

MOUNT PISGAH CHRISTIAN SCHOOL
Pisgah Patriots Athletic Campus Overview
April 3, 2008

Project History

The road to a state-of-the-art athletic campus for Mount Pisgah Christian School has certainly faced some challenges, but all the steps taken thus far have been in the best, long term interest of the school. Construction projects take a tremendous amount of time and effort and this project has been no exception.

In 2003 Pisgah acquired 18.6 acres on Brumbelow Road. The property was a former inert landfill which accepted materials such as trees, tree stumps, and dirt from adjacent public construction projects.

A rezoning petition was filed to change the property from an Agricultural zoning to an Office & Institutional (O & I) zoning as required for construction of a stadium. The zoning application process through Fulton County took approximately six months – very typical for a project of this magnitude. Approval was obtained in March 2004.

As designs were further developed to include a football stadium with running track, spectator stands, a small concession/bathroom building, a varsity baseball field and parking for over 300 cars, it became apparent that the topography of the site would present logistical and expense challenges. The outskirts of the site are steep and there were requirements for retention ponds and buffers, leaving a diminished usable acreage. The land was also too small to support other sports including soccer, softball, cross country and an indoor practice facility – all very critical to our growing sports programs. While the Board could have chosen to proceed with the initial plan, to do so would be shortsighted. The Board of Trustees chose instead to approach the owner of the adjoining property to see if additional property could be acquired.

In June 2006, an additional 15 acres was acquired. The acquisition of the second parcel brought the total to 33.66 acres, allowing the design of a full-featured campus that will support athletic programs far into the future. The campus will support both the school's athletic events as well as the community sports program called Pisgah Sports. In building this dream the school will serve not only our students but the community at large.

Project Summary

This site has been not only a community eyesore, but a magnet for undesirable activity. By converting it into a combination of active and passive green spaces, featuring state-of-the-art sports fields, park-like spaces, and amenities, the site will be transformed into a vibrant, healthy center of activity. It is a critical component in the future growth of Mount Pisgah Christian School, that as an institutional member of the community has contributed to, and been committed to, the continued prosperity of North Atlanta.

The public edge of the athletic campus along Brumbelow Road will be well planted with trees, shrubs and ground cover. Ornamental fencing and gates will unobtrusively provide separation and security for the campus while enhancing the attractive streetscape. The entrance will be enhanced with ornamental plantings and permanent signage monuments. The overall effect will be park-like, shaded and inviting ... a definite aesthetic enhancement for the community.

Project Team

Mount Pisgah Christian School has assembled what we feel is an exceptional group of individuals to ensure that we are focused on quality, preservation of our financial resources, and the timely completion of the project elements.

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| Scott Barron, President | Mount Pisgah Christian School |
| Ruben Rodriguez, CFO | Mount Pisgah Christian School |
| Sonya Tablada, Manager Capital Projects | Mount Pisgah Christian School |
| Marc Felice, Director of Sports | Mount Pisgah Christian School |
| Curtis Hicks, Buildings & Grounds Committee | MPCS Board of Trustees |
| Jeff Frantz, Building & Grounds Committee | MPCS Board of Trustees |
| Doug Williams, Chairman | MPCS Board of Trustees |
| Collins Cooper Carusi | Architect |
| NewSouth Construction | General Contractor |
| Breedlove Land Planning | Civil Engineering, Landscape Architect |
| United Consulting | Geotechnical & Environmental Engineering |
| Geosyntech | Geotechnical & Environmental Engineering |
| Uzun & Case Engineers, LLC | Structural Engineering |
| Breedlove Land Planning | Sports complex consulting and design |

In addition to these talented individuals, we will be adding an electrical engineer and a mechanical engineer. Other consultants will be added as the project progresses. The team is still gathering technical and cost data on lighting and field surfaces. No specific vendors have been selected for these components. All sub-contractors and other vendors will be selected by a bid process.

Zoning – Why so long?

It is difficult for even the most experienced real estate professional to foresee what County and City officials will do. Zoning requests have to go through the City or County's planning department, then to the public, then back to the planning department and finally to the Major and City Council. If the vote is successful there is another 30 day waiting period for public appeal. It is difficult to predict the outcome.

When the second parcel was purchased in June 2006, Johns Creek was in the process of becoming a separate city. Fulton County put all zoning and building permit requests in the area on hold. Johns Creek city boundaries were proposed but only formalized after a public vote. Mount Pisgah sat on the very edge of the proposed city lines and worked diligently to be included in the emerging entity.

The new city of Johns Creek became effective January 2007, and Mount Pisgah is certainly excited to be a part of it. Being part of a new city, however, has created many challenges. Johns Creek did not start accepting any zoning petitions for six months – in essence our zoning and permitting requests were put at a virtual standstill for almost one year. Even though Mount Pisgah had a special use permit for the Phase One piece of property under Fulton County, the school could not proceed because of the new design for the expanded acreage. Fulton County placed a freeze on all building permits in the new Johns Creek city limits.

The MPCS Board of Trustees, the school administration, and the project team continued to plan during

this entire process. Meetings were held with both Fulton County and Johns Creek officials to seek support and clarification. On July 3 of 2007, the documents were filed. Throughout the following months the Pisgah team was hard at work gathering geotechnical data on the site, grading the land, and putting in required temporary drainage ditches and detention ponds. A total of 12 community meetings were held with neighboring property owners and homeowner's associations to share the plans, gather feedback, and seek a mutually agreeable plan.

The initial petition was heard by the Johns Creek Planning Commission on October 2, 2007 and was deferred for thirty days at the request of the Newtown Coalition. Our zoning request was ultimately approved by the Planning Commission on November 6 and by the Johns Creek City Council on November 26.

In the end, approval was obtained to build:

- Football/track stadium with seating for 1,100 spectators
- Four additional fields including a men's varsity baseball field, women's varsity softball field, middle school baseball field, and regulation-size soccer field.
- 25,000 square feet of buildings including locker rooms, concessions, restrooms, offices, and storage.
- Lights on the football/track stadium for 30 nights each per year until 8:30 p.m. On six nights each year, the lights may remain on for varsity football games until 10:30 p.m.
- Lights on the soccer field for 30 days until 8:30 p.m.
- 314 permanent paved parking spaces plus 76 overflow grass parking spaces.

The following compromises were reached with neighboring property owners:

- The indoor practice facility was removed from the master plan with the understanding that MPCS will resubmit a zoning application for it in the future.
- The second baseball field will not be constructed until 2013.
- PA systems will not be used during practices.
- Landscape berms with trees will be planted along the southern and eastern property edges as well as Brumbelow Road.
- No games will be played on any other field when a varsity football game is played.
- MPCS will offer shuttle bus services from the MPCS campus to the Pisgah Athletic Campus during varsity football games or other large events.
- MPCS will provide police officers to manage traffic during varsity football games and during maximum facility usage.
- Operational hours will not exceed 8 am to 9:30 pm Monday through Friday, 8 am to 8 pm Saturday, and Sunday from 12 noon to 6 pm.

Building on a Landfill

Building on an inert landfill is complex. We have had engineers testing the soils, defining the landfill boundaries, putting in gas test wells and evaluating the geotechnical data over the past six months. The engineers have made recommendations on how we need to treat the site moving forward. Landfill soils may settle over time and can also produce gases that must be carefully managed.

Thus far, all engineer and geotechnical reports indicate typical conditions for this type of landfill. Gas production on the site is considered to be low. Making and keeping the site safe will be our prime consideration in the design and implementation of all systems.

The first site work includes a method called deep dynamic compaction (DDC). During this phase, a large 60 foot crane will drop a large weight of approximately 20 tons on a grid pattern to compress the soil to minimize the long term soil settlement. The DDC will focus on the building and sidewalk locations and football/track stadium. The DDC will take approximately three to four months, depending upon weather. While the DDC work is being done, the team will complete the construction drawings required for permitting. Once the documents are submitted, we must obtain approvals from Johns Creek and the state of Georgia.

Construction

Pedestrian visitors to the complex will be greeted by **Independence Plaza**, the entranceway to the stadium. **Freedom Walk** will take visitors and competitors to **Patriot Family Plaza**, located at the hub of the three ball fields and the soccer field. A **“Kid’s Zone”** will provide a central play area for children, within close proximity to parents viewing the games. The site will be encircled with a dedicated cross country track/walking trail.

A combination of on-site parking (314 spaces), overflow parking (76 spaces) and shuttle buses from the Pisgah main campus will support all major events. The parking lot will be populated with trees to provide shade and visual interest.

The infrastructure for one half of the site (north ½) will be built during Milestone One. The infrastructure includes drainage, utilities, and the gas remediation system. During Milestone One, all the parking, perimeter fencing, entrance fencing, and required road improvements will be completed. A football/track stadium with spectator bleacher seating for 1,100 spectators and an eight lane competition track will also be built in Milestone One. The stadium will have state-of-the-art lighting, a full PA sound system, press box, and scoreboard. A concession/restroom building will be built under the stadium seating to maximize use of the available land. Independence Plaza will greet visitors as they enter the campus from the front parking.

During Milestone Two, the infrastructure systems on the second half of the site will be completed. Spectator seating will be built into the site in a natural and unobtrusive manner. Lighting has been approved for the soccer field. Lighting will be added to the baseball and softball fields over time as zoning and neighborhood approvals can be obtained. Depending on funding, the baseball stadium, softball stadium, and soccer field will be built in Milestone One, as will the Patriot Family Plaza, Kid’s Zone, and Freedom Walk.

During Milestone Three, a field house, (approximately 14,000 square feet), centrally located on the site, will include locker rooms for 160 athletes, a team viewing room, trainer's taping room, coaches' work room, and space for referees, as well as a parent lounge/trophy room. It will have an appropriately scaled and finished exterior, consistent with Johns Creek zoning requirements.

The Road Ahead

Our architects and engineers are busy developing construction documents to submit for permit. Site improvements (including the deep dynamic compaction, utilities, hydrology, gas remediation and final grading) for Milestone One will start in late March and will take approximately six months to complete. Then the construction of the football stadium, parking, road improvements, and landscaping will take another six months. Construction schedules are subject to weather, drawing review, and permitting delays.

As you can see, a project of this magnitude is complicated and takes a great amount of effort on the part of many individuals to see to completion. The road has been rough but we are committed to this project, we have a plan, we have a budget, and we will build it with your support!