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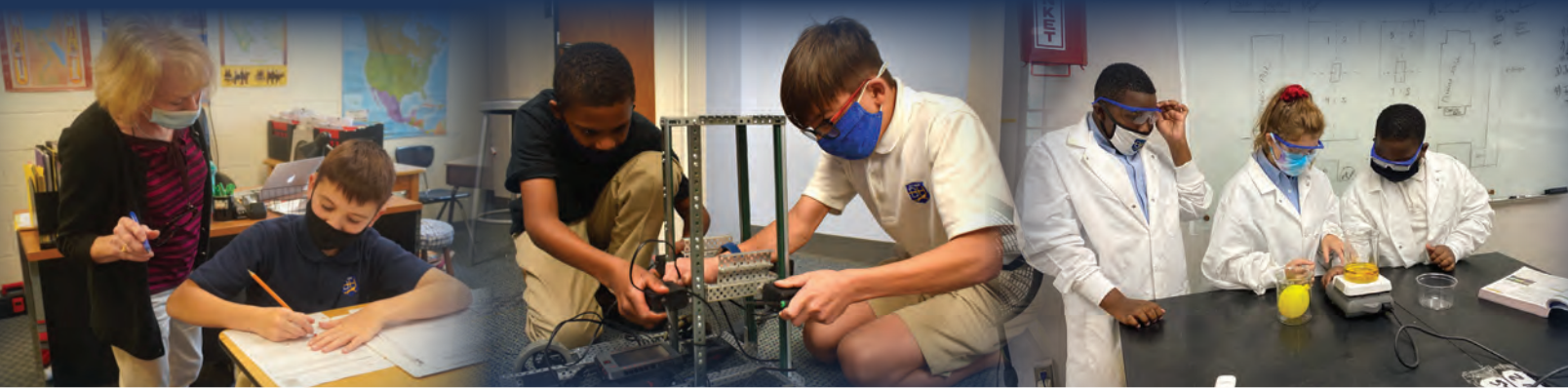
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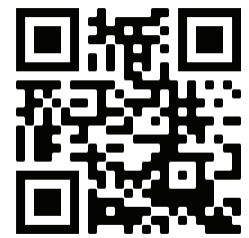


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Atlanta Board of REALTORS
abr.org (404) 250-0051

Department of Driver Services
dds.ga.gov (770) 528-5400

Fulton County Voter Registration
fultoncountyga.gov/rae-voter-registration
(404) 730-7072

Alpharetta Convention and Visitors Bureau
awesomealpharetta.com (678) 297-2811

Johns Creek Convention and Visitors
Bureau
johnscreekcvb.com (800) 590-4211

Visit Roswell Georgia Convention
& Visitors Bureau
visitroswellga.com (770) 640-3253

Sandy Springs Hospitality & Tourism
CVB and Welcome Center
visitsandysprings.org (770) 206-1447

Welcome to North Fulton



Photo courtesy of Alpharetta CVB

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About First Multiple Listing Service

First Multiple Listing Service, Inc. (FMLS) is the premier data services provider for real estate professionals in Georgia. FMLS was founded by a handful of real estate brokers in Atlanta in 1957. Today, membership is growing quickly and is spreading in every direction throughout Georgia. Currently, FMLS serves more than 56,000 real estate agents.

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NORTH FULTON COUNTY, your new home. **WELCOME HOME!**

At more than 534 square miles and over 70 miles end to end, Fulton County is one of the largest counties in Georgia. As the home of Atlanta and many other municipalities, Fulton is also the most populous county in the state, with close to one million residents. Because the county is so large, it has evolved into three distinct areas and identities: South Fulton, the City of Atlanta, and the communities of North Fulton – including Alpharetta, Milton, Sandy Springs, Mountain Park, Johns Creek and Roswell. It is a place rich in history, culture and entertainment, a leader in business and education and a great place for people of all ages to call home.

The history of Fulton County spans more than 160 years. Originally, North Fulton was inhabited primarily by Cherokee and Creek Indians, who referred to the area as the “enchanted lands” before being ceded to the state in the early 1820s. The population soon began to grow, as people from neighboring states settled in the area – many of English, Scottish and Irish heritage. Debate continues over whether the county was named after Robert Fulton, the inventor of the steamboat, or Hamilton Fulton, a surveyor for the local Western and Atlantic Railroad. Over time, the county encompassed neighboring Campbell and Milton Counties, as well as part of Dekalb County.

Growth continues to be a recurring and resounding theme in North Fulton to this day. The recent incorporations of Johns Creek and Sandy Springs have helped forge a new identity for that part of the county. Since the middle of the 20th century, North Fulton has been building a reputation for being a business-friendly and tech-savvy community. Sandy Springs has been the headquarters for UPS since the early 1990s and the office parks of Alpharetta and Johns Creek house many up-and-coming technology firms.

North Fulton boasts a temperate climate, with hot summers and cool—but not too cold—winters. Dogwoods, Bradford pears and azaleas burst into bloom in the spring and stay lush and green throughout the summer months. Autumn in the area is marked by bright oranges and reds in the trees.



Photo courtesy of Alpharetta CVB

Only in North Fulton

With a population of nearly 350,000, the communities of North Fulton wield considerable influence in the metro area. They are known throughout the metro area as home to great schools and a high quality of life. Many North Fulton residents have college degrees or higher, which helps to drive up the median household income to about \$90,000, compared to about \$50,000 for the county as a whole.

Education is a priority in North Fulton. Of the 106 schools and learning centers run by the Fulton County school system, more than 60 of them are located in North Fulton. These public schools consistently rank high in both state and national statistics on everything from AP test scores to scholarship money earned. Students who want to stay local have plenty of options when it comes to institutes of higher learning, with satellite campuses for schools like Georgia State University, Georgia Perimeter College and Gwinnett Technical College scattered throughout the county.

Although only about 20 miles from downtown Atlanta, the communities of North Fulton have a vibe all their own. The area's six incorporated cities—Alpharetta, Johns Creek, Milton, Roswell, Sandy Springs and Mountain Park—strike a solid balance between honoring and preserving their history and welcoming innovation and change. Many of North Fulton's municipalities, including Roswell, boast historic town squares that host a variety of concerts, parades, festivals, farmers markets and other events throughout the year.

In addition to their small-town sensibilities, many of North Fulton's cities have been recognized for their efforts in everything from keeping residents healthy to operating strong family businesses. When it comes to quality of life, the communities of North Fulton come out on top. In 2019, Niche.com ranked Johns Creek at #2 among the Best Suburbs to Live in the Atlanta area followed by Alpharetta at #3, Milton at #8 and Roswell at #11. Since 2003, the North Fulton Community Improvement District, which includes the cities of Alpharetta, Roswell and Milton, has invested more than \$22 million in the community providing, for example, pedestrian access along major roads.

For many people who are relocating to the area, health care is a big concern, particularly for baby boomers who are retired or thinking about retirement. According to realtor.org, the number of Americans nationwide 65 or older will nearly double between now and 2030, and the share of the population that is 85 and older will increase by 52 percent. Fortunately, North Fulton is home many of the metro area's top-notch hospitals, including the Scottish Rite campus of Children's Healthcare of Atlanta, Northside Hospital and Emory St. Joseph's Hospital.

No matter their age, North Fulton residents know how to have fun, and the area's many entertainment venues draw visitors from all over metro Atlanta. World-class performing arts venues like the Ameris Bank Amphitheatre at Encore Park provide access to some of the region's best musical performances. In addition to these venues, North Fulton has some unique geographical features that make it stand out from other parts of the metro area. Residents can run or bike along dozens of trails and parks in the county. In the Chattahoochee River National Recreation Area, there are 48 unspoiled miles of waterway available for rafting, canoeing, kayaking or riding in a motorboat. Wildlife such as blue herons make their homes along the riverbanks, providing perfect opportunities for bird watching, and fishermen enjoy casting their lines in the hope that trout, bass and catfish will bite.



Photo courtesy of Johns Creek

Like many other parts of the Atlanta area, North Fulton County has myriad restaurants to satisfy every type of craving, with outposts of nearly every major chain restaurant as well as unique local fare. The burgeoning immigrant population in North Fulton means that cuisine from every corner of the world is also easy to find. Housing options in North Fulton run the gamut from newly constructed single-family homes to condos in historic areas and apartments near the local colleges and universities. Prices are historically lower here than within the Atlanta city limits, so buyers can get more for their money.

Business, culture, education, green space, town squares, easy access to the city of Atlanta—North Fulton County truly has it all. Residents enjoy a high quality of life and make the most of the area's geography, history, and recreational opportunities. As a place that is both in touch with its history and looking forward to the future, North Fulton has much to offer families, young professionals and retirees alike.



Welcome to the Peach State

By Brian Kemp,
Governor, Georgia

Georgia truly is one of the best places to live, work and do business. As we look to the future of this great state, we see thriving businesses, growing families, and a diverse population.

Georgia's economy is dynamic, with many growing industry sectors from agriculture, aerospace, automotive, film, technology, tourism and beyond. Our low cost of living and quality of life are just two of the reasons that Georgia stands out to businesses and families across the country and around the world.

We pride ourselves on being able to offer Georgia businesses access to a highly skilled workforce. Our educational opportunities are endless with robust programs and degrees available through the University System of Georgia and Technical College System of Georgia, and top-notch workforce training programs that are second to none.

Our economic development successes lead to a stronger economy through job creation and investment opportunities. Our pro-business environment not only attracts new business, but also allows our existing industries to continue investing through job growth and expansion.

Recent job announcements in Savannah, Augusta, Buford, Cartersville, Valdosta, and Douglasville proves that every corner of our state is ready to welcome job creators to their communities.

Small businesses are the backbone of our economy, comprising over 99% of all businesses in Georgia. In fact, small business owners recently awarded Georgia an A+ for our business-friendly licensing requirements, tax regulations, and labor and hiring regulations.

Through initiatives like the Georgians First Commission, Georgia will continue to make sure small businesses not only thrive in our state, but their products and services impact people around the world.

From world-renowned cities to welcoming rural communities, we are delighted to share our state with the millions of visitors who explore Georgia every year.

I am honored to be at the helm of this great state. I am committed to job creation, access to healthcare and educational opportunities for all Georgians. Working together, I know Georgia's best days are ahead.



FMLS expands real estate marketplace across the Southeast to help list and sell real estate faster

By Jeremy Crawford,
President and Chief Executive Officer
First Multiple Listing Service

2021 was a very interesting and intense year for real estate, not just because of the pandemic. In the 11-county area comprising the greater Atlanta market, the average sale price of a resale home hit an all-time high to reach \$469,000, up more than 18% from 2020's record sale price of \$396,000.

At the same time, the availability of inventory of homes for sale has been, and remains, at all-time lows. Yet, despite the pandemic and market-based challenges, the real estate professionals in Georgia persevered. FMLS broker and agent members transacted a staggering \$45 billion in residential home sales in 2021, a mind-blowing number. If metro Atlanta were a country, that volume of residential real estate sales would put us in the top 100 of gross domestic product worldwide. And, we didn't count commercial sales or leases, new construction, or rentals, and we still hit \$45 billion in sales. Real estate in Georgia is a big business, and it's a healthy business, too.

Our goal at FMLS is to continue to help the real estate marketplace evolve and grow for the good of our members and the overall economy.

Recently, we launched partnerships with the Middle Georgia MLS in Macon, GA, and the Gulf Coast MLS in Mobile, Alabama. These partnerships allow brokers and agents in the greater Atlanta area to expose their seller's listings to a much larger homebuyer's market. And it gives FMLS members access to more listing inventory from other areas in the Southeast. This means more exposure for sellers, more inventory for buyers, and a vast referral network for brokers and agents across the Southeast. No one else is forging partnerships like FMLS to make the real estate market work better. And, we're willing to partner with any MLS or Association anywhere in the country if it helps FMLS members and partners here at home.

FMLS also has a team of highly experienced employees and software that uses Artificial Intelligence to help our members succeed. Through

predictive modeling and other tools, AI works behind the scenes to better match a homebuyer with their ideal home. It can also help real estate professionals determine which homeowners are most likely to list their homes. This allows brokers and agents to find listings and work more efficiently while increasing inventory for the pent-up demand from buyers. Being an FMLS member is a great differentiator and an incredible way for homeowners to find stellar brokers and agents to work with.

"The Internet has changed everything, and practically everyone starts their process online. We want our members to have the latest technology in hand to work smarter and more efficiently. Our real estate professionals also have access to the most accurate data available, including tax records, school information, transaction history, and much more. In addition, our technology works seamlessly behind the scenes, giving agents and brokers a real advantage in the market," according to Jeremy Crawford, President and CEO of FMLS.

Working with an FMLS member creates a significant market advantage for home sellers since their home is syndicated to thousands of sites locally and internationally for unparalleled exposure in over a hundred languages. Additionally, with Georgia now attracting home buyers from all over the world (think Atlanta and college towns), having your home on an international MLS helps attract international buyers.

FMLS is the premier MLS and data services provider for real estate professionals in Georgia. It was founded in 1957 by brokers who wanted to share real estate listings and connect buyers and sellers. FMLS is the fourth largest MLS in North America, serving over 56,000 real estate professionals and REALTORS® and more than 2,700 broker member offices.



The Greater North Fulton Chamber: Growing Greater as North Fulton Thrives

Kali Boatright
President & CEO
Greater North Fulton Chamber of Commerce
Connect. Build. Grow.

It is an exciting time to be part of the growth of the “Golden Corridor” and its six vibrant and distinct cities – Alpharetta, Johns Creek, Milton, Mountain Park, Roswell and Sandy Springs. With 50-years of innovative leadership for our business community, many of the successes in this region can be directly attributed to our work as the voice of business in North Fulton. In fact, the Greater North Fulton Chamber is 1200 member businesses strong and the only 5-Star Accredited Chamber in North Fulton.

The mission of the Chamber is to be the recognized leader for business growth, talent development and regional prosperity, with a strategic focus to: 1. Provide benefits and opportunities that enhance member value and engagement 2. Support the growth of the business community and the region's economic expansion 3. Enable collaborative talent development that meets the needs of our workforce and economy 4. Influence and advocate for public policies that enhance the well-being of the region 5. Align and expand resources to support operational excellence and efficiency.

As part of our dedication to aligning the talent pipeline with our North Fulton businesses, the Chamber is proud to offer NorthFultonJobs.com as the dedicated jobs site for North Fulton Businesses. The entire region benefits from this community asset. The Greater North Fulton Chamber is committed to our businesses and our communities, and we are blessed

by exceptional volunteer leaders who work with our professional staff to drive success. I encourage you to join us by actively participating in the Greater North Fulton Chamber and our community. The returns you will see on your investment will be transformational.



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ATLANTA REAL ESTATE MARKET

Top Builders by Region

Metro Atlanta

- 1 D R Horton
- 2 Lennar Homes
- 3 Century Communities
- 4 Pulte Homes
- 5 Rocklyn Homes
- 6 Chafin Communities
- 7 Liberty Communities
- 8 Smith Douglas Homes
- 9 Meritage Homes
- 10 Starlight Homes

Cobb County

- 1 Traton Homes
- 2 Pulte Homes
- 3 Lennar Homes
- 4 Kerley Family Homes
- 5 Meritage Homes

North Fulton (North of Chattahoochee River)

- 1 The Providence Group
- 2 Lennar Homes
- 3 Edward Andrews Homes
- 4 Taylor Morrison
- 5 Ashton Woods

Gwinnett County

- 1 Chafin Communities
- 2 Lennar Homes
- 3 D R Horton
- 4 Mckinley Homes
- 5 Smith Douglas Homes

ITP

- 1 Brock Built
- 2 Edward Andrews Homes
- 3 Taylor Morrison
- 4 KM Homes
- 5 Pulte Homes

Mitchell Palm

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CITY	UNITS SOLD	DAYS ON MARKET	AVERAGE SALES PRICE
CHEROKEE COUNTY			
Acworth	467	19	\$328,461
Alpharetta	71	45	\$924,410
Ball Ground	252	22	\$432,780
Canton	2344	22	\$441,915
Holly Springs	90	29	\$433,561
Roswell	8	8	\$525,000
Waleska	185	35	\$392,811
White	44	20	\$429,491
Woodstock	2258	20	\$397,329
COBB COUNTY			
Acworth	1108	15	\$385,287
Austell	525	13	\$255,720
Kennesaw	1575	14	\$383,708
Mableton	815	17	\$339,593
Marietta	5717	19	\$438,848
Powder Springs	1096	16	\$381,914
Roswell	212	14	\$589,939
Smyrna	2027	19	\$420,945
Vinings/Atlanta	603	35	\$506,296
FORSYTH COUNTY			
Alpharetta	438	17	\$519,759
Ball Ground	60	20	\$466,870
Cumming	3634	18	\$488,145
Dawsonville	31	48	\$528,764
Duluth	69	25	\$1,092,452
Gainesville	284	22	\$436,736
Suwanee	404	17	\$625,296
FULTON COUNTY			
Atlanta	12182	32	\$504,204
Alpharetta	2204	18	\$591,382
Duluth	104	17	\$584,317
Dunwoody (Fulton Co.)	2	113	\$352,450
*Dunwoody (DeKalb Co.)	549	22	\$553,017
Johns Creek	712	22	\$691,202
Milton	515	31	\$998,991
Roswell	1863	22	\$548,262
Sandy Springs	1326	30	\$597,330
GWINNETT COUNTY			
Auburn	139	16	\$415,630
Berkeley	41	19	\$702,828
Bethlehem	78	17	\$380,892
Braselton	89	40	\$713,131
Buford	1608	17	\$414,675
Dacula	1185	13	\$402,147
Duluth	1115	19	\$438,298
Grayson	527	16	\$390,900
Hoschton	181	32	\$504,461
Lawrenceville	3894	16	\$334,238
Lilburn	1093	19	\$345,150
Loganville	772	17	\$340,646
Norcross	567	20	\$293,864
Peachtree Corners	555	17	\$435,161
Snellville	1424	19	\$331,629
Stone Mountain	189	16	\$298,168
Sugar Hill	547	17	\$380,704
Suwanee	1081	20	\$523,567
Tucker	166	18	\$293,267



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Big on Business

Top Ten Employers in North Fulton

Grace Huseth

No matter what your dreams, expertise or career plan, North Fulton has a variety of jobs for everyone. Here are the top ten employers in the area you should seek out based on your talents.

1. Caring Touch

Northside Hospital is one of the fastest growing health care organizations in the Southeast and currently employs more than 8,000 employees including physicians, nurses, allied health professionals, administrative and support services personnel. In 2016, Forbes named Northside Hospital to its list of America's Best Employers in a survey that polled U.S. employees across all industries.

2. Insurance

3,000 people work at the **State Farm Insurance Co.** Atlanta Operations Center. Trustworthiness and customer service is priority with all auto, home, renters, condo, motorcycle, life and banking insurance. State Farm has a 2.2 million-square-foot campus at Park Center and is in a second phase of building a 22-story building expected to be completed by the end of 2019.

3. Healthcare IT

Nearly 2,500 people work at McKesson's Alpharetta location in computer integrated systems design. They assist the healthcare industry by providing health information technology, medical supplies and care management tools. **McKesson Technology Solutions** will be rebranded as Change Healthcare this year after its merger with Change Healthcare Holdings. Change Healthcare will offer more software and analytics, network solutions and technology-based services.

4. Technology Research

Some of the best innovation labs for telecommunications can be found at 900 North Point in Alpharetta. The top employer at the technology building, **AT&T Data Center**, has a team of 2,200 employees ranging from sales to support. Keep an eye out for AT&T's latest Enhanced Control, Orchestration, Management and Policy (ECOMP) platform which will create opportunities for standardization worldwide, according to AT&T's Mazin Gilbert.

5. Communications Culture

The third-largest cable television provider in the United States, **Cox Communications**, is headquartered in Sandy Springs. They employ over 2,000 in cable and other pay television services, while parent company Cox Enterprises is a provider of voice, video and data solutions, national and local cable spot and digital media advertising.

6. Business to Business Solutions

ADP LLC National Account Services helps organizations unlock business potential. Those at ADP are matchmakers of HR, payroll, talent, time, tax and benefits administration, analytics and compliance expertise. In early 2017, ADP described itself as the "largest provider of HR services in North America, Europe, Latin America and the Pacific Rim". 2,100 work in ADP's accounting and payroll services Alpharetta.

7. Pediatric Care

Over 2,000 caring employees work at **Children's Healthcare of Atlanta at Scottish Rite**. Located near Sandy Springs and Northside Hospital on Johnson Ferry Rd, Scottish Rite offers many services including an emergency department and a comprehensive inpatient rehabilitation unit. Children's is ranked among the nation's top pediatric hospitals in the U.S. News & World Report 2016-2017 edition of "Best Children's Hospitals."

8. Finance

Financial software maker **Fiserv** plans to add 500 jobs in Alpharetta over the next few years. There are already 2,000 employed in computer processing and data preparation as part of a company that is one of the largest providers of information technology services to the financial services industry. Through a partnership with the INV Fintech Accelerator, Fiserv serves as a connection point between financial services startups and thousands of bank and credit union clients.

9. Radiotelephone Communications

Alpharetta economic development chief Peter Tokar said the city is a tech hub in the metro region. **Verizon Wireless** has joined the top tech companies in the area with 2,000 employees ranging in customer service specialists to innovation center experts creating the latest in wireless products. Verizon is continually researching faster network speeds and recently launched a new Fios Gigabit Connection service to create a service that approaches gigabit speeds.

10. Postal Service

The **UPS** headquarters complex in Sandy Springs employs nearly 2,000 employees in two seven-story structures. Here they are experts in organization, specializing in air courier services and delivery logistics. This location supports Atlanta's Hartsfield-Jackson Airport which provides airport-to-airport services for global coverage within one-to-three or three-to-five days.

Other top employers:

Alcon Laboratories Inc.,	1,700	LexisNexis Risk Solutions,	1,225
Emory St Joseph's Hospital,	1,650	First Data Corp.,	1,200
Macy's Inc. Systems & Technology,	1,600	UPS Supply Chain Solutions,	1,200
General Motors IT Innovation Center,	1,300	Comcast Cable Communications Inc.,	1,000
HP Inc. Data Center,	1,300	Equifax Inc.,	1,000
Kimberly-Clark Corp.,	1,300		



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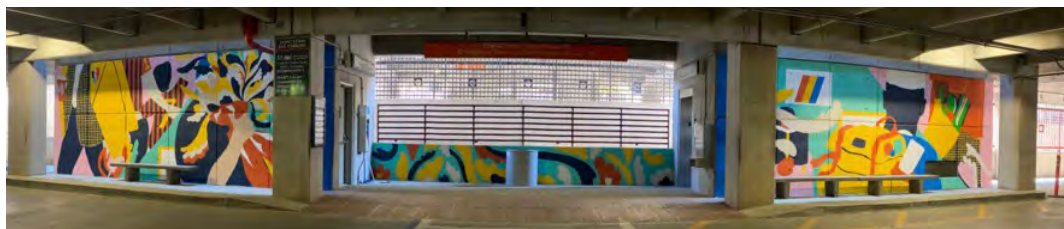
Perimeter CIDs: On the Right Track

The Central Perimeter commercial and retail markets are in strong standing and poised to continue on this path. There are many developments underway in all three cities the Perimeter CIDs services, so 2022 will be another year of growth for the Central Perimeter market. We have several new large companies bringing energy to the market, including Carvana in the Park Center campus and Insight Global in the 1224 building. We are also excited to welcome Hapag Lloyd to Perimeter, where they plan to lease space in Ravinia. Our existing large companies will continue their either phased-in or full re-entry back into the workplace, but the timing at this juncture is fluid. Our TMA, Perimeter Connects continues to be a resource for those executives who navigate getting their employees back to work safely, providing relevant data and feedback directly from property managers and employees. This information is compiled on a regular basis to remain up to date on any changes or opportunities. It is available as a free service to all of our commercial property owners within the Central Perimeter market.

One of the central tenets of the Perimeter CIDs is to enhance the community in a variety of ways. Both pedestrian and bike trail systems have been planned throughout the district that provide ease of movement and access, safety and reliability. Plans are currently developed for a trail along the Perimeter Mall frontage on Ashford-Dunwoody Road that will extend to Mt. Vernon Road in Dunwoody. A great example of a regional approach is the PATH 400 extension under I-285 on the west side of Peachtree Dunwoody Road that will extend south through Sandy Springs on the east side, connecting with the Buckhead

The completed Commuters mural at the Dunwoody MARTA Station-

Last summer, we partnered with MARTA, the City of Dunwoody and the Dunwoody arts community to plan, execute and unveil a commissioned mural at the Dunwoody MARTA station shuttle area. Along with wayfinding, we completed a significant statement piece that improved the aesthetics of the terminal bus area. This project was chronicled by Acres Studios, LLC. With the success of this project, further plans are being developed to install a second mural on the exterior parking garage structure later this year.



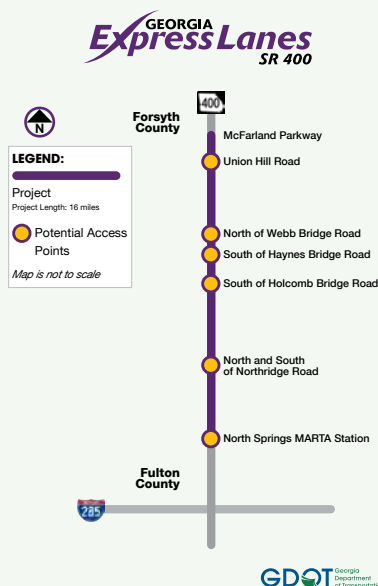
On the infrastructure front, 2022 should be a banner year for project funding from the Federal Government. It will take time and thoughtful consideration as we work with our elected officials to determine how and where those dollars will be invested. Last November, voters overwhelmingly approved a second TSPLOST referendum in Fulton County that will also bring huge opportunities to invest in projects that benefit the Sandy Springs community on the Fulton County side of our District. Finally, as the 285 @ 400 interchange enters the final stages of construction, we can all begin to see how impactful this project will be when it is complete – not just for Central Perimeter, but for all of Metro Atlanta.

Plans for the reconstruction of the 285-400 interchange

“The PCID Board of Directors remains bullish on our market, which is the largest concentration of commercial office space in the Southeast. 2022 will be a year of continued progress and change, and we are excited to see how this market continues to evolve,” said Ann Hanlon, Executive Director PCIDs.



Express and Toll lane plans for 400



The Heart of What's Happening

Alpharetta's Meteoric Rise as an OTP Hub for Commercial and Tech Space



The pulse of prosperity beats strong and true in North Fulton's City of Alpharetta. Dubbed the Technology City of the South, and Georgia's Connected City at the heart of it all is a vibrant retail and commercial scene that continues to draw the attention of Fortune 500 companies, tech giants and global corporations. Extending out from the heart of the ever-growing commercial district are a series of parkways that lead directly to GA-400 with a direct shot to Downtown Atlanta and Hartsfield-Jackson Atlanta International Airport to the south. Boasting the closest things to skyscrapers this side of the perimeter, Alpharetta's landscape is peppered with exquisitely manicured, thoughtfully imagined campuses surrounding beautiful office buildings soaring up to 10 stories high under blue skies above

Just ask City of Alpharetta's Lance Morsell and he will tell you that a major driving force in the success and growth of his city is its historically thriving commercial office space market. As Economic Development Manager, he is at the epicenter of his city's high level of popularity among top employers, change making enterprises and highly recognizable brands seeking an Alpharetta address.

"We're proud to serve as a major employment destination of the north metro area," said Morsell. "We have shaped the market

and positioned our city to accommodate technology, corporate headquarters, research and development, high volume sales offices and more. Alpharetta's office space is currently roughly 25 million square feet, with another 3.3 million approved but not yet built. In addition to plenty of office space, we have a high speed and redundant fiber optic network in place. Our city encompasses four exits off GA 400 granting access to other destinations in Metro Atlanta. For the employees of companies that make their move to Alpharetta, we offer a superlative quality of life and a wide variety of housing. We've earned and will endeavor to hold onto the title of technology hub of the Metro Atlanta region. We are – quite simply – the place to be and we plan to keep it that way."

To help attract new companies and retain growing businesses, the City of Alpharetta provides local incentives through its economic development toolbox. Included among them are expedited permitting and inspections, discounted permitting and inspection fees, local job creation credit and revenue bonds. To qualify, businesses must demonstrate a serious economic impact through job creation and capital investment. The addition of Georgia incentives makes doing business in Alpharetta even more attractive.

For some major employers, it's all about the numbers – and Alpharetta boasts some rather impressive data...

Population 66,509

Total Workforce 83, 839

Bachelor's Degree or Higher 65%

Median Household Income \$102,061

of Businesses 5,342

Alpharetta's Top 10 Employers

ADP

FISERV

GLOBAL PAYMENTS

LEXIS NEXIS RISK SOLUTIONS

VERIZON WIRELESS

JACKSON HEALTHCARE

CHANGE HEALTHCARE

UPS SUPPLY CHAIN SOLUTIONS

E*TRADE

EQUIFAX

ERNST & YOUNG

Accolades

#1 Georgia's Fastest Growing City (2017 U.S. Census Bureau)

#1 Place to Live in Georgia and #24 Best Places to Live in America (2018 MONEY Magazine)

#1 America's Top Small Cities to Start a Business (2015 Entrepreneur/Nerd Wallet)

#1 Place to Raise a Family (2020 Niche Rankings)

#1 Atlanta Suburb for Families (2015 Movoto)

#4 The South's Best Cities to Live (2018 Southern Living Magazine)

#7 America's Friendliest Towns (2012 Forbes)

#14 The South's Friendliest Cities (2018 Southern Living Magazine)

#15 Best Small Cities to Start a Small Business (2019 Verizon Wireless)

#20 The 100 Best Places to Live on the East Coast (2021 Newsweek)

Alpharetta's City Center won the Excellence in Town Center Development (Urban Land Institute)

Alpharetta's City Center won the People's Choice for the Public Realm (Urban Land Institute)

Northwinds Office Park

Northwinds Office Park marks a sprawling 258-acre mixed use development that houses seven 6-story buildings totaling 1.04M SF of Class A office space. Such recognizable tenants as Veeam Software, Toyota Financial Services, Goldman-Sachs, PulteGroup, PDI Software and National Christian Charitable call Northwinds Office Park home.

In addition to an admirable roster of tenants, Northwinds Office Park boasts easy access to GA 400 via east-west connectors at Haynes Bridge Road and Old Milton Parkway, a comprehensive package of on-site amenities and connectivity to the Alpha Loop – a system of multi-use trails that connect NorthWinds to Alpharetta City Center and Avalon just one mile away. Amenities at NorthWinds Office Park include two Fitness Centers with free 24/7 access to all tenants of the park, six Conference Centers that are also free to tenants, two hotels, Avery at Northwinds luxury apartment complex, seven dining establishments, several banks and a childcare center.

Northwinds Summit

Not to be confused with Northwinds Office Park, Northwinds Summit is an exciting new mixed-use development featuring 1.2 million SF of modern office space, 20,000 SF of retail space and 140 apartments upon completion. A stellar example of prime accessibility, the southbound ramp for GA-400 terminates into the property and it's located within a mile of three major shopping and dining destinations – Avalon, North Point Mall and Downtown Alpharetta. It's a self-described "workplace destination unlike anything North Fulton has ever experienced."

With Phase I underway, the first of five office buildings was completed January 2020 with the development's first two tenants in place in a creative-loft style office space. True pioneers in every sense of the word, FiberLight designs, builds and deploys mission-critical high bandwidth networks in more than 30 markets throughout the U.S. and iATL – the world's first infrastructure automotive technology laboratory for imagining, creating and testing technology for connected vehicles and increased safety.

Phase I will also encompass the completion of a 150,000 SF office tower with 5,000–10,000 SF of ground-floor retail and 7,000 SF of retail and restaurant space on the ground floor of the multifamily living space – both are projected for availability in 2021. Phase II will include 9,000–14,000 SF of retail space, a 300,000 SF office tower, a 350,000 SF office tower and a 400,000 SF office tower. Upon completion, NorthWinds Summit will represent a total of 1.2 million SF of office space in the entire development – all designed to be LEED Core & Shell. The development will also boast up to 32 stacked flat brownstone-inspired condos, 140 upscale apartments and a 140-room boutique hotel. A mix of chef-driven and fast casual restaurants alongside boutique retail offerings will further enhance the employee experience. Pocket parks and outdoor spaces with Wi-Fi access are expected to encourage an open-air work environment, while the Alpha Loop will connect the development to Downtown Alpharetta, Avalon and beyond.

Even though it's new to the market, NorthWinds Summit already has a claim to fame as the area's first 100% fiber-fed business park. Pre-wired dark fibers to all tenants offer virtually unlimited bandwidth on a private network as well as internet and network connectivity from 1 Gbps to 100 Gbps.

Avalon

Established in 2014 and brimming with Southern Hospitality, Avalon is a sustainably designed, 86-acre luxury live-work-play community. The "live" aspect showcases an enclave of single-family courtyard residences and 800 luxury lofts, while the "work" element is best represented in 750,000 SF of Class A office space, modern office lofts with superfast pervasive internet connection speeds and a 47,000 SF conference center. "Play" is the most obvious feature of this walkable open-air destination that boasts more than 570,000 square feet of curated retail, over a dozen chef-driven restaurants, a 12-screen theater and full-service 330-room hotel. Its website says it best... Avalon is "more than just another place to go, it's a place to be — a hub of activity that delivers the luxury of the modern South."

In keeping with a major commercial destination within the "Technology City of the South," Avalon represents Georgia's first Gigabit community. It's a futureproof "fiberhood" with internet connection speeds 100x faster than what's currently available in most communities. Given its draw and breadth of amenities, it's a terrific setting for businesses who want to attract and retain top talent across any industry.

Windward

As the birthplace of Alpharetta's commercial office boom, Windward continues to hold strong with such recognizable brands as Travelers Insurance, HPE and E*TRADE in its midst. The catalyst that put Alpharetta on the map as a corporate headquarters



destination, Windward is also home to ADP – Alpharetta’s largest employer.

Windward Point is just one of many office buildings that pepper Windward Parkway. Built in 1997 and extensively renovated in 2014, Windward Point boasts five stories of Class A office space with an on-site fitness center in a parklike setting. The recent addition of several premier spec suites further enhances its appeal – particularly to companies who find value in state-of-the-art buildouts that boast open ceilings, collaborative floor plans, modernized open break areas, premium contemporary finishes and an abundance of windows that bathe the space in natural light.

“The City of Alpharetta offers a progressive and highly competitive edge for a number of companies, stacking up against leading markets such as Charlotte, Nashville and Atlanta,” said George Gwaltney, Senior Associate with Lincoln Property Company – national real estate firm representing Windward Pointe. “These brand-new spec suites at Windward Point allow tenants to achieve an unmatched balance of flexibility and value, without sacrificing access to surrounding amenities in the area.”

Lending even more truth to the belief that Windward is far from leaving its hey days in the rearview mirror, construction is currently underway at Windward Park – located at the south end of Windward Parkway. This self-described “gateway to the City of Alpharetta” has been zoned to include 186 townhomes by Lennar, a 31,400 SF retail village, a 249-room hotel with 3,500 SF meeting space, 500,000 SF of Class A office space in two 10-story towers, 24 Live/Work townhomes and a 200-unit condo building.

Brookside

Located on Old Milton Parkway – widely considered to be one of GA-400’s most desirable exits in North Fulton County, Brookside encompasses two Class A 5-story office buildings totaling 266,592 square feet. Surrounded by an abundance of executive housing, schools, and childcare facilities, Brookside adds to its allure with a terraced outdoor setting equipped with wi-fi, inviting meeting areas, bocce ball, corn hole, a bike-share program and a network of walking-biking trails that wind throughout a 20-acre outdoor reserve and connect to the Big Creek Greenway. For those who prefer arriving to work via public transportation, the park houses a MARTA bus stop. With the tagline, “Work Play Collaborate,” the interiors at Brookside feature a high-end newly renovated lobby to greet guests and lounge with Fooda popup restaurant experience and Micro Market. Brookside is located a little over mile away from Avalon, North Point Mall and some of Atlanta’s finest neighborhoods.

Sanctuary Park

Boasting 1.5 million square feet of office space, Sanctuary Park is the ideal fit for companies that favor optimized environments and connected spaces. Current notable tenants include Delta Dental Insurance, Sotheby’s Fine Homes and Thrivent Financial. Sanctuary Park stakeholders have invested tens of millions of dollars to keep the office park relevant and competitive in today’s changing office environment. Recent improvements include a new 25,000 square foot tenant amenity center called The Clubhouse featuring a food hall, state of the art fitness center and 200-seat conference facility.

“The new \$13 million Clubhouse has been a gamechanger for Sanctuary Park,” said Jeff Bellamy, Executive Managing Director with JLL – who leases office space at Sanctuary Park with his partner Adam Viente. “Since opening, the office park has signed leases with over 300,000 square feet of new firms. Northpoint Commercial Finance recently relocated to Sanctuary Park to provide their employees with access to new and abundant amenities. This demonstrates the value firms are placing on attracting and retaining employees in today’s competitive environment.”

The park’s placement across the street from popular recreational destination, TopGolf, has also proven an asset. Bellamy added, “The City of Alpharetta has invested heavily in the new Alpharetta City Center, Greenway, Alpha Loop and Ameris Bank Amphitheater to provide a fun and safe environment for city residents and employers. This infrastructure along with a wide range of housing options and excellent public schools makes Alpharetta a great place to live, work and play.”

North Point

Although the Northpoint corridor is perhaps best known for North Point Mall and the free-standing restaurants and strip centers that radiate out from its core, several office buildings peppered throughout may illuminate the path to North Point’s future. 800 and 900 North Point Parkway boast two premier four-story office buildings that have been recently renovated to include a new café and fitness center to enhance the tenant experience. 4501 North Point Parkway features 130,378 of office space with an outdoor patio

On the Horizon 154 Kimball Bridge

In January 2022, the Alpharetta Development Authority approved a bond inducement for a Class A office project at the historically significant Old Bailey Johnson School off Kimball Bridge Road. Once completed this 160,000 square foot, adaptive reuse project will be a premier office environment coming out of the Covid-19 pandemic.

and access to Big Creek Greenway. With an estimated 85,000 people driving through the North Point corridor every day to get to their destinations, Morsell believes that the area is ripe for revitalization and he’s not alone. The city has approved more mixed use around the mall including new development and redevelopment.

“Our attributes as an industry and lifestyle destination represents the best in the Nation and it’s not just our word,” said Morsell. “The premier developments and caliber of companies we have attracted speak loudly of Alpharetta’s promise. We are excited for continuing this momentum in years ahead.”

When you’re ready to start a dialogue, reach out to Alpharetta’s Economic Development Manager, Lance Morsell at 678.297.6196 or lmorsell@alpharetta.ga.us.

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Soil Conditioner	✓	EXTRA Charge
Dollar Spot Control	✓	Some
Iron	✓	Some
Lime	✓	Some
Micro Nutrients	✓	Some
Crabgrass Control	✓	Some
Liquid Fertilizer	✓	Some
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The Peach State is Ripe for a Rebound

COVID-19, Supply Chain Issues and Materials Shortages Took Their Toll on the Commercial Real Estate Market, but Signs Show Promise of Recovery in 2022 and Beyond

The last couple of years have been challenging for Americans, businesses and entire industries. In the wake of COVID-19, the U.S. residential real estate industry has experienced a somewhat surprising boom. Unfortunately, the commercial sector did not fare quite as well. While the global pandemic had a direct – and in some cases, devastating – impact on commercial real estate in Metro Atlanta, the experts agree that there are signs of a recovery on the horizon. But before we explore the journey ahead, it's important that we take a look back. We tapped into the data and analytics of the highly revered CoStar® Group to do just that.

2020: COVID-19 Rears its Ugly Head

When the first whispers of a global pandemic hit the airwaves in the U.S. in December 2019 and January 2020, the economy was strong after reporting a 2.3% GDP growth at the end of 2019. By March 2020, with a growing number of COVID-19 cases and a wave of shutdowns overseas and domestically, the U.S. economy came to a relative halt. This frightening phenomenon was witnessed across the board in Atlanta's commercial real estate market.

Multifamily Sector

According to CoStar Group, the multifamily sector was arguably commercial real estate's best performing sector throughout the pandemic – following a similar track to residential real estate. After one anemic quarter in 20Q2, it quickly rebounded after Governor Kemp led the nation by making Georgia the first state to allow businesses to reopen after the coronavirus shutdown. Co-Star's data shows that Atlanta finished 2020 at #1 among 390 major U.S. markets for multifamily sales volume.

Office Sector

Unfortunately, it was a much different story for the office sector. Marking one of commercial real estate's worst affected sector – other than hospitality, COVID relatively cratered the office market. There were only a handful of major leases signed throughout the entirety of 2020. Instead, there were major move-outs – most notably among them, AT&T vacating its 900K square foot offices in Lindbergh Center in 21Q1. However, Atlanta remained in step with the rest of the nation in this arena.

Retail Sector

Surprisingly, retail held up relatively well, considering the stress COVID placed on the system. 20Q2 and 20Q3 witnessed negative net absorption, but nothing near the devastation the office sector experienced. Instead, monthly leasing plateaued. Grocery stores and restaurants fared the best. Department stores did not fare as well, as Atlanta witnessed major moveouts from JC Penney at Northlake Mall and Macy's at South Dekalb Mall.

Signaling a potentially slow recovery of future growth in the retail sector, a Cushman & Wakefield study revealed that 76% of land brokers believed COVID-19 had a negative impact on sales of land zoned for retail use in 2020. 62% suggested the same for the sale of land zoned for office use.

Industrial Sector

Perhaps driven by a 37% increase in ecommerce sales during the pandemic and the ongoing growth of Georgia's bustling Port of Savannah, the industrial real estate sector fared well in 2020 with 42.3M square feet in leased space signed. JLL – a leading professional services firm that specializes in real estate and investment management – reported that, of 19.1 million square feet of new industrial inventory delivered in 2020, 5.6 million square feet came available in the fourth quarter.

The city's leading submarkets for ecommerce industrial space were Airport/South I-85 and Northeast. According to CBRE, Atlanta topped the nation for the highest number of large industrial transactions in 2020. A grand total of 13, which more than doubled the city's six transactions in 2019, included Walmart's move-in Valentine 85 Logistics Center and Southeast Toyota Distributors occupancy of a new 350K square foot building. In 20Q4, South Atlanta's industrial vacancy rate was down to its lowest level in 2 years. 20% of the annual absorption in the South Atlanta industrial submarket was from Amazon alone, according to Colliers – a global leader in real estate services and investment management. Across Metro Atlanta, ecommerce and third-party logistics contributed to 44% of 2020's total positive net absorption.

2021: Vaccine is First of Many Signs of Hope

With the release of the Pfizer-BioNTech and Moderna COVID-19 vaccines in mid-December 2020, the nation breathed a collective sigh of relief and the commercial real estate market appeared to follow suit. Atlanta's rebounding economy certainly had a hand in that, as well. While total employment in Atlanta fell by about 380,000 jobs from February to April 2020, by December 2021, it exceeded the metro's pre-pandemic peak – representing a stronger performance than the national average. The well-connected Hartsfield-Jackson Atlanta International Airport and booming Port of Savannah continue to prove alluring to corporations considering Atlanta for their headquarters, satellite offices, distribution centers or manufacturing hubs.

Multifamily Sector

CoStar Group's analysis indicates that demand in Atlanta in the multifamily sector held up relatively well compared to most markets in 2020. The population of metro Atlanta has grown by more than 900,000 residents since 2010, representing one of the largest nominal gains in the country. As a result, net absorption surged in 2021. Atlanta's trailing 12-month absorption figure of roughly 13,000 units is

stronger than the market's five-year average – helping drive the metro's vacancy rate to just 6.2%. In response to the metro's strong recent performance, solid household growth and net migration, there was a mad dash from developers to break ground on new projects. There are now roughly 22,000 units under construction in Atlanta, representing a decade high in terms of units underway. The fact that the metro is in the process of adding thousands of jobs from firms like Amazon, Home Depot, Freshly, and HelloFresh, will continue to boost workforce housing demand well into 2022.

Office Sector

While Atlanta's office market took a significant hit in the early months of the coronavirus pandemic, market conditions have shown promising improvements over the past few quarters. In May 2020, Microsoft Corporation announced plans to open a new office in Atlanta's West Midtown – complete with the creation of 1,500 jobs. MailChimp announced in September 2020 that it would be vacating its Ponce City Market HQ location in favor of a new Fourth Ward mixed-use development from New City Properties in 2022. The metro has landed other big tenants such as Deluxe Corporation, Papa Johns, Visa, Cisco, and FanDuel since the onset of the pandemic, and overall leasing activity is nearly back to pre-pandemic norms – despite fears that a growing “remote work” trend might upset the balance. Instead, there are currently roughly 5.4 million SF of office space in 63 projects under construction throughout the Metro area.

Leading speculative projects include Echo Street West (300,000 SF), Westside Paper (224,000 SF), and the Offices at Northlake Mall (530,000 SF). Although, a sizable portion of the metro's recently delivered or under construction pipeline is concentrated in Atlanta's in-town submarkets, including Midtown, Downtown, Northside Drive/Georgia Tech, and Buckhead with projects like 1105 West Peachtree (679,000 SF), One Phipps Plaza (388,000-SF) and The Interlock (310,000 SF).

Retail Sector

After a lull in transaction activity immediately following the onset of the pandemic, deal volume has picked back up in recent quarters. Key indicators such as leasing activity, net absorption, and rent growth are all improving. At 4.4%, Atlanta's retail vacancy rate is right around its lowest point in more than two decades. Unfortunately, the news is not all good. Similar to other markets throughout the country, Atlanta has been hit by big-box store closures as well as firms moving out of space after declaring bankruptcy. JCPenney and Macy's have each closed multiple locations throughout the metro over the past few years, vacating hundreds of thousands of SF in the process. Older malls and areas with below-average demographic profiles may find it difficult to backfill large-scale vacancies. This can already be seen in centers south of I-20 which have lost many anchors, whereas malls north of I-20 appear to be faring better. Vacancy rates in malls are expected to rise, while most other retail centers are expected to plateau in the years to come.

Still, the population growth in Atlanta – at roughly

double the U.S. average – should prove a boon to the retail sector. The same holds true for premier intown areas like Midtown, West Midtown, and the Eastside where there's an influx of high-paying office jobs. Diversity of tenants will serve retail centers and shopping malls well going forward. Developers continue to target older, well-located retail centers for redevelopment – many of which comprise multifamily components.

Industrial Sector

Driven by Atlanta's role as a regional and national distribution hub, its access to the growing Port of Savannah, and strong local demographic trends, industrial leasing volume has surged over the past few quarters. Add to that Atlanta's low business costs, abundance of labor and robust infrastructure, and it's really no wonder why vacancies have trended downward, and sales volume has picked up since mid-2020 with national and institutional firms returning in droves. What's more is price appreciation is outpacing the national average and Atlanta set a record for annual net absorption in 2021, posting more than 36 million SF of positive net absorption for the year.

A substantial portion of industrial demand in Atlanta is driven by multinational firms taking large blocks of space. Amazon moved into a massive four-story, 2.8 million-SF build-to-suit in the Stone Mountain Submarket in 2020, and the e-commerce giant has leased more than 7 million SF across the metro since the start of 2020. Home Depot recently opened three new distribution centers across the metro, totaling nearly 2 million SF, and firms like Goodyear, Kellogg's, and Kimberly-Clark have signed for large blocks of space in recent quarters.

The greater Atlanta region is also emerging as a major electric vehicle manufacturing hub, which will boost industrial demand in the coming years. SK Innovation's new facility in Commerce will serve as one of the largest hubs of electric vehicle battery manufacturing in the world. Rivian's recent announcement of a \$5 billion electric vehicle manufacturing plant is expected to bring 7,500 jobs to southern Morgan and Walton counties.

What Ultimately Saved Atlanta from a Far Worse Fate?

Certain structural advantages have been Metro Atlanta's saving grace throughout the pandemic. Local leaders have worked tirelessly to foster a business-friendly environment. A solid transportation network – including the world's busiest airport and the dynamic growth of the Port of Savannah – not only makes it attractive to businesses from a distribution standpoint, but also from an employee standpoint. Atlanta's diversity, affordability and agreeable climate have consistently led to steady population growth. According to Georgia's Department of Labor, Georgia is leading the nation as one of the top ten states for lowest unemployment rates as well as the lowest unemployment rate among the top ten most populated states.

To maintain its recovery over the months and years to come, Atlanta should lean in to its strengths by staying affordable, investing in infrastructure and remaining business friendly so it can continue to outperform.



North Fulton Health Care

The medical expertise in metropolitan Atlanta is a reflection of the city's growth and leadership in innovation. Atlanta hospital systems bring with them the top medical specialists, giving residents access to virtually any treatment they need. Whether treatment is an annual physical or neurosurgery, Atlanta's hospitals have the latest technology.

In North Fulton, Children's Healthcare of Atlanta at Scottish Rite is part of one of the top pediatric hospitals in the country. Emory Saint Joseph's is recognized as one of the top specialty-referral hospitals in the Southeast and ranked the number two hospital in both Georgia and metro Atlanta in U.S. News & World Report's 2016-17 Best Hospitals Guide. WellStar North Fulton Hospital provides many services in addition to being an accredited cancer program and primary stroke center.

Children's Healthcare of Atlanta

1001 Johnson Ferry Rd NE, Atlanta

choa.org

404-785-KIDS (5437)

Children's Healthcare of Atlanta offers several locations in North Fulton including radiology, sports medicine and urgent care. Visit choa.org locations for the location nearest you.

Children's Healthcare of Atlanta has been 100 percent dedicated to kids for more than 100 years. A not-for-profit organization, Children's is dedicated to making kids better today and healthier tomorrow. Its specialized care helps children get better faster and live healthier lives. Managing more than a million patient visits annually at three hospitals and 28 neighborhood locations, Children's is the largest healthcare provider for children in Georgia and one of the largest pediatric clinical care providers in the country. Children's offers access to more than 60 pediatric specialties and programs and is ranked among the top children's hospitals in the country by U.S. News & World Report. With generous philanthropic and volunteer support since 1915, Children's has impacted the lives of children in Georgia, the United States and throughout the world.

Emory Johns Creek Hospital

6325 Hospital Parkway, Johns Creek, 30097

emoryhealthcare.org/johnscreek

678-474-7000

Emory Johns Creek Hospital is a 110-bed acute-care facility located in the heart of Johns Creek. As part of the Emory Healthcare Network, the hospital provides residents of Johns Creek and surrounding communities with academic and research based medicine. Its team includes more than 900 employees, 482 Emory faculty, 474 private practice physicians and 78 Emory Specialty Associate physicians, along with more than 150 volunteers. Emory Johns Creek offers a comprehensive range of services including emergency medicine, 24-hour cardiac catheterization lab, birth center with Level III neonatal intensive care, adult intensive care, Winship Cancer Institute of Emory University, breast imaging with 3-D digital mammography, certified bariatric center, advanced cardiac and stroke care, vascular care, sleep medicine, rehabilitation, surgical services, gastroenterology, pain center and wound care center.

Emory Saint Joseph's Hospital of Atlanta

5665 Peachtree Dunwoody Rd, Atlanta

emoryhealthcare.org/locations/#

678-843-7001

Emory Saint Joseph's Hospital was founded by the Sisters of Mercy in 1880, and is Atlanta's longest serving hospital. The 410-bed acute-care hospital is recognized as one of the leading specialty-referral hospitals in the Southeast.

Noted especially for cardiac care, Emory Saint Joseph's provides training to physicians from around the world in robotic surgery for valve repair and is a primary location for cardiac rehabilitation. The hospital is also noted for neurologic, vascular, gastrointestinal, respiratory, and orthopedic care, among other specialties, and has been recognized as one of the premiere knee and hip replacement programs in the country. Emory Saint Joseph's is a designated location of the Winship Cancer Institute, Georgia's first comprehensive National Cancer Institute-designated cancer center.

Emory Saint Joseph's has continuously earned the prestigious Magnet designation for nursing excellence from the American Nurses Credentialing Center since 1995. The hospital is a member of Emory Healthcare, the largest, most comprehensive health system in Georgia.

Emory Saint Joseph's medical staff is comprised of more than 900 physicians and 1,800 staff employees, and the hospital accommodates more than 120,000 patient visits annually.

Northside Hospital

1000 Johnson Ferry Rd NE, Atlanta

northside.com

(404) 851-8000

Northside Hospital is one of the most respected and fastest growing health care organizations in the Southeast and is committed to balancing clinical excellence with compassionate care. Northside leads the U.S. in newborn deliveries, is among the state's top providers of surgical services and is recognized as having among the best survival rates in the nation for bone marrow transplants. Northside Hospital Cancer Institute (NHCI) is the largest and most comprehensive cancer hospital network in Georgia and a leader in cancer care. Northside Hospital's 2,500+ physicians and 15,000 employees serve 2.5 million patient visits each year.

Village Medical at Morrow Family Medicine

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WellStar North Fulton Hospital

3000 Hospital Blvd, Roswell

WellStar.org

(770) 751-2500

WellStar North Fulton Hospital is a 202-bed acute-care hospital and is a state designated Level II Trauma Center. Located between Roswell and Alpharetta in North Fulton County, it was established in 1983 and has been meeting the medical and healthcare needs of residents of North Fulton, Forsyth, East Cobb, East Cherokee, and West Gwinnett counties for more than 35 years. The hospital has a medical staff of more than 400 affiliated physicians, employs an additional 900 healthcare professionals, and has an active volunteer staff of more than 200.

Part of the WellStar Health System, North Fulton Hospital provides a continuum of services through its centers and programs including neurosciences, women's health services, orthopedics, rehabilitation, surgical services, gastroenterology, and oncology. The hospital is fully accredited and is also recognized by the American College of Surgeon's Commission on Cancer as an Accredited Cancer Program, as well as being certified as a Primary Stroke Center by the Joint Commission on the Accreditation of Healthcare Organizations, the nation's oldest and largest hospital accreditation agency.



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Chiropractic and kinesiology help bring balance

STORY: Jennifer Bradley Franklin | PHOTOS: Sara Hanna

“Health is simple,” Dr. Tim Kelly is fond of saying. “We’re not that complicated.” As someone who writes regularly about wellness, I’m tempted to disagree: It seems like there are so many conflicting theories and ideas about how to keep our bodies in good health, it can feel *incredibly* complicated.

However, Kelly, who has practiced in Buckhead since 1989, has such a warm confidence about him, I’m willing to give him the benefit of the doubt. He’s a chiropractor specializing in applied kinesiology, a science he describes as “a way to ask the body a series of questions, looking for what makes the body stronger and weaker.”

In my one-and-a-half-hour initial session with the doc, we discussed four health factors he focuses on: digestion (“chewing your food a minimum of 25 times is key to giving your body access to the nutrition from your food”); identifying nutrient/chemical surpluses or deficiencies; adjustment and alignment; and how the feet affect balance.

Before my appointment, Kelly asked me to complete a test online called the Braverman Personality Assessment. “Wait a minute,” I

thought. “What does personality have to do with health?” It turns out, quite a lot. According to Kelly, our brain chemistry greatly affects our personality and our cravings, sleep habits, energy and much more. If the four main brain chemicals—acetylcholine, GABA, serotonin and dopamine—are out of balance, you’ll experience maladies that can range from headaches to intense fatigue. (I’m acetylcholine dominant, meaning that I’m highly creative, but unfortunately, I’m dopamine deficient, which partially accounts for low energy at times.)

To help me balance, he recommended changing my diet to include more anti-inflammatory omega-3 foods (such as plants, grass-fed meat, nuts and seeds) and fewer inflammatory omega-6 foods (goodbye dairy and grains), and he gave me supplements of omega-3 oils, iodine and tyrosine to help support

healthy thyroid function.

Next, it was time for my initial adjustment. He tested for weakness in my limbs, which could signal improper blood flow to internal organs, since they’re connected to corresponding vertebrae. Instead of the aggressive popping and cracking you might expect from a chiropractor, Kelly adjusts gently using a vibrating mallet-like tool that coaxes the spine back into alignment. Unlike typical chiropractic care, which many patients complain is a never-ending series of visits, Kelly’s addition of applied kinesiology helps the adjustment “stick.” “The core pieces don’t come undone,” he says. “It’s sort of like rebooting your computer once and having it work properly.”

After just one visit, I felt overwhelmed with information: a bit like trying to drink water from a fire hose. However, I connected with my friend Amy Crouse who initially told me about Kelly after she saw him for headaches. “He’s truly a miracle worker. Within three months, in addition to my migraines, he had cured an inner ear imbalance that multiple other specialists said was incurable,” she says. “He was



Dr. Kelly recommends targeted supplements to get your body working optimally.

able to get me off all medicines and improved my sleep, energy level and overall health.”

Even though the volume of information can feel overwhelming (and still does, even though I’ve seen Kelly several times), his gentle, friendly demeanor makes it seem less intimidating. I’m on my way to becoming a believer. ■



BUCKHEAD
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North Fulton Schools Receive High Marks

North Fulton is home to some of the best performing schools in the Fulton County Schools district. With a \$1.085B total K-12 revenue, average annual teacher salary of \$65,151 and a student-teacher ratio of 15-1, Fulton County Schools serves north of 90,000 students spanning from south of Atlanta in College Park all the way up to North Fulton's Alpharetta, Johns Creek, Milton, Mountain Park, Roswell, Sandy Springs and portions of Duluth.

The system receives high marks for diversity, athletics, college prep, academics and activities/clubs from Niche Rankings, earning Fulton County Schools a spot at #12 in Best School Districts in Atlanta and #28 in Best School Districts in Georgia. Niche Rankings also designates the system at #4 in Most Diverse School Districts and #15 in Best School Districts for Athletes in the state of Georgia. And the accolades don't end there. State Bridge Crossing Elementary School in Alpharetta was honored as one of Metro Atlanta's six National Blue Ribbon Schools for 2020, a coveted designation from the U.S. Department of Education.

Fulton County Schools' systemwide dedication to excellence is inspired by the tagline Where Students Come First. That's an important mission – considering the fact that Fulton County Schools is the 4th largest school district in Georgia in terms of student population, after DeKalb County at #3, Cobb County at #2 and Gwinnett County Schools in the #1 spot.

With 786 buses moving 78k students twice a day, Fulton also represents the 4th largest bus fleet in the state. With 111 schools and 25 programs, that fleet averages more than 1M miles driven each month. The system was recently awarded a \$1.9M United States Environmental Protection Agency grant to convert its fleet from diesel to propane. Of course, groundbreaking moves like that aren't anything new to Fulton County Schools. It was the first school system in the country to receive system-wide accreditation from Cognia, formerly known as AdvancED – a non-profit, non-governmental organization that accredits primary and secondary schools throughout the U.S. and internationally.

Sources:

Georgia Department of Education, 2019-2020 Report Card
 Niche Rankings - <https://www.niche.com/k12/d/fulton-county-schools-ga/rankings/>
 Fulton County Schools - <https://www.fultonschools.org/>
 U.S. News & World Report - <https://www.usnews.com/education/best-high-schools/georgia/districts/fulton-county-106344>

Quick facts:

- Founded in 1871, the Fulton County School System is one of the oldest and largest school districts in Georgia
- From its southern tip in the City of Chattahoochee Hills to its northernmost point in Johns Creek, Fulton County is more than 70 miles long.
- Fulton County Schools employs more than 14,000 full-and part-time staff members, including more than 7,500 teachers and other certified personnel
- The system comprises 111 schools as well as one virtual campus
- During the 2019-20 school year, 91,746 students attended classes in 59 elementary schools, 19 middle schools, 20 high schools, 10 charter schools and 3 alternative centers
- North Fulton schools rank high among Top SAT scores in Georgia with Duluth's Northview HS at #2, Johns Creek HS at #3, Alpharetta HS at #5, Alpharetta's Chattahoochee HS at #6, Milton's Cambridge HS at #8
- U.S. News & World Report has declared Alpharetta High School as the #1 high school in Fulton County and #7 in the state with an enrollment of 2,233, a college readiness score of 72.7, and 93% graduation rate. It is followed close behind by Duluth's Northview HS at #2 in the district and #10 in the state. North Fulton's Chattahoochee HS, Cambridge HS, Johns Creek HS, Milton HS and Roswell HS round out the Top 7 schools in the system
- With 22 total sports, Milton High School makes Niche Rankings Top 20 High Schools for Athletes in Georgia. Way to go, Milton Eagles!

The quality of schools can prove a major allure for homebuyers with school age children – just another reason North Fulton's popularity continues to rise. For additional information about Fulton County Schools, including zoning, be sure to visit the district website at www.fultonschools.org.

Name & Enrollment			Contact Information		
Alpharetta Christian Academy Grades: PK-5 Enrollment: 344 Year: 1970	(770) 475-5762	Alpharetta, GA	alpharettachristianacademy.com		
Arlington Christian School Grades: K-12 Enrollments: 225 Year: 1958	(770) 964-9871	Fairburn, GA	arlingtonchristian.org		
Atlanta Girl's School Grades: 6-12 Enrollment: 223 Year: 2000	(404) 845-0900	Atlanta, GA	atlantagirlssschool.org		
Atlanta International School Grades: K-12 Enrollment: 1,201 Year: 1984	(404) 841-3840	Atlanta, GA	aischool.org		
Atlanta Jewish Academy Grades: PK-8 Enrollment: 550 Year: 1998	(404) 843-9900	Atlanta, GA	atljewishacademy.org		
Blessed Trinity Catholic High School Grades: 9-12 Enrollment: 1,022 Year: 2000	(678) 277-9083	Roswell, GA	btcatholic.org		
Brandon Hall School Grades: 6-12 Enrollment: 120 Year: 1959	(770) 394-8177		brandonhall.org		
Bridgeway Christian Academy Grades: PK3-8 Enrollment: 166 Year: 1998	(770) 751-1972	Alpharetta, GA	bridgewayca.org		
Christ the King School Grades: K-8 Enrollment: 560 Year: 193	(404) 233-0383	Atlanta, GA	christking.org		
Davis Academy Grades: K-8 Enrollment: 525 Year: 1992	(770) 379-9372	Atlanta, GA	davisacademy.org		
Fellowship Christian School Grades: K4-12 Enrollment: 809 Year: 1986	(770) 992-4975	Roswell, GA	fellowshipchristianschool.org		
Fulton Science Academy Private School Grades: PK-11 Enrollment: 540 Year: 2013	(678) 366-2555	Alpharetta, GA	fultonscienceacademy.org		
High Meadows School Grades: PK-8 Enrollment: 390 Year: 1959	(770) 993-2940	Atlanta, GA	highmeadows.org		
Holy Innocents' Episcopal School Grades: PK-8 Enrollment: 225 Year: 1958	(404) 255-4026	Marietta, GA	hies.org		
Holy Redeemer Catholic School Grades: K-8 Enrollment: 509 Year: 1999	(770) 410-4056	Johns Creek, GA	hrcatholicsschool.org		
Holy Spirit Preparatory School Grades: PK-12 Enrollment: 575 Year: 1953	(678) 904-2811	Atlanta, GA	holyspiritprep.org		
King's Ridge Christain School Grades: PK-12 Enrollment: 855 Year: 2001	(770) 754-5738	Alpharetta, GA	kingsridgecs.org		
McGinnis Woods Country Day School Grades: PK-8 Enrollment: 250 Year: 1999	(770) 664-7764	Alpharetta, GA	mcginniswoods.org		
Mill Springs Academy Grades: 1-12 Enrollment: 351 Year: 1981	(770) 360-1336	Alpharetta, GA	millsprings.org		
Mohammed Schools of Atlanta Grades: PK-12 Enrollment: 160 Year: 1965	(404) 378-4219	Atlanta, GA	mohammedschools.org		
Mount Pisgah Christian School Grades: PK-12 Enrollment: 680 Year: 1980	(678) 336-3443	Alpharetta, GA	www.mountpisgahschool.org		
Pace Academy Grades: K-12 Enrollment: 1,105 Year: 1958	(404) 262-1345	Atlanta, GA	paceacademy.org		
Perimeter Christian School Grades: K-8 Enrollment: 550 Year: 1989	(678) 405-2300	Johns Creek, GA	perimeterschool.org		
The Lovett School Grades: K-12 Enrollment: 1,645 Year: 1926	(404) 262-3032	Atlanta, GA	lovet.org		
The Ron Clark Academy Grades: 5-8 Enrollment: 228 Year: 2007	(678) 651-2100	Atlanta, GA	ronclarkacademy.com		
The Swift School Grades: 1-8 Enrollment: 260 Year: 1998	(678) 205-4988	Roswell, GA	theswiftschool.org		
The Westminster Schools Grades: PK-12 Enrollment: 1845 Year: 1951	(404) 355-8673	Atlanta, GA	westminster.net		
Trinity School Inc Grades: PK-6 Enrollment: 605 Year: 1951	(404) 231-8100	Atlanta, GA	trinityatl.org		
Woodward Academy North Grades: PK-6 Enrollment: 285 Year: 1900	(404) 765-4490	Johns Creek, GA	woodward.edu		

PRIVATE SCHOOL PROFILES

Alfred and Adele Davis Academy

davisacademy.org

(770) 671-0085 lower school

(770) 804-9191 middle school

In addition to its challenging academics, students at Davis Academy also learn values, life skills and a strong background in Judaic studies. As an accredited Reform Jewish Day School, "Davis Academy strives to create a community in which children develop a life-long love for learning and commitment to Jewish life founded on morals, values and ethics, grounded in Torah," according to the school's website. Its focus on 21st century learning, as well as athletics, extracurricular activities and the fine arts, ensures that students grow to be confident, motivated and appreciative of the diversity around them.

Brandon Hall School

brandonhall.org

The Brandon Hall School was founded in 1959 and is located on a historic, pristine 24 acres with the Chattahoochee River as the backdrop. We are home to world-renowned partners such as the Atlanta Workshop Players, The Skill Factory, and the Center for Global Youth Leadership and Social Entrepreneurial Studies. Brandon Hall is a small school by design with a 10:1 student to teacher ratio. Our students come from all over Atlanta, the USA, and the world. In addition to AP and Honors courses, we have the proud distinction to be an IB (International Baccalaureate) World School. Our students are expected to live lives of leadership, scholarship, and service. Our academic program includes clubs and co-curriculars such as Robotics, Math Team, Arts Studio, Music Engineering, and a robust community service program. Our rich diversity is our strength and helping our students positively impact the world is our purpose. Tours Available In-Person Anytime and Virtual Open Houses Every Wednesday at Noon.

Fellowship Christian School

fellowshipchristianschool.org

(770) 992-4975 elementary school

(770) 993-1650 middle and high school

Fellowship Christian began in 1986 serving students in kindergarten through eighth grade. The high school was added in 1993 and the Pre-K program in 2007. Current enrollment across all grades is 834 students, who attend 70 different churches. Located on a 30-acre campus in Roswell, FCS boasts computer labs, new playgrounds and an athletic building that includes facilities for baseball, football, softball, soccer, tennis and track and field. FCS also values the arts, beginning art and music classes in its Pre-K program and offering performing arts, yearbook, digital design and web design to its middle school and high school students.

Greenfield Hebrew Academy

ghacademy.org

As the first Jewish day school in the U.S. to earn SACS accreditation, Greenfield has been setting the educational standard in the Atlanta area since 1953. GHA has also been honored as a National School of Excellence by the Council for American Private Education. The curriculum includes general studies in language arts, math, science and social studies, as well as Judaic studies. Students at GHA consistently excel in regional and statewide competitions, in everything from science and math to writing.

High Meadows School

highmeadows.org

Established in 1973, High Meadows School is recognized for its excellence in providing quality education, an innovative curriculum, and emphasis on love of learning, engagement, and connection. High Meadows School is a private, non-profit, co-educational, independent, and non-sectarian day school for students in preschool through eighth grade. Located on more than 40 wooded acres in Roswell, Georgia, High Meadows has a wide range of backgrounds and experiences. The school is in the center of a diverse community and its International Baccalaureate curriculum helps prepare students for the global community..

(PreK-8)

King's Ridge Christian School

kingsridgecs.org

Founded in 2001 by the Advancement for Christian Education, King's Ridge occupies 80 acres in Alpharetta, and most of its students live within 10 miles of the campus. Student enrollment is around 855, and the school maintains a student/teacher ratio of 8-1. King's Ridge has earned accreditation from SACS, SAIS and the Georgia Accrediting Commission. Its rigorous academic program and strong focus on community service (high school students must complete 50 hours of service prior to graduation) mean that students are well prepared for their college years and professional careers.

Mill Springs Academy

millsprings.org

Mill Springs Academy supports student learning by raising expectations and developing self-motivation, while providing life skills and values, to students with ADHD and/or LD. We are a SACS/SAIS accredited, college prep school, with a broad range of fine arts and a competitive athletic program to foster interests or hidden talents. Small classes and an individualized curriculum both help capitalize on strengths while learning compensatory strategies. Our beautiful 85-acre campus in north Fulton County is nestled in the rolling hills and pasture land of Alpharetta, and serves students from 50 ZIP Codes. "If a student can't learn the way we teach ... we should teach the way a student can learn."

Mount Pisgah Christian School

mountpisgahschool.org

(678) 893-5320 early school full day

(678) 336-3300 early school half day/lower school

(678) 336-3351 middle school (678) 336-3402 (upper school)

Founded in 1986, Mount Pisgah educates students from the age of six weeks through the 12th grade and has a total student population of nearly 700. Its stellar academics are reflected in its class statistics: 100 percent of recent graduates earned acceptance to a four-year college or university, with 90 percent earning acceptance into their first choice of school. Its students also score, on average, more than 200 percent higher on the SAT than the state average. The class of 2015 earned more than \$3.3 million in merit-based scholarships.

Mount Vernon Presbyterian School

mountvernonschool.org

(404) 252-3448 preschool-6

Located on 37 acres in Sandy Springs, Mount Vernon was established in 1972 and has a current enrollment of nearly 900. With 100 percent of its student having access to a laptop computer, Mount Vernon understands the role of technology in encouraging creative problem-solving. The school also values learning outside of the classroom and offers travel opportunities for cultural arts, college tours, mission trips and internships. Students at Mount Vernon perform more than 10,000 hours of community service every year.



Photo courtesy of the city of Sandy Springs

HIGHER Education News

By Phyllis Rice Ingle

Atlanta is a leading city in the United States for higher education. There are 57 higher education institutions in the Atlanta area. Atlanta is 7th in student enrollment among America's largest urban areas and 6th in annual college graduates (at the bachelor's level or higher). Atlanta is among the top seven urban centers in number of degrees awarded in fields including engineering, computer sciences, math, physical, biological sciences, health professions, business, arts and theology. Besides the hundreds of thousands of students that attend college in the Atlanta region, millions more come to tour a campus, attend a conference or simply enjoy the many attractions the Atlanta area has to offer.

Agnes Scott College, founded in 1889, is an independent national liberal arts college, situated on 100 acres, shaded with some of the state's oldest trees, in downtown Decatur, a city that lies six miles from the center of Atlanta. The college offers 34 undergraduate majors and 31 minors and is affiliated with numerous institutions including Georgia Institute of Technology and Emory University School of Nursing. Students who graduate from Agnes Scott receive a Bachelor of Arts or Bachelor of Science degree. Agnes Scott currently enrolls 1040 students with a student to faculty ratio of 10:1.

Art Institute of Atlanta was founded in 1949 as Massey Business College. After becoming the Art Institute of Atlanta in 1975, the college shifted its focus to prepare students for careers in design, media and culinary arts. In 1999, the Atlanta Art Institution moved to its current location, a 5-story building in Sandy Springs. It awards associate's and bachelor's degrees, including Bachelor of Fine Arts degrees, Bachelor of Arts degrees, and Bachelor of Science degrees, and also offers diploma and non-degree programs.

Brenau University, founded in 1878, Brenau is an independent liberal arts college, providing liberal arts graduate and undergraduate education to more than 2,500 students through its women's college in Gainesville, its coed satellite campuses in metro Atlanta and other Georgia locations, and its fully accredited online college.

Clark Atlanta, located a few minutes west of downtown Atlanta, Clark Atlanta University was formed in 1988 by the consolidation of two historic institutions, Atlanta University (1865) and Clark College (1869). CAU is the largest of the United Negro College Fund institutions, with an enrollment of nearly 4,500 students. Clark Atlanta is accredited by the Commission on Colleges of the Southern Association of Colleges and Schools.

Clayton State University, a unit of the University System of Georgia, is a four-year public university located in Morrow, Georgia, about 15 miles southeast of downtown Atlanta. Clayton State's roughly 6,000 students can choose from 30 undergraduate and four graduate degrees offered through the colleges of Arts and Sciences, Business, Health, and Information and Mathematical Sciences, as well as the School of Graduate Studies.

Emory University is an internationally recognized research university distinguished by its outstanding undergraduate, graduate and professional programs. In addition to its nationally ranked academics, Emory is home to the largest and most comprehensive health care program in Georgia. Emory benefits from a student body that is the most ethnically and religiously diverse of any of the top-20 national research universities, with students from 50 states and 110 countries. Student enrollment consists of 6,646 undergraduate students and 5,962 graduate and professional students.

Georgia Gwinnett College is ranked the # 10 Top Public School in the Regional College South Division and the most diverse college (public or private) in the Southern region, according to U.S. News and World Report. It is known for its innovative model that challenges convention and uses what works for all students, no matter their academic preparation, learning style, work schedule or financial barrier.

Georgia Institute of Technology (Georgia Tech) is located in the heart of Atlanta. Georgia Tech's 450-acre campus is where more than 17,000 students and 900 faculty experience a dynamic research and learning community. A walk through the pedestrian-friendly, scenic campus reveals the Institute's beginning with beautiful historic buildings and its state-of-the-art research facilities. A top-10 public university, the Georgia Institute of Technology is distinguished by its world-class academics that emphasize science and technology with real-world applications. Georgia Tech has many nationally recognized and top-ranked programs, with 36 undergraduate and 77 graduate degrees offered from its six colleges: architecture, computing, engineering, liberal arts, management and sciences.

Georgia State University, a member of the University System of Georgia, is the system's most diverse institution, with more than 50,000 students enrolled annually from every county in Georgia, every state in the nation and more than 159 countries. Georgia State offers more than 250 degree programs with 100

fields of study offered at the bachelor's, master's, specialist's and doctoral levels. Students may enroll in day or evening classes and in part-time or full-time study. GSU has over 60,000 undergraduate and graduate students with over 200 majors and minors.

Kennesaw State University (KSU), the third-largest university in the University System of Georgia, is a comprehensive, residential institution with more than 20,000 students from 132 countries. The university offers more than 60 graduate and undergraduate degrees, including a new doctorate in education. The university is nestled on a beautifully landscaped and pedestrian-friendly campus of 240 acres within easy access of Interstate 75, just northwest of Atlanta in Cobb County near historic Kennesaw Mountain.

Life University, is home to 110-acres of a nature-centered oasis with 5 miles of walking trails, located just 20 minutes from downtown Atlanta. With a growing number of undergraduate and graduate degrees, as well as the world's largest single campus Doctor of Chiropractic degree, Life University currently has an enrollment of 2,736 students: 888 undergraduates and 1,848 graduate/professionals. Life University offers a student to faculty ratio of 16:1, with more than 45 countries represented by their international enrollment.

Mercer University, founded in 1833, is one of America's oldest and most distinctive institutions of higher learning, offering rigorous programs that span the undergraduate liberal arts to doctoral-level degrees. With more than 8,300 students enrolled in 12 schools and colleges on campuses in Macon, Atlanta and Savannah, and at four Regional Academic Centers around the state, Mercer is consistently ranked among the nation's leading institutions. Mercer's 300-acre Atlanta campus, just inside the northeast perimeter, has experienced significant growth in facilities, programs and enrollment. Focused on graduate and professional studies, six schools and colleges offer degree programs including three doctoral programs on the Atlanta campus.

Morehouse College, founded in 1867 as the Augusta Institute in Augusta, Morehouse College is the nation's largest liberal arts college for men. The campus, located in the historical West End community only minutes from downtown Atlanta, continues to earn its reputation for academic excellence and producing exceptional leaders. Among its alumni are civil rights leader Martin Luther King, Jr., filmmaker Shelton "Spike" Lee and former Atlanta mayor Maynard Jackson. With an enrollment of approximately 2,800, the student body represents more than 40 states and 12 foreign countries.

Oglethorpe University, founded in 1835, is located on a beautiful, self-contained Gothic campus near Atlanta's Buckhead neighborhood. Oglethorpe enrolls over 1,000 students and offers four undergraduate degrees in 36 majors and a master of arts in early childhood education. Students gain valuable experience through internships with Atlanta businesses including CNN, the Coca-Cola Co., AT&T, Fox Sports and the Centers for Disease Control and Prevention. Oglethorpe plays in the NCAA Division III Southern Collegiate Athletic Conference.

Savannah College of Art and Design (SCAD) Located in the heart of Midtown, SCAD sits among dozens of Fortune 500 companies that often ally with SCAD and provide a wealth of educational and real-world experiences. SCAD is a private, non profit accredited institution with more than 40 majors and 75 minors. Its current enrollment stands at 14,000 students from all 50 states and more than 100 countries.

Southern Polytechnic State University is located on a naturally wooded campus of close to 200 acres in Marietta, about 20 miles northwest of downtown Atlanta. The residential university of 4,300 students, of which approximately 16 percent is international, was founded in 1948. SPSU's entering freshmen rank in the top four of highest SAT scores in the University System of Georgia. SPSU offers bachelor's and master's degrees and continuing professional degrees in science, engineering, technology, architecture and other related fields.

Spelman College, founded in 1881 as the Atlanta Baptist Female Seminary, it became Spelman College in 1924, as a highly selective historically Black college that prepares women with a holistic liberal arts education, offering bachelor of arts and bachelor of science degrees. The main campus in Atlanta is situated on 39 acres. There are approximately 2,100 students and 167 faculty members. Spelman is a member of the Atlanta University Center consortium, allowing access to Clark Atlanta University, Morehouse College, Morehouse School of Medicine and the Interdenominational Theological Center.

University of Georgia, founded January 27, 1785, by the Georgia General Assembly, UGA is the state's oldest, institution of higher education. The university has 16 colleges and schools offering 22 baccalaureate degrees in 140 fields, 30 master's degrees in 124 fields, 19 educational specialist degrees, four doctoral degrees in 87 areas and professional degrees in law, pharmacy and veterinary medicine. UGA libraries are ranked among the nation's best research libraries. With the main campus in Athens (60 miles northeast of downtown Atlanta) and extended campuses in Gwinnett County, Griffin and Tifton, the University of Georgia enrolls 33,831 students. Approximately 79 percent of UGA's student body is from Georgia, however, 15 percent of the enrollment includes students from other states and 6 percent from other nations.

Dining Out in North Fulton



Photo credit : Jay Hatfield

5 Seasons Brewing Company

5600 Roswell Road (The Prado), Sandy Springs
5seasonsbrewing.com • (404) 255-5911

5 Seasons has three locations across Atlanta and brews more than 70,000 gallons of beer each year. Locally sourced ingredients come together to create unique dishes like rabbit enchiladas and goat cheese cheesecake.

Altobeli's Italian Restaurant & Piano Bar

3000 Old Alabama Road, Johns Creek
altobelis.com • (770) 664-8055

This restaurant and piano bar has been serving authentic Italian food since 1988. Altobeli's features live music Tuesday through Sunday.

Atlantic Seafood Company

2345 Mansell Road, Alpharetta
atlanticseafoodco.com • (770) 640-0488

For more than 10 years, the Atlantic Seafood Company has been flying in fresh foods every day to be prepared by its master fish cutters and chefs. From prawns and tuna to sushi and shellfish, the menu will not disappoint.

The Big Ketch Saltwater Grill

1105 Canton Street, Roswell
Thebigketch.com (404)474-9508

The Big Ketch is a local beach house serving fresh sea food with a gourmet touch. Two great locations good for lunch and dinner consisting of signature dishes, rolls, sandwiches, salads and more. There are a variety of beers, cocktails and wine on the bar menu.

Bite Bistro & Bar

11500 Webb Bridge Way, Ste A9, Alpharetta
biteatl.com • (770) 754-5500

Owner and chef Leif Johnson started Bite as a catering company based in Dunwoody before expanding it into a restaurant. The menu features Latin, Asian and Southern flavors.

Cibo e Beve

4969 Roswell Road, Sandy Springs
ciboatlanta.com • (404) 250-8988

Translating as "Eat and Drink," Cibo e Beve pays homage to classic Italian dishes like fresh pasta and pizza.

Erawan Organic Thai

7537 Roswell Road, Sandy Springs
besteraawan.com • (770) 399-3033

For more than 10 years, diners have flocked to the area's only Thai restaurant that uses all organic ingredients in everything from curries and stir-fry to wine and beer. Be sure to sample the wild rice.

Greenwood's Restaurant

1087 Green St., Roswell
greenwoodsongreenstreet.com • (770) 992-5383

One of the best restaurants in the metro area for old-fashioned Southern comfort food, Greenwood's has been open since 1986 and uses fresh local ingredients.

Milton's Cuisine & Cocktails

800 Mayfield Road, Milton
miltonscuisine.com • (770) 817-0161

Occupying a 150-year-old farmhouse and a 1930s

cottage, this classic restaurant in the heart of the Crabapple Historic District features a bar, patio and fireplace.

Osteria Mattone

1095 Canton St., Roswell
osteriamattone.com • (678) 878-3378

Owner and Roswell native Ryan Pernice opened Canton Street's only Italian restaurant after an extensive eating tour of Italy with his business partner and the restaurant's executive chef Ted Lahey.

Ray's on the Creek

1700 Mansell Road, Alpharetta
raysrestaurants.com/raysonthecreek • (770) 649-0064

A recently renovated interior designed by renowned architects a3 and a revamped menu that features small plates, fresh seafood and specialties like veal meatloaf, Ray's is one of Alpharetta's best restaurants.

Rumi's Kitchen

6112 Roswell Road, Atlanta
rumiskitchen.com • (404) 477-2100

Rumi's is a mainstay on Atlanta magazine's list of best local restaurants. Flavors and dishes like saffron, kebabs and freshly baked bread bring the authentic Persian cuisine to life.

Sage Woodfire Tavern

11405 Haynes Bridge Road, Alpharetta
(770) 569-9199
 4505 Ashford Dunwoody Road, Sandy Springs
(770) 804-8880

sagewoodfiretavern.com

The phrase "chic yet casual" accurately describes the two locations of this local favorite, which feature American cuisine with global influences.

Salt Factory

952 Canton St., Roswell
(770) 998-4850
 102 South Main St., Alpharetta
(770) 752-1888

fhfoodtradinggroup.com

Over the past few years, the Atlanta metro area has become a foodie paradise. Chef-driven concepts are taking center stage and using locally grown seasonal ingredients, which means diners can find any type of cuisine they may desire, from comfort food at the local diner to a wide range of ethnic cuisine and established chain restaurants. To celebrate the best and brightest, many of North Fulton's cities have their own restaurant weeks throughout the year, where diners can sample some of the area's best food from a fixed-price menu. Here are just a few of North Fulton's best culinary options:

This upscale gastropub features a menu full of comfort food cooked with local and organic ingredients and a beer menu of more than 50 different brews. The Alpharetta location also has a bocce ball court.

Satay House

281 S Main St., Alpharetta
satayhouseatlanta.com • (770) 663-8666

While Atlanta's Buford Highway is widely known as the best place to find authentic ethnic cuisine, Satay House brings some of the area's best Thai and Malaysian dishes to Alpharetta.

Spice Brick Oven Kitchen

10800 Haynes Bridge Road, Alpharetta
spicebrickovenkitchen.com • (770) 777-0778
 Live music, an inviting patio and a laid-back atmosphere accompany a tapas and hand-crafted pizza menu.

Table & Main

1028 Canton St., Roswell
tableandmain.com • (678) 869-5178

Earning accolades on everything from its fried chicken (Zagat) and shrimp and grits (Atlanta magazine) to its location and interior (HGTV's FrontDoor, "6 Restaurants That Were Once Private Homes"), Table & Main is a great addition to Roswell's dining scene.

Trattoria 141

9810 Medlock Bridge Road, Suite A, Johns Creek
trattoria141.com • (770) 497-0021

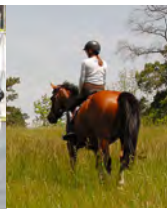
Executive chef Marc Sublette made a name for himself at some of Atlanta's most prestigious restaurants. His passion for Italian cuisine shines through at this boutique neighborhood restaurant.

Wildflour

5815 Windward Parkway, Suite 210, Alpharetta
wildflouratlanta.com • (678) 822-9453
 This family-owned cafe serves breakfast and lunch and many of its dishes feature its delicious homemade bread.



Don't Forget to Have Some Fun!



North Fulton County has a wealth of entertainment options for families. Explore everything from symphony performances and arts festivals to museum exhibitions and hiking trails. Below are just some of the family attractions North Fulton has to offer, along with websites for more information.

Abernathy Arts Center

fultonarts.org • (404) 612-5780

AAC is the county's oldest neighborhood arts center and offers day and evening classes for both children and adults

Andretti Indoor Karting and Games

andrettikarting.com • (770) 992-5688

Enjoy go-karts, food and games at this facility named after racing legend Mario Andretti. Autrey Mill Nature Preserve & Heritage Center.

Autrey Mill Nature Preserve & Heritage Center

autreymill.org • (678) 366-3511

The preserve includes 46 acres of ravine forest as well as 2 miles of walking trails and a Heritage Village that recreates life in the 19th century.

Azalea Park - Chattahoochee National Recreation Area

roswellgov.com • (770) 641-3705

This riverside park offers kayaking and fishing, plus a playground, picnic areas and hiking/walking trails.

Barrington Hall

barringtonhall.net • (770) 640-3855

Located just off Roswell Square, this 19th century home features the metro area's only antebellum garden

Big Creek Greenway

alpharetta.ga.us • (678)-297-6123

With a 12-foot wide concrete path that meanders approximately 8 miles along Big Creek, the greenway is ideal for walking, jogging, inline roller blading, and biking.

Big Creek Park

roswellgov.com • (770) 641-3705

Located in Roswell, Big Creek Park offers a 1-mile walking trail, 1.3-mile concrete multipurpose trail and mountain bike trails

Cage Rage

cageragesports.com • (770) 998-7700

Cage Rage offers batting cages, training areas for baseball, softball, basketball, lacrosse, football, volleyball, soccer, wrestling, golf and cheerleading. Group and private instruction are also available

Chattahoochee Nature Center

chattnaturecenter.org • (770) 992-2055

The metro area's largest nature center features a butterfly garden, native plant garden and a green room garden in addition to children's programming and hiking trails.

Dynamo

dynamoswimclub.com • (770) 772-6007

Specializing in competitive swim lessons, meets, and competitions, Dynamo also offers water aerobics, basic swim lessons, and multisport training.

Ed Isakson/Alpharetta Family YMCA

ymcaatlanta.org • (770) 664-1220

Adults enjoy a full fitness center, group fitness classes, an indoor and outdoor pool, and childcare while they work out, while children can enroll in summer camps, swim classes and other activities..

Georgia Ensemble Theater

get.org • (770) 641-1260

Open since 1993, this ensemble is the resident professional theater at the Roswell Cultural Arts Center.

Johns Creek Arts Center

johnscreekarts.org • (770) 623-8448

This nonprofit arts center's mission is to "inspire artistic development for youth and adults by embracing community and corporate relationships that stimulate creative growth and opportunity."

Johns Creek Symphony Orchestra

johnscreeksymphony.org • (678) 748-5802

Comprised of professional musicians from across the metro area, the symphony is under the direction of founder J. Wayne Baughman..

Leita Thompson Memorial Park

roswellgov.com • 770-641-3705

Located on Woodstock Rd. in Roswell, this green space boasts a lake, 2.3-mile jogging trail, dog park and recreation center with art classes.

Morgan Falls Overlook Park

sandyspringsga.gov • (770) 730-5600

This family-oriented park features an expansive playground, walking trails, picnic pavilions with river views, a boat dock/fishing pier, fire pit and porch swings

Newtown Park

johnscreekga.gov • (678) 512-3200

Newtown Park offers athletic and recreational options for people of all ages and abilities including walking trails, baseball/softball fields, tennis courts, picnic pavilions, bocce ball courts and more

North Park

alpharetta.ga.us • (678) 297-6130

North Park in Alpharetta has a variety of amenities, including lighted tennis courts and softball fields, multipurpose synthetic turf fields, picnic pavilions, playgrounds, adult activity center, arts building and the Rotary Reflection Garden.

River Pines Golf

riverpinesgolf.com • (770) 442-5960

Located on the banks of the Chattahoochee River, River Pines has two golf courses and a variety of practice facilities for driving, chipping, pitching and putting.

Roswell Cultural Art Center

roswellcac.com • (770) 594-6232

Featuring a 600-seat theatre as well as meeting rooms, exhibits halls and a research library, the center hosts a variety of events from puppet shows and dance recitals to corporate meetings.

Roswell Mills and Old Mill Park

georgiatrails.com • (770) 641-3705

Visitors to this historic site can see the remains of Roswell's cotton mills, and tours tell the story of the "Lost Workers of Roswell," who were charged with treason and sent north during the Civil War

Roswell Area Park

roswellgov.com • (770) 817-6670

Located in the heart of Roswell, this park features walking and historic trails, as well as a 50-meter Olympic-size pool. Other amenities include sports camps, turf fields, playground, picnic area and more.

Southern Volleyball Center

southernvolleyball.com • (770) 346-8878

SVC in Alpharetta offers volleyball leagues for youth and adults, hosts tournaments and offers court rentals for private matches. There is also an open gym.!

The Cooler

coolerathletics.com • (770) 649-6600

For the Mighty Duck in everyone, The Cooler sports two ice arenas for hockey and figure skating, as well as a roller arena for roller hockey..

Verizon Wireless Amphitheatre at Encore Park

vzwamp.com • (404) 733-5010

This 12,000-seat amphitheater hosts a wide range of concerts. During the summer months, it is home to the Atlanta Symphony Orchestra.

Wills Park

willspark.com • (678) 297-6100

Wills Park offers a variety of activities including walking trails, grass and synthetic turf baseball fields, T-ball fields, picnic pavilions, playgrounds, disc golf course, swimming pool, equestrian arena and dog park. It is also home to the Alpharetta Community Garden and Alpharetta Arboretum at Wills Park.



Cities in North Fulton

Fulton County Population: 1,050,114

Median Household Income: \$70,930

Square Miles: 534

North Fulton Municipalities: Alpharetta, Johns Creek, Milton, Mountain Park, Roswell and Sandy Springs

County Seat: Atlanta

Median Home Price: \$301,829

Millage Rate: 9.899



Photo courtesy of Alpharetta CVB

ALPHARETTA

alpharetta.ga.us

(678) 297-6000

Alpharetta is a city in north Fulton County and is considered one of the more affluent communities in the Atlanta area. Alpharetta covers an area of 23 square miles. The city was recognized by Forbes Magazine as the 2009 best city to relocate to and one of the 2013 top 10 friendliest towns. Its historic town square features antique, gift, and flower shops as well as numerous restaurants. Alpharetta's North Point Mall has over 1.3 million square feet of retail, dining, and entertainment experiences. The Ameris Bank Amphitheatre offers residents of Alpharetta and its surrounding communities entertainment of all sorts. The amphitheatre has been awarded best new major concert venue and the best major outdoor concert venue. The new Avalon development is an 86-acre development with more than 500,000 square feet of retail, a 12-screen all premium theater, a full-service hotel, single-family residences and luxury rental homes

Describing the recipe that makes Alpharetta such a successful community can be difficult. The city boasts great schools, fantastic amenities, great shopping, wonderful parks, a high concentration of technology and medical jobs, and exceptional executive housing, but other places that have those things are not as successful as Alpharetta and even fewer have been so consistently prosperous.

Slightly more than 65,000 residents call Alpharetta home, a figure that increased by 14% between 2010 and 2016. The median household income exceeds \$100,000, and the population is highly educated; 66% have at least a bachelor's degree. Approximately 82% of residents are employed in the tech / professional sector, and 94% of Alpharetta students graduate high school. In



Photo courtesy of Johns Creek

March 2019 the median price of a detached home was \$449,000, up 22% since March 2015.

Alpharetta's business climate is truly amazing, with over 5,600 businesses fueling a daytime population of more than 125,000. The city has earned the moniker "Technology City of the South" due to being home to 700 technology companies, among the highest concentration anywhere in the US. Twenty-seven hotels currently operate in Alpharetta with a 90% occupancy rate, and 8 new hotels are in development. Avalon, the luxury development that redefined suburban mixed-use, is extremely successful and has opened more new hotels, a conference center, restaurants, retailers, and housing in the past year. Downtown Alpharetta is thriving, and its City Center Project is bringing 12 new restaurants, unique boutiques, housing, offices, a village green, and a new library to the heart of Alpharetta. Numerous companies; including Jackson Healthcare, WellStar, and Mayfair Partners; are expanding their footprints and making new investments here. And, the owners of North Point Mall have announced a major project that will redevelop the property's eastern end into a 14-acre mixed-use jewel that features active green spaces connected by trail systems, new retail and restaurant offerings, and apartments.

JOHN'S CREEK

johnscreekga.gov

(678) 512-3200

Johns Creek occupies 32.5 square miles in Northeast Fulton County. Sixty-three percent of the adults have a college degree or better, and the median home value in Johns Creek is \$372,000. It is the tenth largest city in Georgia. The city was originally a "sacred place" for tribal meetings between the rival Cherokee and Creek native American Indian tribes. State-of-the-art public and private schools are located in Johns Creek, which are consistently ranked among the tops in the state, and regularly receive national recognition for academic excellence. High schoolers in Johns Creek have the highest average test scores in the state of Georgia. The city is also consistently ranked as the safest in the state and among the safest in the nation. Alcon, State Farm Insurance, Macy's Technology Systems, Saia, Inc., and Ebix each maintain a large corporate presence in Johns Creek. The city also includes world-class health care options between the highly acclaimed Emory Johns Creek Hospital campus and other health care providers. The Autrey Mill Nature Preserve and Heritage Center offers 46 acres of Georgia woodlands in addition to three other beautiful city parks in the area. The city is in the process of building out five new parks, which will more than double its parks and recreation acreage. Additionally, the city is bordered by the Chattahoochee River, and includes three National Park Recreation Areas. For arts and entertainment, the Johns Creek Symphony Orchestra, which is a fully professional orchestra, is a major attraction, along with the Johns Creek Arts Center. Connected by four major interstates and MARTA, the region's only transit rail system, Fulton County is the state's largest county in terms of population, real estate and economic activity. With 15 unique cities, including the great City of Atlanta; the State Capitol and major attractions; Fulton County is the political and lifestyle epicenter for Georgia and the Southeast. Living in Fulton County offers easy access to the region's best, from arts and culture events, to premiere sports and entertainment facilities, to a wide variety of local and international cuisine and shopping. Visit the nationally recognized Atlanta Beltline; the new home of the Atlanta Falcons, Mercedes-Benz Stadium; Alpharetta's luxury lifestyle center, Avalon; and Fulton's many vibrant downtown main streets from Roswell to College Park. Outside of Atlanta, Fulton County provides high-quality living experiences with a more suburban feel and a wide range of single and multifamily residential options. Recreational choices are abundant, with thousands of acres of parks and green space. From north to south, Fulton County is a community that offers a little bit of everything, no matter your lifestyle preference.

MILTON

cityofmiltonga.us

(678) 242-2500

The city of Milton became incorporated in 2006 and adopted Fulton County ordinances. The city covers over 23,000 acres. The city's vision statement is to maintain a distinctive community embracing small-town life and heritage while preserving and enhancing a rural character. The average household income is \$99,412. Milton's residents are served by the Fulton County School System. Milton was recently recognized as having the highest quality of life in the state of Georgia and ninth-highest quality of life in the southern United States by the Atlanta Business Journal. The city was named after Revolutionary War hero John Milton.

MOUNTAIN PARK

mountainparkgov.com

(770) 993-4231

Mountain Park is an official wildlife refuge, which means that all wildlife, including birds, reptiles, and animals, in the area are protected. Mountain Park is less than one mile in total square footage. Despite its small footprint, it has a wealth of history and is home to Indian Spring, a spring Cherokee Indians believed had medicinal, life-sustaining value. Braves would leave their homes in the hills and travel miles to retrieve Indian Spring water for an ailing Cherokee chieftain. Local lore holds that those who find their way into Mountain Park and the area of Indian Spring are drawn by the powers of the healing waters. Interestingly as well, until the 1960s, Indian Spring was the only source of water for many residents. For more than 25 years before incorporation in July 1927, Mountain Park largely revolved around life in the summer cottages of Atlanta's elite.

ROSWELL

roswellgov.com

(770) 641-3727

Incorporated on February 16, 1854, Roswell is 39 square miles. One of the original settlers of the area, Roswell King, traveled from the Georgia coast with the hopes of investing in mining. After discovering that this area lay near the Chattahoochee River, King decided instead to build a major textile mill powered by the water. The Roswell Manufacturing Co. and the Roswell Mill played key roles in the development of the town during its earlier history. Roswell maintains a number of historic homes, notably Bulloch Hall, the childhood home of President Theodore Roosevelt's mother, Martha "Mittie" Bulloch. Also of interest are the Archibald Smith Plantation, the preserved home of one of Roswell's founding families, and Barrington Hall, the home of Barrington King, Roswell King's son. For visitors who'd rather spend time outdoors, the Chattahoochee Nature Center encompasses 127 acres and offers four nature trails that wind through wetlands and woodlands. The city has received many accolades such as sixth best place to retire, 18th safest place in the nation, safest city in Georgia, top 20 cities in the U.S. with a population under 100,000, and the best place to live in Atlanta. Sixty percent of adults have a college degree or professional degree. The city has a AAA bond rating. Average household income is approximately \$125,000. Historic Roswell, founded in 1839, embodies the grace and spirit of the quintessential southern town. Roswell features a downtown district of restored landmark buildings that house antique and gift shops, an award-winning parks system, the Chattahoochee River National Recreation Area, and the Roswell Cultural Arts Center, which is home to the Atlanta Wind Symphony and the Georgia Ensemble Theatre.

SANDY SPRINGS

sandyspringsga.org

(770) 730-5600

Located just north of Atlanta, Sandy Springs has grown to become an urban center and home to citizens from around the nation and the world. Downtown Sandy Springs is a nontraditional area that surrounds the nine-story Northside Tower. The downtown area is where the actual sandy springs that inspired the name of the city are located. The western district of Sandy Springs is Riverside, an affluent area that contains mansions on beautiful rolling hills. Perimeter Center is the business district of Sandy Springs surrounding Perimeter Mall. Northside Hospital, St. Joseph's Hospital, and Children's Healthcare of Atlanta are all located in Perimeter Center. The Dunwoody Panhandle is another affluent area of Sandy Springs, located between the Chattahoochee River and Dunwoody. Many Fortune 500 companies have their headquarters in Sandy Springs, including First Data, Newell Rubbermaid, and the United Parcel Service. Four Fortune 1000 companies are also based in the city: GenOnev, Wendy's/Arby's Group, Spectrum Brands, and Global Payments, Inc.



Smith Plantation photo credit to the Roswell Convention and Visitors Bureau.

Power

Georgia Power
(888) 660-5890
georgiapower.com
Greystone Power Corp
(770) 942-6576
greystonepower.com
Sawnee EMC
(770) 887-2363
sawnee.com

Gas

Atlanta Gas Light
(877) 427-4321
atlantagaslight.com
Gas South
(877) 472-4932
gas-south.com
Georgia Natural Gas
(877) 850-6200
gng.com

Infinite Energy Company

(877) 342-5434
infiniteenergy.com
SCANA Energy
(877) 467-2262
scanaenergy.com
True Natural Gas
(877) 746-4362
truenaturalgas.com
Walton EMC Natural Gas
(770) 267-2505
waltonemcnaturalgas.com

Water and Sewer

Fulton County Water & Sewer Billing
fultoncountyga.gov
(404) 730-6830

Cable

Comcast
comcast.com
(866) 922-0069
Fulton County Office of Broadcast and Cable
www.fultoncountyga.gov
(404) 612-8394

Telephone

AT&T
att.com
(888) 695-3398

Utilities



1

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HEALTHCARE

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6325 Hospital Pkwy
Johns Creek, GA 30097

North Fulton (North of Chattahoochee River)



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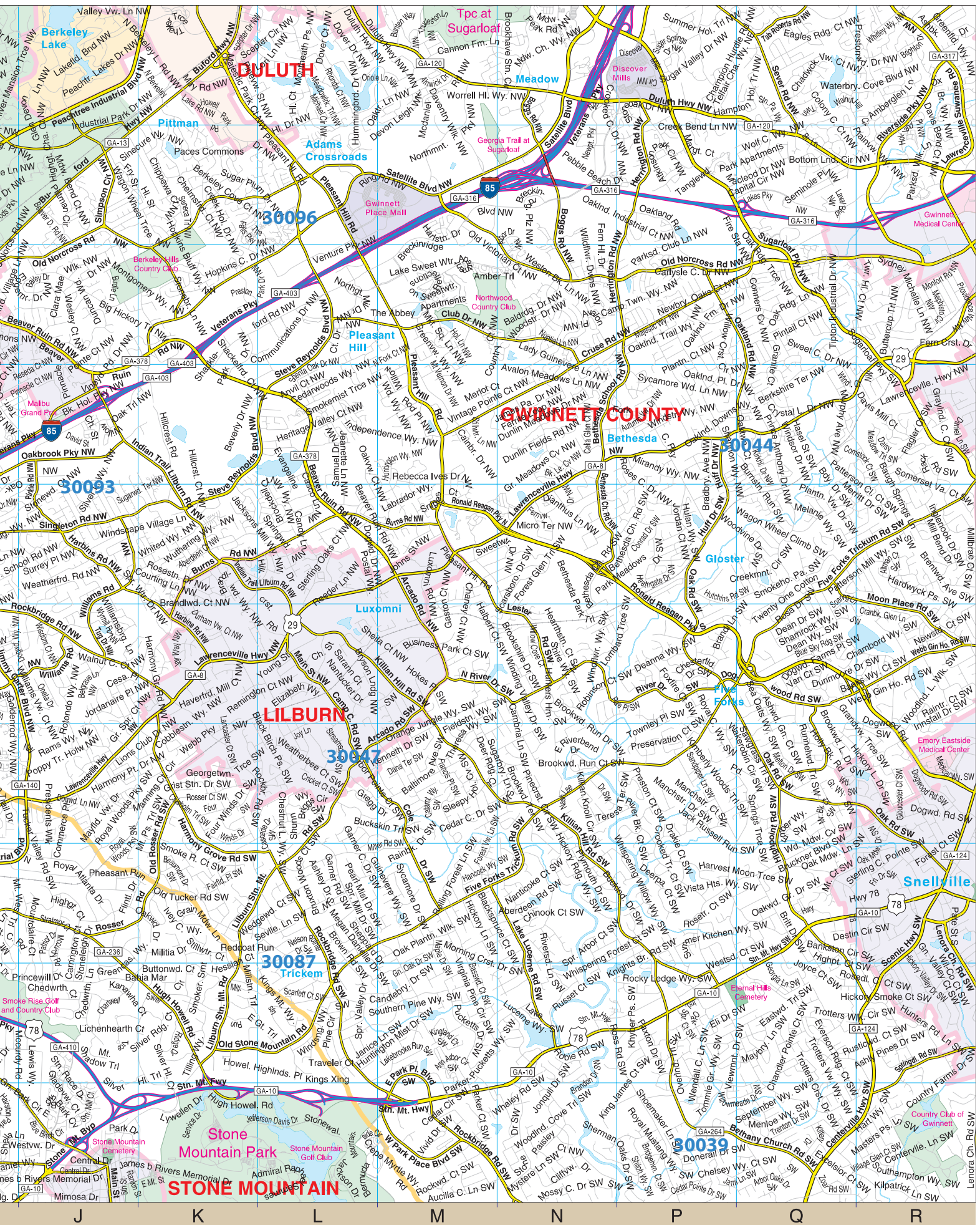
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