Stop (CCT, MARTA, Other)	3%	3%
Where Residential is dominant, 10% Retail or 10% Office	4%	4%
Bike/ped networks that meet Mixed Use or Density target and connect to adjoining uses	3%	3%
Total		17%

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

To be completed during the review

INFRASTRUCTURE

Wastewater and Sewage

Based on regional averages, wastewater is estimated at 0.116 MGD.

Which facility will treat wastewater from the project?

The RL Sutton facility will provide wastewater treatment for the proposed development.

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

The capacity of the RL Sutton site is listed below:

PERMITTED CAPACITY MMF, MGD₁	DESIGN CAPACITY MMF, MGD	2001 MMF, MGD	2008 MMF, MGD	2008 CAPACITY AVAILABLE +/-, MGD	PLANNED EXPANSION	REMARKS
No flow limit	40	35	47	-7	Expansion of facilities to 60 mgd under construction; permit at 50 mgd must be secured.	

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.***



Preliminary Report:	July 19, 2007	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	The Village at Vinings #1439
Final Report Due:	August 20, 2007		Comments Due By:	August 2, 2007

What other major developments will be served by the plant serving this project?

ARC has reviewed a number of developments that will be served by this plant.

INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?

Water demand also is estimated at 0.134 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 142,693 tons of solid waste per year.

Will the project create any unusual waste handling or disposal problems?

No.

Are there any provisions for recycling this project's solid waste?

None stated.

INFRASTRUCTURE

Other facilities

According to information gained in the review process, will there be any unusual intergovernmental impacts on:

- **Levels of governmental services?**
- **Administrative facilities?**
- **Schools?**
- **Libraries or cultural facilities?**
- **Fire, police, or EMS?**
- **Other government facilities?**
- **Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?**



Preliminary Report:	July 19, 2007	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	The Village at Vinings #1439
Final Report Due:	August 20, 2007		Comments Due By:	August 2, 2007

To be determined during the review.

HOUSING

Will the proposed project create a demand for additional housing?

No, the project will provide an additional 399 housing units.

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

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

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

The site proposed for the development is located in Census Tract 312.4. This tract had an 11.1 percent increase in number of housing units from 2000 to 2006 according to ARC’s Population and Housing Report. The report shows that 47 percent of the housing units are single-family, compared to 69 percent for the region; thus indicating a variety of housing options around the development area.

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

Likely, considering there are additional housing opportunities within the six mile area of influence.

* 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.

Developments of Regional Impact

[DRI Home](#)
 [DRI Rules](#)
 [Thresholds](#)
 [Tier Map](#)
 [FAQ](#)
 [Apply](#)
 [View Submissions](#)
 [Login](#)

DRI #1439

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government:	Cobb County Government
Individual completing form:	John P. Pederson
Telephone:	770-528-2024
E-mail:	john.pederson@cobbcounty.org

*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:	The Village at Vinings
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	District 17; Land Lots 816, 817, 839, 840
Brief Description of Project:	Mixed use development consisting of retail, resturants, offices, senior living, and condominiums.

Development Type:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input checked="" type="radio"/> Mixed Use | <input type="radio"/> Petroleum Storage Facilities |
| <input type="radio"/> Commercial | <input type="radio"/> Airports | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools | <input type="radio"/> Truck Stops |
| <input type="radio"/> Housing | <input type="radio"/> Waste Handling Facilities | <input type="radio"/> Any other development types |

Industrial

Quarries, Asphalt & Cement Plants

If other development type, describe:

Project Size (# of units, floor area, etc.): 104,375 s.f. of retail; 10,563 s.f. of office; 120 room hotel; and 399 condominium units.

Developer: Century/AG-Vinings, LLC; c/o John Moore, Esq.

Mailing Address: 192 Anderson Street

Address 2:

City: Marietta State: GA Zip: 30062

Telephone: 770-429-1499

Email: jmoore@mijs.com; tch@mijs.com

Is property owner different from developer/applicant? (not selected) Yes No

If yes, property owner: Xebo Corporation

Is the proposed project entirely located within your local government's jurisdiction? (not selected) Yes No

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI? (not selected) Yes No

If yes, provide the following information: Project Name:

Project ID:

The initial action being requested of the local government for this project:

- Rezoning
- Variance
- Sewer
- Water
- Permit
- Other

Is this project a phase or part of a larger overall project? (not selected) Yes No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates: This project/phase: 2010
Overall project: 2010

[Back to Top](#)

Developments of Regional Impact

[DRI Home](#)
 [DRI Rules](#)
 [Thresholds](#)
 [Tier Map](#)
 [FAQ](#)
 [Apply](#)
 [View Submissions](#)
 [Login](#)

DRI #1439

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government:	Cobb County Government
Individual completing form:	John P. Pederson
Telephone:	770-528-2024
Email:	john.pederson@cobbcounty.org

Project Information

Name of Proposed Project:	The Village at Vinings
DRI ID Number:	1439
Developer/Applicant:	Century/AG-Vinings, LLC; c/o John Moore, Esq.
Telephone:	770-429-1499
Email(s):	jmoore@mijs.com; tch@mijs.com

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out:	\$130,325,275
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$1,550,871
Is the regional work force	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No

sufficient to fill the demand created by the proposed project?	
--	--

Will this development displace any existing uses?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
---	--

If yes, please describe (including number of units, square feet, etc): N/A

Water Supply

Name of water supply provider for this site:	Cobb County
--	-------------

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.134 MGD
--	-----------

Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
--	--

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
---	--

If yes, how much additional line (in miles) will be required?

Wastewater Disposal

Name of wastewater treatment provider for this site:	Cobb County - R.L. Sutton Plant
--	---------------------------------

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.116 MGD
--	-----------

Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
---	--

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
---	--

If yes, 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.)	632 p.m. peak hour trips, 6,568 24 hour 2-way trips w/reductions
---	--

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
--	--

Are transportation	
--------------------	--

improvements needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
--	--

If yes, please describe below: All transportation improvements needed are described in a Traffic Study, provided as a supplement to this form.

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	142,693 tons/yr.
--	------------------

Is sufficient landfill capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
---	--

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
---	--

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	69%
---	-----

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: There will be above ground and under ground stormwater detetntion facilities. Additionally, there will be landscape buffers adjacent to the adjacent residentially zoned property.

Environmental Quality

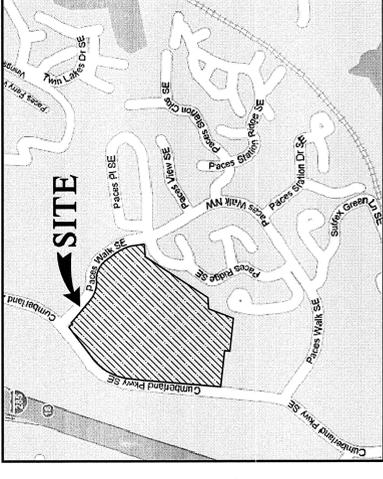
Is the development located within, or likely to affect any of the following:

1. Water supply watersheds?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
2. Significant groundwater recharge areas?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
3. Wetlands?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
4. Protected mountains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
5. Protected river corridors?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
6. Floodplains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
7. Historic resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
8. Other environmentally sensitive resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No

If you answered yes to any question above, describe how the identified resource(s) may be affected:

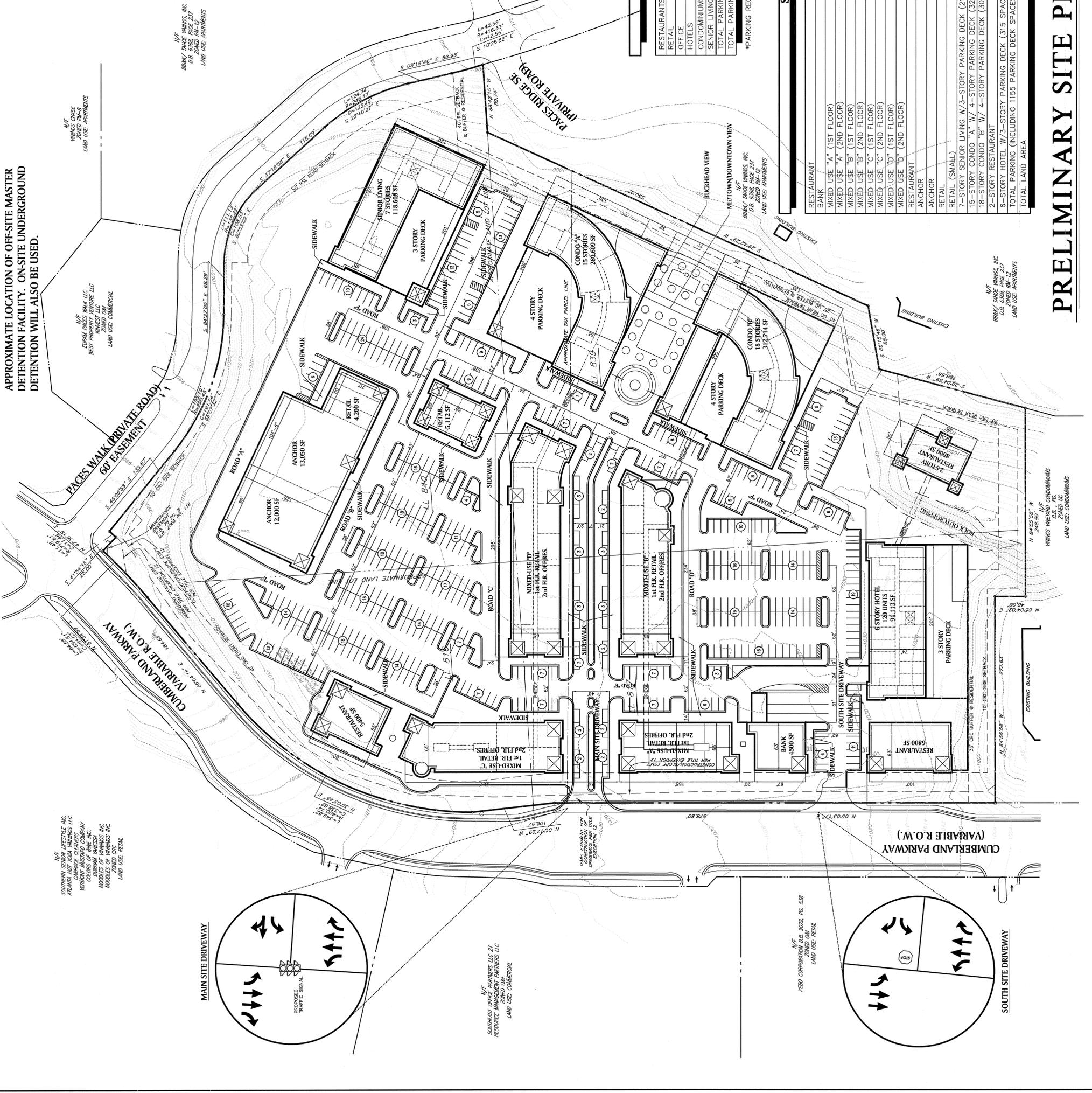
[Back to Top](#)

APPROXIMATE LOCATION OF OFF-SITE MASTER DETENTION FACILITY. ON-SITE UNDERGROUND DETENTION WILL ALSO BE USED.



VICINITY MAP
NOT TO SCALE

- NOTES:
- 1) ALL PARKING SPACES ARE 9'x19'
 - 2) THE SITE DOES NOT CONTAIN ANY LAKES, STREAMS, FLOOD PLAINS, CEMETARIES, WETLANDS, STREAM BUFFERS, OR ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS.
 - 3) SITE IS LOCATED WITHIN UNINCORPORATED COBB COUNTY.
 - 4) THERE IS NO DEDICATED PARK SPACE ON THE SITE.
 - 5) THERE ARE NO BIKE LANES OR TRAILS ON THE SITE.



SOUTHERN SVT
WATERVILLE MC
ALABAMA NOT VOTED
CHARGE CLEANERS
HERMONT MUSTARD COMPANY
LUMBER WAREHOUSE
MOODLES OF WINNINGS MC
LAND USE: RETAIL

ETRIAM PACES WALK LLC
WEST PROPERTY PARTNERS LLC
LAND USE: COMMERCIAL

MMMS CHASE
WINNINGS MC
LAND USE: APARTMENTS

MMMS CHASE
WINNINGS MC
D.B. 6308 PACE 237
ZONED RM-12
LAND USE: APARTMENTS

LAND PLANNERS
ENGINEERS • SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS
85-A Mill Street
Suite 300
Roswell, Georgia 30075
VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com

PROJECT:
THE VILLAGE AT VININGS
LAND LOTS
816, 817, 839 & 840
17th DISTRICT
COBB COUNTY, GEORGIA

FOR:
AG ARMSTRONG DEVELOPMENT
15800 BIRMINGHAM HWY.
SUITE 500
ALPHARETTA, GEORGIA
(678) 363-3275

LAND USE TOTAL:
RETAIL/COMMERCIAL 135,800 SF
OFFICE 10,563 SF
HOTEL 120 UNITS
RESIDENTIAL 399 UNITS
LOT SIZE 18.84 ACRES
RESIDENTIAL DENSITY 21.18 UNITS PER ACRE
FAR (NON-RESIDENTIAL) 17.83%

PARKING ANALYSIS

RESTAURANTS	1/100SF x 20,200SF = 202 SPACES REQUIRED
RETAIL	1/200SF x 115,600SF = 578 SPACES REQUIRED
OFFICE	1/200SF x 10,563SF = 53 SPACES REQUIRED
HOTELS	1.25/UNIT x 120 UNITS = 150 SPACES REQUIRED
CONDOMINIUMS	2/UNIT x 319 UNITS = 638 SPACES REQUIRED
SENIOR LIVING	1/1.5UNITS x 80 UNITS = 54 SPACES REQUIRED
TOTAL PARKING REQUIRED	1675 SPACES
TOTAL PARKING PROVIDED	1737 SPACES

*PARKING REQUIREMENTS PER COBB COUNTY ZONING REGULATIONS SECTION 134-272

SITE ANALYSIS

RESTAURANT	6,800 SF
BANK	4,500 SF
MIXED USE "A" (1ST FLOOR)	RETAIL - 14,420 SF
MIXED USE "A" (2ND FLOOR)	OFFICE - 1,783 SF
MIXED USE "B" (1ST FLOOR)	RETAIL - 19,819 SF
MIXED USE "B" (2ND FLOOR)	OFFICE - 2,755 SF
MIXED USE "C" (1ST FLOOR)	RETAIL - 18,245 SF
MIXED USE "C" (2ND FLOOR)	OFFICE - 2,472 SF
MIXED USE "D" (1ST FLOOR)	RETAIL - 24,254 SF
MIXED USE "D" (2ND FLOOR)	OFFICE - 3,553 SF
RESTAURANT	5,400 SF
ANCHOR	12,000 SF
ANCHOR	13,050 SF
RETAIL	4,200 SF
RETAIL (SMALL)	5,112 SF
7-STORY SENIOR LIVING W/3-STORY PARKING DECK (210 SPACES)	118,608 SF (80 UNITS) (7 @ 16,944 SF)
15-STORY CONDO "A" W/ 4-STORY PARKING DECK (322 SPACES)	260,609 SF (136 UNITS) (15 @ 17,374 SF)
18-STORY CONDO "B" W/ 4-STORY PARKING DECK (308 SPACES)	312,714 SF (155 UNITS) (18 @ 17,373 SF)
2-STORY RESTAURANT	8,000 SF
6-STORY HOTEL W/3-STORY PARKING DECK (315 SPACES)	91,113 SF 120 UNITS (6 @ 15,185 SF)
TOTAL PARKING (INCLUDING 1155 PARKING DECK SPACES)	1737 SPACES
TOTAL LAND AREA	18.84 ACRES

PRELIMINARY SITE PLAN

