

TO: Michael Woodman

FROM: Frank Tetterton

Re: 1699 Land Company/Kimball Bridge 400 – Potential Access to Rock Mill Road from the Project (12+ acre tract at the corner of Kimball Bridge Road and North Point Parkway)

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Michael, as requested, this memo is to provide a brief description of our discussions with the Fulton County School System regarding the possibility of obtaining additional access for the Project to and from Rock Mill Road.

We first began considering the possibility of obtaining access to Rock Mill when Warren Jolly and I met with the Kimball Farms Homeowners Association in June of 2015. At that meeting, most of the comments regarding our proposed residential development related to the traffic on Kimball Bridge and North Point Parkway that would be generated by the Project [even though the traffic from the Project would be substantially less (at least 70%) than the traffic that would be generated by the office project for which the project is currently zoned].

At the meeting, one of the Kimball Farms homeowners suggested that, if we built an access road from the property to Rock Mill Road, it would reduce the traffic on Kimball Bridge and North Point, particularly in respect to cars intending to head south on North Point Parkway, since there was a red light at the North Point/Rock Mill intersection.

Following this meeting, we explored possible solutions to the homeowners' traffic concerns, and discussed the situation with the City of Alpharetta Transportation Department. We first looked at whether it would be possible to obtain a red light at the North Point entrance to the Project, but determined that this would not be permitted. Next, we asked our engineers (Kimley Horn) to determine whether it was feasible to build an access road to Rock Mill in light of the creek and adjacent flood plain, and concluded that the access road was feasible (though expensive – the preliminary estimate is that road construction costs would be over \$500,000). A plan showing the proposed Rock Mill access road is attached to this memo for your easy reference.

As the Project does not abut Rock Mill Road, however, building the access road would require that we acquire the land (or an easement) over which the road would run from the Fulton County School System. Since the land for the road is mostly flood plain, is traversed by a sewer line, is undevelopable and is at an elevation at least 30 feet below the elevation of the New Prospect Elementary School and adjoining playgrounds, and as we felt the New Prospect school would view the traffic considerations in the same manner as the Kimball Farms homeowners, we were hopeful that we could work out a reasonable arrangement with the school system would obtain the requisite land or easement.

We contacted the school system in July of 2015, and through October of 2016, we have met or communicated (including two site visits) extensively with various employees of the school system, including David Knotts, Patrick Burke, Joseph Clements, and Susan Simpson. In addition, the City of Alpharetta Development Department and Transportation Department and other city officials have been fully supportive of our efforts to obtain the property necessary to build the access, and have discussed this with members of the school system. It would be beyond the scope of this memorandum to detail every email, letter, meeting, contact, and other communication that occurred over this period, but suffice

it to say that the every possible effort was made to work out an arrangement with the school system for this access.

Further, in the spring of 2016, we commissioned a MAI appraisal of the school land that would be needed for the road. The appraisal concluded that the value of the property was \$5,000, which was 1/15<sup>th</sup> of the amount that we had previously offered the school system for the land.

Despite these efforts, we have not been able to obtain the needed land or easement from the school system to construct this additional access. As we have no way to force the school system to sell its property (as with any landowner) if they don't wish to sell, and as the Project already has adequate dedicated access points on both North Point Parkway and Kimball Bridge Road, we determined that it was necessary to proceed with the Project with the existing access points.