

## The Lakes at Green Valley

The Lakes at Green Valley is a 570-acre mixed use development located along the Georgia Highway 16 corridor (Arthur K. Bolton Parkway) at the intersection of Rehoboth Road in Spalding County, Georgia. This property was selected due to the great potential of utilizing the natural features to establish a unique “Green” or “Eco” development. The property’s geographical location was also a primary factor in this site selection. It is located three miles east of Griffin, Georgia and conveniently along a four-lane highway approximately seven miles from Interstate 75. The Park is also located in close proximity to other industrial areas that house such names as Caterpillar Inc., Hoshizaki, Norcom and many others.

The Lakes at Green Valley contains nicely wooded areas with streams as well as over 48 acres of lakes. An additional 30 acres of natural area will be dedicated to walking trails and green space. An existing cabin overlooking a beautiful 25-acre lake will be renovated to become a nature and meeting center. A walking trail is being developed around the lake for public access during the dawn to dusk hours. Trail lighting is planned even though the access is limited to daylight hours. Planning for this development includes many safeguards to ensure preservation of the natural beauty and environmental features of the property.

The Lakes is the first Eco mixed-use park in Georgia. Construction within The Lakes requires all buildings to become LEED compliant providing a standard for environmentally sustainable construction. Each lot has been designed to incorporate water quality grading features to help minimize the escape of sediment from the sites. The existing lake dams have been modified and renovated as necessary to enable the utilization of the existing ten lakes as storm water retention or detention ponds.

As a part of the initial phase of the development of this project, a two mile industrial parkway has been constructed to connect all phases of this project. In addition to the roadway construction, selected sites within the industrial park have been rough graded along with other infrastructure improvements.

The conceptual development consists of a 43-acre lot for a hotel and conference center. The hotel will accommodate approximately 110 rooms at 900-1,100 s.f. per unit with the building totaling 150,000 s.f. In addition to the hotel, the facility will include 75,000 s.f. of conference area, 61,200 s.f. of cottages yielding approximately 70 additional sleeping rooms, and a 50,000 s.f. pool, spa, and tennis facility.

Other mixed use parcels include an 11-acre commercial center with five 1.5-acre lots. Amenities include lake view and access to the walking trail system of the nature center. Another component of the development includes a 43-acre residential town center that will contain seventy percent green space. This community will include twenty-seven half acre lots in a new town development style. The lots will have minimum front yards, and the streets will be lined with sidewalks providing a unique neighborhood atmosphere.

The industrial component of the development has been designed for 12 sites within 360 acres of the property and will ultimately provide approximately 2.5 million s.f. of industrial building space. Several of the sites can be combined or joined together to make a larger site.

Included in the development is a 15-acre retail market center which has the potential to house an anchor with connected lease space, and small retail center.

The Lakes at Green Valley is an exciting development for many users who will love to call it home for either working, playing, relaxing, shopping, or living. It is being developed by The Griffin-Spalding Development Authority as the result of a successful SPLOST vote by the citizens of the Griffin-Spalding community in 2008.

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