



City Council Meeting and Public Hearing DECEMBER 4, 2017

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 11/27/2017)

V. PUBLIC HEARING

A. V-17-21 55 & 61 Roswell Street

NOTE: Consideration of this case has been postponed to the December 11, 2017 City Council Meeting.

Consideration of variance requests to reduce parking requirements and to increase the building height to allow for the construction of a 56,000 square foot mixed-use building. The property is located at 55 & 61 Roswell Street and are legally described as being located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia.

B. PH-17-36 Perling/South Main & Devore

Consideration of a request to change previous conditions of zoning to reduce the density, change residential product and site plan modifications. The property is located at 13 South Main Street and is legally described as being located in Land Lots 693, 694, 695 & 696, 1st District, 2nd Section, Fulton County, Georgia.

C. PH-17-34 360 Tech Village

Consideration of a request to change previous conditions of zoning to increase the size of a food hall, reduce the number of 'For-Sale' stacked flats, reduce the percentage of 'For-Sale' product and to modify concurrency requirements. The property is located at the southwest corner of Haynes Bridge Road and Lakeview Parkway and is legally described as being located in Land Lots 744, 745, 752 & 753, 1st District, 2nd Section, Fulton County, Georgia.

VI. NEW BUSINESS

A. Old Roswell Road and Warsaw Road Sidewalk Improvements - Intergovernmental Agreement with City of Roswell.

B. Rucker Road Corridor Improvements - Intergovernmental Project Agreement

VII. WORKSHOP

A. Tech Alpharetta - Build Committee Recommendation for Consideration

B. Downtown Parking Management

VIII. PUBLIC COMMENT

IX. REPORTS

X. ADJOURNMENT TO EXECUTIVE SESSION



City Council Meeting and Public Hearing SUMMARY NOVEMBER 27, 2017

OFFICE OF THE CITY CLERK
678-297-6003

WWW.ALPHARETTA.GA.US

PREPARED BY: COTY THIGPEN
PUBLISHED: November 29, 2017

*This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by Council, but not quoted or paraphrased. This document includes limited presentation by Council and invited speakers in **summary** form. **This is not an official record** of the Alpharetta City Council Meeting proceedings. Official Minutes are recorded and available for review.*

I. CALL TO ORDER

❖ *Mayor Belle Isle called the meeting to order at 6:30 p.m.*

II. ROLL CALL

- Council Members
 - o Mayor David Belle Isle
 - o Chris Owens (Mayor Pro Tem)
 - o Jason Binder
 - o Jim Gilvin
 - o Mike Kennedy
 - o Dan Merkel
 - o Donald Mitchell
- Staff
 - o Bob Regus, City Administrator
 - o Coty Thigpen, City Clerk
 - o Sam Thomas, City Attorney
 - o James Drinkard, Asst. City Administrator
 - o Peter Sewczwicz, Director of Public Works
 - o John Robison, Deputy Director of Public Safety
 - o Morgan Rodgers, Director of Recreation and Parks
 - o Kathi Cook, Director of Community Development
 - o Michael Woodman, Senior Planner
 - o Eric Graves, Senior Engineer

III. PLEDGE TO THE FLAG

IV. PROCLAMATIONS AND PRESENTATIONS

- A. Veteran's Day - DAR - Patriots of Liberty Chapter (Alpharetta)
- B. Native American Heritage Month - DAR - Patriots of Liberty Chapter (Alpharetta)
- C. 2017 National Gold Medal Awards Finalist for Excellence in Park and Recreation Management

V. CONSENT AGENDA

- A. Council Meeting Minutes (Meeting of 11/13/2017)
- B. Alcoholic Beverage License Applications

PH_17-AB-27 Chuy's Opco, Inc.
d/b/a Chuy's
2560 Old Milton Parkway, Ste. 120
Alpharetta, GA 30009

Consumption on Premises
Beer, Liquor, Wine- Sunday Sales

Owner: Opco, Inc.
Registered Agent: Michael Sard

PH-17-AB-28 TCD Studios, LLC
d/b/a Painting with a Twist
11770 Hanyes Bridge Road Ste. 801
Alpharetta, GA 30009

Consumption on Premises
Beer, Wine, Liquor- Sunday Sales

Owner: Shyam Dalmia Registered
Agent: Shyam Dalmia

- ❖ *Council Member Mitchell offered a motion to approve the Consent Agenda*
 - *The motion was seconded by Council Member Kennedy*
 - *Motion approved unanimously 7-0*

VI. PUBLIC HEARING

A. V-17-34: JSB Homes/Hopewell

- Senior Planner, Michael Woodman, came forward to present this item on behalf of staff
- Staff recommends approval of V-17-34 JSB Homes/Hopewell Road, subject to the following conditions:
 - 1. The site shall be subdivided substantially similar to plan submitted by ACR Engineering, Inc., dated 9/6/2017, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
 - 2. A 20' natural tree save area shall be provided along the perimeter of Lot B.

3. Homes shall be placed on lots with the least impact to existing specimen trees with final approval by Staff. Specimen trees along Hopewell Road within the required setback shall be saved, except for trees depicted to be removed on the approved plan.
 4. Homes on Lots A and B shall be oriented to front Hopewell Road.
 5. Homes shall not exceed 3,500 square feet in size in order to fit surrounding scale and massing. Architectural style and materials shall be similar to rendering submitted by the applicant, as approved by Staff.
 6. Fire turnaround shall be located to the rear of the home on Lot A, as approved by Staff.
- The applicant, JSB Homes, is requesting consideration of a variance to the 40' street frontage requirement and to allow a street or driveway within a lot in order to subdivide a 1.07-acre property into two (2) single-family detached lots. The rear lot is proposed to be accessed by a shared private driveway easement. The subject property is located at 12550 Hopewell Road, on the west side of Hopewell Road just north of Canton Street.
 - The submitted request, if approved, would allow for the subdivision of a 1.07-acre property into two (2) single-family detached lots with the rear lot having access from a shared private driveway easement. The subject property is located at 12550 Hopewell Road, on the west side of Hopewell Road just north of Canton Street.
 - The property is zoned R-15 (Dwelling, 'For-Sale' Residential) and is currently undeveloped. All surrounding properties are zoned R-15. Andover at North Town subdivision and an unplatted residential lot are located to the north, Surrey Place subdivision is located to the west and south, an unplatted residential lot is located to the south and Orchards at Hopewell is located to the east.
 - The applicant requests a variance to allow a private street/driveway within a 'Lot' and to eliminate the minimum requirement for 40' of street frontage. Unified Development Code (UDC) Subsection 1.3.3 states the requirement for minimum street frontage and UDC Subsection 1.4.2 defines 'Lot', as follows:

"No building shall be erected on a lot which does not have frontage for at least 40 feet on a street."

"A portion of a subdivision, or any other parcel of land, intended as a unit for transfer of ownership or for development or both. In determining the area and dimensions of a lot, no part of the street right-of-way or private street easement may be included."

- With only 100' of frontage on Hopewell Road, the narrowness of the property limits how it could be subdivided. The applicant proposes a 20' shared private driveway (access/utility) easement along the north side of the property and within Lot A to provide access to Lot B.
- The applicant requested the same variance on the subject property in 2013 (V-13-11 JSB Homes). The only difference was that the private driveway was previously shown along the south property line. The applicant withdrew the previous request due to concerns from surrounding property owners over removal of trees and size and massing of homes.
- The submitted site plan depicts subdivision of the 1.07-acre property into two (2) lots, with Lot A (front lot) to be 21,214 square feet and Lot B (rear lot) to be 25,614 square feet. Lot B is proposed to have access from a 20' shared private driveway through Lot A. Lot A meets the minimum required road frontage on Hopewell Road. The shared driveway is depicted on the north side of the property.
- The home to the north has a front setback of approximately 87' and is located on a 0.84-acre lot. The home to the south has a front setback of approximately 60' and is located on a 0.55-acre lot. The 65' front setback for Lot A complies with the minimum requirement in the R-15 zoning district and is similar to the existing front setbacks for other homes fronting Hopewell Road. Residential lots in Surrey Place and Andover at North Town have typical lot sizes that range from 20,000 – 26,000 square feet.

- The lot is wooded with a number of specimen trees on the property that should be saved. Saving as many mature trees as possible will help transition the property with surrounding existing development. Perimeter tree saves and tree saves along the Hopewell Road frontage are recommended.
- The applicant has stated that homes will have price points starting at \$500,000 and are planned to be two-story and a minimum 3,500 square feet, with basement and three-car garage.
- Staff has reviewed the applicant's proposal and finds that it can generally support the request for variance. Approval should not be detrimental to surrounding properties, if conditions are placed on the property limiting the size of homes and incorporate existing trees along the perimeter and frontage. The variance to allow a private street within a residential lot and to allow a lot without the required 40' of street frontage can be supported given the narrow shape of the property and requested lot sizes are similar to surrounding lots. The proposal is for infill development that should be sensitive to surrounding properties. Additionally, the massing and placement of homes should be conditioned in order to maintain a consistent look along Hopewell Road.
- The applicant notified adjacent property owners of the variance request and intent for the property. The citizen participation report states that no comments were received.

Public Comment

- o Janice Talluto, 2104 Windrush lane, Alpharetta, GA, came forward to speak on this item
- o Elizabeth Parrillo, 140 North Trace, Alpharetta, GA, came forward to speak on this item
- o Lisa Simms, 7129 Surrey Point, Alpharetta, GA, came forward to speak on this item

❖ *Council Member Kennedy offered a motion to deny V-17-34: JSB Homes/Hopewell*

- *The motion was seconded by Council Member Merkel*
- *Motion approved unanimously 7-0*

B. PH-17-28: Haynes Bridge Road Abandonment

(Note: This item was withdrawn at the request of the applicant and was not heard)

C. PH-17-30: Fulton Science Academy

- Senior Planner, Michael Woodman, came forward to present this item on behalf of staff
- Staff recommends approval of PH- 17- 30 Fulton Science Academy/Temporary Modular Classroom Building, subject to the following conditions:
 1. Cousins Westside Pod O shall be permitted one (1) temporary modular classroom building for a period not to exceed three (3) years from the issuance of a Certificate of Occupancy.
 2. Modular building shall be placed in the location depicted on the plan prepared by AEC, dated 9/1/2017. Modular classroom shall be substantially similar to description provided by the applicant for Vanguard Modular Building Systems. Modular building shall require a land disturbance permit.
 3. Landscape strip along Fanfare Way shall be cleared of overgrowth, invasive species, and dead, dying and poor condition plant material. Ground cover shall be refreshed and landscape strip shall be supplemented with evergreen landscape material (trees and shrubs) to screen the modular building and detention pond from Fanfare Way, as approved by Staff.

4. Landscape trees and shrubs displaced by the modular building shall be replaced after removal of the modular building, as approved by Staff. An 18- month landscape maintenance bond shall be required for all new and replacement landscaping, prior to Certificate of Occupancy for the temporary modular classroom.
 5. Remaining trees to be planted per the contract from Michelangelo's Sustainable Landscape & Design Group executed on November 13, 2017 shall be completed by April 1, 2018.
 6. Property owner shall submit a landscape maintenance plan for the entire property to be approved by staff and an executed contract for continual maintenance.
 7. Property owner shall dedicate a 20' wide permanent easement to the City through the Georgia 400 buffer for the Alpha Loop project.
 8. All previous master plan conditions of zoning shall remain in effect.
-
- The applicant, Fulton Science Academy, is requesting a change to previous conditions of zoning to allow a temporary modular classroom for a period not to exceed three (3) years. The proposed temporary modular building does not meet the architectural regulations in the Cousins Westside Design Guidelines. The subject property is located at 3035 Fanfare Way, at the southwest corner of Maxwell Road and Fanfare Way.
 - The submitted request, if approved, will allow a temporary modular classroom for a period not to exceed three (3) years. A change to previous conditions of zoning is required, due to the modular building not meeting the architectural regulations in the Cousins Westside Design Guidelines. The Design Guidelines require architecture that is representative of the typical 20th Century American "Main Street". The subject property is located at 3035 Fanfare Way, at the southwest corner of Maxwell Road and Fanfare Way.
 - The 18.5-acre property is zoned CUP (Community Unit Plan) and is subject to the Cousins Westside Master Plan. The property is designated as Pod O, which is approved for 'Education' use at up to 25,000 square feet per acre. The property is developed as the Fulton Science Academy. The submitted site plan depicts a 1-story, 10,000 square foot (154' x 64') modular classroom building at the rear of the existing school building, adjacent to the Georgia 400 Buffer. According to the applicant, the temporary modular building would provide the School with needed classroom space during the next phase of expansion.
 - Surrounding properties are zoned CUP subject to the Cousins Westside Master Plan to the north, east and west and LI (Light Industrial) to the northeast. Creekside at Westwood, Westwood Park and Honda are located to the north, Parc Alpharetta is located to the west, Georgia 400 is located to the south and undeveloped Cousins Westside Pod P is located to the east.
 - As shown below, the applicant proposes changes to condition of zoning #43 related to the Cousins Westside Master Plan (MP-03-02). The temporary modular building does not meet the architectural regulations in the Cousins Westside Design Guidelines, which require architecture that is typical of the traditional American "Main Street".

#43. Design guidelines for the project which include building architecture, materials and permitted colors shall be approved by Staff. Staff shall have a period of 30 days to respond after submission of such guidelines for any portion of the project, after which the developer may appeal any such lack of approval to the Design Review Board.

- Staff has reviewed the applicant's proposal and finds that it can generally support the request to change previous conditions of zoning in the Cousins Westside Master Plan to allow a temporary

modular classroom building. However, restrictions should be placed on the approval limiting the size and location of the modular building, length of time the building can remain on the property, as well as screening requirements.

- The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.
- Steve Rowe, with AEC, and Fulton Science Academy Principal came forward to answer questions of Mayor and Council

Public Comment

None

- ❖ *Council Member Kennedy offered a motion to approve PH-17-30: Fulton Science Academy with the 8 conditions*
 - *The motion was offered a second by Council Member Merkel*
 - *Council Member Owens offered an amendment to the motion to add a 9th and 10th condition that shall read as follows:*
 - o *Condition 9- "Property Owner shall execute waiver of liability in favor of the City of Alpharetta regarding stormwater pipe beneath temporary modular classroom trailer, such that property owner is responsible for maintenance and/or any damage to property as a result of stormwater pipe failure."*
 - o *Condition 10- "Applicant shall work with staff on approval of landscape and screening of modular classroom trailer from view of public right of way, with final approval by staff"*
 - *Amendments accepted by Kennedy and Merkel*
 - *Motion was approved 6-1, Mayor Belle Isle voting no*

VII. NEW BUSINESS

A. Design Services: Big Creek Greenway Extension

- Director of Public Works, Pete Sewczwicz, came forward to present this item on behalf of staff
- Staff recommends approval Pond & Company's proposal in the amount of \$407,425.00 for design of the Big Creek Greenway Extension to Union Hill Park and authorize the Mayor to execute all necessary documents.
- This request is for design services necessary to prepare construction documents for the extension of the Big Creek Greenway from its current end at Marconi Drive to the North. The project will include the design of bridges to span creeks, tunnels under roadways, and elevated structures to traverse wetlands. Opportunities will be identified along the trail for creek and wetland overlooks, seating areas, passive parks, and other enhancements to the trail user experience through the incorporation of existing natural elements.

Pond & Company's design services will include:

- Updated survey information
- Preparation of construction documents
- Tunnel and bridge design
- Hydrological and flood studies for all creek crossings
- Geotechnical services related to bridge foundations, walls, tunnels, and elevated trails

- Limited construction administration
- Having developed and iterated upon the conceptual plans for this project and being under contract with the City to provide on-call park planning services, staff requested a proposal from Pond & Company for these design services. Staff reviewed Pond & Company's proposal and found their rates and allocated hours for the various design tasks to be reasonable and in line with industry standards. City staff will review Pond & Company's invoices to verify that the hours being billed to each task accurately represent the progress made for each billing period.
- Once a notice to proceed is issued, design is anticipated to be complete within nine to twelve months.

Public Comment

None

❖ *Council Member Owens offered a motion to approve Pond & Company's proposal in amount not to exceed \$407,425.00 for design of the Big Creek Greenway Extension to Union Hill Park and authorize the Mayor to execute all necessary documents.*

- *The motion was seconded by Council Member Gilvin*
- *Motion approved unanimously 7-0*

B. Design Services: Webb Bridge Road And Academy Street Improvements

- Director of Public Works, Pete Sewczwicz came forward to present this item on behalf of staff
- Staff recommends approval of Pond & Company's proposal in the amount of \$283,033.00 for data gathering and concept design of Webb Bridge Road and Academy Street Bike/Ped/Operational Improvements and authorize the Mayor to execute all necessary documents.
- Between August 30, 2016 and July 25, 2017 the City held a number of open houses to solicit input and feedback from citizens concerning improvements to the Academy Street / Webb Bridge Road Corridor. On August 28, 2017, City staff presented the preferred typical section for the corridor to City Council and received permission to move forward with a more detailed conceptual plan. This request is for design services necessary to prepare a detailed conceptual plan for bicycle, pedestrian, and operational improvements to the Academy Street / Webb Bridge Road corridor. This project will apply the preferred typical section along the corridor, analyze roadway improvement options, and identify where modifications may be needed due to constraints .

Pond & Company's design services will include:

- Traffic data collection
- Environmental screening
- Preparation of a pre-design survey database
- Evaluation of the existing bridge structure over Big Creek
- Analysis of existing and future traffic conditions
- Evaluation of roundabouts at select intersections
- Evaluation of signal control at select intersections
- Detailed concept layout based on the preferred typical section
- Evaluation of bridge replacement alternatives

- Preparation of an opinion of probable cost.

- Pond & Company, at the direction of Community Development, has developed and iterated upon typical section alternatives based upon feedback from stakeholder meetings held by City staff. Thus, the Department of Public Works requested a proposal for these design services from Pond & Company, an on-call provider for engineering services for the City. Staff reviewed Pond & Company's proposal and found their rates and allocated hours for the various design tasks to be reasonable and in line with industry standards. City staff will review Pond & Company's invoices to verify that the hours being billed to each task accurately represent the progress made for each billing period.
- Once a notice to proceed is issued, the work is anticipated to be complete within five months.

Public Comment

None

- ❖ *Council Member Owens offered a motion to approve Pond & Company's proposal in an amount not to exceed \$283,033.00 for data gathering and concept design of Webb Bridge Road and Academy Street Bike/Ped/Operational Improvements and authorize the Mayor to execute all necessary documents.*

- *The motion was seconded by Council Member Gilvin*
- *Motion approved unanimously 7-0*

C. Certification of 2017 City of Alpharetta General Election Results

- City Attorney, Sam Thomas, read the Resolution aloud declaring the Results from the 2017 City of Alpharetta General Election Results

Public Comment

None

- ❖ *Council Member Gilvin offered a motion to adopt the Resolution*

- *The motion was seconded by Council Member Kennedy*
- *Motion approved unanimously 7-0*

D. Resolution Approving Memorandum of Mediated Settlement Agreement (Fulton Co. et al v. Drivetime Car Sales Company, et.al.)

- City Attorney, Sam Thomas, explained that the Resolution was in regard to a mediated settlement concerning sales tax generated on the sale of vehicles titled in Fulton County
- Mr. Thomas read the Resolution aloud

Public Comment

None

❖ *Council Member Owens offered a motion to adopt the Resolution*

- *The motion was seconded by Council Member Kennedy*
- *Motion approved unanimously 7-0*

VIII. WORKSHOP

A. Downtown Parking Management Plan Update- Pay in Lieu Fee Recommendations

- Joel Mann, consultant with Stantec, came forward to present a Downtown Alpharetta Parking Study
- Mr. Mann fielded questions posed by Mayor and Council
- This item will come forward for further discussion and consideration at a later date

IX. PUBLIC COMMENT

None

X. REPORTS

- Council Member Binder announced:
 - o Community Conversation forum on the Educational Farm will be held tomorrow evening at 6:30 pm at City Hall
 - o The City of Alpharetta's Tree lighting event is this Saturday at 4 pm
 - o Rotary club of North Fulton recently partnered with the Department of Public Works and the Recreation and Parks Department at the 'serenity area' at North Park to add in more trees

XI. ADJOURNMENT

❖ *Mayor Belle Isle adjourned the meeting at 8:57 PM*

Respectfully submitted,



Coty Thigpen

City Clerk



City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: December 4, 2017

I. AGENDA ITEM TITLE: V-17-21 55 & 61 ROSWELL STREET

NOTE: CONSIDERATION OF THIS CASE HAS BEEN POSTPONED TO THE DECEMBER 11, 2017 CITY COUNCIL MEETING.

CONSIDERATION OF VARIANCE REQUESTS TO REDUCE PARKING REQUIREMENTS AND TO INCREASE THE BUILDING HEIGHT TO ALLOW FOR THE CONSTRUCTION OF A 56,000 SQUARE FOOT MIXED-USE BUILDING. THE PROPERTY IS LOCATED AT 55 & 61 ROSWELL STREET AND ARE LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOT 1269, 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:



City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: December 4, 2017

I. AGENDA ITEM TITLE: PH-17-36 PERLING/SOUTH MAIN & DEVORE

CONSIDERATION OF A REQUEST TO CHANGE PREVIOUS CONDITIONS OF ZONING TO REDUCE THE DENSITY, CHANGE RESIDENTIAL PRODUCT AND SITE PLAN MODIFICATIONS. THE PROPERTY IS LOCATED AT 13 SOUTH MAIN STREET AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOTS 693, 694, 695 & 696, 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Council Agenda Report, Exhibit A, FLUP Map, Zoning Map, Aerial Map, Location Map, Color Site Plan, Proposed Master Site Plan, Proposed Civic Site Plan, Proposed Elevation Concepts, Proposed Residential Product, Previously Approved Master Rezoning Plan, Previously Approved Site Plan, Previously Approved Phased Parking Plan, Previously Approved Commercial Plan, Previously Approved Civic Space Plan, Application



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: PH-17-36 PERLING/SOUTH MAIN & DEVORE

CITY COUNCIL:

DECEMBER 4, 2017

II. RECOMMENDATION:

Approve PH-17-36 Perling/South Main & Devore, subject to the following conditions:

1. The property to be rezoned shall have a "DT-MU" zoning classification.
2. Property shall be developed substantially in accordance with the submitted plan prepared by PEC, Inc., updated 11/16/2017, with heavily amenitized seating areas, final approval by Staff. However, lot yield depicted is not guaranteed and subject to meeting all City Code requirements and conditions of zoning.
3. Architectural style of all buildings, including existing building to remain, shall be Mercantile/warehouse or shall meet the architectural and building design requirements of the Alpharetta Downtown Code. Non-residential and mixed-use buildings shall be approved by the Design Review Board and residential buildings shall be approved by Staff. Townhome buildings shall have flat roofs. Existing building shall be renovated in the Mercantile/warehouse style and shall be completed no later than the Certificate of Occupancy of the 2nd restaurant building. Existing building shall have at least 1 point of public access from the rear of the building and shall be split with pedestrian access as depicted.
4. Development regulations shall be as follows:
 - a. ~~Office – Maximum of 61,500 square feet. Building height shall be limited to 4 stories or 60 feet, whichever is less.~~
 - b. Retail/Restaurant/Brewery/Office – A maximum of 60,200 square feet of retail/restaurant/brewery/office use shall be permitted. A minimum 12,000 square foot and maximum 25,000 square foot shall be permitted to be a craft brewery. No more than two free standing restaurant buildings and one free standing retail/restaurant building shall be permitted. Freestanding retail/restaurant buildings shall be a minimum height of 18'. All restaurant uses shall include outdoor seating areas (min. 25% of space occupied by restaurants), including at least one building with rooftop dining. No drive-thru restaurants shall be permitted.
 - c. ~~'For Rent' Residential – Maximum of 129 'For Rent' dwelling units in accordance with UDC 'For Rent' requirements shall be permitted. Maximum continuous building height shall be 4 stories or 60 feet, whichever is less. Maximum continuous building façade along the public right of way shall be 200 feet with a minimum landscaped garden separation of 50 feet between building walls. No more than 50% of the units may be two (2) bedroom units. 'For Rent' units shall be constructed concurrently with retail/restaurant, craft brewery, 'For Sale' residential and 35,200 square feet of office development. A Certificate of Occupancy shall not be issued for rental units until 35,200 square feet of office and minimum 12,000 square foot craft brewery has been constructed. The units shall be part of a mixed-use development incorporating retail, brewery, 'For Sale' residential units, connection to a neighborhood grocery, restaurant, and office. 'For Rent' units shall have first class amenities, which shall include a private pool, fitness center, secure gated parking, resident's lounge, business center, on-site management office and secure elevator access. The two sides of the ground floor of the apartment building facing Devore Road and the park area will contain a mix of commercial and residential ("live work") space.~~

~~The commercial space shall contain at least 5,000 Square Feet and may include the leasing office, business center, fitness center and club room which serves the apartments. The residential ground floor units which face Devore Road and the park area ("live-work") will offer workspace with living quarters and shall be designed in a way to activate the streetscape by providing direct access to these units with a covered awning over a landing and/or stooped entryway. All ground floor residential units shall be oriented to the sidewalk, provide individual unit entrance from the exterior of the building, provide individual stoops or porches, and provide a minimum of one ground floor window facing the sidewalk. If the existing shopping center has not been demolished by 12-31-19, applicant shall dedicate the office site fronting South Main as civic or amenity space.~~

- d. 'For-Sale' Residential –Up to 138 'For-Sale' Attached (townhome, semi-detached, and/or condominium) and Detached units shall be developed. 'For-Sale' townhomes, semi-detached, and detached product shall be oriented to Devore Road and/or the multi-use path and shall be rear-loaded. All other interior townhomes, semi-detached and detached product may be oriented to the internal driveway/street and may be permitted parking between the driveway/street and the residential structure.
- e. ~~Parking Decks –Maximum of 4 levels or 60 feet plus basement level, whichever is less. Parking decks visible from South Main Street and Devore Road shall be treated with comparable materials and finishes as the buildings they serve. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the Design Review Board.~~
5. Density shall be limited to a maximum of 10.7 dwelling units per acre.
6. All residential units along Devore Road shall be oriented to the street with their front door facing Devore Road. Side elevations facing Devore Road shall have the same level of architectural detail and materials as the front elevation and shall appear to face the street. Elevations shall be substantially brick as depicted and all corner units shall be 3 sided brick.
7. Visible privacy fence shall be prohibited along Devore Road and the multi-use path.
8. A minimum 10 foot undisturbed buffer, heavily planted where sparse, and 15 foot graded/landscaped setback shall be provided adjacent to the east and north between residential and commercial. A sidewalk shall be required within the 15' graded/landscaped buffer or elsewhere as approved by staff. 5' path to neighborhood grocery may be placed within the landscape buffer. A 10' heavily planted landscape strip shall be provided between commercial uses and Dogwood Square along the multi-use path.
9. Impacts to off-site trees shall be minimized. Property owner(s) of off-site trees shall be notified of any encroachment greater than 20% or as directed by the City Arborist. This notification shall include a letter from the project Arborist detailing the extent of the encroachment and possible outcomes.
10. Pedestrian-scale lighting and amenities shall be required throughout the development.
11. The site shall provide a proportionate amount of civic and amenity space based on the density approved above the maximum 10 dwelling units per acre permitted in the DT-MU zoning district (a density of 10.7 du/ac would warrant 1.38 acres of civic space and 1.38 acres of amenity space). A minimum of 1 acre of civic space shall be set aside as passive green area adjacent to the multi-use path between the commercial and residential areas of the site.
12. Dedicate a minimum 15' public access easement to the City and construct a 12' multi-use path as depicted on the site plan with final location approved by Staff. Multi-use path shall be accessible and constructed of concrete, including an entrance gateway/arch on Devore Road, landscaping, low-level path lighting, seating areas, useable greenspaces, and bike share station as approved by Staff. Park impact fee credits shall be provided to the developer for improvements within the public access easement.
13. The frontage of South Main Street shall be developed with a minimum 2,000 square foot civic space and shall incorporate seating, and decorative Downtown Alpharetta Entrance sign with final approval by DRB. Applicant shall include a minimum of 2 original sculptures located at prominent locations within the development. Sculptures and locations shall be approved by Staff and the local Art Committee. A minimum of 1 sculpture shall be a minimum of 15' in height and installed prior to the issuance of the first CO.
14. A minimum 5' accessible path shall be provided from the project site to the property of the Walmart Neighborhood Market at the northeast corner of the site where the properties abut as approved by Staff.

15. All buildings along South Main Street and Devore Road shall face those streets or appear to face those streets. No backside of buildings or "back of house" functions (such as loading or dumpster area), shall be visible from those streets.
16. Alcohol license distance requirements from residential development shall be waived.
17. A rooftop amenity area shall be required and shall count toward required amenity space.
18. Civic spaces shall include decorative hardscape consisting of pavers or other materials approved by Staff, as well as green areas. Landscaping shall be required in the civic space in well-defined planting beds and trees in tree wells as approved by Staff. A bocce ball court, or an alternative outdoor recreational feature shall be required within an area designated civic space as approved by Staff.
19. Pedestrian connections shall be provided between buildings and across roadways within the development. Pedestrian crossings throughout development shall be ramped and the surface materials shall be brick pavers, cobblestones or architecturally treated concrete products as approved by Staff.
20. Detention facilities shall not be visible from South Main Street or Devore Road, except as a decorative water feature approved by Staff.
21. The developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development. A bus drop-off area with shelter and dedicated lane shall be incorporated into the plan design along South Main Street or at an alternative location acceptable to MARTA. Developer shall work in good faith with MARTA to add the development to city bus routes in order to assist with transportation service for employees.
22. Developer shall dedicate right-of-way for the realignment of Devore Road, per the GDOT design. The developer shall improve the south side of South Main Street, per the GDOT design. Roadway improvements needed for the realignment of Devore Road shall be eligible for road impact fee credits, per the GDOT design. Public right of way along the north side of Devore shall be dedicated to the back of sidewalk.
23. New driveways on Devore Road shall align with existing intersections where practical. Intersection configuration and final design to be approved by Staff.
24. Awnings shall be provided on buildings at street level where reasonably appropriate as determined by Staff in order to protect pedestrians from inclement weather. Awnings may encroach into the right-of-way per the Alpharetta Downtown Code.
25. Streets within the development shall be private.
26. All new on-site utilities shall be located underground, subject to utility provider consent and approval.
27. Provide detailed street planting for South Main Street and Devore Road. Landscape plan shall have trees planted on each side of the sidewalk, including pedestrian lights and shall be approved by Staff at Land Disturbance Permit.
28. South Main Street and Devore Road streetscape shall meet the requirements in the Downtown Code and shall incorporate tree wells, pedestrian lighting, landscaping and brick-banded sidewalk as approved by Staff.
29. The new driveway leading to the commercial area shall have street trees, pedestrian lighting and landscaping as approved by Staff.
30. ~~Prior to the first Certificate of Occupancy for residential use, improve the intersection at South Main Street and the realigned Devore Road to include the following: westbound left and right turn lanes; southbound left turn lane; and, signalize the intersection. Intersection design to be approved by staff.~~
31. Provide a raised brick paver crosswalk, or alternative design approved by Staff, across Devore Road with direct access to the multi-use trail as approved by Staff.
32. Rooftop signs shall be permitted subject to Staff approval.
33. ~~'For Rent' residential entitlement shall be extinguished, if a building permit for 'For Rent' residential has not been issued by 1/23/2019.~~

New Conditions:

34. If the property is subdivided between the commercial tract and the residential tract, there shall be no additional requirements for setbacks, landscape strips, or any improvement setbacks to be installed along new property line.

35. Surface parking shall be fully screened from South Main Street and Devore Road. Screening shall include berm and/or low wall and heavy landscaping, as approved by Staff.
36. On-street parallel parking shall not exceed more than 3 spaces without a tree island.
37. Parking in excess of 120% of the Downtown Parking Requirements shall be pervious paving materials.
38. Surface parking, existing and new, shall meet all UDC requirements. Parking islands shall include tree, shrubs and ground cover as approved by Staff.
39. Single-family detached lots shall have a minimum lot size of 2,500 square feet and lots may include the adjacent private street.
40. A minimum 1,500 square foot building with pitched green roof and outdoor seating, similar to building depicted in Exhibit A, shall be required at the corner of South Main Street and Devore Road, between the street and surface parking.
41. A minimum 10' landscape strip shall be required along South Main Street and Devore Road, exclusive of parking and any overhead and underground utilities.
42. All buildings shall have entrances facing the common courtyard areas.
43. All 'back of house' functions shall be fully screened from the public view, as approved by Staff.

III. REPORT IN BRIEF:

The applicant, The Providence Group, requests a change to previous conditions of zoning on a 12.91-acre property approved for a mixed-use development. The requested changes would remove the previously approved 'For-Rent' units, increase the number of 'For-Sale' units, decrease the overall residential and non-residential density, remove the requirement for the developer to construct the Devore Road realignment and allow for site plan modifications. The subject property is located at 13 South Main Street, north of Devore Road and east of South Main Street.

DISCUSSION

The submitted request, if approved, will allow for changes to previous conditions of zoning related to the Perling mixed-use development at South Main Street and Devore Road. The proposed changes would remove the previously approved 'For-Rent' units, increase the number of 'For-Sale' units, decrease the overall residential and non-residential density, remove the requirement for the developer to construct the Devore Road realignment and allow for site plan modifications. The applicant is requesting changes to the previous conditions of zoning due to issues meeting concurrency requirements while accommodating existing leases on the property. The subject property is located at 13 South Main Street, north of Devore Road and east of South Main Street.

The property was approved on January 23, 2017 for a rezoning, conditional use and variances to allow a mixed-use development, including office, retail/restaurant, brewery, and 'For-Sale' and 'For-Rent' residential on 12.91 acres. As shown below, the applicant proposes the following changes to previous conditions of zoning related to file Z-16-13/CU-16-20/V-16-27 TPA Perling/13 South Main Street/DT-MU (Strike through = Delete, Underline = Add):

2. Property shall be developed substantially in accordance with the submitted plan prepared by ~~TSW~~ PEC, Inc., dated ~~1/10/2017~~ 10/25/2017, with heavily amenitized seating areas, final approval by Staff. However, lot yield depicted is not guaranteed and subject to meeting all City Code requirements and conditions of zoning.
4. Development regulations shall be as follows:
 - a. ~~Office—Maximum of 61,500 square feet. Building height shall be limited to 4 stories or 60 feet, whichever is less.~~

- ~~b. Retail/Restaurant/Brewery/Office – A maximum of 29,350 60,200 square feet of retail/restaurant/brewery/office use shall be permitted. A minimum 12,000 square foot and maximum 25,000 square foot shall be permitted to be a craft brewery. No more than two free standing restaurant buildings and one free standing retail/restaurant building shall be permitted. Freestanding retail/restaurant buildings shall be a minimum height of 18'. All restaurant uses shall include outdoor seating areas (min. 25% of space occupied by restaurants), including at least one building with rooftop dining. No drive thru restaurants shall be permitted.~~
 - ~~c. 'For Rent' Residential – Maximum of 129 'For Rent' dwelling units in accordance with UDC 'For Rent' requirements shall be permitted. Maximum continuous building height shall be 4 stories or 60 feet, whichever is less. Maximum continuous building façade along the public right of way shall be 200 feet with a minimum landscaped garden separation of 50 feet between building walls. No more than 50% of the units may be two (2) bedroom units. 'For Rent' units shall be constructed concurrently with retail/restaurant, craft brewery, 'For Sale' residential and 35,200 square feet of office development. A Certificate of Occupancy shall not be issued for rental units until 35,200 square feet of office and minimum 12,000 square foot craft brewery has been constructed. The units shall be part of a mixed-use development incorporating retail, brewery, 'For Sale' residential units, connection to a neighborhood grocery, restaurant, and office. 'For Rent' units shall have first class amenities, which shall include a private pool, fitness center, secure gated parking, resident's lounge, business center, on-site management office and secure elevator access. The two sides of the ground floor of the apartment building facing Devore Road and the park area will contain a mix of commercial and residential ("live work") space. The commercial space shall contain at least 5,000 Square Feet and may include the leasing office, business center, fitness center and club room which serves the apartments. The residential ground floor units which face Devore Road and the park area ("live work") will offer workspace with living quarters and shall be designed in a way to activate the streetscape by providing direct access to these units with a covered awning over a landing and/or stooped entryway. All ground floor residential units shall be oriented to the sidewalk, provide individual unit entrance from the exterior of the building, provide individual stoops or porches, and provide a minimum of one ground floor window facing the sidewalk. If the existing shopping center has not been demolished by 12-31-19, applicant shall dedicate the office site fronting South Main as civic or amenity space.~~
 - d. 'For-Sale' Residential –Up to 78 138 'For-Sale' Attached (townhome, semi-detached, and/or condominium) and Detached units shall be developed. 'For-Sale' townhomes, semi-detached, and detached product shall be oriented to Devore Road and/or the multi-use path and shall be rear-loaded. All other interior townhomes, semi-detached and detached product may be oriented to the internal driveway/street and may be permitted parking between the driveway/street and the residential structure.
 - ~~e. Parking Decks – Maximum of 4 levels or 60 feet plus basement level, whichever is less. Parking decks visible from South Main Street and Devore Road shall be treated with comparable materials and finishes as the buildings they serve. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the Design Review Board.~~
5. Density shall be limited to a maximum of ~~16.03~~ 10.7 dwelling units per acre.
 11. The site shall provide a proportionate amount of civic and amenity space based on the density approved above the maximum 10 dwelling units per acre permitted in the DT-MU zoning district (a density of ~~19.36~~ 10.7 du/ac would warrant ~~2.6~~ 1.38 acres of civic space and ~~2.6~~ 1.38 acres of amenity space). A minimum of 1 acre of civic space shall be set aside as passive green area adjacent to the multi-use path between the multi-family building and the 'For-Sale' residential.
 12. Dedicate a minimum 15' public access easement to the City and construct a 12' multi-use path as depicted on the site plan with final location approved by Staff. Multi-use path shall be accessible and constructed of concrete, including an entrance gateway/arch on Devore Road, landscaping, low-level path lighting, seating areas, useable greenspaces, and bike share station as approved by Staff. Multi-use Path along rear and side

property line adjacent to the commercial uses is subject to obtaining a grading easement from the adjacent property owners. If not obtained, path may be relocated. Park impact fee credits shall be provided to the developer for improvements within the public access easement.

13. The frontage of South Main Street shall be developed with a minimum 2,000 square foot civic space and shall incorporate seating, decorative Downtown Alpharetta Entrance sign, and a focal point feature (sculpture) with final approval by DRB. Applicant shall include a minimum of 2 original sculptures located at prominent locations within the development. Sculptures and locations shall be approved by Staff and the local Art Committee. A minimum of 1 sculpture shall be installed prior to the issuance of the first commercial CO.
- ~~17. As depicted in the rendering prepared by TSW, a green roof and a rooftop amenity area shall be required and shall count toward required amenity space.~~
22. Developer shall ~~improve~~ dedicate the realignment right of Devore Road, per the GDOT design. The developer shall improve the south side of South Main Street, per the GDOT design. Roadway improvements needed for the realignment of Devore Road shall be eligible for road impact fee credits, per the GDOT design. Public right of way along the north side of Devore shall be dedicated to the back of sidewalk.
- ~~29. The new street corridor leading to the parking decks shall have street trees, pedestrian lighting and landscaping as approved by Staff.~~
- ~~30. Prior to the first Certificate of Occupancy for residential use, improve the intersection at South Main Street and the realigned Devore Road to include the following: westbound left and right turn lanes; southbound left turn lane; and, signalize the intersection. Intersection design to be approved by staff.~~
- ~~33. 'For Rent' residential entitlement shall be extinguished, if a building permit for 'For Rent' residential has not been issued by 1/23/2019.~~
- ~~34. If the property is subdivided between the commercial tract and the residential tract, there will be no additional requirement for setbacks, landscape strips, or any improvement setbacks to be installed along new property line.~~

SITE PLAN ANALYSIS

The applicant's proposed site plan represents a significant change from the approved zoning plan. The primary differences include removal of the 'For-Rent' building and associated parking deck, removal of the proposed brewery, retail and office buildings and associated parking deck, addition of 'For-Sale' product where the 'For-Rent' building was previously shown, and reuse of the existing Greenbean Exchange building and associated surface parking. The site plan now depicts 60,200 square feet of retail/restaurant use in four (4) buildings and 138 'For-Sale' units, including a mix of townhomes and single-family detached homes. The table below provides a comparison of the approved zoning plan versus the applicant's proposed site plan.

Comparison – Original vs. Proposed Site Plan

	Original (Approved)	New (Proposed)
Site Acreage	12.91 acre	12.91 acres
Commercial/Office	29,350 SF/61,500 SF	60,200 SF (Total)
'For-Sale' Residential	78 units	138 units
'For-Rent' Residential	129 units	0 units
Density	16.03 dus/acre	10.7 dus/acre
Civic Space	20.3% (2.6 acres)	11% (1.4 acres)
Amenity Space	20.3% (2.6 acres)	11% (1.4 acres)
Parking	Parking Deck	Surface Parking

Two (2), 2-story retail/restaurant buildings are oriented to the middle of the site and in front of the existing Greenbean Exchange building. The Greenbean Exchange is shown to be divided into two (2) buildings with a common courtyard running down the middle of the commercial area and between the commercial buildings. Parking surrounds the buildings, with parking depicted between the street and the buildings. If approved, a commercial building should be placed at the corner of South Main Street and Devore Road.

The site plan depicts 58 single-family detached homes and 80 stacked townhomes. 28 of the single-family detached homes are front-loaded and the remaining units are all rear-loaded. Single-family detached homes have two (2) car garages, while stacked townhomes have one (1) car garages. The minimum lot size of single-family detached lots is 2,500 square feet.

The Unified Development Code (UDC) requires one (1) parking space per bedroom up to two (2) bedrooms plus 0.15 parking spaces for guests for 'For-Sale' single-family uses. 34 guest spaces are provided within the residential area of the site. The 58 single-family detached homes and Units 1-5 of the stacked townhomes have shallow driveways that would not allow for parking. Sufficient parking is provided in garages, driveways and guest/on-street parking to support the proposed residential uses.

The applicant's site plan depicts 185 surface parking spaces associated with the commercial area. However, the Alpharetta Downtown Code requires one (1) parking space per 500 square feet for retail, restaurant, and brewery. Based on 60,200 square feet of retail/restaurant use, the site would generate a need for 120 parking spaces. The Downtown Code also requires that parking in excess of 120% of the Downtown parking requirement be provided in pervious paving materials, which includes on-street parking spaces. If approved, staff recommends that parking be setback at least 20' from South Main Street and Devore Road.

The applicant's site plan depicts open space at a few locations throughout the property, including 1.42 acres of civic space. Civic space may include a park, plaza, square, pocket park, or playground, but may not include stormwater facilities and required landscape areas. Civic courtyards are depicted at the corner of South Main Street and Devore Road and at the commercial project entrance on Devore Road. Common courtyard areas are provided between buildings to create the effect of an alley, similar to Parson's Alley in Duluth, Georgia.

The site plan indicates that 1.42 acres of amenity space will be provided on the site. Amenity space are unenclosed areas of at least 100 square feet for use by occupants or patrons of a development and may include, rooftop decks, balconies, patios and porches, outdoor dining areas, pool areas, athletic courts, yards and gardens, hardscape areas for pedestrian enjoyment, and wooded areas. The applicant's site plan reflects a 54% reduction in overall open space from the previously approved plan, which is attributed to the reduction in density, as well as keeping the existing Greenbean Exchange building and associated surface parking lot.

ARCHITECTURAL RENDERINGS

A previous condition of zoning required Mercantile/warehouse architecture or an approved style in the Alpharetta Downtown Code. If approved, the existing building to remain should be renovated in the Mercantile/warehouse style.

As proposed, the applicant intends to keep the existing 1-story Greenbean Exchange building and rehab it. A previous condition of zoning on the property required all buildings to be Mercantile/warehouse style or an architectural style permitted in the Downtown Code. The building was constructed in 1973 and is currently 55,973 square feet. The applicant intends to split the existing building and add a mezzanine level, reducing the overall size of the building to 44,200 square feet. The renovation of the building will be critical to ensure the success of the project. If approved, conditions are recommended requiring a rooftop amenity and outdoor seating/gathering areas in association with the building rehab.

CONCURRENCES

City Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request for change to previous conditions of zoning. The removal of the 'For-Rent' units would further the City's goal of achieving no more than 32% 'For-Rent' units. The site plan layout is trying to emulate Parson's Alley in Duluth, including a central linear courtyard with commercial buildings on either side. However, the orientation of the buildings to the middle of the site places surface parking between the streets and the buildings. If approved, conditions are recommended requiring additional open space, a commercial building at the corner, screening of surface parking and architectural requirements for the renovation of the existing building.

CITIZEN PARTICIPATION PLAN

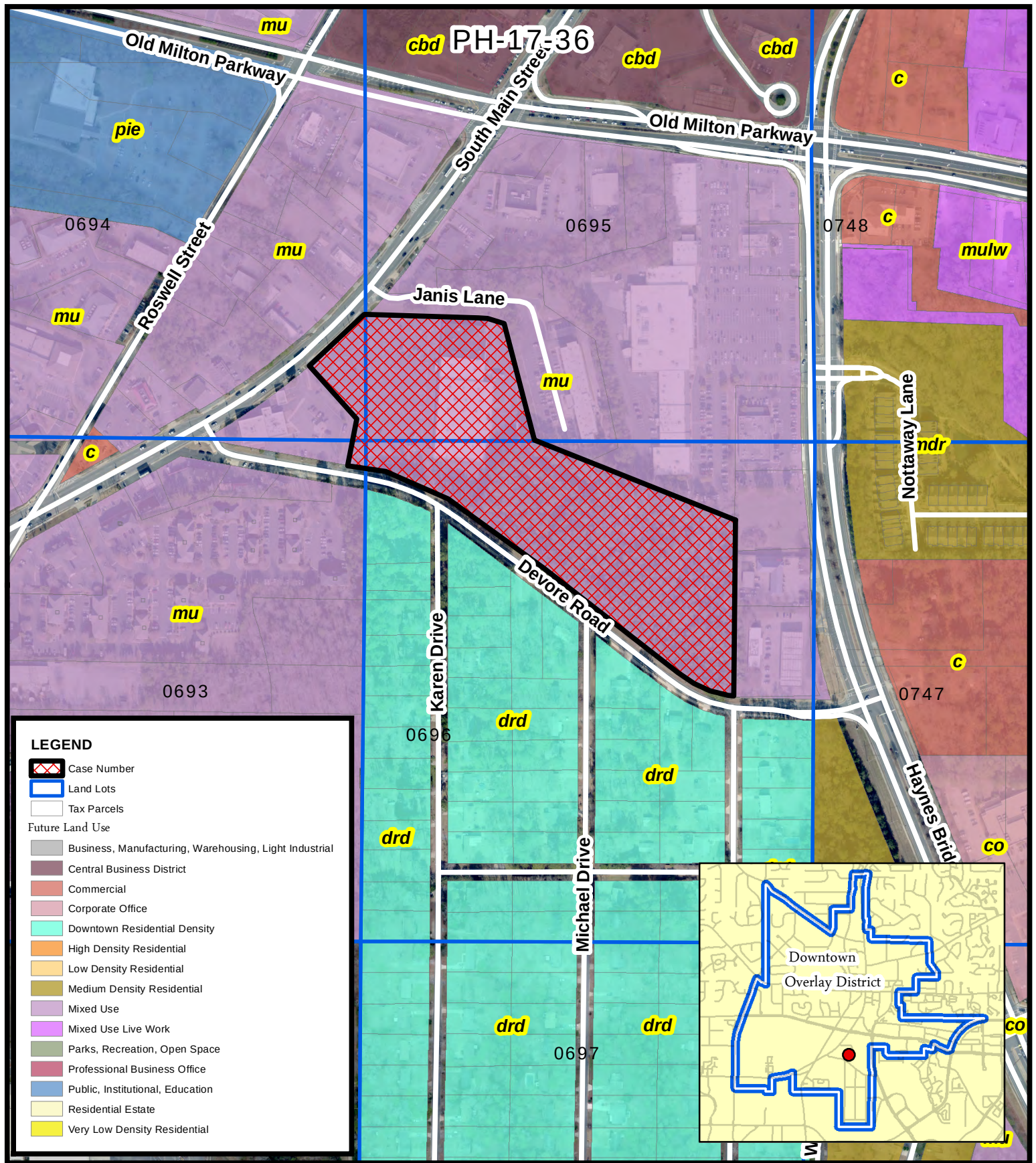
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

IV. ATTACHMENTS:

- Site/Civic Plans
- Renderings

EXHIBIT A

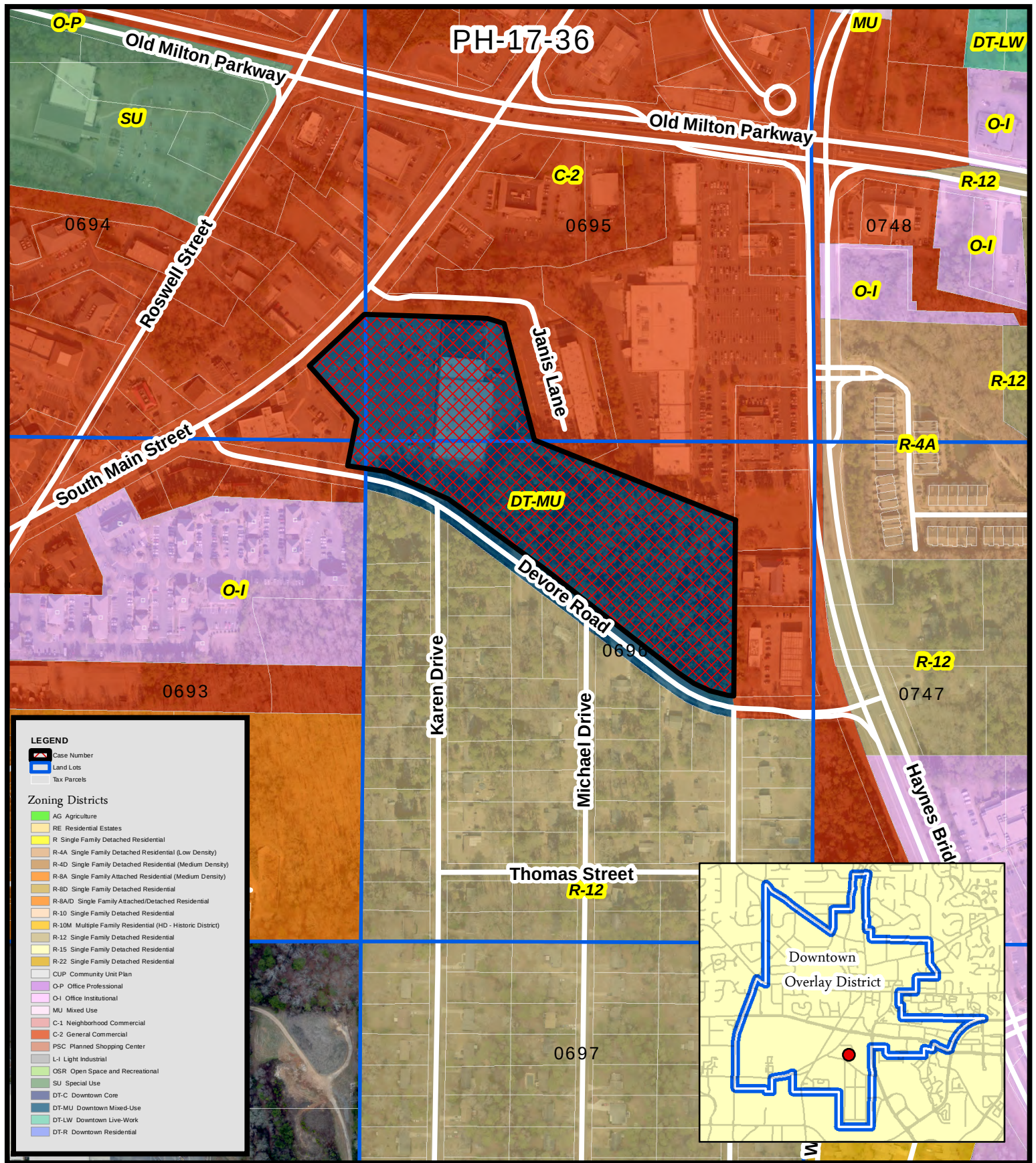




Future Land Use Perling / South Main

PH-17-36
D/LL: 1/2/693, 694, 695, 696
CC Date: 12/04/17

Location Map Provided by:
Community Development - GIS

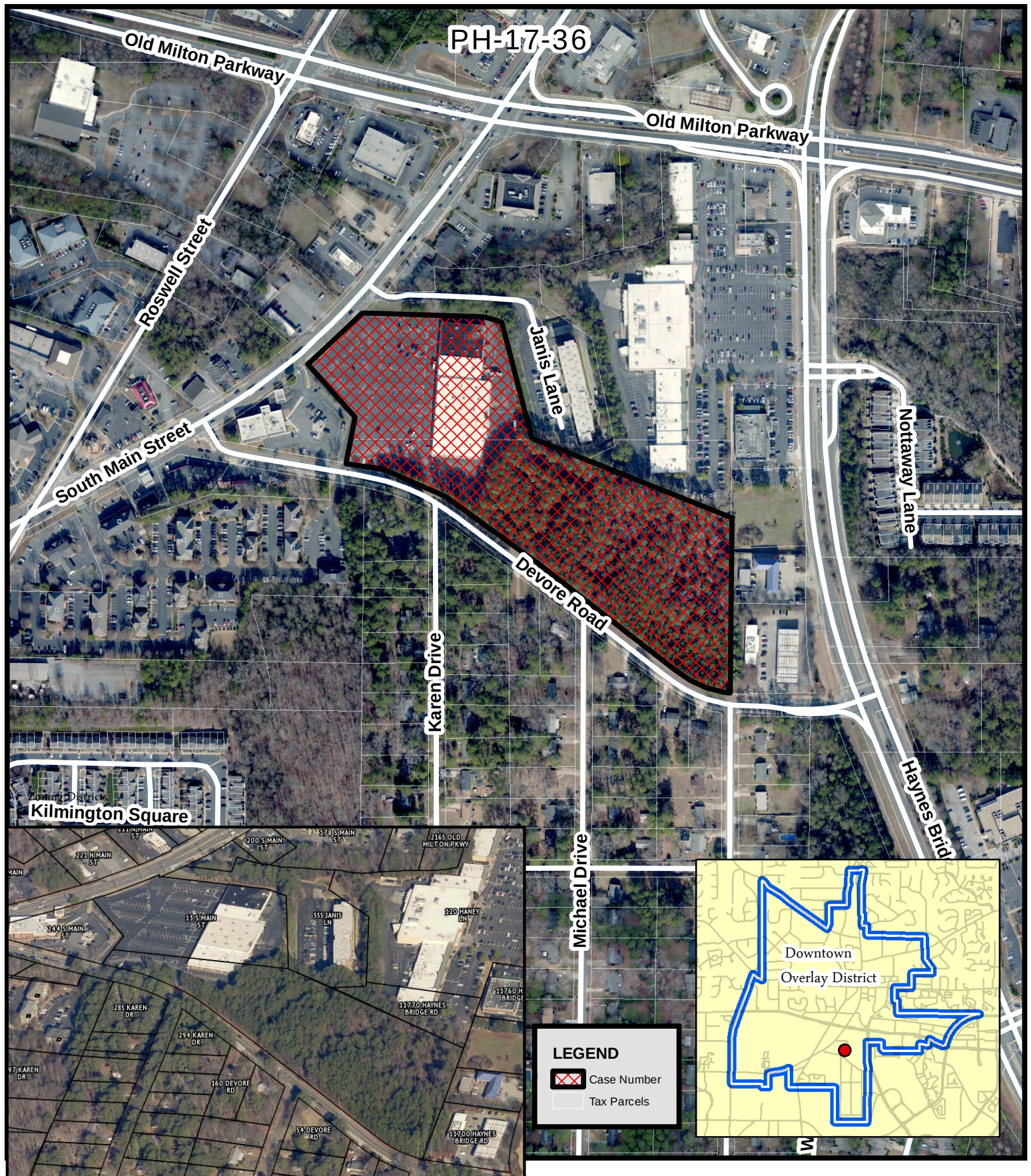


Zoning Map Perling / South Main

PH-17-36
D/LL: 1/2/693, 694, 695, 696
CC Date: 12/04/17



Location Map Provided by:
Community Development - GIS



PH-17-36

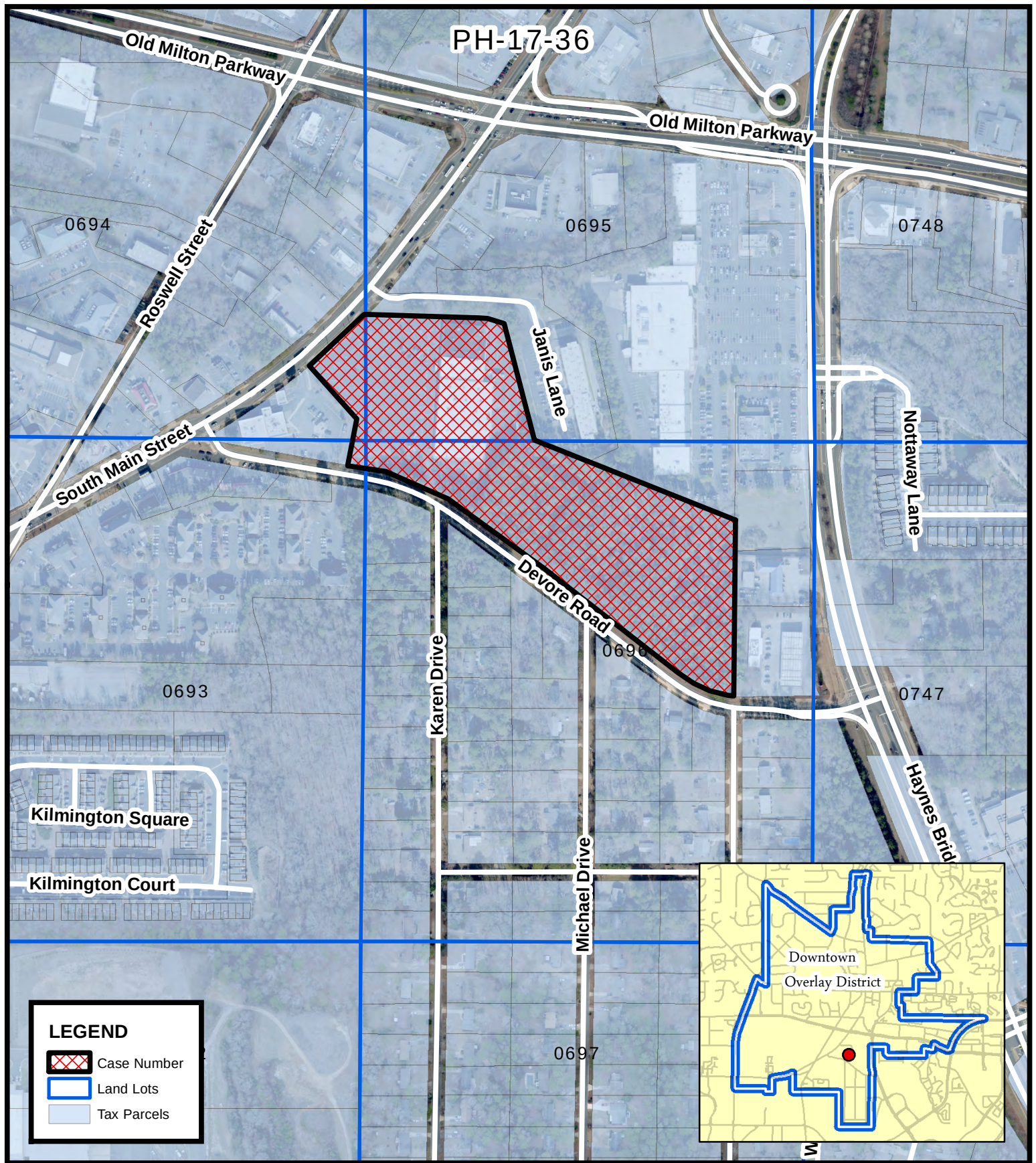
D/LL: 1/2/693, 694, 695, 696

CC Date: 12/04/17

Aerial Map Perling / South Main



Location Map Provided by:
Community Development - GIS



Location Map Perling / South Main

PH-17-36
D/LL: 1/2/693, 694, 695, 696
CC Date: 12/04/17

Location Map Provided by:
Community Development - GIS



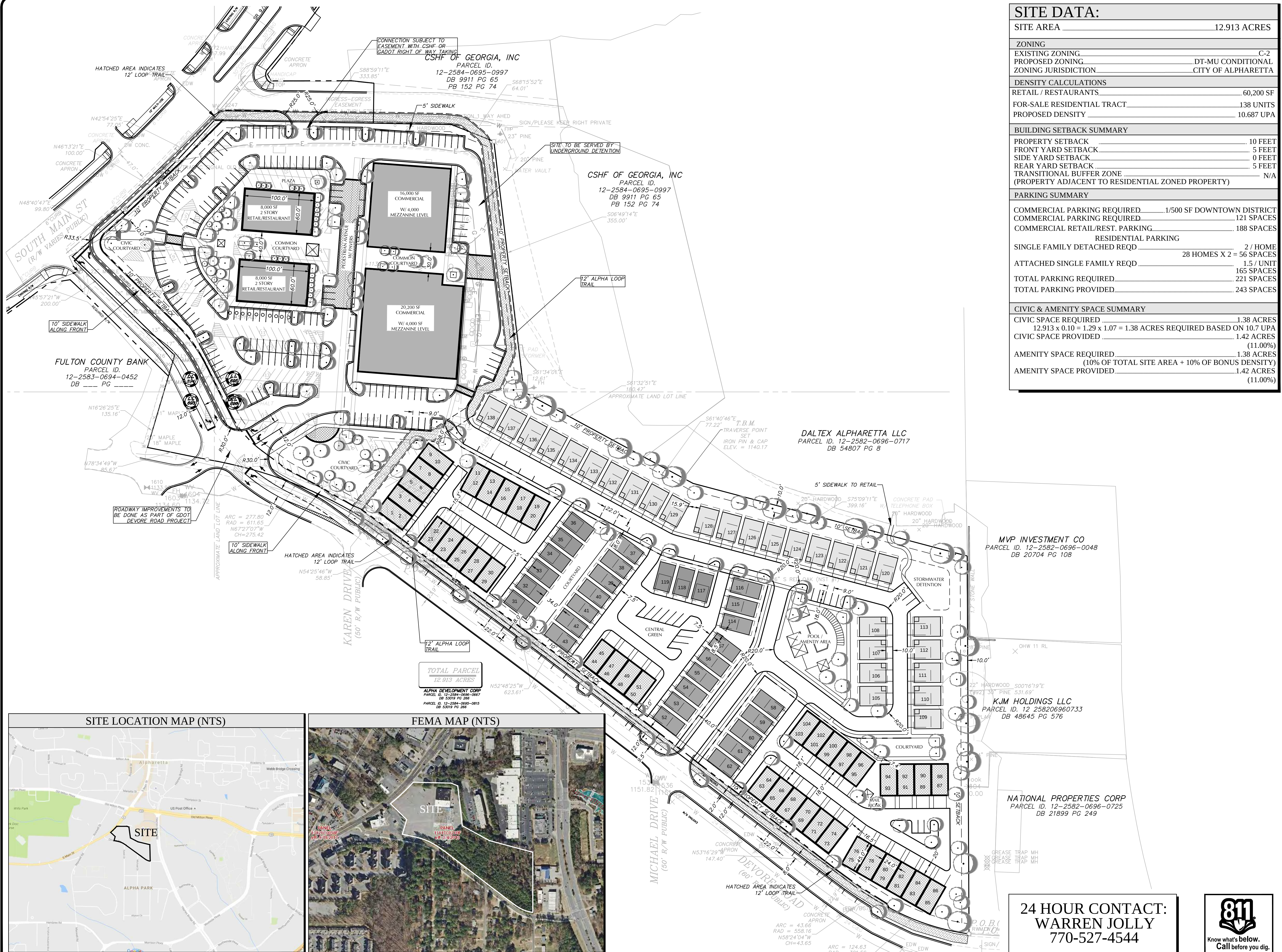
MAYFAIR MARKET

ALPHARETTA, GA

SITE PLAN

11/28/2017





SITE DATA:	
SITE AREA	12.913 ACRES
ZONING	
EXISTING ZONING	C-2
PROPOSED ZONING	DT-MU CONDITIONAL
ZONING JURISDICTION	CITY OF ALPHARETTA
DENSITY CALCULATIONS	
RETAIL / RESTAURANTS	60,200 SF
FOR-SALE RESIDENTIAL TRACT	138 UNITS
PROPOSED DENSITY	10,687 UPA
BUILDING SETBACK SUMMARY	
PROPERTY SETBACK	10 FEET
FRONT YARD SETBACK	5 FEET
SIDE YARD SETBACK	0 FEET
REAR YARD SETBACK	5 FEET
TRANSITIONAL BUFFER ZONE	N/A
(PROPERTY ADJACENT TO RESIDENTIAL ZONED PROPERTY)	
PARKING SUMMARY	
COMMERCIAL PARKING REQUIRED	1/500 SF DOWNTOWN DISTRICT
COMMERCIAL PARKING REQUIRED	121 SPACES
COMMERCIAL RETAIL/REST. PARKING	188 SPACES
RESIDENTIAL PARKING	
SINGLE FAMILY DETACHED REQD	2 / HOME
	28 HOMES X 2 = 56 SPACES
ATTACHED SINGLE FAMILY REQD	1.5 / UNIT
	165 SPACES
TOTAL PARKING REQUIRED	221 SPACES
TOTAL PARKING PROVIDED	243 SPACES
CIVIC & AMENITY SPACE SUMMARY	
CIVIC SPACE REQUIRED	1.38 ACRES
12.913 x 0.10 = 1.29 x 1.07 = 1.38 ACRES REQUIRED BASED ON 10.7 UPA	
CIVIC SPACE PROVIDED	1.42 ACRES
	(11.00%)
AMENITY SPACE REQUIRED	1.38 ACRES
(10% OF TOTAL SITE AREA + 10% OF BONUS DENSITY)	
AMENITY SPACE PROVIDED	1.42 ACRES
	(11.00%)

[illegible]

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SHEET TITLE
**MASTER REZONING
SITE PLAN**

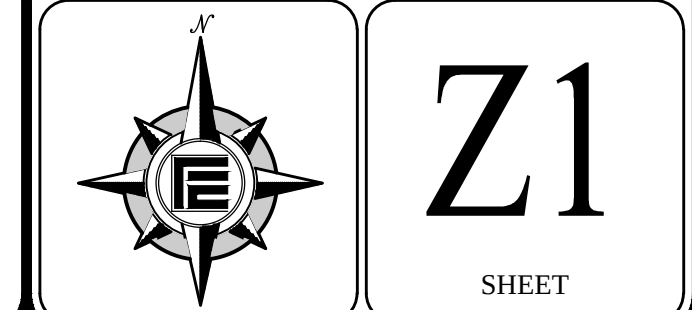


SCALE: 1" = 60'
DATE: OCT. 25, 2016
PROJECT: 16143.00A

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.



GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/27/2018



24 HOUR CONTACT:
WARREN JOLLY
770-527-4544



17 SOUTH MAIN STREET
PHONE: 678-990-9362

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350 RESEARCH COURT ■ NORCROSS, GEORGIA 30092 ■ (770) 451-2741 ■ FAX (770) 451-3915 ■ WWW.PECALLCOM

Devore Road @ Michael Drive
A Master Planned Mixed Use Community

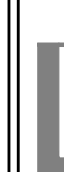
FOR
THE PROVIDENCE GROUP OF GEORGIA, LLC

11340 LAKEHFIELD DRIVE
SUITE 250
JOHNS CREEK, GEORGIA 30092
PHONE: 678-990-8562

CITY OF ALPHARETTA
FULTON COUNTY
GEORGIA

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NO.	DATE	BY	DESCRIPTION
*1	11/14/2017	kw	Updated Unit Coun
*2	11/16/2017	kw	Updated Commercia

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SHEET TITLE

CIVIC SPACE
PLAN

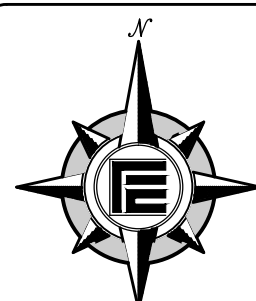


SCALE: 1" = 60'
DATE: OCT. 25, 2016
PROJECT: 16143.00A

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AND DATED WITH AN ORIGINAL SIGNATURE.



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CERTIFICATION # 0000059389 EXP. 10/27/201



Z2

SHEET

24 HOUR CONTACT:
WARREN JOLLY
770-527-4544





MAYFAIR MARKET

ALPHARETTA, GA



PROPOSED ELEVATION CONCEPTS
11/21/2017

archSTUDIO7
Architecture • Interior Design • Master Planning
www.archstudio7.com
301 N. Main Street, Suite 1201
Winston-Salem, NC 27101
336.793.9600



PROPOSED ELEVATION CONCEPTS
11/21/2017



PROPOSED ELEVATION CONCEPTS
11/21/2017



PROPOSED ELEVATION CONCEPTS
11/21/2017





DEVORE STREET SCENE ALONG ENTRY DRIVE

Scale:
10.31.17

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for: Owner
by: TSW





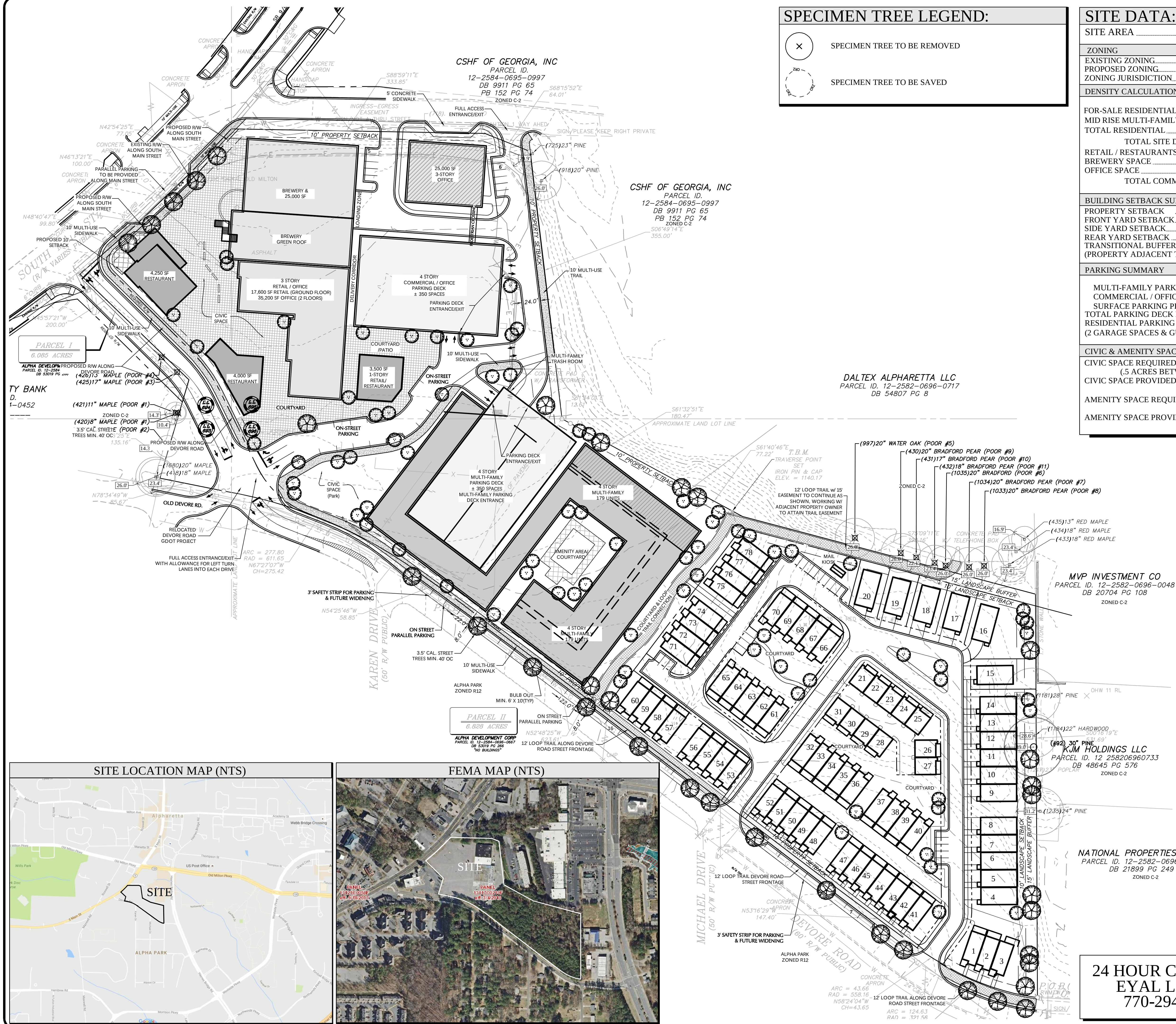
DEVORE STREET SCENE ALONG ENTRY DRIVE

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10.31.17

for: Owner
by: TSW





SITE DATA:	
SITE AREA	12.913 ACRES
ZONING	
EXISTING ZONING	C-2
PROPOSED ZONING	DT-MU CONDITIONAL
ZONING JURISDICTION	CITY OF ALPHARETTA
DENSITY CALCULATIONS	
FOR-SALE RESIDENTIAL TRACT	78 UNITS
MID RISE MULTI-FAMILY	179 UNITS
TOTAL RESIDENTIAL	257 UNITS
TOTAL SITE DENSITY	19.90 UNITS/ AC
RETAIL / RESTAURANTS	29,350 SF
BREWERY SPACE	25,000 SF
OFFICE SPACE	61,500 SF
TOTAL COMMERCIAL AREA	115,850 SF
BUILDING SETBACK SUMMARY	
PROPERTY SETBACK	10 FEET
FRONT YARD SETBACK	5 FEET
SIDE YARD SETBACK	3.5 FEET
REAR YARD SETBACK	5 FEET
TRANSITIONAL BUFFER ZONE	N/A
(PROPERTY ADJACENT TO RESIDENTIAL ZONED PROPERTY)	
PARKING SUMMARY	
MULTI-FAMILY PARKING DECK	350 SPACES
COMMERCIAL / OFFICE PARKING DECK	350 SPACES
SURFACE PARKING PROVIDED	39 SPACES
TOTAL PARKING DECK PARKING	700 SPACES
RESIDENTIAL PARKING	166 SPACES
(2 GARAGE SPACES & GUEST PARKING)	
CIVIC & AMENITY SPACE SUMMARY	
CIVIC SPACE REQUIRED	2.3 ACRES
(5 ACRES BETWEEN MULTI-FAMILY & FOR SALE RESIDENTIAL)	
CIVIC SPACE PROVIDED	2.4 ACRES
(18.5%)	
AMENITY SPACE REQUIRED	1.29 ACRES
(10% OF TOTAL SITE AREA)	
AMENITY SPACE PROVIDED	2.4 ACRES
(18.5%)	

REVISIONS:			
NO.	DATE	BY	DESCRIPTION
-1	9/30/2016	PEC	CITY COMMENTS
-2	11/23/2016	PEC	CITY COMMENTS
-3	1/10/2017	PEC	PLAN CHANGES

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SHEET TITLE

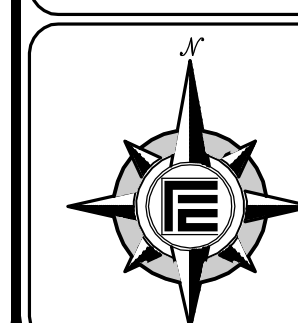
MASTER REZONING SITE PLAN

SCALE: 1" = 60'
DATE: SEPT. 1, 2016
PROJECT: 16143.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.

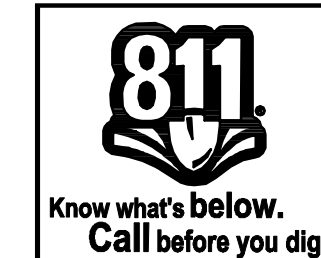


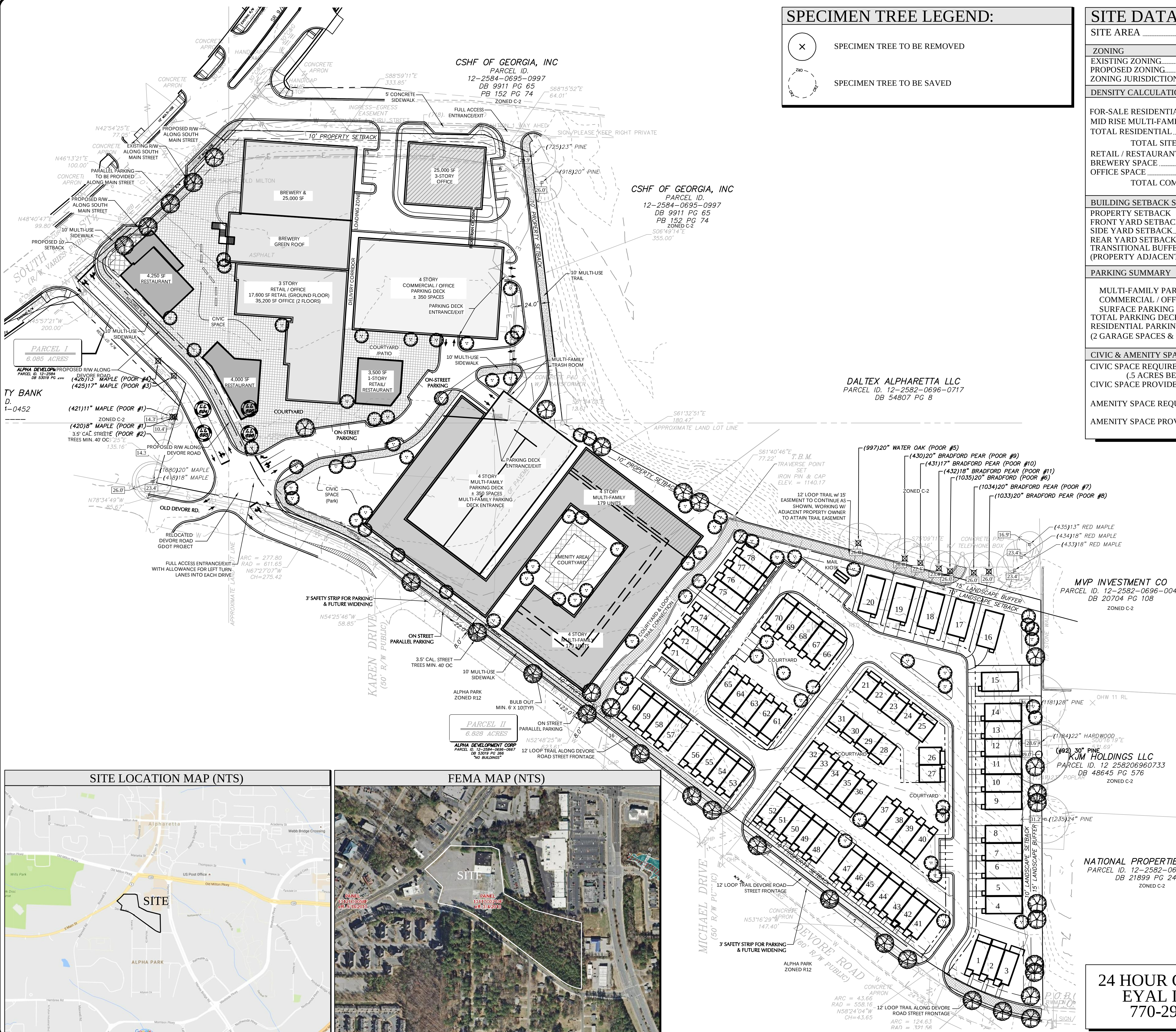
GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/27/2018



Z10

24 HOUR CONTACT:
EYAL LIVNAT
770-294-6543





SPECIMEN TREE LEGEND:

-  SPECIMEN TREE TO BE REMOVED
-  SPECIMEN TREE TO BE SAVED

SITE DATA:

SITE AREA	12.913 ACRES
ZONING	
EXISTING ZONING	C-2
PROPOSED ZONING	DT-MU CONDITIONAL
ZONING JURISDICTION	CITY OF ALPHARETTA
DENSITY CALCULATIONS	
FOR-SALE RESIDENTIAL TRACT	78 UNITS
MID RISE MULTI-FAMILY	179 UNITS
TOTAL RESIDENTIAL	257 UNITS
TOTAL SITE DENSITY	19.90 UNITS/ AC
RETAIL / RESTAURANTS	29,350 SF
BREWERY SPACE	25,000 SF
OFFICE SPACE	61,500 SF
TOTAL COMMERCIAL AREA	115,850 SF
BUILDING SETBACK SUMMARY	
PROPERTY SETBACK	10 FEET
FRONT YARD SETBACK	5 FEET
SIDE YARD SETBACK	3.5 FEET
REAR YARD SETBACK	5 FEET
TRANSITIONAL BUFFER ZONE (PROPERTY ADJACENT TO RESIDENTIAL ZONED PROPERTY)	N/A
PARKING SUMMARY	
MULTI-FAMILY PARKING DECK	350 SPACES
COMMERCIAL / OFFICE PARKING DECK	350 SPACES
SURFACE PARKING PROVIDED	39 SPACES
TOTAL PARKING DECK PARKING	700 SPACES
RESIDENTIAL PARKING (2 GARAGE SPACES & GUEST PARKING)	166 SPACES
CIVIC & AMENITY SPACE SUMMARY	
CIVIC SPACE REQUIRED (.5 ACRES BETWEEN MULTI-FAMILY & FOR SALE RESIDENTIAL)	2.3 ACRES
CIVIC SPACE PROVIDED	2.4 ACRES (18.5%)
AMENITY SPACE REQUIRED	1.29 ACRES (10% OF TOTAL SITE AREA)
AMENITY SPACE PROVIDED	2.4 ACRES (18.5%)

South Main Street at Devore Road

A Master Planned Mixed Use Community

FOR
DUKE LAND GROUP

4828 ASHFORD DUNWOODY ROAD

SUITE 400

ATLANTA, GEORGIA 30338

PHONE: 770-391-1233

LAND LOT 606, 606

12TH DISTRICT

13 SOUTH MAIN STREET

"WE PROVIDE SOLUTIONS"

PLANNERS AND ENGINEERS COLLABORATIVE
SITE PLANNING LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND SURVEYING
350 RESEARCH COURT NORTHCROSS, GEORGIA 30092 (770)451-2241 FAX (770)451-3915 WWW.PEACATL.COM

REVISIONS:

NO.	DATE	BY	DESCRIPTION
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SHEET TITLE
MASTER REZONING
SITE PLAN

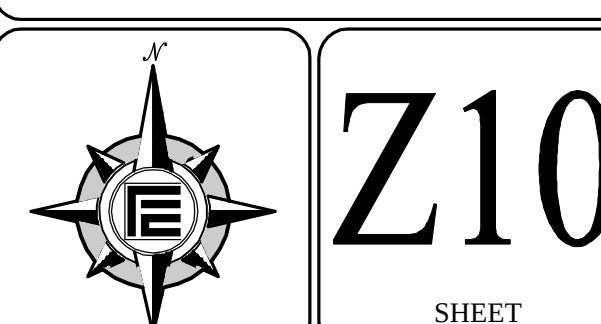


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GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 000059389 EXP. 10/27/2018



24 HOUR CONTACT:
EYAL LIVNAT
770-294-6543



Diagram illustrating the removal of specimen trees:

- SPECIMEN TREE TO BE REMOVED:** A solid circle with an 'X' inside.
- SPECIMEN TREE TO BE SAVED:** A dashed circle with an 'X' inside.

SITE AREA		12.913 ACRES
ZONING		
EXISTING ZONING	C-2	
PROPOSED ZONING	DT-MU CONDITIONAL	
ZONING JURISDICTION	CITY OF ALPHARETTA	
DENSITY CALCULATIONS		
FOR-SALE RESIDENTIAL TRACT	78 UNITS	
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AMENITY SPACE PROVIDED	2.31 ACRES	
(17.9%)		

A Master Planned Mixed Use Community
FOR

FOR
DUKE LAND GROUP
4828 ASHFORD DUNWOODY ROAD

CITY OF ALPHARETTA
FULTON COUNTY
GEORGIA

SUITE 400
ATLANTA, GEORGIA 30338
PHONE: 770-391-1233

LAND LOT 695, 696
12TH DISTRICT
13 SOUTH MAIN STREET

"WE PROVIDE SOLUTIONS"

"WE PROVIDE SOLUTIONS"

E PLANNERS AND ENGINEERS COLLABORATIVE

SITE PLANNING ■ LANDSCAPE ARCHITECTURE ■ CIVIL ENGINEERING ■ LAND SURVEYING
350 RESEARCH COURT ■ NORCROSS, GEORGIA 30092 ■ (770)451-2741 ■ FAX (770)451-3915 ■ WWW.PECATL.COM

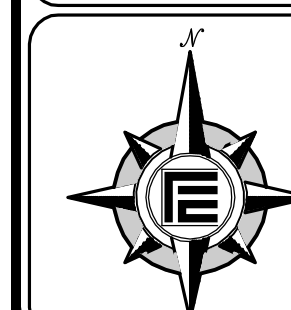
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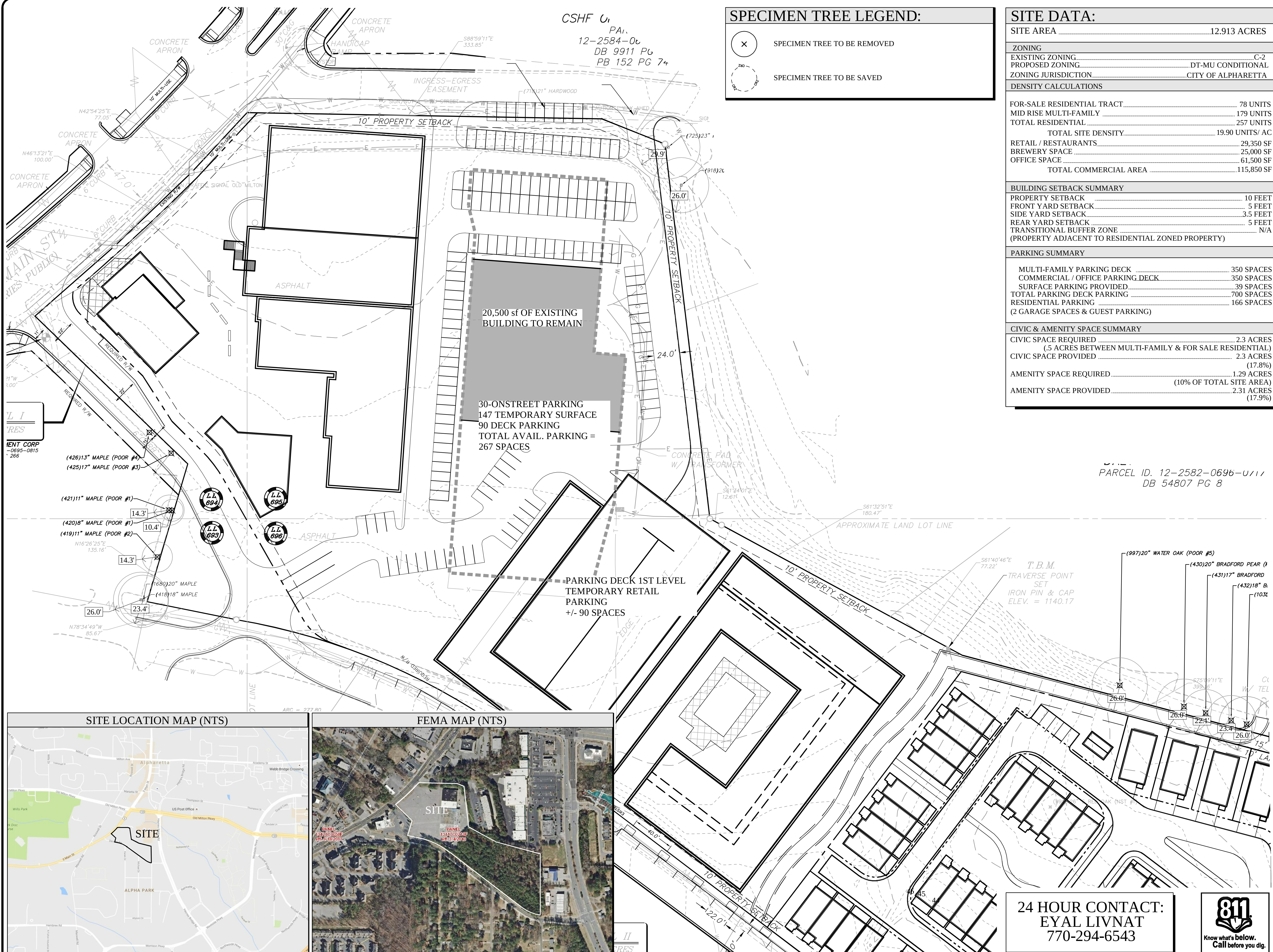
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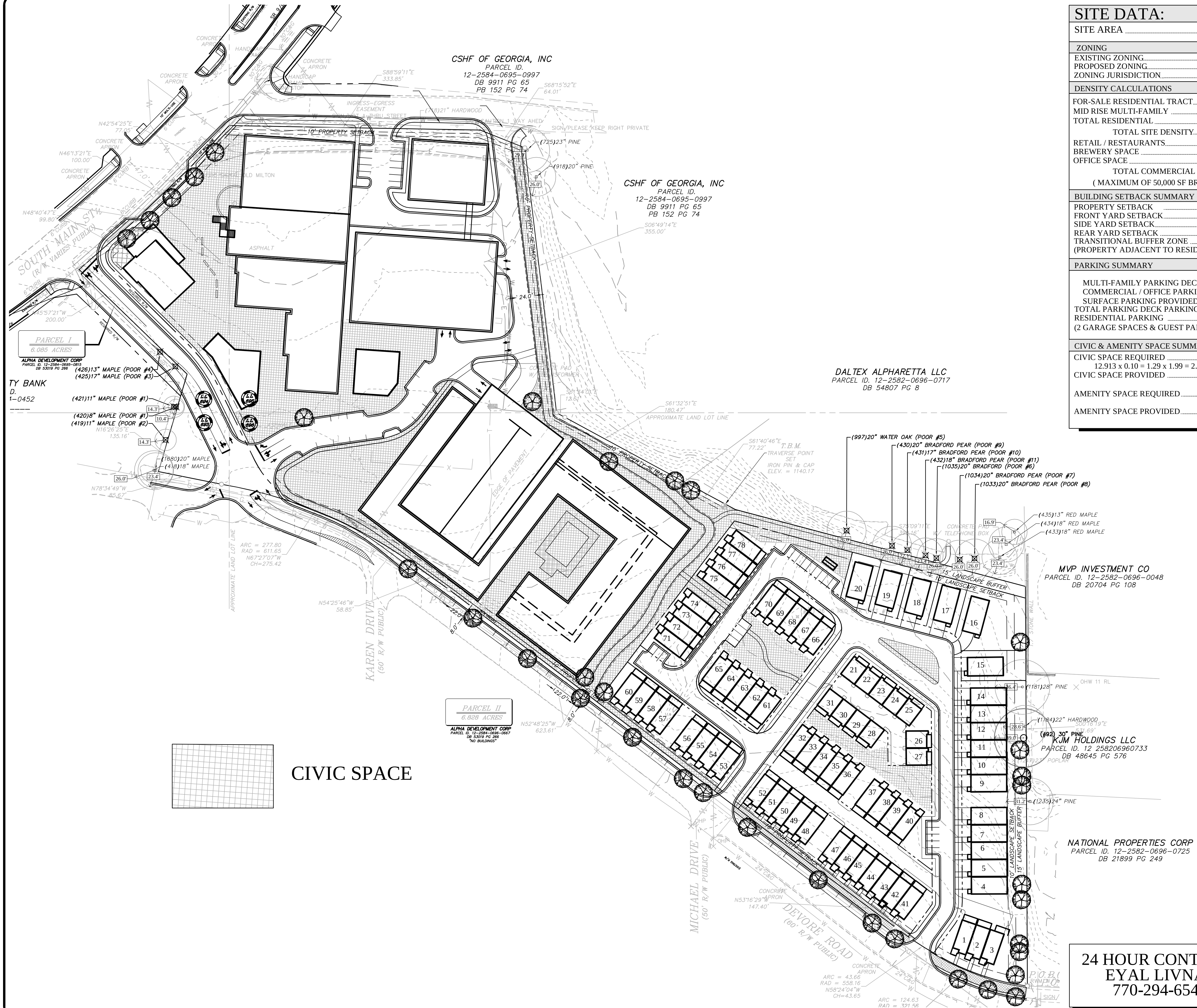


E1

SHEET

24 HOUR CONTACT:
EYAL LIVNAT
770-294-6543





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EYAL LIVNAT
770-294-6543



ROLADER & ROLADER, P.C.

Perling/S Main @ Devore

ATTORNEYS AND COUNSELORS AT LAW

1865 LOCKEWAY DRIVE, SUITE 601

ALPHARETTA, GEORGIA 30004

Telephone (770) 442-0330

Fax (770) 442-0641

www.roladerandrolader.com

DONALD A. ROLADER
don@roladerandrolader.com

D.W. "Pete" ROLADER
1924 - 2011

November 8, 2017

Ms. Kathi Cook
Community Development Director
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

RE: Application for Site Plan Amendment / Change of Conditions by The Providence Group of Georgia, LLC for 12.913 acres located at 13 South Main Street, City of Alpharetta, Fulton County, Georgia (Devore Road intersection)

Dear Kathi:

In reference to the above application, enclosed please find all application documents per your request.

Please feel free to contact me if you should need anything further.

Yours very truly,

ROLADER & ROLADER, P. C.



Donald A. Rolader

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta."
5. Applications will be accepted only on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Warren Jolly / Providence Group of Georgia, LLC

Telephone: 678-990-8562

Address: 11340 Lakefield Drive

Suite: 250

City: Johns Creek

State: GA

Zip: 30097

Fax: _____

Mobile Tel: 770-527-4544

Email: wjolly@theprovidencegroup.com

Subject Property Information:

Address: 13 South Main Street

Current Zoning: MU

District: 1

Section: 2

Land Lot: 695, 696

Parcel ID: 12-258406950185 / 12-258206960667

Proposed Zoning: _____

Current Use: shopping center

This Application For (Check All That Apply):☐ Conditional Use☐ Master Plan Amendment☐ Rezoning☐ Master Plan Review☐ Variance☒ Public Hearing☐ Comprehensive Plan Amendment☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

Mixed use development.

Applicant's Request (Please itemize the proposal):

Applicant requests changes to certain conditions of zoning and deletions of other conditions to permit construction of a mixed use development.

Applicant's Intent (Please describe what the proposal would facilitate):

Applicant intends to create a mixed use development including retail/brewery/office and single family residential uses as depicted on the site plan filed with this application.

PROPERTY OWNER AUTHORIZATION

Perling/S Main @ Devore

Property Owner Information:

Contact Name: Alpha Development Corp

Telephone: 404-775-1226

Address: 1048 Winding Branch Court

Suite:

City Dunwoody

State: GA

Zip: 30338

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|---|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☒ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☒ Other <u>Change of Conditions</u> |

Identify Authorized Applicant:

Name of Authorized Applicant: The Providence Group of Georgia, LLC

Telephone: 678-990-8562

Address: 11340 Lakefield Drive

Suite: Ste. 250

City Johns Creek

State: GA

Zip: 30097

So Sworn and Attested:

Owner Signature:

[Signature]
Jonathan Perling

ESCARLYN P SOMERVILLE
Notary Public - State of Georgia
Clayton County
My Commission Expires Nov 7, 2020

Date:

10/26/17

Notary:

Notary Signature:

[Signature]
Escarlyn P Somerville

Date:

10.26.17

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Warren Jolly/The Providence Group of Georgia, LLC

Subject Public Hearing Case: Devore Road

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: Dan Merkel

Position: City Council Member

Description of Contribution: campaign contribution

Value: \$500.00

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: _____

Warren Jolly
Warren Jolly Pres

Date: 11/8/2017

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

It will create an attractive mixed use development extending southward the improvements in downtown Alpharetta.

How will this proposal affect the use and value of the surrounding properties?

It will not affect existing uses and will cause surrounding property values to increase.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

It is developed as a shopping center and is economically obsolete. it is underused.

What would be the increase to population and traffic if the proposal were approved?

Traffic and population will decrease from the approved MU plan.

What would be the impact to schools and utilities if the proposal were approved?

Sufficient utilities are available. Due to the total number of residential units and proposed types of housing, school impact will decrease from that shown on the approved plan.

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

The property is shown as part of the Downtown Mixed Use Corridor, is rezoned MU, and is consistent.

Are there existing or changing conditions which affect the development of the property and support the proposed request?

Downtown Alpharetta is experiencing quality redevelopment and this project will extend that redevelopment south to Devore Road.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: 13 South Main Street / Devore Road

Contact Name: Don Rolader

Telephone: 770-442-0330

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

Owners of properties within 500 feet of the subject property

as shown on Exhibit "A" attached.

Method by which these individuals will be contacted. Please mark all that apply. If you select "Other," please provide a description of the method of contact that will be used.

- | | |
|--|---|
| ☒ Letter | ☐ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☐ Other (Please Specify) _____ |

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

Interested parties may respond by phone, email, fax, letter or personal visit.

PH-17-36
Perling/S Main @ Devore

FULTON COUNTY BANK
Or Current Property Owner
P. O. BOX 723427
ATLANTA GA 31139

GRONHOLM SCOTT A & GINGER D
Or Current Property Owner
12200 KING CIR
ROSWELL GA 30075

HAIGLER CAPITAL LLC
Or Current Property Owner
2005 OLD MILTON PKWY
ALPHARETTA GA 30009

HENDERSON SUSAN WEBB STANLEY T
Or Current Property Owner
311 ROCK FENCE RD NW
ADAIRSVILLE GA 30103

HERRON CLAUD J & DEANNA G
Or Current Property Owner
351 JON SCOTT DR
ALPHARETTA GA 30004 2109

HFT INVESTMENT HOLDINGS LLC
Or Current Property Owner
304 KAREN DR
ALPHARETTA GA 30009

HODGSON ENTERPRISES LLC
Or Current Property Owner
294 SOUTH MAIN ST # 300
ALPHARETTA GA 30004

HOLIDAY ENTERTAINMENT LLC
Or Current Property Owner
1827 POWERS FERRY RD # 5
ATLANTA GA 30339

HOPKINS JOHNNY P & DOROTHY
Or Current Property Owner
365 MICHAEL DR
ALPHARETTA GA 30004 2119

IMRJ LLC
Or Current Property Owner
13370 PROVIDENCE PARK DR
ALPHARETTA GA 30009

J & J PROPERTIES INC
Or Current Property Owner
P.O. BOX 22147
KNOXVILLE TN 37933

JDR HOLDINGS LLLP
Or Current Property Owner
292 SOUTH MAIN ST # 200
ALPHARETTA GA 30004

JMA HOMES ONE SIXTY LLC
Or Current Property Owner
PO BOX 768731
ROSWELL GA 30076

JW HOMES LLC
Or Current Property Owner
4125 ATLANTA RD SE
SMYRNA GA 30080

KARTOS JOHN L
Or Current Property Owner
P.O. BOX 22147
KNOXVILLE TN 37933

KENT RONALD & ELIZABETH
Or Current Property Owner
294 KAREN DR
ALPHARETTA GA 30009 2114

KJM HOLDINGS LLC
Or Current Property Owner
895 MANSELL DR
ROSWELL GA 30076

KNIGHT ELSIE BURGESS
Or Current Property Owner
11725 HAYNES BRIDGE RD
ALPHARETTA GA 30201

KREIKEMEIER JOHN E & JEAN
Or Current Property Owner
292 SOUTH MAIN ST #100
ALPHARETTA GA 30004 1950

LAMBERT DANNY R
Or Current Property Owner
315 KAREN DR
ALPHARETTA GA 30009

M V P INVESTMENT CO
Or Current Property Owner
4710 LOU IVY RD
DULUTH GA 30096

MANSELL HARRY E
Or Current Property Owner
353 MICHAEL DR
ALPHARETTA GA 30009

MKB PROPERTY HOLDINGS LLC
Or Current Property Owner
200 S MAIN ST
ALPHARETTA GA 30009

MORRISON CHILDRENS TRUST
Or Current Property Owner
1632 PONCE DE LEON AVE NE
ATLANTA GA 30307

MULKEY LAWRENCE W
Or Current Property Owner
13630 BIRMINGHAM HWY
ALPHARETTA GA 30004

MULL RONALD C & MULL JACQUELINE D
Or Current Property Owner
213 NOTTAWAY LANE
ALPHARETTA GA 30009

NAHSER DONALD P
Or Current Property Owner
305 KAREN DR
ALPHARETTA GA 30004 2115

NATIONAL PROPERTIES CORP
Or Current Property Owner
P.O. BOX 3475
TULSA OK 74101 3475

NEW MAMMOTH DETAIL SALON INC
Or Current Property Owner
2145 OLD MILTON PKWY
ALPHARETTA GA 30004

NEWSOME BARBARA S & RONALD J
Or Current Property Owner
325 KAREN DR
ALPHARETTA GA 30004 2115

PH-17-36
Perling/S Main @ Devore

ORDWAY IAN C
Or Current Property Owner
14741 BIRMINGHAM HIGHWAY
MILTON GA 30004

OU YI-CHUNG & CHUO YUN-FANG
Or Current Property Owner
123 NOTTAWAY LANE
ALPHARETTA GA 30009

OZER ALI
Or Current Property Owner
370 JON SCOTT DR
ALPHARETTA GA 30009

PERLING JONATHAN & ALLYSON
Or Current Property Owner
P O BOX 92
ALPHARETTA GA 30009

PETRAKOPOULOS ANGELOS & CHARLES G
Or Current Property Owner
371 JON SCOTT DR
ALPHARETTA GA 30009 2109

PETTAS DEMETRIOS
Or Current Property Owner
350 JON SCOTT DR
ALPHARETTA GA 30004 2110

PETTAS DEMETRIOS ET AL
Or Current Property Owner
2410 SPRINGMONTE PL
CUMMING GA 30041 7817

PETTAS DENNIS ET AL
Or Current Property Owner
2410 SPRINGMONTE PL
CUMMING GA 30041

PHASE THREE ENTERPRISES L L C
Or Current Property Owner
400 DORRIS RD
MILTON GA 30004 3495

PURE TAQUERIA LLC
Or Current Property Owner
103 ROSWELL ST
ALPHARETTA GA 30009

QUAKER STATE MINIT LUBE INC
Or Current Property Owner
P.O. BOX 4369
HOUSTON TX 77210 4369

RICHMOND INVESTMENTS INC
Or Current Property Owner
371 ARC WAY
MARIETTA GA 30064

ROACH NATALIE J
Or Current Property Owner
P.O. BOX 220849 RD
CHICAGO IL 60622 0030

ROSE BASIL & WILLIAMS MARGARET
Or Current Property Owner
10815 SHAGBARK TRL
ROSWELL GA 30075

SCHOLES EDWARD J III & SCHOLES MARIA B
Or Current Property Owner
211 NOTTAWAY LANE
ALPHARETTA GA 30009

SHANNI ELSIE D
Or Current Property Owner
320 KAREN DR
ALPHARETTA GA 30004

SMOTHERS ERIC W & SMOTHERS SHANNON L
Or Current Property Owner
209 NOTTAWAY LANE
ALPHARETTA GA 30009

SOURCE CAPITAL INVESTMENTS L L C
Or Current Property Owner
330 RHODES CHASE CT
ALPHARETTA GA 30004

STRAY CAT LLC
Or Current Property Owner
325 MICHAEL DR
ALPHARETTA GA 30009

STRICKLAND MARCUS L & EDNA B
Or Current Property Owner
2135 OLD JONES RD
ALPHARETTA GA 30004

TALLANT PROPERTIES LLC
Or Current Property Owner
206 HIDDEN RIVER DR
WOODSTOCK GA 30188

TAYLOR HAROLD T
Or Current Property Owner
2165 OLD MILTON PKWY
ALPHARETTA GA 30004 1910

THOMPSON RICHARD L
Or Current Property Owner
3040 MAPLE LN
ALPHARETTA GA 30004 1569

TRANOR GARY & STEPHEN GARY
Or Current Property Owner
346 KAREN DR
ALPHARETTA GA 30004 2116

TRIBBLE DONNA E
Or Current Property Owner
285 KAREN DR
ALPHARETTA GA 30009

TWO TWELVE DEVORE ROAD TRUST
Or Current Property Owner
312 W MAIN ST
CUMMING GA 30040

VLAHIOTIS JOHN & SOFIA
Or Current Property Owner
5310 HUNTERS OAK DR
ALPHARETTA GA 30201 1463

WICKS RONALD S & MARY A
Or Current Property Owner
600 FLYING SCOT WAY
ALPHARETTA GA 30005 4240

WILSON WALTER D SR TR
Or Current Property Owner
217 S MAIN ST
ALPHARETTA GA 30004

WRIGHT DAVID & WRIGHT ASHLEY
Or Current Property Owner
93 THOMPSON PL
ROSWELL GA 30075

ORDWAY IAN C
Or Current Property Owner
14741 BIRMINGHAM HIGHWAY
MILTON GA 30004

OU YI-CHUNG & CHUO YUN-FANG
Or Current Property Owner
123 NOTTAWAY LANE
ALPHARETTA GA 30009

OZER ALI
Or Current Property Owner
370 JON SCOTT DR
ALPHARETTA GA 30009

PERLING JONATHAN & ALLYSON
Or Current Property Owner
P O BOX 92
ALPHARETTA GA 30009

PETRAKOPOULOS ANGELOS & CHARLES G
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ALPHARETTA GA 30009 2109

PETTAS DEMETRIOS
Or Current Property Owner
350 JON SCOTT DR
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PETTAS DEMETRIOS ET AL
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CUMMING GA 30041 7817

PETTAS DENNIS ET AL
Or Current Property Owner
2410 SPRINGMONTE PL
CUMMING GA 30041

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Or Current Property Owner
400 DORRIS RD
MILTON GA 30004 3495

PURE TAQUERIA LLC
Or Current Property Owner
103 ROSWELL ST
ALPHARETTA GA 30009

QUAKER STATE MINIT LUBE INC
Or Current Property Owner
P.O. BOX 4369
HOUSTON TX 77210 4369

ROACH NATALIE J
Or Current Property Owner
P.O. BOX 220849 RD
CHICAGO IL 60622 0030

ROSE BASIL & WILLIAMS MARGARET
Or Current Property Owner
10815 SHAGBARK TRL
ROSWELL GA 30075

SCHOLES EDWARD J III & SCHOLES MARIA B
Or Current Property Owner
211 NOTTAWAY LANE
ALPHARETTA GA 30009

SHANNI ELSIE D
Or Current Property Owner
320 KAREN DR
ALPHARETTA GA 30004

SMOTHERS ERIC W & SMOTHERS SHANNON L
Or Current Property Owner
209 NOTTAWAY LANE
ALPHARETTA GA 30009

SOURCE CAPITAL INVESTMENTS L L C
Or Current Property Owner
330 RHODES CHASE CT
ALPHARETTA GA 30004

STRAY CAT LLC
Or Current Property Owner
325 MICHAEL DR
ALPHARETTA GA 30009

STRICKLAND MARCUS L & EDNA B
Or Current Property Owner
2135 OLD JONES RD
ALPHARETTA GA 30004

TALLANT PROPERTIES LLC
Or Current Property Owner
206 HIDDEN RIVER DR
WOODSTOCK GA 30188

TAYLOR HAROLD T
Or Current Property Owner
2165 OLD MILTON PKWY
ALPHARETTA GA 30004 1910

THOMPSON RICHARD L
Or Current Property Owner
3040 MAPLE LN
ALPHARETTA GA 30004 1569

TRANOR GARY & STEPHEN GARY
Or Current Property Owner
346 KAREN DR
ALPHARETTA GA 30004 2116

TRIBBLE DONNA E
Or Current Property Owner
285 KAREN DR
ALPHARETTA GA 30009

TWO TWELVE DEVORE ROAD TRUST
Or Current Property Owner
312 W MAIN ST
CUMMING GA 30040

VLAHIOTIS JOHN & SOFIA
Or Current Property Owner
5310 HUNTERS OAK DR
ALPHARETTA GA 30201 1463

WICKS RONALD S & MARY A
Or Current Property Owner
600 FLYING SCOT WAY
ALPHARETTA GA 30005 4240

WILSON WALTER D SR TR
Or Current Property Owner
217 S MAIN ST
ALPHARETTA GA 30004

WRIGHT DAVID & WRIGHT ASHLEY
Or Current Property Owner
93 THOMPSON PL
ROSWELL GA 30075

PH-17-36

Perling/S Main @ Devore

178 SOUTH MAIN LLC
Or Current Property Owner
178 S MAIN ST STE 300
ALPHARETTA GA 30009 7951

ALPHA DEVELOPMENT CORP
Or Current Property Owner
P O BOX 92
ALPHARETTA GA 30009

BRITENSTINE SPENCER A & SHERI L
Or Current Property Owner
203 NOTTAWAY LN # 9
ALPHARETTA GA 30009

BUTTOLPH FRANCES P
Or Current Property Owner
9007 MAPLE HILL CT
HUNTERSVILLE NC 28078

CARTER MILLARD T ET AL
Or Current Property Owner
884 DOCK LATHAM TRL
BALL GROUND GA 30107

COUNTRY MANOR HOMES DEV CORP
Or Current Property Owner
284 SOUTH MAIN ST # 600
ALPHARETTA GA 30004

DAMERON JULIA
Or Current Property Owner
207 NOTTAWAY LANE
ALPHARETTA GA 30009

DAVIDSON CASEY T & BOGLE RACHEL A
Or Current Property Owner
117 NOTTAWAY LANE
ALPHARETTA GA 30009

DOVE PAUL F
Or Current Property Owner
292 S MAIN ST STE 600
ALPHARETTA GA 30009 1985

FARMER MEGHAN K
Or Current Property Owner
119 NOTTAWAY LANE
ALPHARETTA GA 30009

AARENE REAL ESTATE HOLDINGS LLC
Or Current Property Owner
296 THOMPSON ST
ALPHARETTA GA 30004

BAILEY JAMES R & BAILEY MARY M
Or Current Property Owner
115 NOTTAWAY LANE
ALPHARETTA GA 30009

BRUNA LLC
Or Current Property Owner
P O BOX 1324
ALPHARETTA GA 30009

C S H F OF GA INC
Or Current Property Owner
1800 CENTURY BLVD NE
ATLANTA GA 30345

COLLINGS MICHAEL T & COLLINGS LAURA D
Or Current Property Owner
121 NOTTAWAY LANE
ALPHARETTA GA 30009

COUNTRY MANOR HOMES DEVELOPMENT CORP
Or Current Property Owner
286 S MAIN ST
ALPHARETTA GA 30009

DANYO DAN
Or Current Property Owner
730 COOPER SANDY COVE
ALPHARETTA GA 30004 0801

DESMOND KERRY M & SHANLEY CATHERINE M
Or Current Property Owner
111 NOTTAWAY LANE
ALPHARETTA GA 30009

EARTHLY MATTERS CONTRACTING INC
Or Current Property Owner
1360 UNION HILL RD SUITE 1E
ALPHARETTA GA 30004

FORD DEMARCO D
Or Current Property Owner
201 NOTTAWAY LANE
ALPHARETTA GA 30009

ALG LIMITED PARTNERSHIP
Or Current Property Owner
P.O. BOX 450233
ATLANTA GA 31145

BRAMBHATT KANAIYALAI S & SARQJINI K
Or Current Property Owner
3771 ARC WAY
LAWRENCEVILLE GA 30044

BURGESS B GAIL
Or Current Property Owner
11715 HAYNES BRIDGE RD
ALPHARETTA GA 30009 1928

CANOPY MAIN STREET INC
Or Current Property Owner
4025 WOODLAND PARK BLVD STE 310
ARLINGTON TX 76013

COLONY PARK INC
Or Current Property Owner
284 S MAIN ST SUITE 400
ALPHARETTA GA 30009

CREME PROPERTIES L P
Or Current Property Owner
8400 E PRENTICE AVE SUITE 1320
GREENWOOD VILLAGE CO 80111 2925

DASTHAGIR GULAM & NGUYEN THAO T
Or Current Property Owner
113 NOTTAWAY LANE
ALPHARETTA GA 30009

DOVE JAMES D
Or Current Property Owner
292 S. MAIN ST SUITE 500
ALPHARETTA GA 30009

EASTMOORE RAY
Or Current Property Owner
2895 BROOKFIELD CIR
CUMMING GA 30040

FOX DIANA M
Or Current Property Owner
205 NOTTAWAY LANE
ALPHARETTA GA 30009

PH-17-36
Perling/S Main @ Devore

FULTON COUNTY BANK
Or Current Property Owner
P. O. BOX 723427
ATLANTA GA 31139

GRONHOLM SCOTT A & GINGER D
Or Current Property Owner
12200 KING CIR
ROSWELL GA 30075

HAIGLER CAPITAL LLC
Or Current Property Owner
2005 OLD MILTON PKWY
ALPHARETTA GA 30009

HENDERSON SUSAN WEBB STANLEY T
Or Current Property Owner
311 ROCK FENCE RD NW
ADAIRSVILLE GA 30103

HERRON CLAUD J & DEANNA G
Or Current Property Owner
351 JON SCOTT DR
ALPHARETTA GA 30004 2109

HFT INVESTMENT HOLDINGS LLC
Or Current Property Owner
304 KAREN DR
ALPHARETTA GA 30009

HODGSON ENTERPRISES LLC
Or Current Property Owner
294 SOUTH MAIN ST # 300
ALPHARETTA GA 30004

IMRJ LLC
Or Current Property Owner
13370 PROVIDENCE PARK DR
ALPHARETTA GA 30009

J & J PROPERTIES INC
Or Current Property Owner
P.O. BOX 22147
KNOXVILLE TN 37933

JDR HOLDINGS LLLP
Or Current Property Owner
292 SOUTH MAIN ST # 200
ALPHARETTA GA 30004

JMA HOMES ONE SIXTY LLC
Or Current Property Owner
PO BOX 768731
ROSWELL GA 30076

JW HOMES LLC
Or Current Property Owner
4125 ATLANTA RD SE
SMYRNA GA 30080

KARTOS JOHN L
Or Current Property Owner
P.O. BOX 22147
KNOXVILLE TN 37933

KENT RONALD & ELIZABETH
Or Current Property Owner
294 KAREN DR
ALPHARETTA GA 30009 2114

KJM HOLDINGS LLC
Or Current Property Owner
895 MANSELL DR
ROSWELL GA 30076

KNIGHT ELSIE BURGESS
Or Current Property Owner
11725 HAYNES BRIDGE RD
ALPHARETTA GA 30201

KREIKEMEIER JOHN E & JEAN
Or Current Property Owner
292 SOUTH MAIN ST #100
ALPHARETTA GA 30004 1950

LAMBERT DANNY R
Or Current Property Owner
315 KAREN DR
ALPHARETTA GA 30009

M V P INVESTMENT CO
Or Current Property Owner
4710 LOU IVY RD
DULUTH GA 30096

MANSELL HARRY E
Or Current Property Owner
353 MICHAEL DR
ALPHARETTA GA 30009

MKB PROPERTY HOLDINGS LLC
Or Current Property Owner
200 S MAIN ST
ALPHARETTA GA 30009

MORRISON CHILDRENS TRUST
Or Current Property Owner
1632 PONCE DE LEON AVE NE
ATLANTA GA 30307

MULKEY LAWRENCE W
Or Current Property Owner
13630 BIRMINGHAM HWY
ALPHARETTA GA 30004

MULL RONALD C & MULL JACQUELINE D
Or Current Property Owner
213 NOTTAWAY LANE
ALPHARETTA GA 30009

NAHSER DONALD P
Or Current Property Owner
305 KAREN DR
ALPHARETTA GA 30004 2115

NATIONAL PROPERTIES CORP
Or Current Property Owner
P.O. BOX 3475
TULSA OK 74101 3475

NEW MAMMOTH DETAIL SALON INC
Or Current Property Owner
2145 OLD MILTON PKWY
ALPHARETTA GA 30004

PH-17-36
Perling/S Main @ Devore

178 SOUTH MAIN LLC
Or Current Property Owner
178 S MAIN ST STE 300
ALPHARETTA GA 30009 7951

ALG LIMITED PARTNERSHIP
Or Current Property Owner
P.O. BOX 450233
ATLANTA GA 31145

ALPHA DEVELOPMENT CORP
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P O BOX 92
ALPHARETTA GA 30009

BAILEY JAMES R & BAILEY MARY M
Or Current Property Owner
115 NOTTAWAY LANE
ALPHARETTA GA 30009

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3771 ARC WAY
LAWRENCEVILLE GA 30044

BRUNA LLC
Or Current Property Owner
P O BOX 1324
ALPHARETTA GA 30009

BURGESS B GAIL
Or Current Property Owner
11715 HAYNES BRIDGE RD
ALPHARETTA GA 30009 1928

BUTTOLPH FRANCES P
Or Current Property Owner
9007 MAPLE HILL CT
HUNTERSVILLE NC 28078

CANOPY MAIN STREET INC
Or Current Property Owner
4025 WOODLAND PARK BLVD STE 310
ARLINGTON TX 76013

CARTER MILLARD T ET AL
Or Current Property Owner
884 DOCK LATHAM TRL
BALL GROUND GA 30107

COLLINGS MICHAEL T & COLLINGS LAURA D
Or Current Property Owner
121 NOTTAWAY LANE
ALPHARETTA GA 30009

COLONY PARK INC
Or Current Property Owner
284 S MAIN ST SUITE 400
ALPHARETTA GA 30009

COUNTRY MANOR HOMES DEV CORP
Or Current Property Owner
284 SOUTH MAIN ST # 600
ALPHARETTA GA 30004

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GREENWOOD VILLAGE CO 80111 2925

DAMERON JULIA
Or Current Property Owner
207 NOTTAWAY LANE
ALPHARETTA GA 30009

DANYO DAN
Or Current Property Owner
730 COOPER SANDY COVE
ALPHARETTA GA 30004 0801

DASTHAGIR GULAM & NGUYEN THAO T
Or Current Property Owner
113 NOTTAWAY LANE
ALPHARETTA GA 30009

DAVIDSON CASEY T & BOGLE RACHEL A
Or Current Property Owner
117 NOTTAWAY LANE
ALPHARETTA GA 30009

DESMOND KERRY M & SHANLEY CATHERINE M
Or Current Property Owner
111 NOTTAWAY LANE
ALPHARETTA GA 30009

DOVE JAMES D
Or Current Property Owner
292 S. MAIN ST SUITE 500
ALPHARETTA GA 30009

DOVE PAUL F
Or Current Property Owner
292 S MAIN ST STE 600
ALPHARETTA GA 30009 1985

EARTHLY MATTERS CONTRACTING INC
Or Current Property Owner
1360 UNION HILL RD SUITE 1E
ALPHARETTA GA 30004

EASTMOORE RAY
Or Current Property Owner
2895 BROOKFIELD CIR
CUMMING GA 30040

FARMER MEGHAN K
Or Current Property Owner
119 NOTTAWAY LANE
ALPHARETTA GA 30009

FORD DEMARCO D
Or Current Property Owner
201 NOTTAWAY LANE
ALPHARETTA GA 30009

FOX DIANA M
Or Current Property Owner
205 NOTTAWAY LANE
ALPHARETTA GA 30009

**LEGAL DESCRIPTION
OVERALL**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 693, 694, 695 & 696 of the 1st District, 2nd Section, Fulton County, City of Alpharetta, Georgia and being more particularly described as follows:

Beginning at a concrete monument with metal disc, located at the intersection of the northerly right-of-way (R/W) line of Devore Road (60' R/W Public) and the northerly R/W of Jon Scott Drive (50' R/W Public) said point being the POINT OF BEGINNING, thence 124.63 feet along said northerly R/W line of Devore Road (60' R/W Public) an arc of a curve to the right, said curve having a radius of 321.56 feet and a chord bearing and distance of North 71 degrees 18 minutes 18 seconds West 123.85 feet; thence 43.66 feet along an arc of a curve to the right, said curve having a radius of 558.16 feet and a chord bearing and distance of North 58 degrees 24 minutes 04 seconds West 43.65 feet to a point; thence North 53 degrees 16 minutes 29 seconds West a distance of 147.40 feet to a point; thence North 52 degrees 48 minutes 25 seconds West a distance of 623.61 feet to a point; thence North 54 degrees 25 minutes 46 seconds West a distance of 58.85 feet to a point; thence 277.80 feet along an arc of a curve to the left, said curve having a radius of 611.65 feet and a chord bearing and distance of North 67 degrees 27 minutes 07 seconds West 275.42 feet to a point; thence North 78 degrees 34 minutes 49 seconds West a distance of 85.67 feet to a #4 rebar found; thence leaving said northerly R/W line of Devore Road (60' R/W Public) North 16 degrees 26 minutes 25 seconds East a distance of 135.16 feet to a #4 rebar found; thence North 45 degrees 57 minutes 21 seconds West a distance of 200.00 feet to a #6 rebar found located at the southeasterly R/W line of South Main Street (R/W varies); thence along said southeasterly R/W line of South Main Street (R/W varies) North 48 degrees 40 minutes 47 seconds East a distance of 99.80 feet to a point; thence North 46 degrees 13 minutes 21 seconds East a distance of 100.00 feet to a point; thence North 42 degrees 54 minutes 25 seconds East a distance of 77.05 feet to a #4 rebar found; thence leaving southeasterly R/W line of South Main Street (R/W varies) South 88 degrees 59 minutes 11 seconds East a distance of 333.85 feet to a #4 rebar found; thence South 68 degrees 15 minutes 52 seconds East a distance of 64.01 feet to a point; thence South 06 degrees 49 minutes 14 seconds East a distance of 355.00 feet to a point; thence South 61 degrees 34 minutes 01 seconds East a distance of 12.61 feet to a point; thence South 61 degrees 32 minutes 51 seconds East a distance of 180.47 feet to a #4 rebar found; thence South 61 degrees 40 minutes 46 seconds East a distance of 77.22 feet to a #6 rebar found; thence South 75 degrees 09 minutes 11 seconds East a distance of 399.16 feet to a #4 rebar found; thence South 00 degrees 16 minutes 19 seconds East a distance of 531.69 feet to a concrete monument with metal disc and the TRUE POINT OF BEGINNING.

Said tract containing 12.913 acres.

ROLADER & ROLADER, P.C.

Perling/S Main @ Devore

ATTORNEYS AND COUNSELORS AT LAW

1865 LOCKEWAY DRIVE, SUITE 601

ALPHARETTA, GEORGIA 30004

Telephone (770) 442-0330

Fax (770) 442-0641

www.roladerandrolader.com

DONALD A. ROLADER
don@roladerandrolader.com

D.W. "Pete" ROLADER
1924 - 2011

November 10, 2017

Mayor and City Council
City of Alpharetta, Georgia
2 Park Plaza
Alpharetta, Georgia 30009

RE: Application for Site Plan Amendment/Change of Conditions by The Providence Group of Georgia, LLC for 12.913 acres located at 13 South Main Street, City of Alpharetta, Fulton County, Georgia (Devore Road intersection)
Letter of Intent

Dear Mayor and Councilpersons:

The Applicant is seeking approval of this Application for Site Plan Amendment and Change of Conditions on the property referenced above. Applicant has filed an Application with the City. This letter shall be construed as the Letter of Intent for this Application.

Applicant seeks a Change of Conditions for Z-16-13/CU-16-20/V-17-27 as will be more particularly set forth on a statement of Amended Conditions to which are filed with the Application. Former approved use for "For Rent" housing is withdrawn as a permitted use. The amount of retail/restaurant space and the number of single family "For Sale" housing units are identified on the site plan filed with the Application. The zoning classification shall remain DT-MU.

Approving this Application for Change of Conditions has no negative impact on the health, safety, morality or general welfare of the City of Alpharetta or its citizens. The Application represents a reduction in density from the approved Application Z-16-13.

The granting of this Application for Change of Conditions will have no negative impact on adjoining or nearby properties. This development will not unduly tax any City of Alpharetta services, including, but not limited to fire and police protection, water service and garbage collection. To deny this Application will be of no benefit to the citizens of Alpharetta, Georgia while causing a severe financial burden upon the property owners and Applicant.

This site is presently zoned for the use requested. The project proposed herein is consistent with development in the surrounding area, and with the purpose and intent of the Downtown Development Plan.

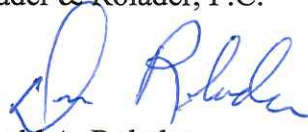
Mayor and Council
November 10, 2017
Page Two

Applicant has attached a Constitutional Challenge to this Letter of Intent which is incorporated herein by reference herein and made a part hereof.

The Applicant respectfully requests that the Alpharetta City Council grant this Application for Change of Conditions and Site Plan Amendment as requested.

Very truly yours,

Rolader & Rolader, P.C.



Donald A. Rolader
For the Firm

cc: Warren Jolly

CONSTITUTIONAL OBJECTIONS

Georgia Law and the procedures of the City of Alpharetta require us to raise Federal and State Constitutional objections during the rezoning application process. While the Owner anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the owner will be barred from raising important legal claims later in the process. Accordingly, we are required to raise the following constitutional objections at this time:

A denial of the Application would be unconstitutional in that it would destroy the Owner's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Any application of the Code of the City of Alpharetta, or the Unified Development Code of the City of Alpharetta, to the Subject Property that prohibits the Owner from developing the Subject Property as proposed is unconstitutional, illegal, null and void because such an application constitutes a taking of the Owner's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I, of the Constitution of the State of Georgia of 1983 and a violation of the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States because such an application denies the Owner an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would also constitute an arbitrary and capricious act by the City of Alpharetta without any rational basis therefore, thereby constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the City of Alpharetta to grant the Application would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Owner and Owners of similarly situated property in violation of Article I,

Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of the Application that subjects the Subject Property to conditions that are different from the conditions requested by the Owner, to the extent such different conditions would have the effect of further restricting the Owner's utilization of the Subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional category and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

In addition, this constitutes formal written notice to City of Alpharetta, pursuant to O.C.G.A. § 36-33-5, that the Owner plans to seek to recover all damages that it sustains or suffers as a result of the denial of this Application and/or the unconstitutional zoning of the Subject Property by the City of Alpharetta. Such damages may include, but are not necessarily limited to, damages related to the diminution in the value of the Subject Property, attorneys' fees and expenses of litigation.

Accordingly, the Owner respectfully requests that the City of Alpharetta grant the Application as requested.

ROLADER & ROLADER, P.C.

By: 
Donald A. Rolader
Attorney for Owner

1865 Lockeway Drive
Suite 601
Alpharetta, GA 30004
770-442-0330



2 PARK PLAZA
ALPHARETTA, GA 30009
PHONE: 678.297.6000
WWW.ALPHARETTA.GA.US

CITY COUNCIL AGENDA ACTION SUMMARY

Public Hearing Date: January 23, 2017

Z-16-13/CU-16-20/V-16-27 Perling/13 South Main Street/DT-MU

Consideration of a request to a change in zoning for 12.913 acres from C-2 (General Commercial) to DT-MU (Downtown Mixed-Use) in order to develop 25,800 square feet of retail/restaurant, 25,000 square feet of craft brewery, 64,500 square feet of office, 50 'For-Sale' condominium units, 62 'For-Sale' townhome and detached units and 200 'For-Rent' units. A conditional use is requested to allow 'For-Rent' residential use and to allow a residential density of 24.16 dwelling units per acre. A variance is requested from Unified Development Code (UDC) Section 2.7.0 (b) to delete the requirement for an on-site neighborhood grocery, as well as variances from UDC Appendix A, Alpharetta Downtown Code to increase the allowable height from 4 to 5 stories, allow a different architectural style, increase the maximum front building setback, and increase the maximum façade length.

Motion: Approve with Conditions, Kennedy
Second: Binder
Approve: 5-1 (Gilvin)

- ❖ Council Member Kennedy offered a motion to approve Z-16-13/CU-1620/V-16-27 Perling/13 South Main Street/DT-MU with the following revisions to conditions:

#4B –Retail/Restaurant – A maximum of 29,350 square feet of retail/restaurant use shall be permitted. A minimum 12,000 square foot and maximum 25,000 square foot shall be permitted to be a craft brewery. No more than two free standing restaurant buildings and one free standing retail/restaurant building shall be permitted. Freestanding retail/restaurant buildings shall be a minimum height of 18'. All restaurant uses shall include outdoor seating areas (min. 25% of space occupied by

restaurants), including at least one building with rooftop dining. No drive-thru restaurants shall be permitted

#4C- 'For-Rent' Residential – Maximum of 129 'For-Rent' dwelling units in accordance with UDC 'For-Rent' requirements shall be permitted. Maximum continuous building height shall be 4 stories or 60 feet, whichever is less. Maximum continuous building façade along the public right-of-way shall be 200 feet with a minimum landscaped garden separation of 50 feet between building walls. No more than 50% of the units may be two (2) bedroom units. 'For-Rent' units shall be constructed concurrently with retail/restaurant, craft brewery, 'For-Sale' residential and 35,200 square feet of office development. A Certificate of Occupancy shall not be issued for rental units until 35,200 square feet of office and minimum 12,000 square feet craft brewery has been constructed. The units shall be part of a mixed-use development incorporating retail, brewery, 'For-Sale' residential units, connection to a neighborhood grocery, restaurant, and office. 'For-Rent' units shall have first class amenities, which shall include a private pool, fitness center, secure gated parking, resident's lounge, business center, on-site management office and secure elevator access. The two sides of the ground floor of the apartment building facing Devore Road and the park area will contain a mix of commercial and residential ("live work") space. The commercial space shall contain at least 5,000 Square Feet and may include the leasing office, business center, fitness center and club room which serves the apartments. The residential ground floor units which face Devore Road and the park area ("live work") will offer workspace with living quarters and shall be designed in a way to activate the streetscape by providing direct access to these units with a covered awning over a landing and/or stooped entryway. All ground floor residential units shall be oriented to the sidewalk, provide individual unit entrance from the exterior of the building, provide individual stoops or porches, and provide a minimum of one ground floor window facing the sidewalk.

#5- Density shall be limited to a maximum of 16.03 dwelling units per acre

#8- A minimum 10 foot undisturbed buffer, heavily planted where sparse, and 15 foot graded/landscaped setback shall be provided adjacent to the east and north between residential and commercial. A sidewalk shall be required within the 15' graded/landscaped buffer or elsewhere as approved by staff. 5' path to neighborhood grocery may be placed within the landscape buffer. A 10' heavily planted landscape strip shall be provided between commercial uses and Dogwood Square along the multi-use path.

#11 – change the civic area space and the amenity space to 2.0 acres each.

#22- adding a sentence to the end of condition that shall read, "Public right of way along the north side of Devore shall be dedicated to the back of sidewalk."

- The motion received a second from Council Member Binder with the following amendments:

#4C- add the following sentence, "If the existing shopping center has not been demolished by 12-31-19, applicant shall dedicate the office site fronting South Main as civic or amenity space."

#11- revised to read, "Applicant shall provide 2.6 acres of civic space and 2.6 acres of amenity space as shown on the site plan."

Council Member Kennedy accepted both amendments

- The motion was approved 5-1; with Gilvin voting no

Final Conditions:

1.
 1. The property to be rezoned shall have a "DT-MU" zoning classification.
 2. Property shall be developed substantially in accordance with the submitted plan prepared by TSW, Planners and Engineers Collaborative, Inc., dated 1/10/25/2017, with heavily amenitized seating areas, final approval by Staff. However, lot yield depicted is not guaranteed and subject to meeting all City Code requirements and conditions of zoning.
 3. Architectural style of all buildings shall be Mercantile/warehouse or shall meet the architectural and building design requirements of the Alpharetta Downtown Code. Non-residential and mixed-use buildings shall be approved by the Design Review Board and residential buildings shall be approved by Staff. Townhome buildings shall have flat roofs.
 4. Development regulations shall be as follows:
 - a. Deleted
 - a. Retail/Restaurant/Brewery/Office – A maximum of 46,500 square feet of retail/restaurant/brewery/office use shall be permitted. Office – Maximum of 61,500 square feet. Building height shall be limited to 4 stories or 60 feet, whichever is less.
 - b. Retail/Restaurant – A maximum of 29,350 square feet of retail/restaurant use shall be permitted. A minimum 12,000 square foot and maximum 25,000 square foot shall be permitted to be a craft brewery. No more than two free standing restaurant buildings and one free standing retail/restaurant building shall be permitted. Freestanding retail/restaurant buildings shall be a minimum height of 18'. All restaurant uses shall include outdoor seating areas (min. 25% of space occupied by restaurants), including at least one building with rooftop dining. No drive-thru restaurants shall be permitted
 - c. 'For-Rent' Residential – Maximum of 129 'For-Rent' dwelling units in accordance with UDC 'For-Rent' requirements shall be permitted. Maximum continuous building height shall be 4 stories or 60 feet, whichever is less. Maximum continuous building façade along the public right-of-way shall be 200 feet with a minimum landscaped garden separation of 50 feet between building walls. No more than 50% of the units may be two (2) bedroom units. 'For-Rent' units shall be constructed concurrently with retail/restaurant, craft brewery, 'For-Sale' residential and 35,200 square feet of office development. A Certificate of Occupancy shall not be issued for rental units until 35,200 square feet of office and minimum 12,000 square feet craft brewery has been constructed. The units shall be part of a mixed-use development incorporating retail, brewery, 'For-Sale' residential units, connection to a neighborhood grocery, restaurant, and office. 'For-Rent' units shall have first class amenities, which shall include a private pool, fitness center, secure gated parking, resident's lounge, business center, on-site management office and secure elevator access. The two sides of the ground floor of the apartment building facing Devore Road and the park area will contain a mix of commercial and residential ("live work") space. The commercial space shall contain at least 5,000 Square Feet and may include the leasing office, business center, fitness center and club room which serves the apartments. The residential ground floor units which face Devore Road and the park area ("live work") will offer workspace with living quarters and shall be designed in a way to activate the streetscape by providing direct access to these units with a covered awning over a landing and/or stooped entryway. All ground floor residential units shall be oriented to the sidewalk, provide individual unit entrance from the exterior of the building, provide individual stoops or porches, and provide a minimum of one ground floor window facing the sidewalk. If the existing shopping center has not been demolished by 12-31-19, applicant shall dedicate the office site fronting South Main as civic or amenity space.
 - b. Deleted
 - d.c. 'For-Sale' Residential –Up to 78138 'For-Sale' Attached (townhome, semi-detached, and/or condominium) and Detached units shall be developed. 'For-Sale' townhomes, semi-detached,

and detached product shall be oriented to Devore Road and/or the multi-use path and shall be rear-loaded. All other interior townhomes, semi-detached and detached product may be oriented to the internal driveway/street and may be permitted parking between the driveway/street and the residential structure.

- e. Parking Decks – Maximum of 4 levels or 60 feet plus basement level, whichever is less. Parking decks visible from South Main Street and Devore Road shall be treated with comparable materials and finishes as the buildings they serve. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the Design Review Board.

d. Deleted

5. Density shall be limited to a maximum of 16.0310.7 dwelling units per acre.
6. All residential units along Devore Road shall be oriented to the street with their front door facing Devore Road.
7. Visible privacy fence shall be prohibited along Devore Road and the multi-use path.
8. A minimum 10 -foot undisturbed buffer, heavily planted where sparse, and 15 foot graded/landscaped setback shall be provided adjacent to the east and north between residential and commercial. A sidewalk shall be required within the 15' graded/landscaped buffer or elsewhere as approved by staff. 5' path to neighborhood grocery may be placed within the landscape buffer. A 10' heavily planted landscape strip shall be provided between commercial uses and Dogwood Square along the multi-use path.
9. Impacts to off-site trees shall be minimized. Property owner(s) of off-site trees shall be notified of any encroachment greater than 20% or as directed by the City Arborist. This notification shall include a letter from the project Arborist detailing the extent of the encroachment and possible outcomes.
10. Pedestrian-scale lighting and amenities shall be required throughout the development.
11. The site shall provide a proportionate amount of civic and amenity space based on the density approved above the maximum 10 dwelling units per acre permitted in the DT-MU zoning district (a density of 19.3610.7 du/ac would warrant 2.61.38 acres of civic space and 2.61.38 acres of amenity space). A minimum of 1 acre of civic space shall be set aside as passive green area adjacent to the multi-use path between the multi-family building and the 'For-Sale' residential.
12. Dedicate a minimum 15' public access easement to the City and construct a 12' multi-use path as depicted on the site plan with final location approved by Staff. Multi-use path shall be accessible and constructed of concrete, including an entrance gateway/arch on Devore Road, landscaping, low-level path lighting, seating areas, useable greenspaces, and bike share station as approved by Staff. Multi-use Path along rear and side property line adjacent to the commercial uses is subject to obtaining a grading easement from the adjacent property owners. If not obtained, path may be relocated. Park impact fee credits shall be provided to the developer for improvements within the public access easement.
13. The frontage of South Main Street shall be developed with a minimum 2,000 square foot civic space and shall incorporate seating, decorative Downtown Alpharetta Entrance sign, and a focal point feature (sculpture) with final approval by DRB. Applicant shall include a minimum of 2 original sculptures located at prominent locations within the development. Sculptures and locations shall be approved by Staff and the local Art Committee. A minimum of 1 sculpture shall be installed prior to the issuance of the first commercial CO.
14. A minimum 5' accessible path shall be provided from the project site to the property of the Walmart Neighborhood Market at the northeast corner of the site where the properties abut as approved by Staff.
15. All buildings along South Main Street and Devore Road shall face those streets or appear to face those streets. No backside of buildings or "back of house" functions (such as loading or dumpster area), shall be visible from those streets.
16. Alcohol license distance requirements from residential development shall be waived.
17. As depicted in the rendering prepared by TSW, a green roof and a rooftop amenity area shall be required and shall count toward required amenity space.

17. Deleted

18. Civic spaces shall include decorative hardscape consisting of pavers or other materials approved by Staff, as well as green areas. Landscaping shall be required in the civic space in well-defined planting beds and trees in tree wells as approved by Staff. A bocce ball court, or an alternative outdoor recreational feature shall be required within an area designated civic space as approved by Staff.
19. Pedestrian connections shall be provided between buildings and across roadways within the development. Pedestrian crossings throughout development shall be ramped and the surface materials shall be brick pavers, cobblestones or architecturally treated concrete products as approved by Staff.
20. Detention facilities shall not be visible from South Main Street or Devore Road, except as a decorative water feature approved by Staff.
21. The developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development. A bus drop-off area with shelter and dedicated lane shall be incorporated into the plan design along South Main Street or at an alternative location acceptable to MARTA. Developer shall work in good faith with MARTA to add the development to city bus routes in order to assist with transportation service for employees.
22. Developer shall improve dedicate the realignment right-of Devore Road, per the GDOT design. The developer shall improve the south side of South Main Street, per the GDOT design. Roadway improvements way needed for the realignment of Devore Road shall be eligible for road impact fee credits. per the GDOT design. Public right of way along the north side of Devore shall be dedicated to the back of sidewalk.
23. New driveways on Devore Road shall align with existing intersections where practical. Intersection configuration and final design to be approved by Staff.
24. Awnings shall be provided on buildings at street level where reasonably appropriate as determined by Staff in order to protect pedestrians from inclement weather. Awnings may encroach into the right-of-way per the Alpharetta Downtown Code.
25. Streets within the development shall be private.
26. All new on-site utilities shall be located underground, subject to utility provider consent and approval.
27. Provide detailed street planting for South Main Street and Devore Road. Landscape plan shall have trees planted on each side of the sidewalk, including pedestrian lights and shall be approved by Staff at Land Disturbance Permit.
28. South Main Street and Devore Road streetscape shall meet the requirements in the Downtown Code and shall incorporate tree wells, pedestrian lighting, landscaping and brick-banded sidewalk as approved by Staff.
29. The new street corridor leading to the parking decks shall have street trees, pedestrian lighting and landscaping as approved by Staff.
30. Prior to the first Certificate of Occupancy for residential use, improve the intersection at South Main Street and the realigned Devore Road to include the following: westbound left and right turn lanes; southbound left turn lane; and, signalize the intersection. Intersection design to be approved by staff.
29. Deleted
30. Deleted
31. Provide a raised brick paver crosswalk, or alternative design approved by Staff, across Devore Road with direct access to the multi-use trail as approved by Staff.
32. Rooftop signs shall be permitted subject to Staff approval.
33. 'For-Rent' Deleted
34. If the property is subdivided between the commercial tract and the residential entitlement shall tract, there will be extinguished, if a no requirement for building permit for 'For-Rent' residential has not been issued by 1/23/2019. setbacks, landscape strips, or any improvement setbacks to be installed along new property line



City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: December 4, 2017

I. AGENDA ITEM TITLE: PH-17-34 360 TECH VILLAGE

CONSIDERATION OF A REQUEST TO CHANGE PREVIOUS CONDITIONS OF ZONING TO INCREASE THE SIZE OF A FOOD HALL, REDUCE THE NUMBER OF 'FOR-SALE' STACKED FLATS, REDUCE THE PERCENTAGE OF 'FOR-SALE' PRODUCT AND TO MODIFY CONCURRENCY REQUIREMENTS. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF HAYNES BRIDGE ROAD AND LAKEVIEW PARKWAY AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOTS 744, 745, 752 & 753, 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Council Agenda Report, City Council Action Summary 5.22.17, FLUP Map, Aerial Map, Zoning Map, Location Map, Approved Site Plan 5.22.17, Citizen Part B, Application



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: PH-17-34 360 TECH VILLAGE

CITY COUNCIL:

DECEMBER 4, 2017

II. RECOMMENDATION:

Approve PH-17-34 360 Tech Village, subject to the following conditions (RED text indicates a change from previous conditions):

1. The 62.47-acre property shall be zoned MU. Except as provided in paragraph 2. below, the site shall be developed substantially similar to plans by Wakefield Beasley & Associates, dated 10/27/17 (SP-12), subject to the approved conditions. Architectural style of all buildings shall be Post-Industrial Mercantile style similar to the renderings and architecture in the 2016 application (attached as Exhibit A) with non-residential buildings approved by the Design Review Board and residential buildings approved by Staff. Townhomes shall be substantially as depicted in Exhibit A.
2. Development regulations shall be amended as follows:
 - a. Unchanged from previous condition (May 22, 2017).
 - b. No more than 417 residential dwelling units shall be allowed on site. No more than 276 'For-Rent' units are included in this number. There shall be a minimum of 36 stacked townhome 'For-Sale' units. The remaining 105 'For-Sale' units may be developed for townhomes, stacked flat condominiums, stacked townhome condominiums or single family zero lot line detached dwelling units. Depicted open space shall not be reduced, if the use mix changes from what is shown on the site plan. 'For-Sale' product may exist in up to 4-story buildings with a maximum height of 50'. Zero lot line 'For-Sale' detached lots shall contain a minimum of square footage, as approved by Staff. A minimum 25% of all residential units shall be 'For-Sale' units. No more than 10% of the 'For-Sale' residential units shall be permitted to be rented, as recorded in the development covenants. Provided all other requirements of these conditions are satisfied, the ultimate developer of the 'For-Rent' units may reconfigure the building shape provided it remains within the multi-family parcel shown on the site plan, subject to approval by Staff, and compliance with these conditions and the UDC, unless a variance has been granted.
 - c. Retail – Maximum of 57,700 square feet. Permitted retail square footage shall include a 12,000 square foot food hall/market and a brewery. Mixed use buildings shall be limited to a maximum of 5 stories or 60', whichever is less. Retail buildings must include an architectural element (such as a parapet wall or tower) which is at least 24' in height. The balance of the restaurant space shall be no less than 18' in height. No more than 3 free standing retail buildings shall be permitted. No more than one free-standing 'Bank or Savings and Loan' building shall be permitted, and it shall be 24' in height. Standalone retail buildings shall have a minimum height of 18'. A minimum 3,000 square foot neighborhood grocery shall be required.
 - d. Unchanged from previous condition (May 22, 2017).
 - e. Unchanged from previous condition (May 22, 2017).
 - f. 'For-Rent' Residential – After May 27, 2018, up to 276 'For-Rent' attached units shall be permitted a Certificate of Occupancy in accordance with UDC 'For-Rent' requirements. 'For-Rent' residential shall be permitted above office or retail uses on at least 1 side of the building. At-grade 'For-Rent' units

shall have walkouts with sidewalk connections where allowed by grade. Building maximum height shall be 5 stories or 60 feet, whichever is less. Units shall be restricted to studios, 1 and 2-bedroom units only. No more than 40% of the units may be 2-bedroom units. 'For-Rent' units shall be constructed concurrently with the retail ~~located on the ground floor of the 'For-Rent' building and foundations and concrete or steel building frame (excluding roof parapets and roofing)~~ for a minimum 60,000 square feet of office use. Building permits for this initial retail space and the ~~foundations and concrete or steel building frame (excluding roof parapets and roofing)~~ for a 60,000 square foot office shall be secured concurrently with the building permit for the 'For-Rent' units. A Certificate of Occupancy shall not be issued for rental units until ~~foundations and concrete or steel building frame (excluding parapets and roofing)~~ for a 60,000 square feet of office has been constructed. Additionally, a Certificate of Occupancy shall not be issued for rental units until ~~an LDP and model home building permits have~~ been secured for the initial 'For-Sale' units along the boulevard. The units shall be part of a mixed-use project containing a minimum of 50 acres and incorporating retail, 'For-Sale' residential units, hotel, neighborhood grocery, restaurant, and the 60,000 square foot office. 'For-Rent' units shall have first class amenities, which shall include a private pool, fitness center, secure gated parking, resident's lounge, business center, on-site management office, concierge services and secure elevator access. Unit finishes and ceiling height shall be built to facilitate conversion to a condominium, should the market dictate. 'For-Rent' architectural style shall be substantially similar to that shown in the 'Heights at Brookleigh' submission. If a building permit is not issued by May 27, 2019 residential units shall revert to 'For-Sale' only.

3. Previous conditions of zoning shall remain in effect, except as modified by these conditions.

III. REPORT IN BRIEF:

The applicant, Fuqua Acquisitions II, LLC, requests a change to previous conditions of zoning on a 62.47-acre property approved for a mixed-use development. The requested changes would allow an increase to the retail square footage for a food hall, reduce the number of 'For-Sale' stacked townhomes, reduce the percentage of 'For-Sale' product, modifications to concurrency requirements and modifications to the site plan. The subject property is located at the southwest corner of Haynes Bridge Road and Lakeview Parkway.

DISCUSSION

The submitted request, if approved, will allow for changes to previous conditions of zoning related to the 360 Tech Village (TPA/Fuqua) Master Plan. The proposed changes would allow an increase to the size of a food hall, decrease in the percentage of 'For-Sale' residential product, decrease in the number of 'For-Sale' stacked townhome units, modifications to concurrency requirements and modifications to the site plan. The subject property is located at the southwest corner of Haynes Bridge Road and Lakeview Parkway.

The property was approved on May 22, 2017 for a master plan amendment, rezoning, conditional use and variance to allow a mixed-use development, including office, retail/restaurant, hotel, 'For-Sale' residential and 'For-Rent' residential on 62.47 acres. Council recently approved a conditional use to allow Pinstripes, a bowling entertainment venue within the 360 Tech Village mixed-use development. As shown below, the applicant proposes the following changes to previous conditions of zoning related to file MP-16-13/Z-16-11/CU-16-19/V-16-26 TPA Fuqua/Peridot (~~Strike through = Delete, Underline = Add~~):

- 2b. No more than 470 residential dwelling units shall be allowed on site. No more than 276 "for rent" units are included in this number. There shall be a minimum of ~~48~~ 36 stacked townhome for sale units. The remaining ~~146~~ 158 for sale units may be developed for townhomes, stacked flat condominiums, stacked townhome condominiums or single family zero lot line detached dwelling units. Depicted open space shall

not be reduced if the use mix changes from what is shown on the site plan. For sale product may exist in up to 4-story buildings with a maximum height of 50'. Zero lot line 'For Sale' detached lots shall contain a minimum of square footage, as approved by Staff. A minimum ~~40~~ 25% of all residential units shall be 'For-Sale' units. No more than 10% of the 'For-Sale' residential units shall be permitted to be rented, as recorded in the development covenants. Provided all other requirements of these conditions are satisfied, the ultimate developer of the "for rent" units may reconfigure the building shape provided it remains within the multifamily parcel shown on the site plan, subject to approval by Staff, and compliance with these conditions and the Zoning Code, unless a variance has been granted.

2c. Retail – Maximum of 57,700 square feet. Permitted retail square footage shall include a ~~9,600~~ 12,000 square foot food hall/market and a brewery. Mixed use buildings shall be limited to a maximum of 5 stories or 60', whichever is less. Retail buildings must include an architectural element (such as a parapet wall or tower) which is at least 24' in height. The balance of the restaurant space shall be no less than 18' in height. No more than 3 free standing retail buildings shall be permitted. No more than one free-standing 'Bank or Savings and Loan' building shall be permitted, and it shall be 24' in height. Standalone retail buildings shall have a minimum height of 18'. A minimum 3,000 square foot neighborhood grocery shall be required.

2f. 'For-Rent' Residential – After May 27, 2018, up to 276 'For-Rent' attached units shall be permitted a Certificate of Occupancy in accordance with UDC 'For-Rent' requirements. 'For-Rent' residential shall be permitted above office or retail uses on at least 1 side of the building. At-grade 'For-Rent' units shall have walkouts with sidewalk connections where allowed by grade. Building maximum height shall be 5 stories or 60 feet, whichever is less. Units shall be restricted to studios, 1 and 2-bedroom units only. No more than 40% of the units may be 2-bedroom units. 'For-Rent' units shall be constructed concurrently with ~~a portion of the retail located on the ground floor of the 'For-Rent' building, the for sale units across the main boulevard from the 'For-Rent' units and~~ foundations and concrete or steel building frame (excluding roof parapets and roofing) for a minimum 60,000 square feet of office use. Building permits applications for this initial retail space, ~~at least ten of the residential for sale units and the foundations and concrete or steel building frame (excluding roof parapets and roofing) for a~~ 60,000 square foot office shall be ~~secured~~ submitted concurrently with the building permit for the for rent units. If construction does not continue on the office foundations and concrete or steel building frame (excluding roof parapets and roofing), ~~for sale residential or initial~~ retail space, then it may not continue on the multifamily units. A Certificate of Occupancy shall not be issued for rental units until foundations and concrete or steel building frame (excluding parapets and roofing) for a 60,000 square feet of office has been constructed ~~or is substantially under construction as determined by Staff~~. Additionally, a Certificate of Occupancy shall not be issued for rental units until an LDP has building permits have been secured for the initial for sale units along the boulevard. The developer shall secure building permits for at least ten for sale units as soon as a Final Plat is filed after final development approvals are secured. ,and construction has commenced and active construction ongoing for the for sale product across the boulevard from the 'For-Rent' units. The units shall be part of a mixed-use project containing a minimum of 50 acres and incorporating retail, 'For-Sale' residential units, hotel, neighborhood grocery, restaurant, and the 60,000 square foot office. 'For-Rent' units shall have first class amenities, which shall include a private pool, fitness center, secure gated parking, resident's lounge, business center, on-site management office, concierge services and secure elevator access. Unit finishes and ceiling height shall be built to facilitate conversion to a condominium, should the market dictate. 'For-Rent' architectural style shall be substantially similar to that shown in the 'Heights at Brookleigh' submission. If a building permit is not issued by May 27, 2019 residential units shall revert to 'For-Sale' only.

According to the applicant, the proposed changes are the result of market interest in the food hall and topographical issues. The applicant has received a great amount of interest in the food hall, including

inquiries by packaged food vendors. A neighborhood grocery use is already required by City Code in association with the 'For-Rent' units.

The topographic issues were identified during the preparation of the site plan, which did not take into account a stream and associated buffers. The applicant sought a stream buffer variance, but was denied by Georgia Environmental Protection Division (EPD). The loss in buildable area impacts the applicant's ability to meet the required 40% 'For-Sale' product, without reducing the number of 'For-Rent' units. The condition requiring 40% 'For-Sale' units was based on the applicant's proportion of 'For-Sale' to 'For-Rent' units at the time of approval. Staff recommended the project provide a minimum 25% 'For-Sale' units, which is consistent with the percentage of 'For-Sale' units in the Milton Park mixed-use development. The City's other mixed-use developments (existing and approved) have 'For-Sale' percentages of 16% at Avalon, 25% at Milton Park, 38% at Perling, 20% at City Center and 19% at Northwinds Summit.

The applicant is requesting changes to the concurrency requirements associated within the 'For-Rent' product. Specifically, the applicant is requesting changes to allow the initial ten (10) 'For-Sale' units along the boulevard to be constructed after the boulevard is completed and utilities are installed. The applicant states that the boulevard cannot be constructed until after the foundation for the multi-family building is built. Changes are also proposed to clarify what constitutes the concurrent construction of the 60,000 square foot office with the multi-family building.

SITE PLAN ANALYSIS

The applicant's proposed site plan represents a minor change from the approved zoning plan. The differences include a loss of buildable area due to the presence of a stream, reduction in the number of stacked townhome units and an increase to the building footprint of the food hall. The proposed site plan now depicts 36 'For-Sale' stacked townhome units (condominium product) and 105 'For-Sale' townhome units, which is well below the maximum of 194 total 'For-Sale' units permitted on the property. Based on the current site plan, it is very likely that all 470 residential units approved on the property will not be built. However, the applicant does not propose changing the overall number of residential units and density, in order to provide some flexibility in developing the site. The table below provides a comparison of the approved zoning plan versus the applicant's proposed plan.

Comparison – Original vs. Proposed Site Plan

	Original (Approved)	New (Proposed)
Food Hall	9,600 SF	12,000 SF
'For-Sale' Stacked Townhomes	48 units	36 units
'For-Sale' Various Product	146 units	158 units (105 on site plan)
'For-Rent' Residential	276 units	276 units
Total Residential	470 units	470 units (417 on site plan)
% 'For-Sale'	41%	33.8%
Density	7.5 units/acre	7.5 units/acre (6.7 units/acre on site plan)
Open/Green Space	47.1% (29.4 acres)	51.2% (31.96 acres)

The buildable area for the 'For-Sale' product has been reduced due to the presence of a stream and associated buffers. The applicant sought a stream buffer variance from Georgia EPD, but was unsuccessful. The applicant's site plan depicts open space (civic and amenity space) at several locations throughout the

property, which has generally not changed from the approved zoning plan. The increase in overall open/green space is associated with the stream buffers that were previously not accounted for.

CONCURRENCES

City Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request for change to previous conditions of zoning. The increase to the size of the food hall is negligible and the food hall concept is an economic driver for mixed-use developments. Staff recommended 25% 'For-Sale' product in the May 2017 approval on the property; however, the condition was changed to reflect the approved zoning plan. The applicant's proposed change to 25% 'For-Sale' product is consistent with the approved percentages at similar mixed-use developments in the City. The proposed change to the concurrency condition is reasonable given the initial installation of site infrastructure, as well as the site being developed by more than one builder and in multiple phases.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

IV. ATTACHMENTS:

- Site Plan



2 PARK PLAZA
ALPHARETTA, GA 30009
PHONE: 678.297.6000
WWW.ALPHARETTA.GA.US

CITY COUNCIL AGENDA ACTION SUMMARY

Public Hearing Date: May 22, 2017

MP-16-13/Z-16-11/CU-16-19/V-16-26 TPA FUQUA/PERIDOT

Consideration of a request to amend the Peridot (A.K.A. MetLife) Master Plan and previous conditions of zoning to allow 320 'For-Rent' residential units, 167 'For-Sale' Attached units, 55,500 square feet of retail/restaurant use, 664,400 square feet of office use, and a 200 room hotel. A rezoning is requested on 15.51 acres from OI (Office-Institutional) to MU (Mixed Use) and a conditional use is requested to allow 'Dwelling, 'For-Rent' and 'Bank, Savings and Loan' uses. A variance is requested to allow first floor 'For-Rent' dwellings on three building sides and to allow first floor 'For-Rent' dwellings on a Storefront Street. The property is located on the west side of Haynes Bridge Road south of Lakeview Parkway.

Motion: Approve with Conditions, Kennedy
Second: Owens
Approve: 6-1

❖ *Council Member Kennedy offered a motion to approve MP1613 / Z1611 / CU1619 / V16-26: TPA/Fuqua Development / 360 Tech Village subject to the conditions with a few changes:*

- o Condition 2B – “No more than 470 residential dwelling units shall be allowed onsite. No more than 276 for-rent units are included in this number. There should be a minimum of 48 stacked townhome for-sale units and the remaining 146 for-sale units may be developed for townhomes, stacked/flat condominiums, stacked townhome condominiums or single family zero lot line detached dwelling units.”*
- o Condition 2C – adding a minimum height on the bank building of 24 feet*
- o Condition 2F – change for-rent units from 220 to 276*
- o Condition 4 – add brewery as an allowed use*
- o Condition 4F – clarify that bowling entertainment venue shall be allowed with approval of a condition use permit*
- The motion received a second from Council Member Owens with a friendly amendment to Condition 42 to state, “Driveway #2 along Lakeview Parkway may be signalized upon issuance of Certificate of Occupancies for Phase 1 per concurrency condition as approved by staff. The median opening an existing office driveway 3 and proposed driveway 3 on Lakeview Parkway shall be closed in order to prevent unsafe turning movements. Design of all intersections shall meet City of Alpharetta level of service standards and be approved by staff.*
- Accepted by Kennedy*
- Council Member Mitchell offered a friendly amendment to Condition 2F to clarify that the for-rent architectural style shall be substantially similar to that shown in the “Heights of Berkley” submission. That submission shall be attached as a part of this item.*
- Accepted by Kennedy and Owens*
- The motion was approved 6-1; Gilvin voting no*

Final Conditions:

1. The 62.47-acre property shall be zoned MU. Except as provided in paragraph 1.b. below, the site shall be developed substantially similar to plans by Wakefield Beasley & Associates, dated 5/10/17 (SP-11), subject to the approved conditions. Architectural style of all buildings shall be Post-Industrial Mercantile style similar to the renderings and architecture in the 2016 application (attached as Exhibit A) with non-residential buildings approved by the Design Review Board and residential buildings approved by Staff. Townhomes shall be substantially as depicted in Exhibit A.
2. Development regulations shall be as follows:
 - a. Office – 664,400 square foot maximum. Building height shall be limited as depicted on site plan dated 4/17/2017 with 1 building up to 12 stories, remaining office limited to a maximum 6 stories. Mixed use buildings shall be limited to a maximum of 5 stories or 60’, whichever is less.
 - b. No more than 470 residential dwelling units shall be allowed on site. No more than 276 “for rent” units are included in this number. There shall be a minimum of 48 stacked townhome for sale units. The remaining 146 for sale units may be developed for townhomes, stacked flat condominiums, stacked townhome condominiums or single family zero lot line detached dwelling

- units. Depicted open space shall not be reduced if the use mix changes from what is shown on the site plan. For sale product may exist in up to 4-story buildings with a maximum height of 50'. Zero lot line 'For Sale' detached lots shall contain a minimum of square footage, as approved by Staff. A minimum 40% of all residential units shall be 'For-Sale' units. No more than 10% of the 'For-Sale' residential units shall be permitted to be rented, as recorded in the development covenants. Provided all other requirements of these conditions are satisfied, the ultimate developer of the "for rent" units may reconfigure the building shape provided it remains within the multifamily parcel shown on the site plan, subject to approval by Staff, and compliance with these conditions and the Zoning Code, unless a variance has been granted.
- c. Retail – Maximum of 57,700 square feet. Permitted retail square footage shall include a 9,600 square foot food hall/market and a brewery. Mixed use buildings shall be limited to a maximum of 5 stories or 60', whichever is less. Retail buildings must include an architectural element (such as a parapet wall or tower) which is at least 24' in height. The balance of the restaurant space shall be no less than 18' in height. No more than 3 free standing retail buildings shall be permitted. No more than one free-standing 'Bank or Savings and Loan' building shall be permitted, and it shall be 24' in height. Standalone retail buildings shall have a minimum height of 18'. A minimum 3,000 square foot neighborhood grocery shall be required.
 - d. Hotel – One boutique or full-service hotel as approved by staff with a maximum of 200 rooms and 8 stories shall be permitted. Hotel may not be an extended stay facility.
 - e. Restaurant – Maximum of 26,300 square feet. Each restaurant must have an architectural feature (such as a parapet wall or tower) which is a minimum of 24' in height. The balance of the restaurant may be a minimum of 18' in height. A maximum of 5 (but 2 on the lake, as depicted on the site plan) free-standing restaurants with a combined square footage of not less than 3,500 square feet and not more than 10,000 square feet with no drive-thru or pick up windows. Individual restaurants may be attached via architectural features such as metal arches, outdoor seating areas, patios and similar amenities as approved by Staff. One jewel box building shall be permitted in the central park as depicted on the site plan.
 - f. 'For-Rent' Residential – After May 27, 2018, up to 276 'For-Rent' attached units shall be permitted a Certificate of Occupancy in accordance with UDC 'For-Rent' requirements. 'For-Rent' residential shall be permitted above office or retail uses on at least 1 side of the building. At-grade 'For-Rent' units shall have walkouts with sidewalk connections where allowed by grade. Building maximum height shall be 5 stories or 60 feet, whichever is less. Units shall be restricted to studios, 1 and 2-bedroom units only. No more than 40% of the units may be 2-bedroom units. 'For-Rent' units shall be constructed concurrently with a portion of the retail, the for sale units across the main boulevard from the 'For Rent' units and a minimum 60,000 square feet of office use. Building permits for this initial retail space, at least ten of the residential for sale units and the 60,000 square foot office shall be secured concurrently with the building permit for the for rent units. If construction does not continue on the office, for sale residential or retail space, then it may not continue on the multifamily units. A Certificate of Occupancy shall not be issued for rental units until 60,000 square feet of office has been constructed or is substantially under construction as determined by Staff. Additionally, a Certificate of Occupancy shall not be issued for rental units until building permits have been secured for the initial for sale units along the boulevard, and construction has commenced and active construction ongoing for the for sale product across the boulevard from the 'For Rent' units. The units shall be part of a mixed-use project containing a minimum of 50 acres and incorporating retail, 'For-Sale' residential units, hotel, neighborhood grocery, restaurant, and the 60,000 square foot office. 'For-Rent' units shall have first class amenities, which shall include a private pool, fitness center, secure gated parking, resident's lounge, business center, on-site management office, concierge services and secure

- elevator access. Unit finishes and ceiling height shall be built to facilitate conversion to a condominium, should the market dictate. 'For-Rent' architectural style shall be substantially similar to that shown in the 'Heights at Brookleigh' submission. If a building permit is not issued by May 27, 2019 residential units shall revert to 'For-Sale' only.
- g. Parking Decks – Maximum of 6 levels, except parking deck along Haynes Bridge Road shall be a maximum of 2-1/2 levels. With the exception of the 2 parking decks serving office buildings, all parking decks shall be wrapped with residential or non-residential uses where visible from the public right-of-way. Parking decks visible from Haynes Bridge Road, Lakeview Parkway and Morrison Parkway shall be treated with comparable materials and finishes as the buildings they serve or screened from view with evergreen landscaping as approved by Staff. Parking decks visible from Georgia 400 and the interchange shall be screened from view with evergreen landscaping. The deck for the 12-story office building shall be substantially similar to the elevations, as shown in Exhibit A, subject to DRB approval. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the Design Review Board.
 - h. It is acknowledged that the approved site plan is to be subdivided into separately platted parcels with individual tax numbers, that the separate development parcels are to be developed by separate owners/developers, and that the public amenities are to be platted and owned by a property owner's association comprised of the individual development parcel owners. Zoning compliance for conditions uniquely applicable to an individual owner's parcel will be the responsibility of that owner and that non-compliance by such an owner does not render, by itself, the remaining parcels "non-conforming" uses under the Zoning Code.
3. The Master Plan area shall be limited to the following uses and further restricted by conditions of zoning:
- a. office
 - b. retail
 - c. restaurant (no drive thru)
 - d. hotel
 - e. residential
4. Retail uses shall be those uses customarily accessory to or amenities for office uses, restricted to the following uses:
- a. Art Gallery
 - b. Bakery
 - c. Barber Shop
 - d. Beauty Shop
 - e. Book Store
 - f. Bowling Entertainment Venue (with approval of a conditional use permit)
 - g. Brewery
 - h. Computer Supply Store
 - i. Copy Center/Print Shop
 - j. Drug Store (not to exceed 2,000 SF)
 - k. Dry Cleaning Pick-up Station
 - l. Fitness Studio
 - m. Florist, Retail without Greenhouse
 - n. Gourmet Food Store
 - o. Office Supply Store (not to exceed 2,000 SF)
 - p. Package Shipping/Mail Box Store
 - q. Restaurant (no drive-thru)
 - r. Retail Sales and Services Establishment

- s. Shop or Studio, Craftsman/Artist
 - t. School, Commercial
 - u. Spa Services (with approval of a conditional use permit)
5. Building Setbacks along Haynes Bridge Road and Morrison Parkway shall be 30' building setback with a 20' landscape strip. Building setbacks along Lakeview Parkway shall be 25' with a 20' landscape strip.
 6. Building setbacks along internal streets shall be 0' for the first 60' of building height. Above 60' in height, a 10' setback shall be provided from back of curb. Sidewalks and street trees shall be incorporated throughout the development. Pedestrian bridges, stairs, elevators and escalators may encroach over and into public spaces provided that they don't impede pedestrian circulation or safety.
 7. A building permit shall not be issued for any free-standing retail building before a building permit is issued for the 60,000 square foot office use.
 8. Specimen trees on the site shall be given special consideration and every attempt to incorporate them into the applicant's site plan shall be made as stipulated in the Tree Protection Ordinance. In addition, specimen trees #473, 477, 512, 563, 821, 591, 593 and 596 shall be saved. The developer will work with the arborist to move the trees or substitute appropriate new plantings in lieu of saving trees 566, 568 and 600. Tree replacement of removed specimen trees (566, 568 and 600) shall be a minimum 12" – 15" caliper tree, as approved by Staff.
 9. Park land, passive parks, public space and open space is required substantially in the amounts and locations reflected in the Site Plan dated 5/10/17. The greenspace to the east of the lake shall remain undisturbed, except for the trail and related improvements around the lake. A bocce ball court, or an alternative outdoor recreational feature approved by Staff, shall be required within an area designated as public space as approved by Staff.

Design Conditions:

10. At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and recreational facilities within the development and across Lakeview Parkway to the existing office development. Pedestrian crossings throughout development shall be ramped and the surface materials shall be brick pavers, cobblestones or architecturally treated concrete products as approved by Staff. Bicycle facilities shall be provided throughout the development.
11. Detention facilities shall not be visible from a public right-of-way, except a decorative water feature approved by Staff.
12. Parking decks and retaining walls shall receive architectural façade treatment or be heavily landscaped, as described in paragraph 2.g. Retaining walls visible from developed areas exceeding 16' in height shall be terraced. In areas where the parking decks are visible to the public, the decks will be screened by landscaping or materials approved by DRB or other materials as approved by Staff, as described in paragraph 2.g.
13. Except for the 'For-Sale' product, priority parking spaces shall be provided for alternative fuel vehicles along with accommodation for a vehicle charging station.
14. The developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development. A bus drop-off area with shelter and dedicated lane shall be incorporated into the plan design and constructed along Haynes Bridge Road or at an alternative location acceptable to MARTA. Developer shall work in good faith with MARTA to add the development to city bus routes in order to assist with transportation service for employees, residents and guests. The public shall be permitted to park in the office parking lots on evenings and weekends.

15. Prior to LDP for development, the applicant shall submit for approval a document to be entitled '360 Tech Village'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, fountains, bicycle racks, bus shelter, signage landscaping themes and focal point features and shall be substantially similar to the renderings filed with the 2016 application, as amended. Design standards will be presented to Staff and the Design Review Board for review and approval. This document also shall detail entrance treatment for the Haynes Bridge Road/Lakeview Parkway intersection, which shall compliment any existing or changed entrance feature across Lakeview Parkway. Retaining walls also shall be complementary.
16. Plans for buildings, landscaping and signage (in the form of a 'sign package') shall be subject to review and approval by the Design Review Board.
17. Awnings shall be provided on buildings at street level in commercial areas where reasonably appropriate in order to protect pedestrians from inclement weather.
18. Surface parking areas other than on-street parking shall be screened from the public right-of-way in compliance with the current UDC. A decorative, short wall shall be located along Lakeview Parkway where needed in order to obscure views of surface parking from Lakeview Parkway.
19. All buildings along Haynes Bridge Road, Morrison Parkway and Lakeview Parkway must face those streets or appear to face those streets. Backside of buildings or 'back of house' functions (such as loading or dumpster area) shall not be visible from those streets. Parapet walls shall be used as needed to screen roof-top mechanical equipment and views.
20. Measurement of building heights shall not include spires or other decorative architectural features.
21. Streets within the development shall be private and shall include a planted median with sufficient space for tree plantings, as shown on the site plan and as approved by Staff. However, planting of trees along that portion of the internal road to the east of the roundabout may be planted with shade trees instead of having a planted median.
22. A view corridor shall be created from Haynes Bridge Road to the lake, along the main boulevard, as depicted on the plan. A structure for seating or gathering, such as a gazebo or similar structure, shall be provided at the end of the boulevard near the lake as approved by Staff.
23. The corner of Haynes Bridge Road and Lakeview Parkway shall be designed with a minimum 5,000 square foot green space and shall incorporate existing wall and landscaping with a focal point feature (sculpture) added with final approval by the local arts committee. Applicant shall provide a minimum of 6 original sculptures, by different artists, located at prominent locations throughout the development as approved by Staff and the local arts committee. Locations shall include the corner of Lakeview Parkway and Haynes Bridge Road. Approval and construction of 1 sculpture shall be required concurrent with the first CO. A minimum of 1 additional sculpture shall be required concurrent with the first CO of each subsequent phase of development. All sculptures shall be required prior to final CO issued for the last building constructed.
24. In order to further 2035 Comprehensive Plan strategy LU 6.2, no stand-alone retail development shall be located within 500' of the GA 400 interchange.
25. Prior to the first LDP for development, applicant shall submit a construction phasing plan that shall demonstrate how construction will be staged and implemented in a manner that screens construction views from adjacent roadways.
26. Prior to the first LDP for development, applicant shall submit a revised master plan for the entire parcel to the City, which shall incorporate the approved conditions, as well as the following:
 - Approved specifications and standards identified for each use within the total development.
 - Pedestrian network.
 - Overall planned green space areas.

27. Every plan submitted for a land disturbance permit shall include an on-going density and acreage tabulation.
28. Alcohol license distance requirements from residential development shall be waived.
29. Rooftop signs shall be permitted as approved by the Design Review Board.
30. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note: "This plan reflects conditions stipulated through public hearing regarding case MP-16-13/Z-16-11/CU-16-19/V-16-25 TPA/Fuqua"

Landscape Conditions:

31. A 20' landscape strip with trees and shrubs shall be provided along Haynes Bridge Road, Lakeview Parkway and Morrison Parkway. Along Lakeview Parkway, the existing sidewalk shall be widened with brick or similar pavers an additional 2' in the beauty strip to the back of curb. An 8-foot wide sidewalk and 4' planting strip shall be installed along Morrison Parkway from Haynes Bridge Road to the west property line adjacent to Honda, as approved by Staff. Road impact fee credits shall be provided to the applicant for any section of sidewalk which is constructed offsite. All new utilities shall be located underground. Existing landscape strips adjacent to the development along Morrison Parkway, Haynes Bridge Road and Lakeview Parkway shall be replanted where needed, as approved by Staff. Parking areas adjacent to Lakeview Parkway shall be heavily screened with landscape material as approved by Staff.
32. Landscaping areas shall not contain any parking, water detention area or buildings, or portion thereof, except that a detention pond or ponds may be located within the landscaping area if decorative and will provide an amenity. However, there shall be no encroachment into the Georgia 400 tree buffer, except for multi-use path as approved by Staff.
33. At least 1 roof-top amenity shall be required within the development. In addition, at least 25% of the space occupied by restaurant uses shall be located in open air dining areas. Outdoor dining areas will not count against the min. 29,400 SF of restaurant space.
34. Provide detailed street planting for Haynes Bridge Road, Morrison Parkway and Lakeview Parkway. Landscape plan shall be approved prior to issuance of a Land Disturbance Permit and shall include retaining the current mature shrubbery and street trees, except at curb cuts and in accordance with an approved stream piping plan along Lakeview Parkway, Morrison Parkway and Haynes Bridge Road with final approval by Staff.
35. The developer and/or property owner shall be responsible for the planting and maintenance of medians within the development site and for the medians located on Lakeview Parkway which are contiguous to the development site. The planting and maintenance shall be in accordance with a plan approved by Staff.
36. Parking lot islands shall be planted with trees, shrubs and ground covers (not with mulch only). Provide sufficient green space to provide screening for parking decks. Investigate, as directed by Staff, the possibility of adding shade structures on the top floor of parking decks to cover a minimum 15% of this surface.
37. The developer shall dedicate a permanent easement to the City and construct a 12' multi-use trail with continuous connection from the adjacent Honda property, through the site around the lake and through the Georgia 400 buffer to Haynes Bridge Road and to the west property line, substantially in compliance with the site plan, with final alignment/design approved by Staff and construction completed prior to the first Certificate of Occupancy for residential units. A trail crossing shall be provided across Morrison Parkway at the existing signalized intersection at Lakeview Parkway and shall be constructed of paver material or architecturally treated concrete as approved by Staff. Trail entrance gateways/arches shall be provided on Morrison Parkway and Haynes Bridge Road. The applicant shall hand clear undergrowth, invasive species and dead materials within the Georgia

400 buffer for the installation of the trail; maintain such condition to the City's satisfaction until accepted by the City for maintenance; and promote use of the area to the public by providing parking, access and trails for public enjoyment. A bike share station shall be provided at a location(s) along the trail as approved by Staff. Way finding signage shall be placed at key locations along the trail. Impact fee credits will be allowed for these improvements.

38. The 50' perimeter around the lake shall include a minimum 12' wide multi-use trail and gathering areas (gazebo, grilling stations, fire pits, benches, etc.) and exercise stations around the lake, as approved by Staff. The width of the multi-use trail may be reduced to save trees, as approved by Staff. The condition of the existing pedestrian bridges across the lake shall be assessed, repairs and widening shall be made by the developer/property owner as approved by Staff. Impact fee credits will be allowed for these improvements.
39. The 32,960 square foot park space near the corner of Haynes Bridge Road and Lakeview Parkway, and the 95,470 square foot lakeside park shall include landscape and hardscape for public space for recreation, entertainment, and/or civic purposes, as described in paragraph 38.
40. The lake shall be designed for active recreation, including stocking the lake with fish and constructing a dock.
41. Wetlands shall be counted as park space, if applicant improves the area with boardwalks, walkways, or educational amenities.
42. Driveway #2 along Lakeview Parkway may be signalized upon issuance of Certificate of Occupancies for Phase 1 per concurrency condition as approved by staff. The median opening an existing office driveway 3 and proposed driveway 3 on Lakeview Parkway shall be closed in order to prevent unsafe turning movements. Design of all intersections shall meet City of Alpharetta level of service standards and be approved by staff.
43. Master Plan approval shall revert to 2015 approval, uses and site plan, if a building permit is not issued for office use by 5/27/2019.

General Conditions of Approval to GRTA Notice of Decision:

44. Development Intensity and Use

Provide a mix of residential, office and retail uses.

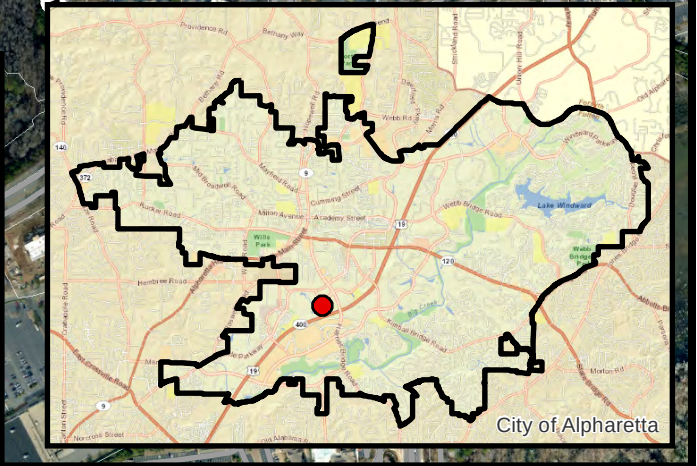
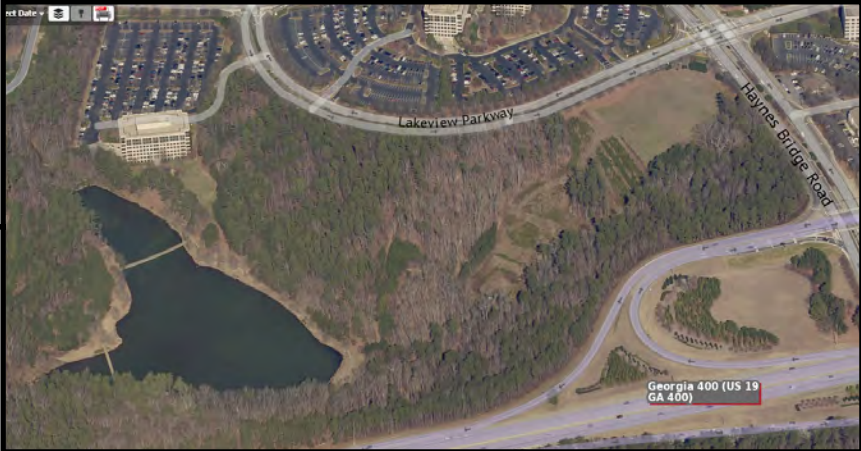
45. Access Management

- Signalized intersections along Lakeview Parkway shall be a minimum of 750' from the existing signal at the intersection of Haynes Bridge Road and Lakeview Parkway, as shown on the site plan.
- Provide a maximum of 4 site driveways on Lakeview Parkway.
- Align driveways on Lakeview Parkway with opposing existing driveways or offset by a minimum of 150'.
- Any full movement site driveway on Lakeview Parkway must be a minimum of 450' from Haynes Bridge Road.
- Any right-in/right-out site driveways on Lakeview Parkway must be a minimum of 200' from Haynes Bridge Road.
- No direct site access is allowed onto Haynes Bridge Road.
- No outparcels are allowed direct access on Haynes Bridge Road or Lakeview Parkway.
- Provide shared driveway between adjacent property (shown as "MetLife") and the proposed development, as shown on plan.
- All internal intersections shall be a minimum of 100' from Lakeview Parkway.

46. Pedestrian Facilities

- Provide a system of sidewalks throughout the development providing pedestrian access to all uses, building entrances and site driveways.

- Provide safe pedestrian crossings at all site driveway intersections (four-legged intersections) on Lakeview Parkway, including roundabouts.
47. Road Improvements to GRTA Notice of Decision:
Haynes Bridge Road at Lakeview Parkway/Northwinds Parkway
- Construct 1 additional northbound left-turn lane along Haynes Bridge Road onto Lakeview Parkway creating dual northbound left-turn lanes.
 - Construct 1 additional eastbound right-turn lane along Lakeview Parkway onto Haynes Bridge Road creating dual eastbound right-turn lanes.
 - All intersections with Haynes Bridge Road and Lakeview Parkway shall be designed as directed by staff.
48. Grading for the overall master infrastructure shall be permitted as approved by Staff. Land associated with the restaurant sites and office near the lake shall not be graded until construction is eminent. Grading for roads, utilities, drainage and similar infrastructure is not prohibited by this condition. Any parcels graded, but not considered to be under active development (future phase), shall be grassed and landscaped, as approved by the Director of Community Development, before the first Certificate of Occupancy is issued.

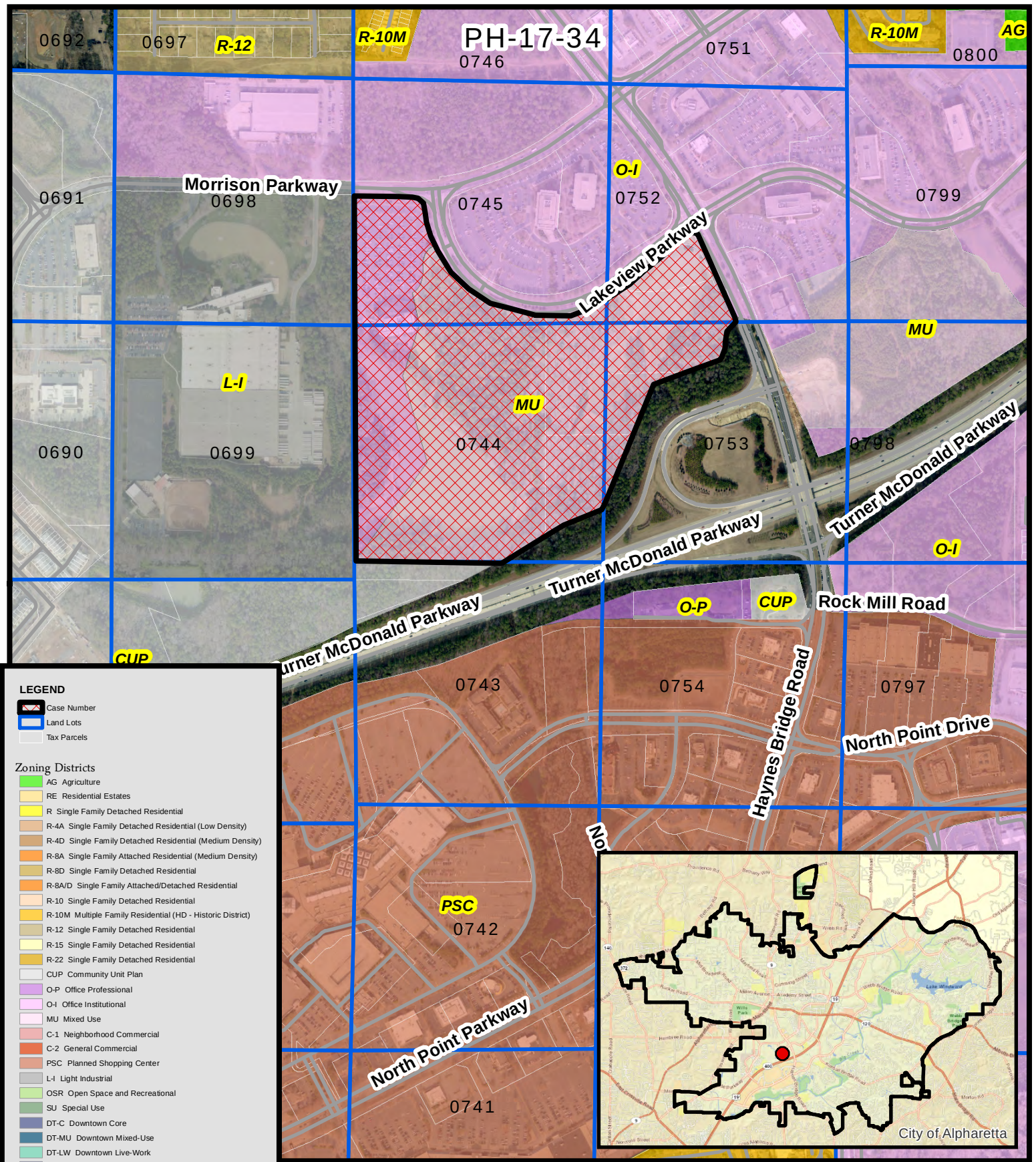


Aerial Map
Tech 360

PH-17-34
D/LL: 1/2/744, 745, 752, 753
CC: 12/04/17



Location Map Provided by:
Community Development - GIS

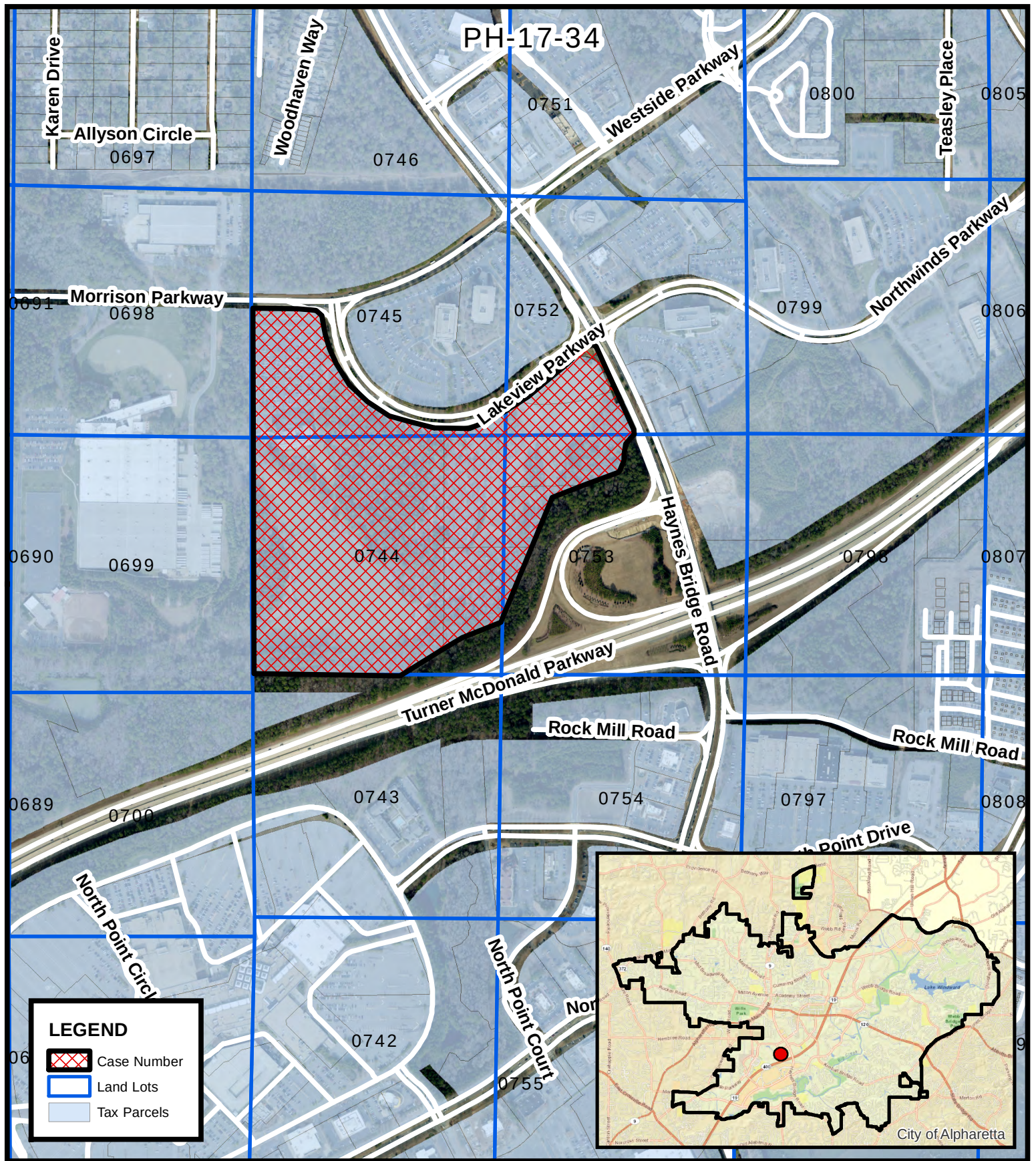


Zoning Map Tech 360

PH-17-34
D/LL: 1/2/744, 745, 752, 753
CC: 12/04/17



Location Map Provided by:
Community Development - GIS



Location Map Tech 360

PH-17-34
D/LL: 1/2/744, 745, 752, 753
CC: 12/04/17



Location Map Provided by:
Community Development - GIS

WAKEFIELD
BEASLEY &
ASSOCIATES

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Alpharetta, GA 30009
P | 770.209.9393
F | 770.209.7050
www.wbassociates.com

stamp



360
TECH
VILLAGE

Alpharetta, Georgia

TPA Group/
Fuqua Development

Chris Hayes, Principal TPA Group
3350 Riverwood Parkway
Atlanta, GA 30339
P | 770.436.2197

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print record

10 MAY 2017 - SUBMITTED FOR ZONING

revisions

16 DECEMBER 2016
31 JANUARY 2017 - REVISED SITE PLAN
21 FEBRUARY 2017 - REVISED SITE PLAN
15 MARCH 2017 - REVISED SITE PLAN
20 MARCH 2017 - REVISED SITE PLAN
30 MARCH 2017 - REVISED SITE PLAN
14 APRIL 2017 - REVISED SITE PLAN
17 APRIL 2017 - REVISED SITE PLAN
28 APRIL 2017 - REVISED SITE PLAN
10 MAY 2017 - REVISED SITE PLAN

date 10 MAY 2017 job number 1508064.00

drawing title

CONCEPTUAL SITE PLAN

drawing number

SP-11

SUBMITTED FOR ZONING

New office tower built on existing surface parking area - 6 stories +/- 150,000 sf

New parking deck building on existing surface parking lot - new deck to serve existing and new office buildings

Existing office building - 6 stories with 154,400 sf

Office tower - 12 stories +/- 300,000 sf

Sidewalk system along internal streets provides connection from development to city 'Loop' path

Lake front plaza with seating and area for food trucks and bike rental station

Townhome product with park space connecting to lake side trail and park space - 87 units

Lake amenity to be activated 428,320 sf

Existing lake to be used for storm water management

Improve existing lake side trail to and provide connection to city wide path system

Southern portion of lake side trail to be widened to 12' allowing for continuation of city 'Loop' path to continue along GA 400 frontage

Lakeview trail connecting city 'Loop' path along frontage - existing sidewalk to be widened toward curb to preserve existing tree canopy

Market building opening on to village green with outdoor dining patio space

Ground level retail with 3 levels of residential above - 4 stories total

Active uses associated with residential on ground level along main street - includes leasing and amenity space

Residential building with 4/5 story height (4 stories tall along Lakeview and 5 stories tall along internal main street)

Project identity signage at corner of Haynes Bridge and Lakeview

Buildings pulled up to street with parking concealed behind structures

Town center green space surrounded by retail/restaurant buildings and serving as central gathering space

Pedestrian access from Haynes Bridge frontage

Jewel box retail on green

Lower level parking built to take advantage of slope with +/- 190 sp

3 story office building

Access to lower level parking

Hotel with 200 rooms - 8 stories

Stacked townhome product 102 units

City 'Loop' path along GA 400 setback connecting lake area with loop trail and village center

SITE CALCULATIONS

TOTAL DEVELOPMENT 2,728,921 sf

COMMERCIAL
HORIZONTAL 705,490 sf 25.8%
VERTICAL 561,990 sf
143,500 sf

OFFICE
HORIZONTAL 883,847 sf 32.4%
VERTICAL 355,347 sf
528,500 sf

RESIDENTIAL
HORIZONTAL 815,844 sf 29.9%
VERTICAL 460,144 sf
355,700 sf

PUBLIC SPACE 323,740 sf 11.9%

DEVELOPMENT SUMMARY

SITE ACREAGE 62.47 acres (2,721,193 sf)

COMMERCIAL 185,500 sf
RETAIL 15,000 sf
RESTAURANTS 28,900 sf
MARKET 9,600 sf
ENTERTAINMENT 28,000 sf
HOTEL 104,000 sf (200 keys)

RESIDENTIAL UNITS 465 un
FOR RENT 276 un
FOR SALE 189 un

DENSITY 7.44 un/ac

OFFICE 664,400 sf
EXISTING 154,400 SF
NEW 510,000 SF

PARKING 3,047 spaces
SURFACE 429 sp
ON STREET 100 sp
DECKED 2,518 sp

OPEN/GREEN SPACE 29.40 acres (47.1 %)
PARK SPACE 4.38 ac (190,880 sf)
PUBLIC LOOP TRAIL AREA 3.05 ac (132,860 sf)
OPEN SPACE 7.64 ac (332,800 sf)
LAKE AREA 9.83 ac (428,320 sf)
WETLAND AREA 4.50 ac (196,000 sf)

TOTAL LOT COVERAGE 1,385,520 SF 50.9%



0 25 50 100 200 500

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: Master Plan Amendment - 360 Tech Village

Contact Name: Kathryn M. Zickert

Telephone: 404-815-3704

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

Notice of filing the Application was mailed to all property owners within 500 feet on November 6, 2016.

Copies are attached. We will supplement this form if any inquiries are received at a later date.

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*



Letter



Personal Visits



Telephone



Group Meeting



Email



Other (Please Specify) _____

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: Kathryn M Zickert

Date: 11/6/17

Print Form

Promenade, Suite 3100
1230 Peachtree Street, N.E.
Atlanta, Georgia 30309-3592
Main: 404 815-3500
www.sgrlaw.com

SMITH, GAMBRELL & RUSSELL, LLP
Attorneys at Law

Kathryn M. Zickert
Direct Tel: (404) 815-3704
Direct Fax: (04) 685-7004
kmzickert@sgrlaw.com

November 6, 2017

American Honda Motor Company, Inc.
1500 Morrison Parkway
Alpharetta, Georgia 30009

This letter is to inform you that a Public Hearing Application has been submitted to the City of Alpharetta Community Development Department for property located at 2325 Lakeview Parkway, which adjoins your property.

Please be advised of the following information pertaining to the applications and public hearings:

CASE NUMBER: PH-17-34	APPLICANT NAME: Fuqua Acquisitions II, LLC / LWV TPA GA 400, LLC
MASTER PLAN AMENDMENT: 62.47 acres REQUEST: Modification of Conditions 1) Increase the size of the food hall from 9,600 to 12,000 SF (condition 2(c)); 2) Reduce the minimum number of stacked "for sale" units from 48 to 34 (condition 2(b)); 3) Reduce the "for sale" product to no less than 20% of the total residential mix (condition 2(b)); and 4) Modify the concurrency requirement (condition 2(f)).	PROPERTY SIZE: +/- 62.47 acres
STREET LOCATION: 2325 Lakeview Parkway	CONTACT PERSON: Kathryn M. Zickert TELEPHONE NUMBER: (404) 815-3500
PROPOSED DEVELOPMENT: Master Planned Community	

CITY COUNCIL HEARING
December 4, 2017 at 6:30 P.M.

PUBLIC HEARING LOCATION: Alpharetta City Hall
2 Park Plaza, Council Chambers



American Honda Motor Company, Inc.
November 6, 2017
Page 2

Alpharetta, Georgia

If you have any questions regarding this project or would like detailed information regarding this project, please feel free to contact me at the number listed above.

Sincerely,



Kathryn M. Zickert
Attorney

Enclosure: Application file 10/31/17

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

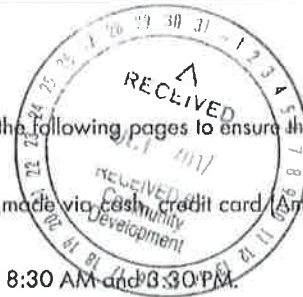
☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta."
5. Applications will be accepted only on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.



*Delivered but no fees paid.
E Jaylor 10/31/17*

Contact Information:

Contact Name: Kathryn M. Zickert

Telephone: 404-815-3704

Address: 1230 Peachtree St., NE

Suite: 3100

City Atlanta

State: GA

Zip: 30309

Fax: 404-685-7004

Mobile Tel: 404-906-2792

Email: kmzickert@sgrlaw.com

Subject Property Information:

Address: See Attachment A

Current Zoning: MU

District: 1

Section: 2

Land Lot: Att. A

Parcel ID: See Attachment A

Proposed Zoning: MU

Current Use:

Three office buildings, but mixed office/retail/restaurant/residential use is already approved for the site via MP16-13; Z-1-11; CU-16; V-16-26

This Application For (Check All That Apply):

☐ Conditional Use

☐ Rezoning

☐ Variance

☐ Comprehensive Plan Amendment

☒ Master Plan Amendment

☐ Master Plan Review

☒ Public Hearing

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

The proposed use will remain the same; a mixture of for-sale, for-rent, office, retail and restaurant space

Applicant's Request (Please itemize the proposal):

See Attachment B

Applicant's Intent (Please describe what the proposal would facilitate):

(1) There is an abundant interest in the food hall, including inquiries by packaged food vendors. The City has encouraged grocer-type uses on site, and the nominal increase in size will best serve this market.

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(3) As approved, the current master plan calls for "for sale" units to be 40% of the total residential units. The denial for the stream buffer variance, coupled with more engineering, has confirmed that the overall number of "for sale" units needs to be reduced. Until final engineering, it is unclear how many "for sale" units will remain. However, 20% is easily obtained. It is also more than the required percentage of "for sale" units in Avalon.

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SMITH, GAMBRELL & RUSSELL, LLP
Attorneys At Law

Kathryn M. Zickert
Direct Tel: 404-815-3704
Direct Fax: 404-685-7004
kmzickert@sgrlaw.com

November 1, 2017

VIA EMAIL & U.S. MAIL

Kathi Cook, Director
Community Development
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

Re: Modification of Conditions 2(B) and 2(C) of MP-16-13/Z-16-1/CU-16-19/V-16-26
TPA/Fuqua/360 Tech Village; Haynes Bridge and Georgia 400

Dear Ms. Cook:

As you know, I represent the above applicant. Please accept this amended Letter of Intent as relates to this Modification of Conditions request.

Per my clients' meeting with you several weeks ago, we need Council modification to a part of the conditions approved on May 22, 2017:

1. Increase the size of the food hall from 9600 to 12,000 SF (condition 2(c)).

Currently reads: Permitted square footage shall include a 9600 SF hall/market.

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Atlanta | Austin | Jacksonville | London | Munich | New York | Southampton | Washington, D.C.

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These changes are requested due to market interest and topographical issues. There is abundant interest in the food hall, including inquiries by packaged food vendors. The City has encouraged grocer-type uses on site, and the nominal increase in size will best serve this market.

In reference to the second matter, the Applicant originally proposed a minimum of 45 stacked flats as depicted on the Wakefield Beasley Plan dated September 28, 2016 (SPZ). While preparing site development plans, the Applicant discovered that a stream buffer was not taken into consideration by that plan. The Applicant sought a stream buffer variance from the EPD, but was denied. The loss in buildable area required this change in the number of units.

In reference to the third matter, as approved, the current master plan calls for “for sale” units to be 40% of the total residential units. The denial for the stream buffer variance, coupled with more engineering, has confirmed that the overall number of “for sale” units needs to be reduce. Until final engineering, it is unclear how many “for sale” units will remain. However, 20% is easily obtained. It is also more than the required percentage of “for sale” units in Avalon.

In reference to the fourth matter, this change is warranted because the single-family “for sale” units cannot be built before the road is completed and utilities are in. The road cannot be constructed until after the foundation for the multifamily is built.

Kathy Cook, Director
Community Development
November 1, 2017
Page 3

The Trip Generation from the "for sale product" will, if anything, be reduced. The Trip Generation for the addition of 2,400 square feet of retail/restaurant space will generate between 8 to 44 daily vehicle trips depending on whether it is all retail (ITE Trip Code 820) or high-turnover restaurant (ITE Trip Code 932).

I have also included a standard Constitutional Objection.

We believe these nominal changes will not impact materially upon the approved Master Plan. We also very much look forward to working with you and your staff during this process.

Sincerely,



Kathryn M. Zickert

KMZ/tcr
Enclosure

cc: Mr. Jeff Fuqua (via Email)
Ms. Heather Correa (via Email)
Mr. Greer Scroggins (via Email)
Ms. Janae Sinclair (via Email)
Mr. Chris Hayes (via Email)

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Attorneys at Law

Kathryn M. Zickert
Direct Tel: (404) 815-3704
Direct Fax: (04) 685-7004
kmzickert@sgrlaw.com

November 6, 2017

Fulton Science Academy, Inc.
3035 Fanfare Way
Alpharetta, Georgia 30009

This letter is to inform you that a Public Hearing Application has been submitted to the City of Alpharetta Community Development Department for property located at 2325 Lakeview Parkway, which adjoins your property.

Please be advised of the following information pertaining to the applications and public hearings:

CASE NUMBER: PH-17-34	APPLICANT NAME: Fuqua Acquisitions II, LLC / LWV TPA GA 400, LLC
MASTER PLAN AMENDMENT: 62.47 acres REQUEST: Modification of Conditions 1) Increase the size of the food hall from 9,600 to 12,000 SF (condition 2(c)); 2) Reduce the minimum number of stacked "for sale" units from 48 to 34 (condition 2(b)); 3) Reduce the "for sale" product to no less than 20% of the total residential mix (condition 2(b)); and 4) Modify the concurrency requirement (condition 2(f)).	PROPERTY SIZE: +/- 62.47 acres
STREET LOCATION: 2325 Lakeview Parkway	CONTACT PERSON: Kathryn M. Zickert TELEPHONE NUMBER: (404) 815-3500
PROPOSED DEVELOPMENT: Master Planned Community	

CITY COUNCIL HEARING
December 4, 2017 at 6:30 P.M.

PUBLIC HEARING LOCATION: Alpharetta City Hall
2 Park Plaza, Council Chambers



Fulton Science Academy, Inc.
November 6, 2017
Page 2

Alpharetta, Georgia

If you have any questions regarding this project or would like detailed information regarding this project, please feel free to contact me at the number listed above.

Sincerely,



Kathryn M. Zickert
Attorney

Enclosure: Application file 10/31/17

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

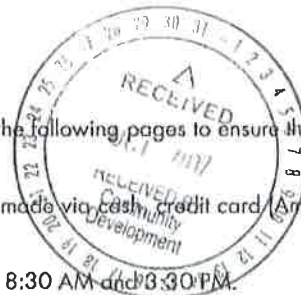
☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta."
5. Applications will be accepted only on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.



*Delivered but no fees paid.
E Jaylor 10/31/17*

Contact Information:

Contact Name: Kathryn M. Zickert

Telephone: 404-815-3704

Address: 1230 Peachtree St., NE

Suite: 3100

City Atlanta

State: GA

Zip: 30309

Fax: 404-685-7004

Mobile Tel: 404-906-2792

Email: kmzickert@sgrlaw.com

Subject Property Information:

Address: See Attachment A

Current Zoning: MU

District: 1

Section: 2

Land Lot: Att. A

Parcel ID: See Attachment A

Proposed Zoning: MU

Current Use:

Three office buildings, but mixed office/retail/restaurant/residential use is already approved for the site via MP16-13; Z-1-11; CU-16; V-16-26

This Application For (Check All That Apply):

☐ Conditional Use

☐ Rezoning

☐ Variance

☐ Comprehensive Plan Amendment

☒ Master Plan Amendment

☐ Master Plan Review

☒ Public Hearing

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

The proposed use will remain the same; a mixture of for-sale, for-rent, office, retail and restaurant space

Applicant's Request (Please itemize the proposal):

See Attachment B

Applicant's Intent (Please describe what the proposal would facilitate):

- (1) There is an abundant interest in the food hall, including inquiries by packaged food vendors. The City has encouraged grocer-type uses on site, and the nominal increase in size will best serve this market.
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- (3) As approved, the current master plan calls for "for sale" units to be 40% of the total residential units. The denial for the stream buffer variance, coupled with more engineering, has confirmed that the overall number of "for sale" units needs to be reduced. Until final engineering, it is unclear how many "for sale" units will remain. However, 20% is easily obtained. It is also more than the required percentage of "for sale" units in Avalon.
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SMITH, GAMBRELL & RUSSELL, LLP
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Kathryn M. Zickert
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Direct Fax: 404-685-7004
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November 1, 2017

VIA EMAIL & U.S. MAIL

Kathi Cook, Director
Community Development
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

Re: Modification of Conditions 2(B) and 2(C) of MP-16-13/Z-16-1/CU-16-19/V-16-26
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Kathy Cook, Director
Community Development
November 1, 2017
Page 3

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Sincerely,



Kathryn M. Zickert

KMZ/tcr
Enclosure

cc: Mr. Jeff Fuqua (via Email)
Ms. Heather Correa (via Email)
Mr. Greer Scroggins (via Email)
Ms. Janae Sinclair (via Email)
Mr. Chris Hayes (via Email)

10/31/17

PHA170067

PH-17-34
TECH 360/TPA FUQUA

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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Contact Information:Contact Name: Kathryn M. ZickertTelephone: 404-815-3704Address: 1230 Peachtree St., NESuite: 3100City AtlantaState: GAZip: 30309Fax: 404-685-7004Mobile Tel: 404-906-2792Email: kmzickert@sgrlaw.comSubject Property Information:Address: See Attachment ACurrent Zoning: MUDistrict: 1Section: 2Land Lot: Att. AParcel ID: See Attachment AProposed Zoning: MU

Current Use:

Three office buildings, but mixed office/retail/restaurant/residential use is already approved for the site via MP16-13; Z-1-11; CU-16; V-16-26This Application For (Check All That Apply):☐ Conditional Use☒ Master Plan Amendment☐ Rezoning☐ Master Plan Review☐ Variance☒ Public Hearing☐ Comprehensive Plan Amendment☐ Other (Specify): _____

What is the proposed use(s) of the property?

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- (1) Increase the size of the food hall from 9,600 to 12,000 sf (condition 2(c));
- (2) Reduce the minimum number of stacked "for sale" units from 48 to 34 (condition 2(b));
- (3) Reduce the percentage of "for sale" product to no less than 20% of total residential mix; and
- (4) Modify Condition 4(f) to clarify that application for a building permit must be made for 25% of the "for sale" units, instead of them of under construction at that time.

Applicant's Intent (Please describe what the proposal would facilitate):

- (1) There is an abundant interest in the food hall, including inquiries by packaged food vendors. The City has encouraged grocer-type uses on site, and the nominal increase in size will best serve this market.
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PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: LWV TPA GA 400, LLC Telephone: 770-436-2197
Address: 3350 Riverwood Parkway Suite: 750
City Atlanta State: GA Zip: 30339

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- | | |
|---|---|
| ☐ Annexation | ☐ Special Use |
| ☐ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☒ Master Plan Amendment |
| ☐ Land Use Application | ☐ Other _____ |

Identify Authorized Applicant:

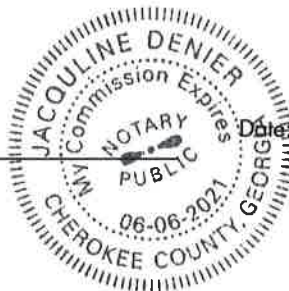
Name of Authorized Applicant: Fuqua Acquisitions II, LLC Telephone: 404-907-1709
Address: 3575 Piedmont Road NE Suite: 800
City Atlanta State: GA Zip: 30305

So Sworn and Attested:

Owner Signature:  Date: 10/25/17
J. Bradford Smith

Notary:

Notary Signature:  Date: 10/26/17



DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: LWV TPA GA 400, LLC

Subject Public Hearing Case: change in condition

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: 

Date: 10/25/17

J. Bradford Smith

DISCLOSURE FORM

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Name of Applicant or Opponent:

FUQUA ACQUISITIONS II, LLC

Subject Public Hearing Case:

MASTER PLAN AMENDMENT - 360 TECH VILLAGE

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official:

David Bell Isle

Position:

Mayor Alpharetta

Description of Contribution:

Georgians for Bell Isle

Value:

\$6,600.00

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature:



Date:

10/27/2017

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Name of Applicant or Opponent: Fuqua AcquisitionsII, LLC / LWV TPA GA 400, LLC

Subject Public Hearing Case: Change in Conditions

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If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: David Belle Isle

Position: Mayor

Description of Contribution: Campaign Contribution for Secretary of State

Value: \$500

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: _____

Dennis J. Webb, Jr.

Date: 10/27/17

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Fuqua AcquisitionsII, LLC / LWV TPA GA 400, LLC

Subject Public Hearing Case: Change in Conditions

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: David Belle Isle

Position: Mayor

Description of Contribution: Campaign Contribution for Secretary of State

Value: \$500

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

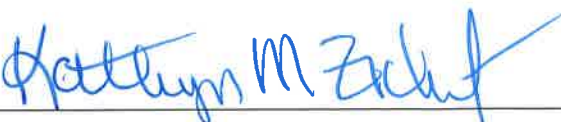
Description of Contribution: _____

Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: _____



Kathryn M. Zickert

Date: 10-30-17

DISCLOSURE FORM

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Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Fuqua AcquisitionsII, LLC / LWV TPA GA 400, LLC

Subject Public Hearing Case: Change in Conditions

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: David Belle Isle

Position: Mayor

Description of Contribution: Campaign Contribution for Secretary of State Value: \$5,000

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: _____



Date: 10-30-17

Smith, Gambrell & Russell, LLP

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Fuqua AcquisitionsII, LLC / LWV TPA GA 400, LLC

Subject Public Hearing Case: Change in Conditions

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official:	Position:
Description of Contribution:	Value:
Description of Contribution:	Value:
Description of Contribution:	Value:
Description of Contribution:	Value:
Description of Contribution:	Value:

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature:


J. Alexander Brock

Date:

10/27/2017

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

See attached Letter of Intent

How will this proposal affect the use and value of the surrounding properties?

See attached Letter of Intent

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

See attached Letter of Intent

What would be the increase to population and traffic if the proposal were approved?

See attached Letter of Intent

What would be the impact to schools and utilities if the proposal were approved?

See attached Letter of Intent

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

See attached Letter of Intent

Are there existing or changing conditions which affect the development of the property and support the proposed request?

See attached Letter of Intent

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: Master Plan Amendment - 360 Tech Village

Contact Name: Kathryn M. Zickert

Telephone: 404-815-3704

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

American Honda Motor Co. Inc.
1500 Morrison Pkwy., Alpharetta, GA 30009

Fulton Science Academy, Inc.
3035 Fanfare Way, Alpharetta, GA 30009

Method by which these individuals will be contacted. Please mark all that apply. If you select "Other," please provide a description of the method of contact that will be used.



Letter



Personal Visits



Telephone



Group Meeting



Email



Other (Please Specify) _____

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

ATTACHMENT A

to

City of Alpharetta Public Hearing Application

Land Lots 698, 699, 744, 745, 752, 753

2325 Lakeview Parkway; 12 271007450507

0 Haynes Bridge Rd.; 12 271007520275

0 Haynes Bridge Rd.; 12 271007520309

0 North Fulton Expwy; 12 272007530264

0 North Fulton Expwy; 12 272007440258

0 Haynes Bridge Rd. # Rear; 12 272007440233

0 Lakeview Dr.; 12 272007440241

0 Haynes Bridge Rd.; 12 271007520291

10/31/17

Promenade, Suite 3100

1230 Peachtree Street, N.E.

Atlanta, Georgia 30309-3592

Main: 404 815-3500

www.sgrlaw.com

PHA170067

PH-17-34
TECH 360/TPA FUQUA

SMITH, GAMBRELL & RUSSELL, LLP

Attorneys at Law

Kathryn M. Zickert

Direct Tel: 404-815-3704

Direct Fax: 404-685-7004

kmzickert@sgrlaw.com

October 30, 2017

VIA HAND DELIVERY

Kathi Cook, Director
Community Development
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

Re: Modification of Conditions 2(B) and 2(C) of MP-16-13/Z-16-1/CU-16-19/V-16-26
TPA/Fuqua/360 Tech Village; Haynes Bridge and Georgia 400

Dear Ms. Cook:

As you know, I represent the above applicant. Please accept this Letter of Intent as relates to this Modification of Conditions request.

Per my clients' meeting with you several weeks ago, we need Council modification to a part of two of the conditions approved on May 22, 2017:

- (1) Increase the size of the approved food hall from 9,600 square feet to 12,000 square feet (2(C)).
- (2) Reduce the minimum number of required stacked townhome "for sale" units from 48 to 34 (2(B)).
- (3) Reduce the percentage of "for sale" product to no less than 20% of total residential mix.
- (4) Modify Condition 4(f) to clarify that application for a building permit must be made for 25% of the "for sale" units, instead of them being under construction at that time.

These changes are requested due to market interest and typographical issues. There is abundant interest in the food hall, including inquiries by packaged food vendors. The City has encouraged grocer-type uses on site, and the nominal increase in size will best serve this market.



Kathy Cook, Director
Community Development
October 30, 2017
Page Two

In reference to the second matter, the Applicant originally proposed a minimum of 45 stacked flats as depicted on the Wakefield Beasley Plan dated September 28, 2016 (SPZ). While preparing site development plans, the Applicant discovered that a stream buffer was not taken into consideration by that plan. The Applicant sought a stream buffer variance from the EPD, but was denied. The loss in buildable area required this change in the number of units.

In reference to the third matter, as approved, the current master plan calls for "for sale" units to be 40% of the total residential units. The denial for the stream buffer variance, coupled with more engineering, has confirmed that the overall number of "for sale" units needs to be reduced. Until final engineering, it is unclear how many "for sale" units will remain. However, 20% is easily obtained. It is also more than the required percentage of "for sale" units in Avalon.

In reference to the fourth matter, this change is warranted because the single-family "for sale" units cannot be built before the road is completed and utilities are in. The road cannot be constructed until after the foundation for the multifamily is built.

The Trip Generation from the sale product will, if anything, be reduced. The Trip Generation for the addition of 2,400 square feet of retail/restaurant space will generate between 8 to 44 daily vehicle trips depending on whether it is all retail (ITE Trip Code 820) or high-turnover restaurant (ITE Trip Code 932).

I have also included a standard Constitutional Objection.

We believe these nominal changes will not impact materially upon the approved Master Plan. We also very much look forward to working with you and your staff during this process.

Sincerely,



Kathryn M. Zickert

KMZ/tcr
Enclosure

cc: Mr. Jeff Fuqua (via Email)
Ms. Heather Correa (via Email)
Mr. Greer Scroggins (via Email)
Ms. Janae Sinclair (via Email)
Mr. Chris Hayes (via Email)

TPA/FUQUA/360 TECH VILLAGE

**NOTICE OF CONSTITUTIONAL CHALLENGE
AND LEGAL AND CONSTITUTIONAL OBJECTIONS**

The Applicant, on its own behalf and on behalf of the ownership of the Subject Property, respectfully states that the existing zoning on the Subject Property is unconstitutional and submits that the City of Alpharetta Zoning Ordinance, as amended from time to time, to the extent that it classifies the Subject Property in any zoning district which would preclude the development of this project with this Modification of Conditions, is unconstitutional as a taking of property, a denial of equal protection, an arbitrary and capricious act, and an unlawful delegation of authority under the specific constitutional provisions later set forth herein. Further, a denial of the requested Modifications would deprive the owner of any reasonable use and development of the Subject Property. An attempt by the Mayor and City Council to impose greater restrictions upon the manner in which the Subject Property will be developed than presently exist, such as by way of approving the Modifications requested but limiting development to standards allowed under more stringent zoning classifications, would be equally unlawful.

Accordingly, the Applicant submits that a denial of the requested Modifications would constitute an arbitrary and unreasonable use of the zoning and

police powers because it bears no substantial relationship to the public health, safety, morality, or general welfare of the public and substantially harms the Subject Property's owner; would constitute an arbitrary and unreasonable use of the zoning and police powers because they bear or would bear no substantial relationship to the public health, safety, morality, or general welfare of the public and would substantially harm the Subject Property's owner; and would constitute a taking of the owner's private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia, 1983, and the Due Process Clause of the Fourteenth Amendment of the United States Constitution and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

The Applicant respectfully submits that the Mayor and City Council's failure to approve the requested Modifications would be unconstitutional and would discriminate in an arbitrary, capricious, and unreasonable manner between the Subject Property's owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia,

1983, and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

A refusal to allow the Modifications in question would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution, 1983.

Finally, the Applicant respectfully submits that the Mayor and City Council cannot lawfully impose more restrictive standards upon the development of the Subject Property than presently exist as to do so not only would constitute a taking of the property as set forth above, but also would amount to an unlawful delegation of their authority, in response to neighborhood opposition, in violation of Article IX, Section IV, Paragraph II of the Georgia Constitution, 1983.

[illegible]

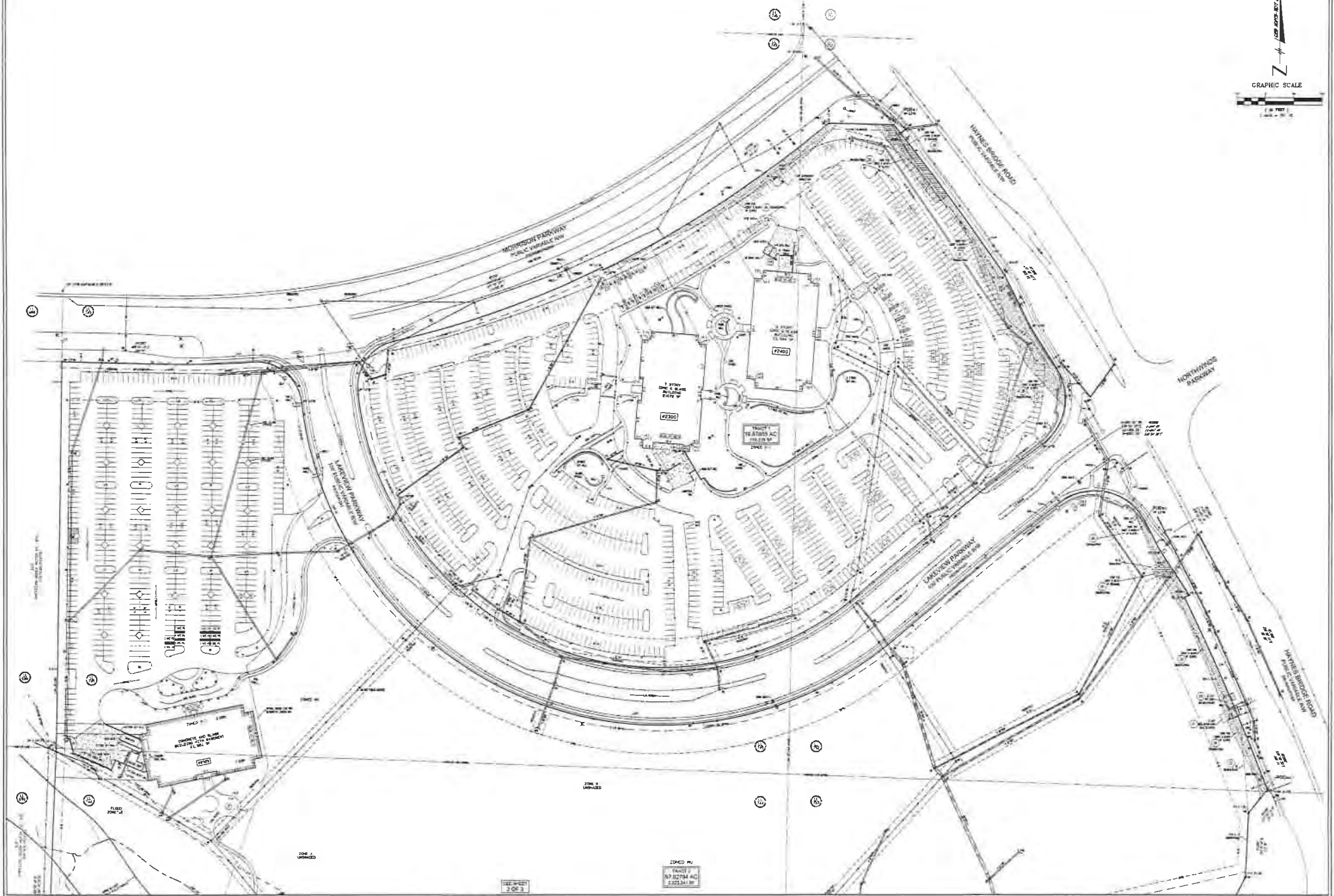
WATTS & BRINCHING ENGINEERS, INC.
10701 ELLINGTON AVE. SUITE 100
NEW BELL, TEXAS 75138
AMARICITA • NEWELL • DAVIS • HORN
214-336-8100
FAX 214-336-8101
WWW.WBE-INC.COM
COURTESY PHOTOGRAPH

[illegible]

10/31/17

PHA170067

PH-17-34
TECH 360/TPA FUQUA

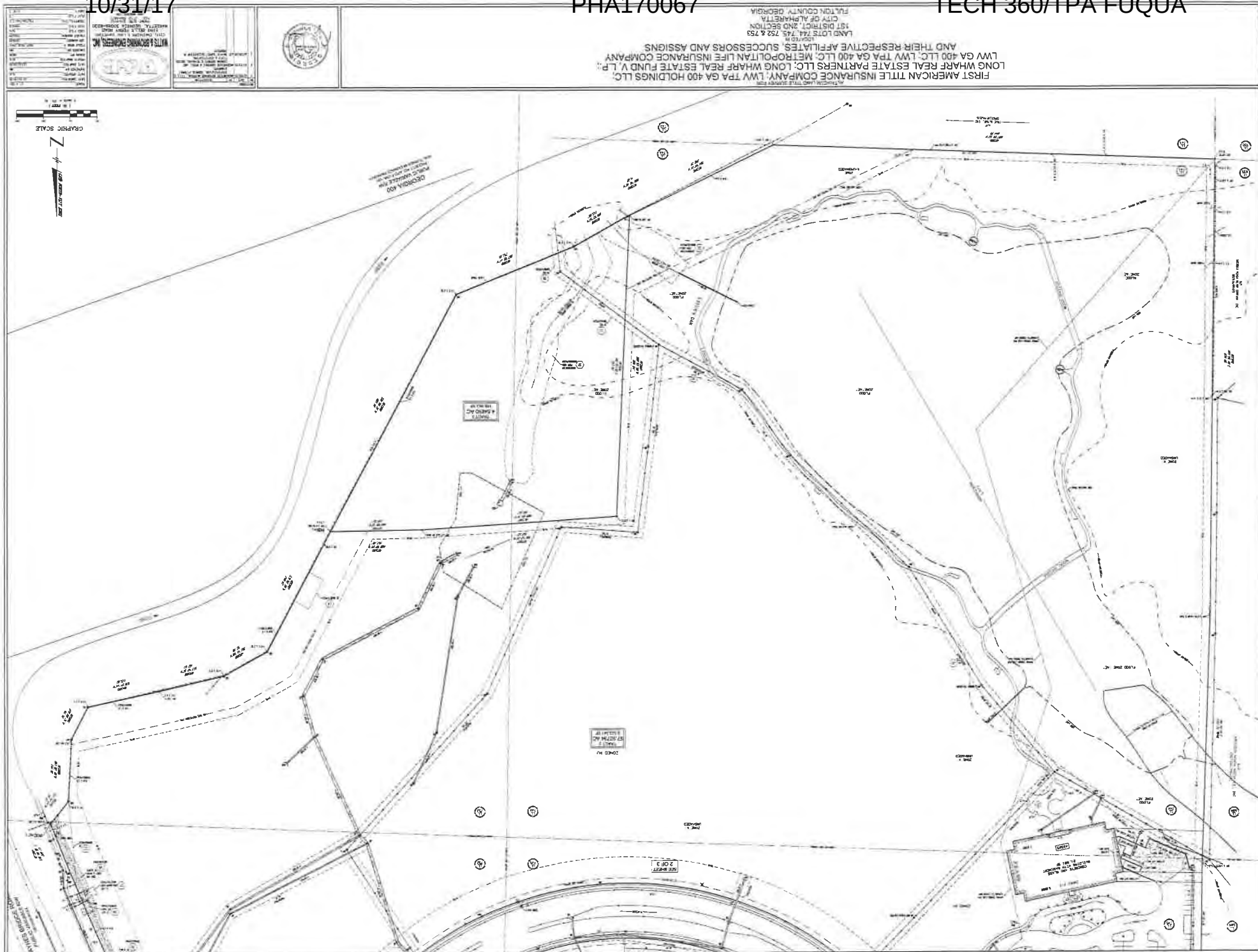


FIRST AMERICAN TITLE INSURANCE COMPANY, LWV TPA GA 400 HOLDINGS LLC;
LONG WHARF REAL ESTATE PARTNERS LLC, LONG WHARF REAL ESTATE FUND V, L.P.,
LWV GA 400 LLC, LWV TPA GA 400 LLC, METROPOLITAN LIFE INSURANCE COMPANY
AND THEIR RESPECTIVE AFFILIATES, SUCCESSORS AND ASSIGNS

LAND LOTS 744, 745, 752 & 753
1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA



WATTS & BROWNING ENGINEERS, INC. 1000 W. WATTS ROAD, SUITE 100 ALPHARETTA, GA 30201 (404) 487-1000 FAX (404) 487-1001 WWW.WATTS-AND-BROWNING.COM		SHEET NO. 1 OF 1 DATE: 10/31/17 DRAWN BY: J. WATTS CHECKED BY: J. WATTS APPROVED BY: J. WATTS PROJECT NO. PH-17-34 TITLE: TECH 360/TPA FUQUA
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150918

**Survey Description of Property
Tract 2**

All of that tract or parcel of land lying and being in Land Lots 744, 745, 752 & 753 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

Beginning at an iron pin placed (1/2" rebar) located at most southerly margin of the curved intersection formed by the southeasterly right-of-way line of Lakeview Parkway (100' r/w, Plat Book 209, Page 41) and the southwesterly right-of-way line of Haynes Bridge Road (variable r/w) and proceed in a southeasterly and southwesterly direction along the southwesterly right-of-way line of Haynes Bridge Road (variable r/w) the following course and distances:

1) 56.63 feet along the arc of a curve to the right, said curve having a radius of 4507.13 feet and being subtended by a chord of South 27°40'41" East, 56.63 feet to an iron pin placed (1/2" rebar);

2) thence South 33°32'09" East for a distance of 92.95 feet to an iron pin placed (1/2" rebar);

3) thence South 63°50'42" West for a distance of 9.01 feet to an iron pin placed (1/2" rebar);

4) thence 364.78 feet along the arc of a curve to the right, said curve having a radius of 4509.13 feet and being subtended by a chord of South 23°49'43" East, 364.68 feet to a concrete right-of-way monument found located on the northwesterly right-of-way line of Georgia 400 (variable r/w, Project No. APD-F056-I(6)); thence departing said southwesterly right-of-way line of Haynes Bridge Road (variable r/w) and proceed in a southwesterly & southerly direction along the northwesterly right-of-way line of Georgia 400 (variable r/w) the following course and distances:

1) South 39°23'33" West for a distance of 53.11 feet to a concrete right-of-way monument found;

2) thence South 02°53'30" West for a distance of 113.88 feet to a concrete right-of-way monument found;

3) thence South 27°29'06" West for a distance of 66.46 feet to a concrete right-of-way monument found;

4) thence South 77°33'49" West for a distance of 135.42 feet to an iron pin found (7/8" crimped top pipe);

5) thence South 76°59'48" West for a distance of 122.49 feet to a concrete right-of-way monument found;

6) thence South 60°55'26" West for a distance of 90.77 feet to a concrete right-of-way monument found;

7) thence South 28°21'35" West for a distance of 248.66 feet to an iron pin found (3/4" square rod); thence departing said right-of-way line of Georgia 400 (variable r/w) and proceed South 89°02'54" West for a distance of 167.99 feet to an iron pin found (3/4" axle beside rock); thence South 86°08'38" West for a distance of 360.15 feet to an iron pin found (1-1/2" crimped top pipe); thence South 02°35'50" West for a distance of 553.79 feet to an iron pin found (3/8" square rod) on the northwesterly right-of-way line of Georgia 400 (variable r/w); thence South 64°06'50" West along the northwesterly right-of-way line of Georgia 400 (variable r/w) for a distance of 296.05 feet to an iron pin found (1-1/8" crimped top pipe) on the southerly line of Land Lot 744 (said line being common to Land Lots 743 & 744); thence North 87°59'14" West along the southerly line of Land Lot 744 (said line being common to Land Lots 743 & 744) for a distance of 814.59 feet to an iron pin found (5/8" open top pipe) located at the southwesterly corner of Land Lot 744 (said corner being common to Land Lots 699, 700, 743 & 744); thence in a northerly direction along the westerly line of Land Lot 744 (said line being common to Land Lots 699 & 744) the following courses and distances: 1) North 00°48'49" East for a distance of 833.90 feet to an iron pin found (1/2" open top pipe with cap & tack); 2) thence North 02°18'29"

150918

East for a distance of 451.97 feet to an iron pin found (1-1/8" crimped top pipe) at the northwesterly corner of Land Lot 744 (said corner being common to Land Lots 698, 699, 744 & 745); thence North 00°52'57" East along the westerly line of Land Lot 745 (said line being common to Land Lots 698 & 745) for a distance of 674.39 feet to an iron pin placed (1/2" rebar) on the southerly right-of-way line of Morrison Parkway (variable r/w); thence departing said land lot line and proceed in an easterly direction along the southerly right-of-way line of Morrison Parkway (variable r/w) the following courses and distances:

- 1) South 88°38'15" East for a distance of 180.00 feet to a point;
- 2) thence 154.67 feet along the arc of a curve to the left, said curve having a radius of 1670.00 feet and being subtended by a chord of North 88°42'33" East, 154.61 feet to an iron pin placed (1/2" rebar) on the most northerly margin of a curved intersection formed by the southerly right-of-way line of Morrison Parkway (variable r/w) with the westerly right-of-way line of Lakeview Parkway (100' r/w, Plat Book 209, Page 41); thence departing said right-of-way line of Morrison Parkway (variable r/w) and proceed in a southeasterly, easterly and northeasterly direction along the westerly, southwesterly, southerly and southeasterly right-of-way line of Lakeview Parkway (100' r/w) the following courses and distances:

- 1) 122.24 feet along the arc of a curve to the right, said curve having a radius of 80.00 feet and being subtended by a chord of South 50°10'17" East, 110.69 feet to an iron pin placed (1/2" rebar);
- 2) thence 1364.48 feet along the arc of a curve to the left, said curve having a radius of 632.50 feet and being subtended by a chord of South 68°12'01" East, 1114.86 feet to a point;
- 3) thence North 49°59'53" East for a distance of 160.00 feet to a point;
- 4) thence 215.83 feet along the arc of a curve to the right, said curve having a radius of 4818.16 feet and being subtended by a chord of North 51°16'53" East, 215.81 feet to an iron pin placed (1/2" rebar);
- 5) thence 173.48 feet along the arc of a curve to the right, said curve having a radius of 100.00 feet and being subtended by a chord of South 77°44'12" East, 152.53 feet to an iron pin placed (1/2" rebar) on the southwesterly right-of-way line of Haynes Bridge Road (variable r/w) and the **Point of Beginning**.

Said tract or parcel containing 57.92794 acres, or 2,523,341 square feet.

The property described is the same property described on First American Title Company Commitment Title Insurance File No. NCS-753821-CH12, Commitment Date November 3, 2015.

150918

**Survey Description of Property
Tract 3**

All of that tract or parcel of land lying and being in Land Lots 744 and 753 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

To find the **Point of Beginning**, commence at concrete right-of-way monument found located at the intersection formed by the southwesterly right-of-way line of Haynes Bridge Road (variable r/w) with the northwesterly right-of-way line of Georgia 400 (variable r/w, Project No. APD-F056-I(6)) and proceed in a southwesterly & southerly direction along the northwesterly right-of-way line of Georgia 400 (variable r/w) the following course and distances:

- 1) South 39°23'33" West for a distance of 53.11 feet to a concrete right-of-way monument found;
- 2) thence South 02°53'30" West for a distance of 113.88 feet to a concrete right-of-way monument found;
- 3) thence South 27°29'06" West for a distance of 66.46 feet to a concrete right-of-way monument found;
- 4) thence South 77°33'49" West for a distance of 135.42 feet to an iron pin found (7/8" crimped top pipe);
- 5) thence South 76°59'48" West for a distance of 122.49 feet to a concrete right-of-way monument found;
- 6) thence South 60°55'26" West for a distance of 90.77 feet to a concrete right-of-way monument found;
- 7) thence South 28°21'35" West for a distance of 248.66 feet to an iron pin found (3/4" square rod) and the **Point of Beginning**.

From the **Point of Beginning** thus established and continuing along the right-of-way line of Georgia 400 (variable r/w) the following courses and distances:

- 1) South 28°07'18" West for a distance of 493.06 feet to a concrete right-of-way monument found;
 - 2) thence South 67°55'34" West for a distance of 233.45 feet to a concrete right-of-way monument found;
 - 3) thence South 60°45'04" West for a distance of 114.02 feet to a concrete right-of-way monument found;
 - 4) thence South 65°05'28" West for a distance of 4.60 feet to an iron pin found (3/8" square rod);
- thence departing said right-of-way line of Georgia 400 (variable r/w) and proceed North 02°35'50" East for a distance of 553.79 feet to an iron pin found (1-1/2" crimped top pipe); thence North 86°08'38" East for a distance of 360.15 feet to an iron pin found (3/4" axle beside rock); thence North 89°02'54" East for a distance of 167.99 feet to an iron pin found (3/4" square rod) on the northwesterly right-of-way line of Georgia 400 (variable r/w) and the **Point of Beginning**. Said tract or parcel containing 4.54690 acres, or 198,063 square feet.

The property described is the same property described on First American Title Company Commitment Title Insurance File No. NCS-753821-CH12, Commitment Date November 3, 2015.

WAKEFIELD
BEASLEY &
ASSOCIATES

5200 Avalon Boulevard
Alpharetta, GA 30009
P | 770.209.9393
F | 770.209.7050
www.wbassociates.com



360
TECH
VILLAGE

Alpharetta, Georgia

TPA Group/
Fuqua Development

Chris Hayes, Principal TPA Group
3350 Riverwood Parkway
Atlanta, GA 30339
P | 770.436.2197

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print record

revisions

date
27 OCTOBER 2017

job number
1508064.00

drawing title
CONCEPTUAL SITE PLAN

drawing number

SP-12

SUBMITTED FOR ZONING

New office tower built on existing surface parking area - 6 stories +/- 150,000 sf

New parking deck building on existing surface parking lot - new deck to serve existing and new office buildings

Existing office building - 6 stories with 154,400 sf

Office tower - 12 stories +/- 300,000 sf

Stacked townhome product

Sidewalk system along internal streets provides connection from development to city 'Loop' path

Lake front plaza with seating and area for food trucks and bike rental station

Townhome product with park space

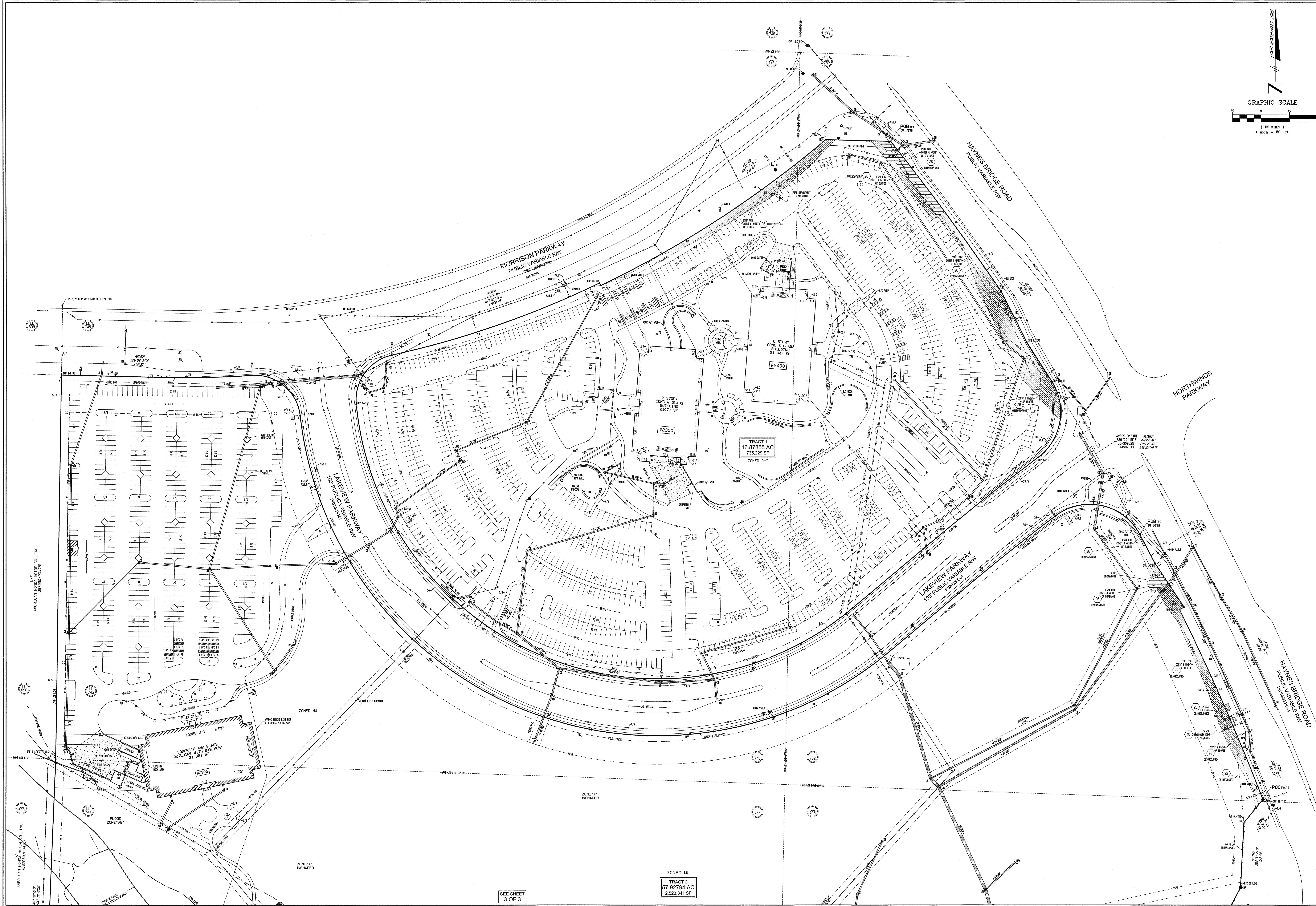
Lake amenity to be activated 428,320 sf

Existing lake to be used for storm water management

Improve existing lake side trail and provide connection to city wide path system

Southern portion of lake side trail to be widened to 12' allowing for continuation of city 'Loop' path to continue along GA 400 frontage





FIRST AMERICAN TITLE INSURANCE COMPANY; LWV TPA GA 400 HOLDINGS LLC;
LONG WHARF REAL ESTATE PARTNERS LLC; LONG WHARF REAL ESTATE FUND V, L.P.;
LWV GA 400 LLC; LWV TPA GA 400 LLC; METROPOLITAN LIFE INSURANCE COMPANY
AND THEIR RESPECTIVE AFFILIATES, SUCCESSORS AND ASSIGNS

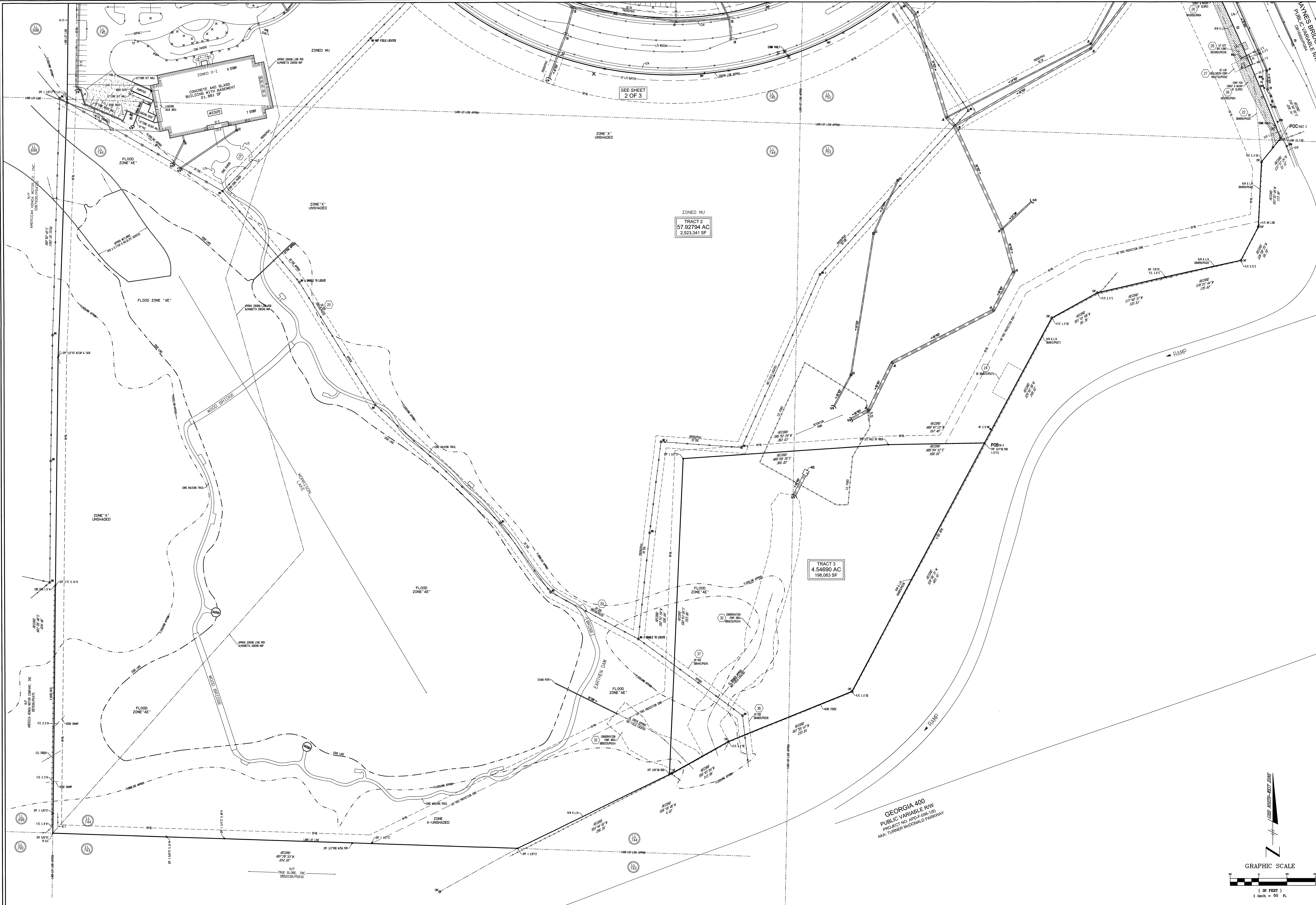
LOCATED IN
LAND LOTS 744, 745, 752 & 753
1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA



REVISION	DATE	BY	DESCRIPTION
1	12/03/15	AMCK	REVISE REFERENCE MATERIAL, TITLE & CERTIFICATION, ADDRESS ATTORNEY
2	12/11/15	AMCK	REVISE SCHEDULE B NOTES, ADD ZONING REPORTS & STRIKES, REVISE TITLE & CERTIFICATION, REVISE SURVEY DESCRIPTION OF PROPERTY
3	12/15/15	LAT	

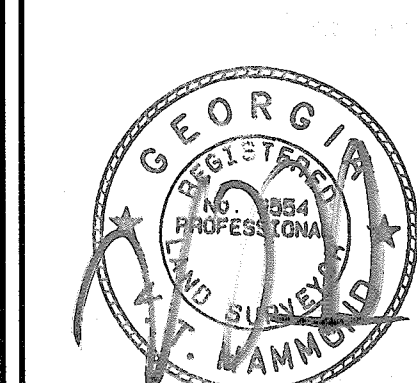
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1180 BELLS FERRY ROAD
MARIETTA, GEORGIA 30066-6030
PHONE: (770) 884-8878
FAX: (770) 884-8878
WWW.WEBBER.COM
LSF000429 - PFD00714

SCALE:	1" = 50'
DATE SURVEYED:	10/23/2015
DATE UPDATED:	N/A
SURVEYED BY:	MS
DATE QUANTITY:	11/02/2015
UPDATE DRAFTED:	N/A
DRAWN BY:	AMCK
CHECKED BY:	MS
FIELD BOOK #:	2537, 2538, 2541
JOB NUMBER:	100910
FOLDER NUMBER:	100910
CADD FILE:	N/A
OTIC FILE:	100910
COUNTY/ALD/S:	FULTON/744/2
PLAT FILE:	0
SHEET:	2 OF 3



FIRST AMERICAN TITLE INSURANCE COMPANY; LWV TPA GA 400 HOLDINGS LLC;
LONG WHARF REAL ESTATE PARTNERS LLC; LONG WHARF REAL ESTATE FUND V. L.P.;
LWV GA 400 LLC; LWV TPA GA 400 LLC; METROPOLITAN LIFE INSURANCE COMPANY
AND THEIR RESPECTIVE AFFILIATES, SUCCESSORS AND ASSIGNS

LOCATED IN:
LAND LOTS 744, 745, 752 & 753
1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA



REVISION	DATE	BY	DESCRIPTION
1	12/03/15	JMH	REVISION REFERENCE MATERIAL, TITLE & CERTIFICATION, ADDRESS, ATTORNEY
2	12/11/15	JMH	REVISION SCHEDULE & NOTES, ADD COMMENTS
3	12/15/15	JMH	REVISION SURVEY DESCRIPTION OF PROPERTY

W&B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1180 BELLS FERRY ROAD
MARIETTA, GEORGIA 30066-6030
PHONE: (770) 334-1550
FAX: (770) 334-1550
WWW.WEBENG.COM
LSF000429 - PEF000714

SCALE: SURVEYED: 1" = 30'	DATE SURVEYED: 10/31/2015
DATE UPDATED: N/A	
DATE DRAFTED: 11/02/2015	
UPDATE DRAFTED: N/A	
DRAWN BY: JMH	
CHECKED BY: JMH	
FIELD BOOK #:	2537, 2538, 2541
JOB NUMBER:	150918
FOLDER NUMBER:	150918
CADD FILE:	N/A
RISC FILE:	150918
COUNTY/AL/R/S:	FULTON/744/1/2
PLAT FILE:	0
SHEET:	3 OF 3

10/31/17

PHA170067

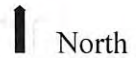
PH-17-34
TECH 360/TPA FUQUA

16-07-29-01 GA 400
Haynes Bridge Arborist
Report Alpharetta
Arborist Report

Reference UDC
Alpharetta, Georgia



Location Map



All of the following information is based upon visual field observations and 25 years of practical horticultural experience. No scientific or lab tests have been performed. I certify that all information in this report is true and inclusive to the best of my knowledge and is prepared in good faith.

Outdoor Spaces, LLC

By Scott Hall, Owner

On Site Specimen Evaluation Date: August 8, 10, 11, 16, 2016

Report Date: August 17, 2016

Revised Date:



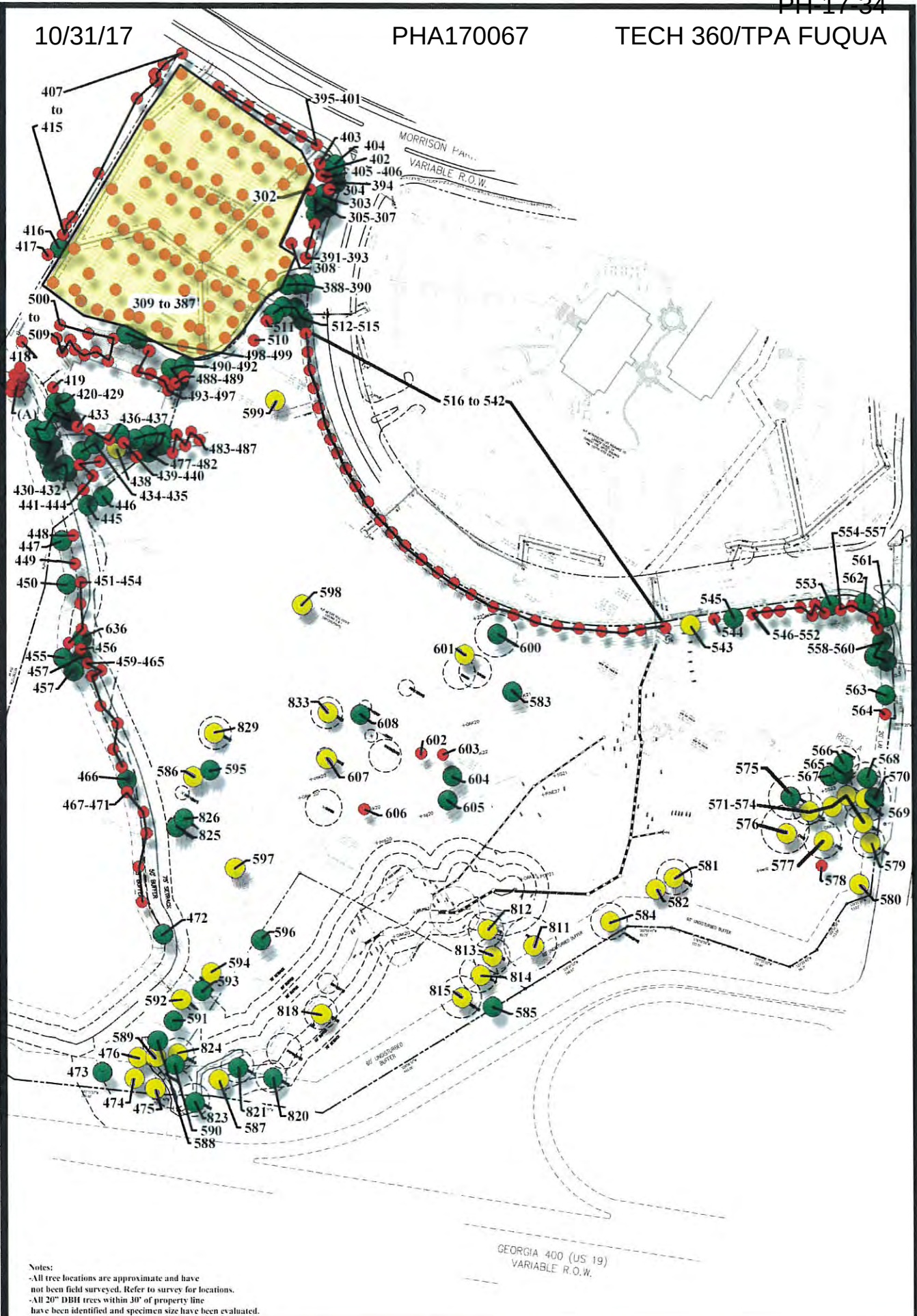
Outdoor Spaces, LLC
Scott Hall, Owner
RLA, Certified Arborist
Certificate Number: SO-5434A
404-328-6561 Cell
678-965-4784 Fax
scottandcyrena@bellsouth.net

10/31/17

PHA170067

TECH 360/TPA FUQUA

PH 17-34



- Landscape Tree/ Boundary Tree/ Tree of Quality
- Specimen
- Non-Specimen



Not To Scale

Specimen
Location Plan

Warranty Disclaimer:

Although, this report will determine whether or not a tree is a specimen or "Tree of Quality"; it is provided as best judgment opinion. Ultimately, the governing body's (City of Alpharetta) arborist or representative shall determine whether a tree is classified as a specimen/"Tree of Quality" or not.

All specimen/"Tree of Quality" tree locations shall be approximate. The provided tree locations shall NOT be GPS located and in no manner shall the provided tree location plan be used or represented as a tree survey. It is the sole responsibility of the OWNER to have all tagged specimen/"Tree of Quality" trees located by a Certified Land Surveyor.

No warranties express or implied are made with respect to the report of aforementioned specimen trees. It is understood the OWNER makes use of this report by the ARBORIST at OWNER's sole risk and that the report is provided as best judgment opinion. In no manner does this report guarantee the life or imply any length of life span of the trees that are determined to be specimens.

Arborist Note:

Due to certain species and undesirable traits, some trees shall be considered in poor condition if the following is true. Numerous trees grown in a native setting may appear to grow as multi-trunk; however this is not desirable in most trees. Most trees that have multi-trunks at the base are usually created when two separate trees grow together or the tree branches off at an early age and they become Co-Dominate Leaders. Either scenario is an undesirable condition for most trees because they both create weak crotches, included bark and/or a prime place for debris and water to get trapped that will always cause decay. In this case these trees become a life safety issue and can not be considered specimen trees.

Some trees are an exception to this rule, such as, but not limited to:

Crape Myrtles, Birches, Wax Myrtles, Red Buds, Fringe Trees, Dogwoods, Hollies, Cedars, Sourwoods, Sweet Bay Magnolias, Red Bays and Live Oaks.

These are an exception because they naturally create sucker growth from the roots and/or trunk or do not typically have the life safety issues because they are not large growing trees.

Reference: **Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.-2nd ed. Published 2005**

ARTICLE III. LAND DEVELOPMENT ACTIVITIES

SECTION 3.2 TREE PROTECTION

3.2.1 DEFINITIONS

Caliper. A standard of trunk measurement for understory or replacement trees. Caliper inches are measured at the height of 6 inches above the ground for trees up to and including 4 inch caliper and 12 inches above the ground for trees larger than 4 inch caliper.

Diameter Breast-Height (DBH). The standard measure of overstory tree size (for trees existing on a site). The tree trunk is measured at a height of 4 ½ feet above the ground. If a tree splits into multiple trunks below 4 ½ feet, measure the trunk at its most narrow point beneath the split.

Hardwood Tree. Any tree that is not coniferous (cone bearing). This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

Softwood Tree. Any coniferous (cone bearing) tree. This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

Specimen Tree. Any tree which qualifies for special consideration for preservation due to its size, type, condition, location or historical significance. See additional requirements for Specimen Trees in Appendix B.

Tree. Any living, self-supporting woody or fibrous plant which normally obtains a diameter breast height of at least three (3) inches, and typically has one (1) main stem or trunk and many branches.

Understory. Those trees that grow beneath the overstory, and will generally reach a mature height of under 40 feet.

APPENDIX A

SPECIMEN TREES

Some trees on a site warrant special consideration and encouragement for conservation. These trees are referred to as Specimen Trees.

The following criteria are used by the Director to identify specimen trees.

A Specimen Tree is any tree which qualifies for special consideration for preservation due to its size, type, condition, location, or historical significance and is determined by the City Arborist, prior to development, to be in overall good health without the aid of a specialized care plan according to accepted ISA practices, and which also meets the minimum size criteria set forth below.

Size Criteria

Pine Trees: 30-inch (30") diameter or larger Overstory Trees: 24-inch (24") diameter or larger Understory Trees: 8-inch (8") diameter or larger

In order to encourage the conservation of Specimen Trees and the incorporation of these trees into the design of projects, additional density credit will be given for Specimen Trees, which are successfully saved by a design feature specifically designated for such purpose. Credit for any Specimen Tree thus saved would be two (2) times the assigned unit value shown in Table 3.4. The Critical Root Zone of Specimen Trees will be protected with hog-back/wire-back tree save fencing with metal support poles.

If a Specimen Tree is to be removed, a plan or written document indicating the reason for the removal must be submitted to the Director.

Specimen Trees that cannot be saved (see Section 3.2.13) must be replaced with trees having three (3) times the unit value of the tree removed with a minimum four-inch (4") tree caliper by species with potentials for comparable size and quality.

Any Specimen Tree which is removed without the appropriate review and approval of the Director must be replaced by trees with a total density equal to eight (8) times the unit value of the tree removed with a minimum four-inch (4") tree caliper. Size alone will determine whether a tree was a specimen quality if the tree is removed without approval and there is no evidence of its condition. Violations will be subject to the applicable penalties as described in Section 3.2.19.

Specimen Analysis							(General)
Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are saddly in decline.)							
Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
302	11" Red Maple	Good	Good	No	Landscape Tree		No
303	19" Crape Myrtle	Good	Good	Yes			Yes
304	21" Willow Oak	Good	Good	No	Landscape Tree		Yes
305	18" Crape Myrtle	Good	Good	Yes			Yes
306	18" Crape Myrtle	Good	Good	Yes			Yes
307	15" Crape Myrtle	Good	Good	Yes			Yes
308	3" Red Maple	Good	Good	No	Landscape Tree		No
309	8" Red Maple	Good	Good	No	Landscape Tree		No
310	8" Red Maple	Good	Good	No	Landscape Tree		No
311	8" Red Maple	Good	Good	No	Landscape Tree		No
312	8" Red Maple	Good	Good	No	Landscape Tree		No
313	8" Red Maple	Good	Good	No	Landscape Tree		No
314	8" Red Maple	Good	Good	No	Landscape Tree		No
315	8" Red Maple	Good	Good	No	Landscape Tree		No
316	8" Red Maple	Good	Good	No	Landscape Tree		No
317	8" Red Maple	Good	Good	No	Landscape Tree		No
318	8" Red Maple	Good	Good	No	Landscape Tree		No
319	11" Red Maple	Good	Good	No	Landscape Tree		No
320	11" Red Maple	Good	Good	No	Landscape Tree		No
321	5" Zelkova	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
322	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Cavity at base of tree. Lichen on trunk, an indication of poor growth.	1	No
323	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	2	No
324	4" Red Maple	Good	Good	No	Landscape Tree		No
325	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	3	No
326	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	4	No
327	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	5	No
328	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Split in trunk.	6-7	No
329	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	8	No

Specimen Analysis (General)						
Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)						
Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)
330	10" Willow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.	No
331	10" Willow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.	No
332	13" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Thin canopy an indication tree has out grown landscape island.	No
333	12" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Thin canopy an indication tree has out grown landscape island.	No
334	10" Willow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.	No
335	11" Willow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.	No
336	11" Willow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.	No
337	9" Willow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.	No
338	10" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Thin canopy an indication tree has out grown landscape island.	No
339	10" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Thin canopy an indication tree has out grown landscape island.	No
340	4" Trident Maple	Poor	Poor	No	Landscape Tree. Several cavities. Tree staking strap grown into trunk. Severe tip die back. Tree has out grown landscape island.	9-11
341	4" Trident Maple	Poor	Poor	No	Landscape Tree. Tree has out grown landscape island.	No
342	4" Trident Maple	Fair	Fair	No	Landscape Tree. Several cavities. Severe tip die back. Tree has out grown landscape island.	12-13
343	4" Trident Maple	Poor	Poor	No	Landscape Tree. Early change of leaf color, an indication of stress. Tree has out grown landscape island.	No
344	4" Trident Maple	Poor	Poor	No	Landscape Tree. Tree has out grown landscape island.	No
345	6" Red Maple	Fair	Fair	No	Landscape Tree. Tree has out grown landscape island.	No

Specimen Analysis							(General)
Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)							
Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
346	6" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Split in trunk. Lichen on trunk, an indication of poor growth.	14-15	No
347	6" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	16	No
348	6" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Split in trunk. Lichen on trunk, an indication of poor growth.	17-18	No
349	6" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Cavity exposing heartwood. Severe tip die back. Lichen on trunk, an indication of poor growth.	19-20	No
350	7" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Cavity with decay. Severe tip die back. Lichen on trunk, an indication of poor growth.	21-22	No
351	16" Willow Oak	Good	Good	No	Landscape Tree.		No
352	11" Willow Oak	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
353	11" Willow Oak	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
354	13" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
355	13" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
356	11" Willow Oak	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
357	11" Willow Oak	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
358	12" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
359	11" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No

Specimen Analysis

(General)

Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as an office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
360	14" Willow Oak	Good	Good	No	Landscape Tree.		No
361	10" Red Maple	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
362	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	23	No
363	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	24	No
364	9" Red Maple	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
365	8" Red Maple	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.		No
366	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	25	No
367	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	26	No
368	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.		No
369	5" Zelkova	Poor	Poor	No	Landscape Tree. Cavity exposing heartwood. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	27-28	No
370	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.		No
371	14" Red Maple	Good	Good	No	Landscape Tree.		No
372	9" Red Maple	Good	Good	No	Landscape Tree.		No

Specimen Analysis						(General)	
Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as an office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)							
Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
373	9" Red Maple	Good	Good	No	Landscape Tree.		No
374	10" Red Maple	Good	Good	No	Landscape Tree. Small Trunk gall.		No
375	10" Red Maple	Good	Good	No	Landscape Tree. Small Trunk gall.		No
376	8" Red Maple	Good	Good	No	Landscape Tree.		No
377	9" Red Maple	Good	Good	No	Landscape Tree.		No
378	8" Red Maple	Good	Good	No	Landscape Tree.		No
379	8" Red Maple	Good	Good	No	Landscape Tree.		No
380	14" Willow Oak	Good	Good	No	Landscape Tree.		No
381	14" Willow Oak	Good	Good	No	Landscape Tree.		No
382	19" Willow Oak	Good	Good	No	Landscape Tree.		No
383	19" Willow Oak	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	29	No
384	16" Willow Oak	Good	Good	No	Landscape Tree.		No
385	20" Willow Oak	Good	Good	No	Landscape Tree.		No
386	17" Willow Oak	Good	Good	No	Landscape Tree.		No
387	22" Willow Oak	Good	Good	No	Landscape Tree.		No
388	15" Crape Myrtle	Good	Good	Yes			Yes
389	16" Crape Myrtle	Good	Good	Yes			Yes
390	19" Crape Myrtle	Good	Good	Yes			Yes
391	19" Willow Oak	Good	Good	No	Landscape Tree.		No
392	17" Willow Oak	Good	Good	No	Landscape Tree.		No
393	17" Willow Oak	Good	Poor	No	Landscape Tree. Several trunk galls. Circling roots impacting structural system of tree.	30-32	No
394	21" Crape Myrtle	Good	Good	Yes			Yes
395	19" Willow Oak	Good	Good	No	Landscape Tree.		Yes
396	19" Willow Oak	Good	Good	No	Landscape Tree.		Yes
397	19" Willow Oak	Good	Good	No	Landscape Tree.		Yes
398	21" Willow Oak	Good	Good	No	Landscape Tree.		Yes
399	17" Willow Oak	Good	Good	No	Landscape Tree.		Yes
400	19" Willow Oak	Good	Good	No	Landscape Tree.		Yes
401	16" Willow Oak	Good	Good	No	Landscape Tree.		Yes
402	9" Fosterii Holly	Good	Good	Yes			Yes
403	7" Fosterii Holly	Good	Good	No	Landscape Tree.		No
404	9" Fosterii Holly	Good	Good	Yes			Yes
405	6" Fosterii Holly	Good	Good	No	Landscape Tree.		No
406	6" Fosterii Holly	Good	Good	No	Landscape Tree.		No
407	21" Red Maple	Fair	Fair	No	Boundary Tree.		No
408	21" Sweet Gum	Fair	Poor	No	Boundary Tree. 2 Co-Dominate Leaders with included bark 20' high. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	33	No
409	22" Red Maple	Fair	Poor	No	Boundary Tree. 2 Trees grown together creating 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	34	No
410	20" Red Maple						

Specimen Analysis					(General		
Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as an office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)							
Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
411	29" Pine	Good	Good	No	Boundary Tree.		Yes
412	20" Red Maple	Fair	Fair	No	Boundary Tree.		No
413	25" Pine	Good	Good	No	Boundary Tree.		Yes
414	28" Pine	Good	Good	No	Boundary Tree.		Yes
415	28" Pine	Good	Good	No	Boundary Tree.		Yes
416	30" Pine	Good	Good	Yes			Yes
417	22" Pine	Good	Good	No	Boundary Tree.		Yes
418	11" Red Maple	Good	Good	No	Landscape Tree.		No
(A)	9"-20" Bald Cypress	Good	Good	No	8 Trees of Quality		Yes
419	22" River Birch	Good	Good	No	Tree of Quality		Yes
420	16" Crape Myrtle	Good	Good	Yes			Yes
421	13" Crape Myrtle	Good	Good	Yes			Yes
422	17" Crape Myrtle	Good	Good	Yes			Yes
423	17" Crape Myrtle	Good	Good	Yes			Yes
424	17" Crape Myrtle	Good	Good	Yes			Yes
425	9" Crape Myrtle	Good	Good	Yes			Yes
426	9" Crape Myrtle	Good	Good	Yes			Yes
427	9" Crape Myrtle	Good	Good	Yes			Yes
428	9" Crape Myrtle	Good	Good	Yes			Yes
429	9" Crape Myrtle	Good	Good	Yes			Yes
430	9" Crape Myrtle	Good	Good	Yes			Yes
431	13" Crape Myrtle	Good	Good	Yes			Yes
432	12" Crape Myrtle	Good	Good	Yes			Yes
433	9" Red Maple	Good	Good	No	Landscape Tree		Yes
434	8" Dogwood	Fair	Fair	Yes	Some dieback		Yes
435	9" Japanese Maple	Good	Good	Yes			Yes
436	12" Red Maple	Good	Good	No	Landscape Tree		Yes
437	19" Willow Oak	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	35	No
438	9" Dogwood	Poor	Poor	No	Hollow cavity and dieback.	36	No
439	14" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	37	No
440	10" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	38	No
441	14" Chinese Elm	Poor	Poor	No	Landscape Tree. Severe cankers on trunk.	39	No
442	14" Willow Oak	Good	Good	No	Landscape Tree		Yes
443	11" Red Maple	Poor	Poor	No	Landscape Tree. Main Trunk has Phytophthora. Fruiting bodies on root system. Circling roots impacting structural system of tree.	40-41	No
444	19" Willow Oak	Good	Good	No	Landscape Tree		Yes
445	20" Crape Myrtle	Good	Good	Yes			Yes
446	8" East Palatka Holly	Good	Good	Yes			Yes
447	13" Crape Myrtle	Good	Good	Yes			Yes
448	15" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
449	12" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
450	13" Crape Myrtle	Good	Good	Yes			Yes

Specimen Analysis

(General)

Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
451	16" Water Oak	Good	Good	No	Tree of Quality		Yes
452	11" Red Maple	Good	Good	No	Tree of Quality		Yes
453	14" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
454	16" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
455	11" Crape Myrtle	Good	Good	Yes			Yes
636	13" Crape Myrtle	Good	Good	Yes			Yes
456	13" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
457	12" Crape Myrtle	Good	Good	Yes			Yes
458	16" Crape Myrtle	Good	Good	Yes			Yes
459	9" Red Maple	Good	Good	No	Tree of Quality		Yes
460	9" Red Maple	Good	Good	No	Tree of Quality		Yes
461	7" Red Maple	Good	Good	No	Tree of Quality		Yes
462	15" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
463	13" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
464	7" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
465	7" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
466	14" Crape Myrtle	Good	Good	Yes			Yes
467	8" Red Maple	Good	Good	No	Tree of Quality		Yes
468	20" White Oak	Good	Good	No	Tree of Quality		Yes
469	22" White Oak	Good	Good	No	Tree of Quality		Yes
825	16" Sourwood	Good	Good	Yes			Yes
826	11" Sourwood	Good	Good	Yes			Yes
470	12" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
471	17" Riverbirch	Good	Good	No	Tree of Quality		Yes
472	14" Crape Myrtle	Good	Good	Yes			Yes
473	28" Scarlett Oak	Good	Good	Yes			Yes
474	28" Tulip Poplar	Poor	Poor	No	Large cavity with decay.	42	No
475	38" Tulip Poplar	Poor	Poor	No	2 Co-Dominate Leaders with included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Trunk gall. Trunk sound hollow.	43-44	No
476	38" Tulip Poplar	Poor	Poor	No	2 Co-Dominate Leaders with included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	45	No
477	9" Dogwood	Good	Good	Yes			Yes
478	19" Crape Myrtle	Good	Good	Yes			Yes
479	14" Crape Myrtle	Good	Good	Yes			Yes
480	14" Crape Myrtle	Good	Good	Yes			Yes
481	15" Crape Myrtle	Good	Good	Yes			Yes
482	15" Crape Myrtle	Good	Good	Yes			Yes
483	3" Dogwood	Good	Good	No	Landscape Tree		Yes
484	4" Red Bud	Good	Good	No	Landscape Tree		Yes
485	7" Crape Myrtle	Good	Good	No	Landscape Tree		Yes
486	4" Dogwood	Good	Good	No	Landscape Tree		Yes
487	4" Red Bud	Good	Good	No	Landscape Tree		Yes
488	6" Red Maple	Good	Good	No	Landscape Tree		Yes

Specimen Analysis						(General)	
Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as an office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)							
Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
489	8" Red Maple	Good	Good	No	Landscape Tree		Yes
490	16" Crape Myrtle	Good	Good	Yes			Yes
491	16" Crape Myrtle	Good	Good	Yes			Yes
492	16" Crape Myrtle	Good	Good	Yes			Yes
493	12" Red Maple	Good	Good	No	Landscape Tree		Yes
494	7" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
495	4" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
496	6" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
497	17" Willow Oak	Good	Good	No	Landscape Tree		Yes
498	16" Crape Myrtle	Good	Good	Yes			Yes
499	13" Crape Myrtle	Good	Good	Yes			Yes
500	20" Willow Oak	Good	Good	No	Landscape Tree		Yes
501	7" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
502	5" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
503	6" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
504	20" Southern Magnolia	Good	Good	No	Landscape Tree		Yes
505	15" Red Maple	Good	Good	No	Landscape Tree		Yes
506	13" Willow Oak	Good	Good	No	Landscape Tree		Yes
507	8" Red Maple	Good	Good	No	Landscape Tree		Yes
508	16" Willow Oak	Good	Good	No	Landscape Tree		Yes
509	11" Red Maple	Good	Good	No	Landscape Tree		Yes
510	18" Willow Oak	Good	Good	No	Landscape Tree		Yes
511	18" Willow Oak	Good	Good	No	Landscape Tree		Yes
512	24" Willow Oak	Good	Good	Yes			Yes
513	20" Crape Myrtle	Good	Good	Yes			Yes
514	18" Crape Myrtle	Good	Good	Yes			Yes
515	22" Crape Myrtle	Good	Good	Yes			Yes
516	19" Willow Oak	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	46	No
517	22" Willow Oak	Poor	Poor	No	Landscape Tree. Fruiting Bodies on root system. Circling roots impacting structural system of tree.	47-48	No
518	22" Willow Oak	Good	Fair	No	Landscape Tree. Circling roots should be cut before impacting structural system of tree.	49	Yes
519	21" Willow Oak	Good	Good	No	Landscape Tree		Yes
520	20" Willow Oak	Good	Fair	No	Landscape Tree. Circling roots should be cut before impacting structural system of tree.	50	Yes
521	22" Willow Oak	Good	Good	No	Landscape Tree		Yes
522	22" Willow Oak	Good	Fair	No	Landscape Tree. Circling roots should be cut before impacting structural system of tree.		Yes
523	20" Willow Oak	Good	Good	No	Landscape Tree		Yes
524	20" Willow Oak	Poor	Poor	No	Landscape Tree. Numerous trunk galls.	51	No
525	19" Willow Oak	Good	Good	No	Landscape Tree		Yes
526	19" Willow Oak	Good	Good	No	Landscape Tree		Yes
527	20" Willow Oak	Good	Good	No	Landscape Tree		Yes

Specimen Analysis							(General
Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)							
Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
528	16" Willow Oak	Poor	Poor	No	Landscape Tree. Fruiting Bodies on root system. Circling roots impacting structural system of tree.	52-53	No
529	19" Willow Oak	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	54	No
530	22" Willow Oak	Good	Good	No	Landscape Tree		Yes
531	21" Willow Oak	Good	Good	No	Landscape Tree		Yes
532	19" Willow Oak	Good	Good	No	Landscape Tree		Yes
533	19" Willow Oak	Poor	Poor	No	Landscape Tree. Numerous trunk galls.	55	No
534	21" Willow Oak	Good	Good	No	Landscape Tree		Yes
535	17" Willow Oak	Poor	Fair	No	Landscape Tree. Numerous Trunk galls. Circling roots should be cut before impacting structural system of tree.	56-57	No
536	16" Willow Oak	Poor	Fair	No	Landscape Tree. Numerous Trunk galls. Circling roots should be cut before impacting structural system of tree.	56-58	No
537	17" Willow Oak	Good	Good	No	Landscape Tree		Yes
538	22" Willow Oak	Good	Good	No	Landscape Tree		Yes
539	21" Willow Oak	Good	Good	No	Landscape Tree		Yes
540	22" Willow Oak	Good	Good	No	Landscape Tree		Yes
541	23" Willow Oak	Good	Good	No	Landscape Tree		Yes
542	20" Willow Oak	Good	Good	No	Landscape Tree		Yes
543	25" Willow Oak	Poor	Poor	No	Cavity with decay.	59	No
544	23" Willow Oak	Good	Fair	No	Landscape Tree. Circling roots should be cut before impacting structural system of tree.		Yes
545	24" Willow Oak	Good	Good	Yes			Yes
546	22" Willow Oak	Good	Good	No	Landscape Tree		Yes
547	18" Willow Oak	Good	Good	No	Landscape Tree		Yes
548	18" Willow Oak	Good	Good	No	Landscape Tree		Yes
549	15" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	61-62	No
550	17" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	63	No
551	7" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
552	7" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
553	9" Fosterii Holly	Good	Good	Yes			Yes
554	18" Red Maple	Good	Good	No	Landscape Tree		Yes
555	18" Red Maple	Good	Good	No	Landscape Tree		Yes
556	17" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	64	No
557	19" Red Maple	Good	Good	No	Landscape Tree		Yes
558	8" Fosterii Holly	Good	Good	Yes			Yes
559	8" Fosterii Holly	Good	Good	Yes			Yes
560	10" Fosterii Holly	Good	Good	Yes			Yes
561	21" Crape Myrtle	Good	Good	Yes			Yes
562	23" Crape Myrtle	Good	Good	Yes			Yes

Specimen Analysis							(General)
Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)							
Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
563	25" Willow Oak	Good	Good	Yes			Yes
564	23" Willow Oak	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	65	No
565	9" Sourwood	Fair	Fair	Yes			No
566	28" White Oak	Good	Good	Yes			Yes
567	10" Sourwood	Good	Good	Yes			Yes
568	25" White Oak	Good	Good	Yes			Yes
569	40" (23"-21") White Oak	Fair	Poor	No	Tree is being undermined from erosion. 2 Trees grown together to create 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	66-67	No
570	8" Sourwood	Good	Good	Yes			Yes
571	31" Southern Red Oak	Poor	Poor	No	Fruiting bodies at base of trunk indicating Butt/trunk rot.	68-70	No
572	11" Sourwood	Poor	Poor	No	Cavity with decay.	71	No
573	11" Sourwood	Poor	Poor	No	Trunk grown into boulder impacting structural system of tree.	72	No
574	27" Southern Red Oak	Poor	Poor	No	Large cavity with decay.	73	No
575	41" White Oak	Good	Good	Yes			Yes
576	42" Southern Red Oak	Poor	Poor	No	Fruiting bodies at base of trunk indicating Butt/trunk rot. Severe dieback.	74	No
577	31" Southern Red Oak	Poor	Poor	No	Several main limbs dead with symptoms of Hypoxylon Canker.	75-76	No
578	20" Southern Magnolia	Good	Good	No	Tree of Quality		Yes
579	26" Southern Red Oak	Poor	Poor	No	Severe trunk gall. Several main limbs dead with symptoms of Hypoxylon Canker.	77-78	No
580	17" Dogwood	Poor	Poor	No	Severe dieback.		No
581	27" Red Maple	Poor	Poor	No	Cavities with decay.	79-80	No
582	24" Red Maple	Poor	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. 1 Dead causing severe decay in trunk. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	81	No
583	25" White Oak	Good	Good	Yes			Yes
584	33"(23"-14") Tulip Poplar	Poor	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.		No

Specimen Analysis (General)						
Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)						
Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached) Is tree a design consideration
811	43" Tulip Poplar	Poor	Poor	No	3 Co-Dominate Leaders with decay in crotch and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	83 No
812	28" Tulip Poplar	Poor	Poor	No	Several main limbs dead/gone.	No
813	29" Tulip Poplar	Poor	Poor	No	Several main limbs dead/gone. Barbwire in trunk	85 No
814	31" Southern Red Oak	Poor	Poor	No	2 Co-Dominate Leaders with decay in crotch and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	84 No
815	34" White Oak	Poor	Poor	No	3 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	No
585	24" Tulip Poplar	Fair	Fair	Yes		No
818	41"(27"-14") Tulip Poplar	Poor	Poor	No	2 Co-Dominate Leaders with decay in crotch and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	No
820	26" Tulip Poplar	Fair	Fair	Yes		No
821	29" White Oak	Good	Good	Yes		Yes
823	26" Tulip Poplar	Good	Good	Yes		Yes
824	27" Red Maple	Poor	Poor	No	Main Trunk has Phytophthora.	88 No
829	41"(27"-22") Sweet Gum	Poor	Poor	No	Cavity at base and fruiting bodies on trunk. 2 Trees grown together to create 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	92-93 No
586	8" Sourwood	Fair	Poor	No	45* lean in trunk.	91 No
587	34" Tulip Poplar	Fair	Poor	No	2 Co-Dominate Leaders 20' high with included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	86 No
588	25" Sweet Gum	Fair	Fair	Yes		No
589	27" Tulip Poplar	Fair	Poor	No	Severe lean in Trunk	87 No
590	25" Tulip Poplar	Good	Good	Yes		Yes
591	24" Water Oak	Fair	Fair	Yes		No
592	24" Southern Red Oak	Poor	Poor	No	Several main limbs dead with symptoms of Hypoxylon Canker.	89 No
593	26" Southern Red Oak	Fair	Fair	Yes		No
594	28" White Oak	Poor	Poor	No	Large cavity with decay.	90 No

Specimen Analysis							(General)
Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are saddly in decline.)							
Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
595	9" Sourwood	Good	Good	Yes			Yes
596	25" Southern Red Oak	Fair	Fair	Yes			No
597	24"(12"-12") White Oak	Poor	Poor	No	Cavity at base with decay. Root Damage. 2 Trees grown together to create 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	94-95	No
598	26" Tulip Poplar	Poor	Poor	No	3 Co-Dominate Leaders with included bark and trunk gall in the inclusion. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	96	No
599	26"(17"-12") Tulip Poplar	Poor	Poor	No	2 Trees grown together to create 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	97	No
600	27" Southern Red Oak	Good	Good	Yes			Yes
601	27" Southern Red Oak	Poor	Poor	No	Large cavity at base with decay.	98	No
602	22" White Oak	Good	Good	No	Tree of Quality		Yes
603	20" White Oak	Good	Good	No	Tree of Quality		Yes
604	25" White Oak	Good	Good	Yes			Yes
605	25" White Oak	Good	Good	Yes			Yes
606	20" White Oak	Good	Good	No	Tree of Quality		Yes
607	12" Sourwood	Poor	Poor	No	Several cavities with decay.	99	No
608	24" White Oak	Good	Good	Yes			Yes
833	27" Sweet Gum	Poor	Poor	No	2 Trees grown together to create 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	100	No

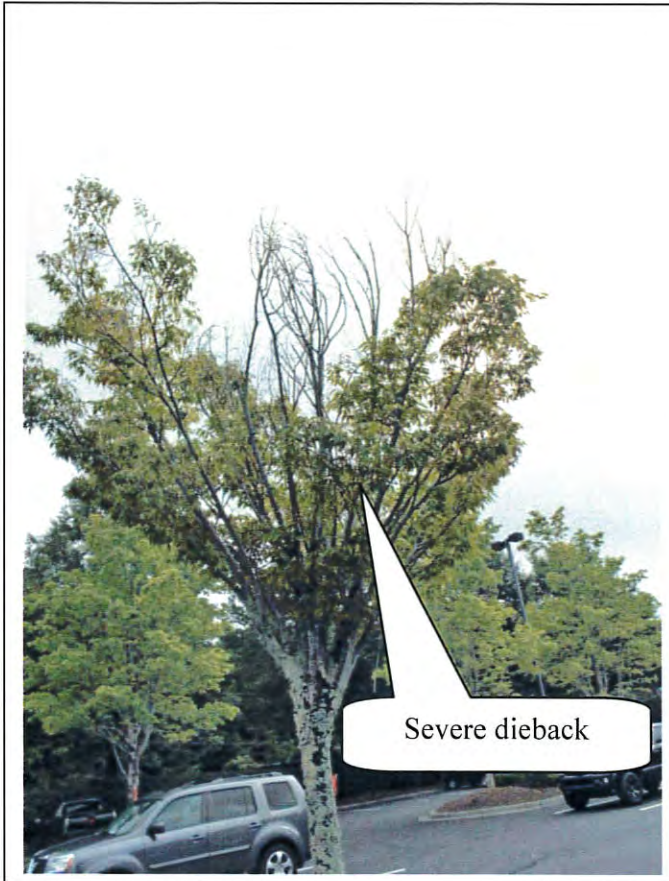


Photo 1



Photo 2



Photo 3

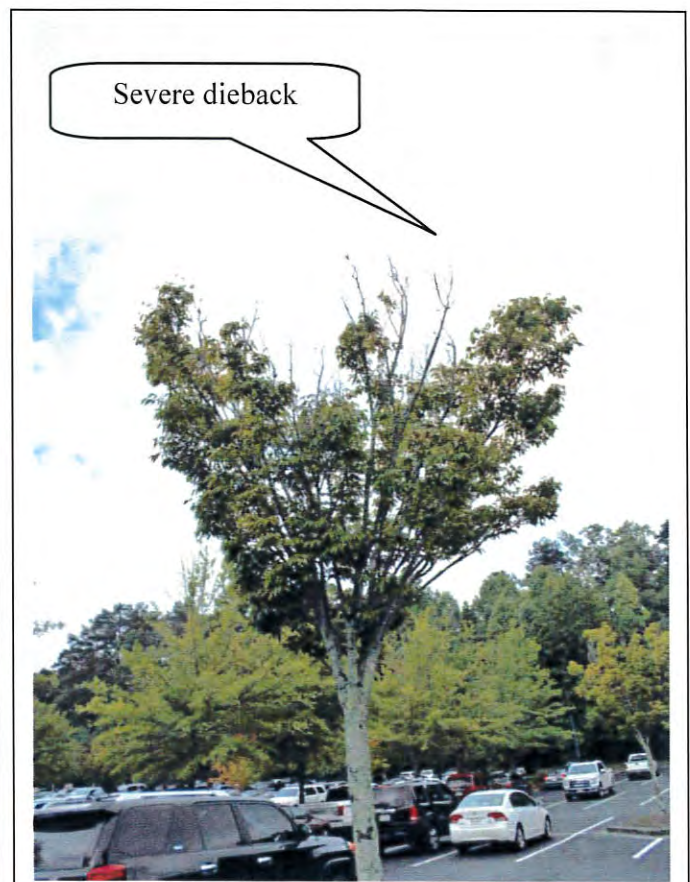


Photo 4

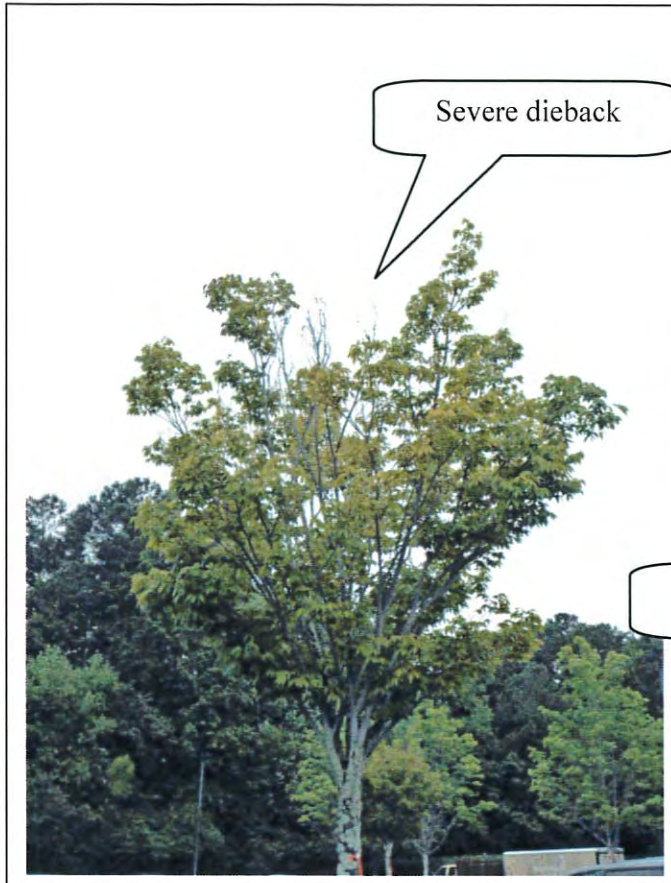


Photo 5

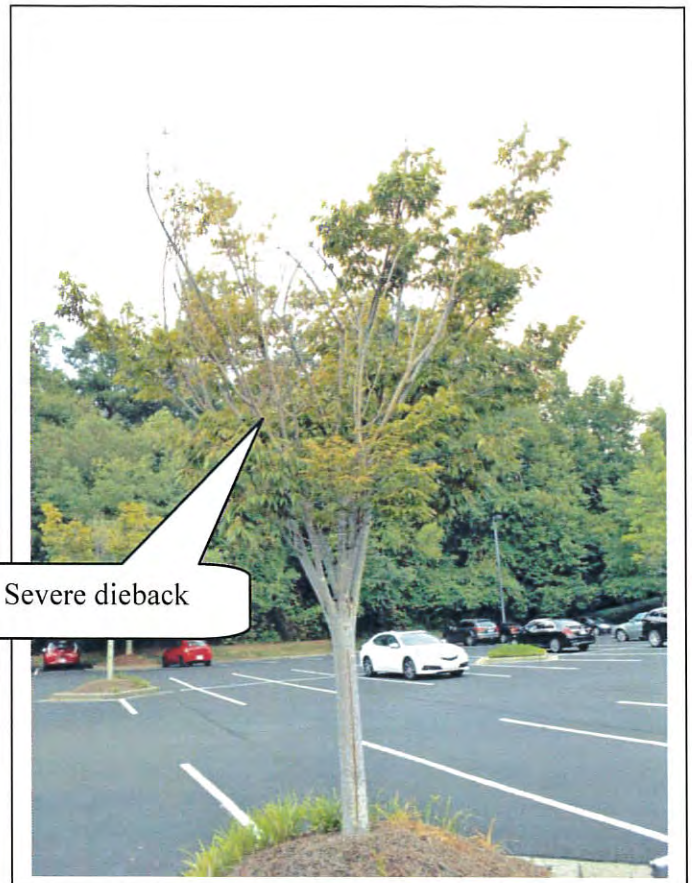


Photo 6



Photo 7

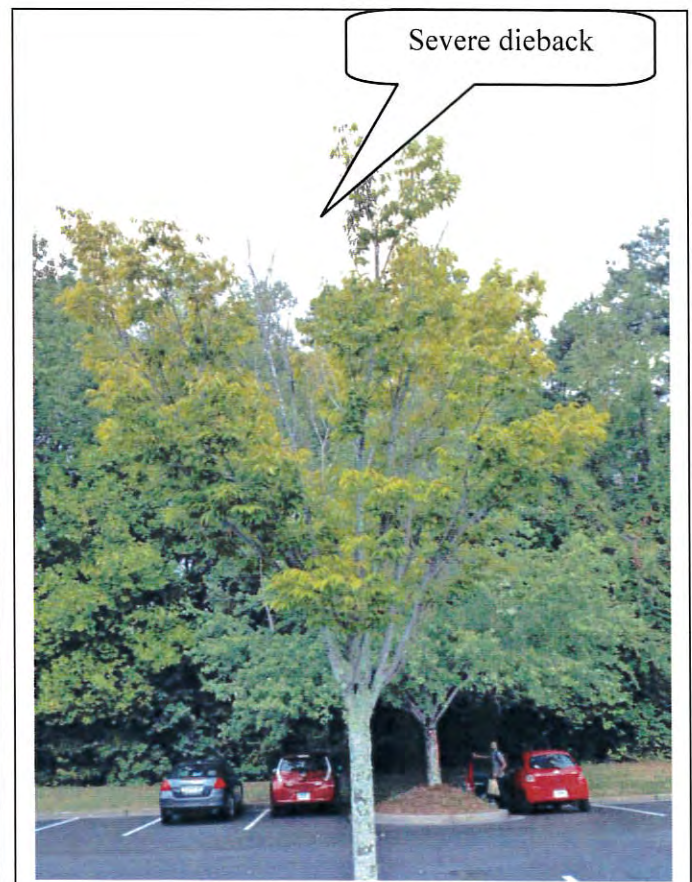


Photo 8



Photo 9



Photo 10

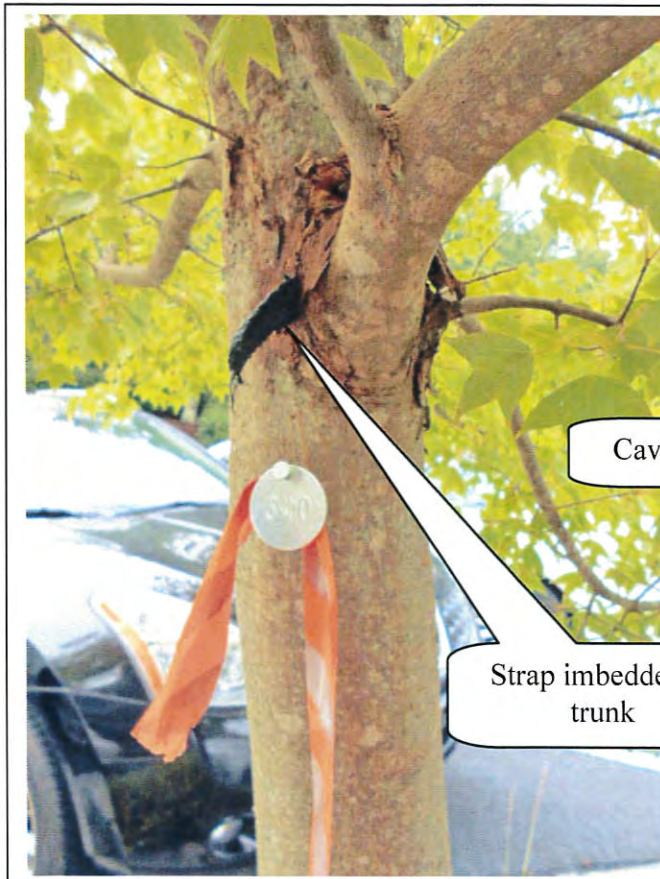


Photo 11



Photo 12

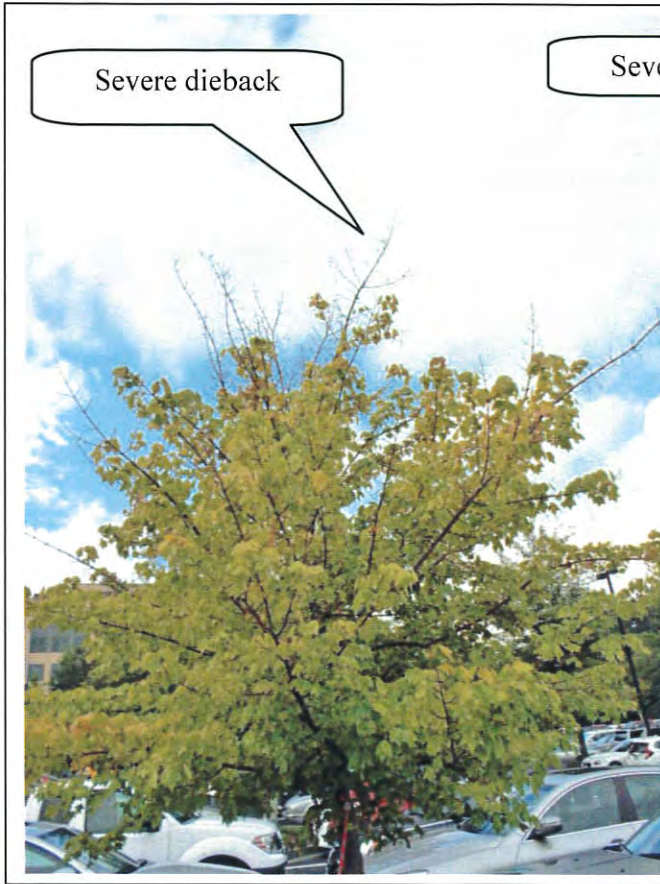


Photo 13



Photo 14



Photo 15

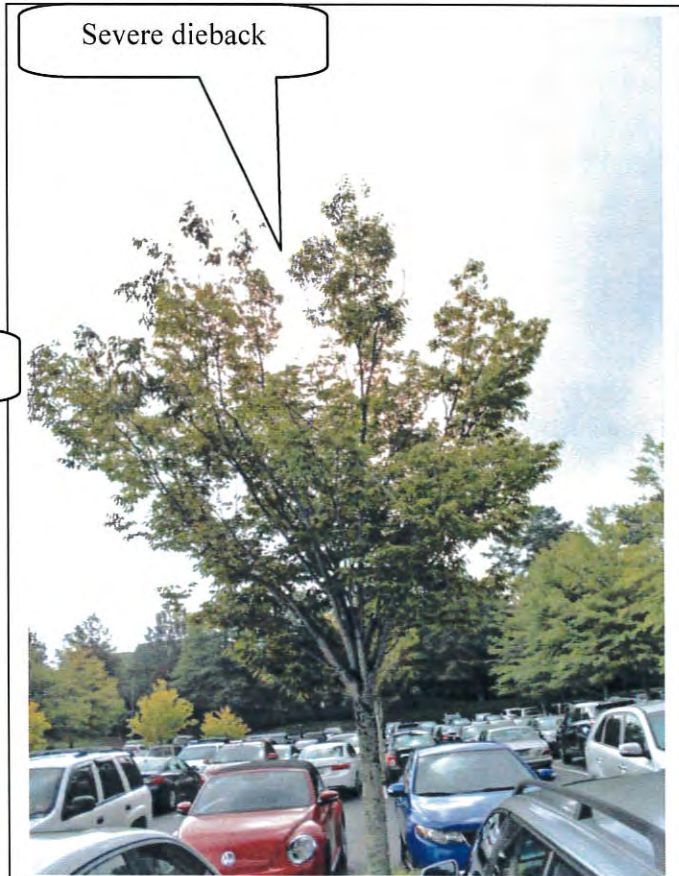


Photo 16



Photo 17



Photo 18



Photo 19



Photo 20

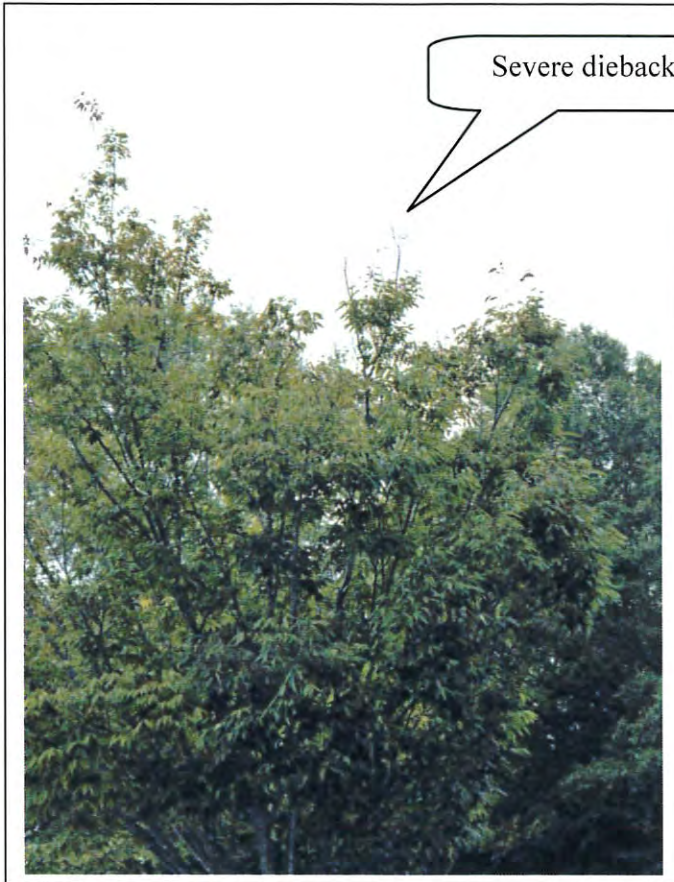


Photo 21



Photo 22



Photo 23



Photo 24



Photo 25

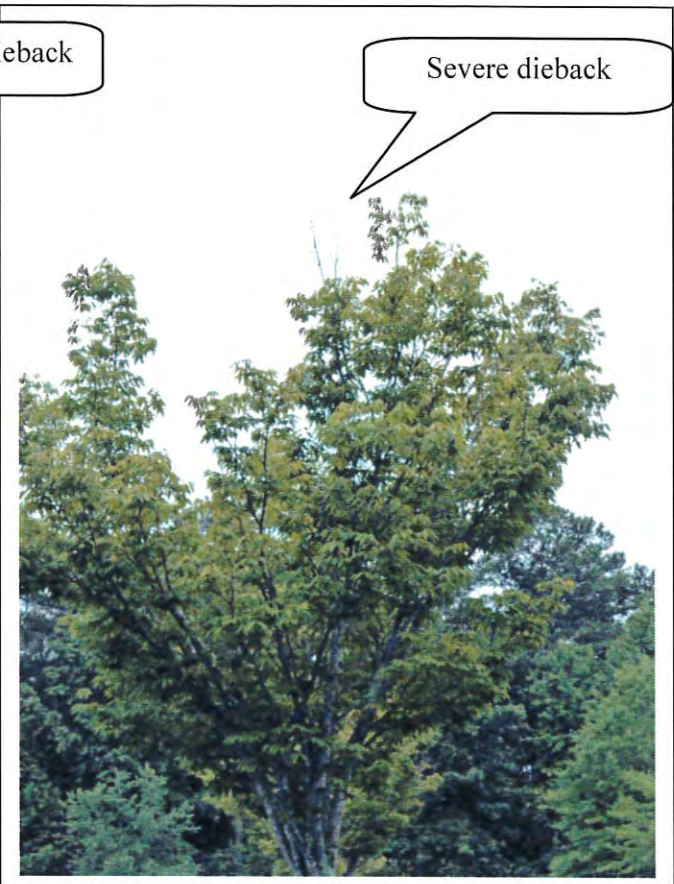


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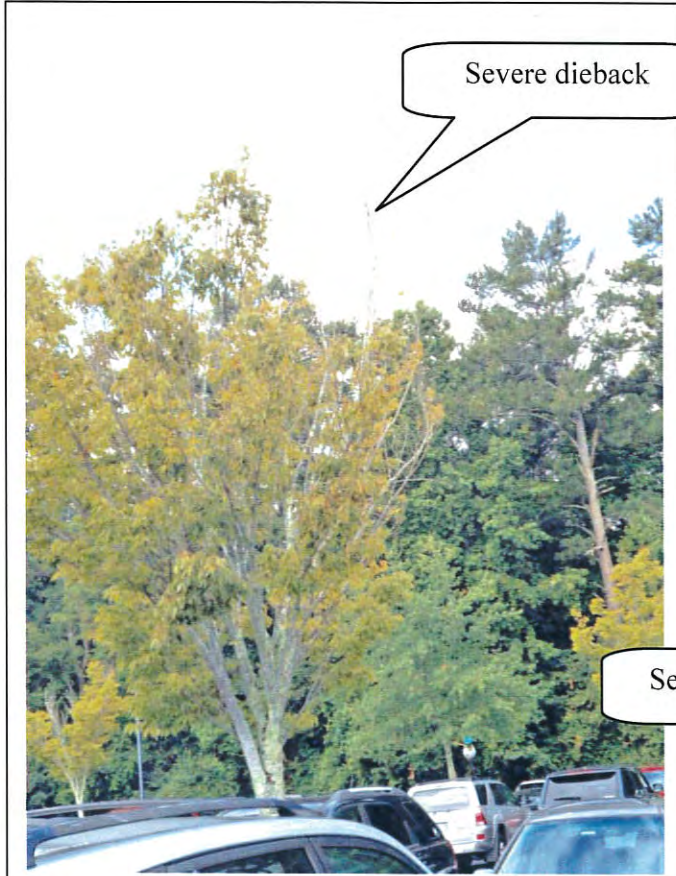


Photo 27



Photo 28



Photo 29

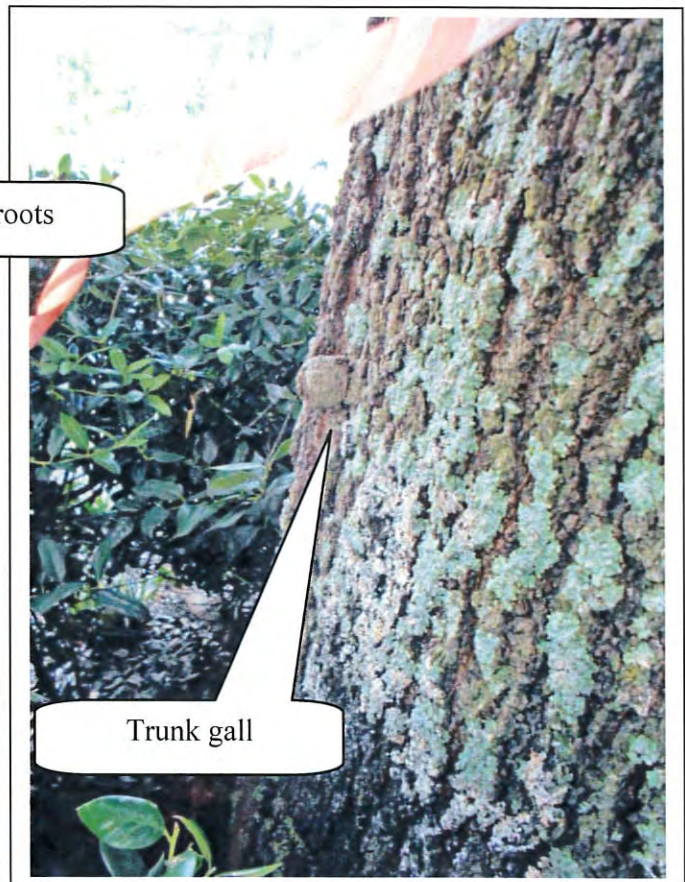


Photo 30

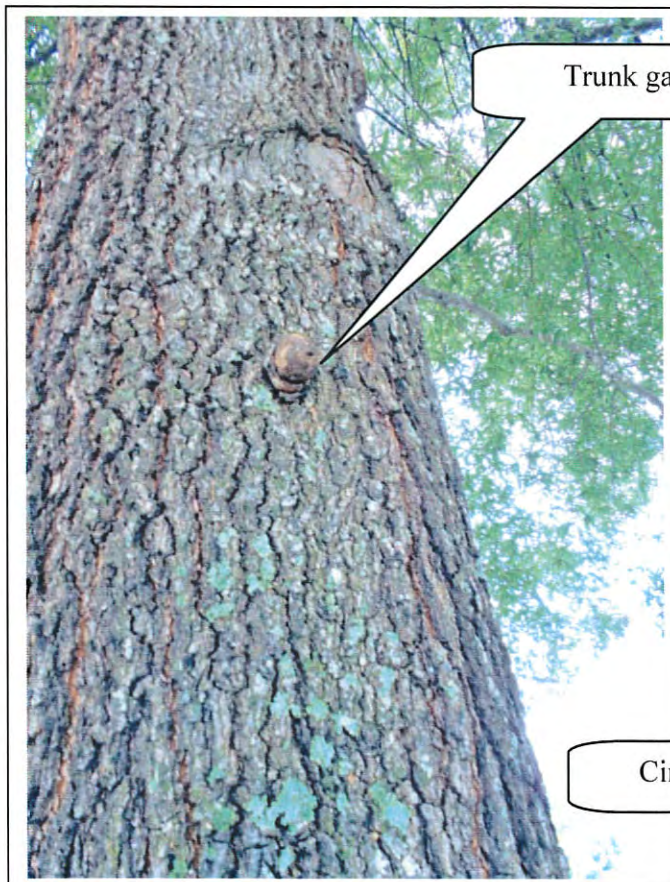


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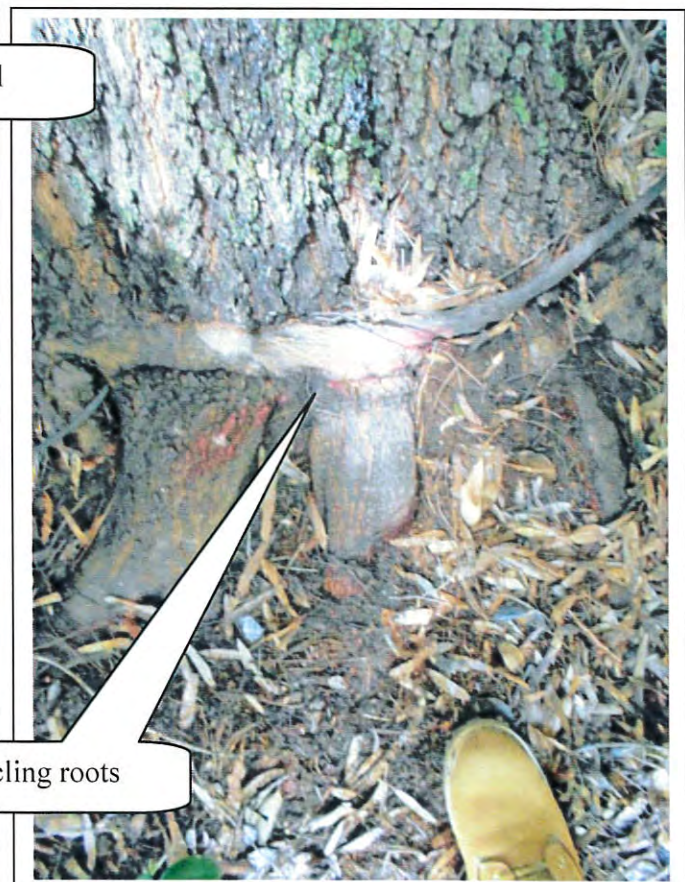


Photo 32



Photo 33

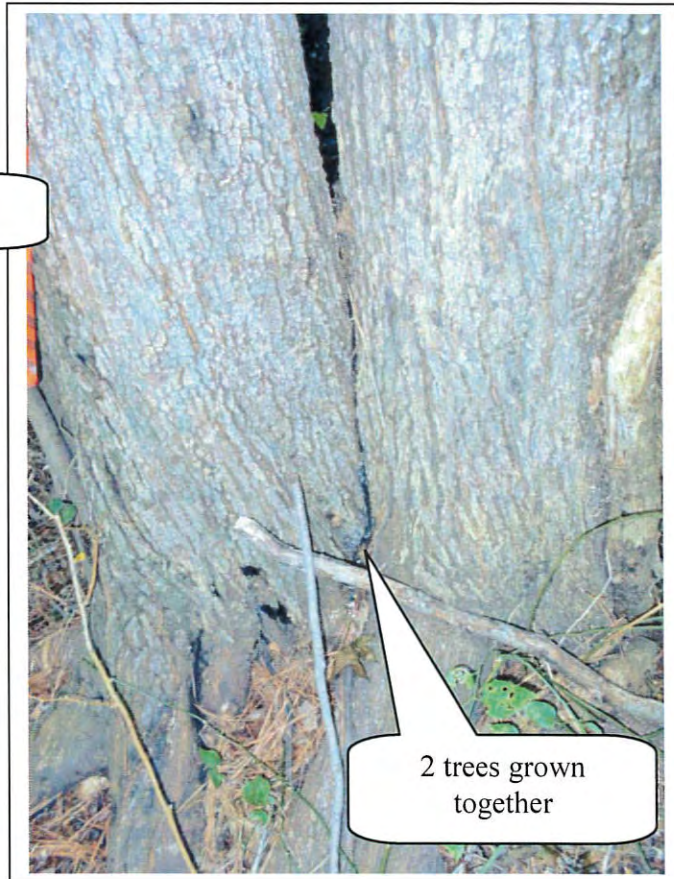


Photo 34

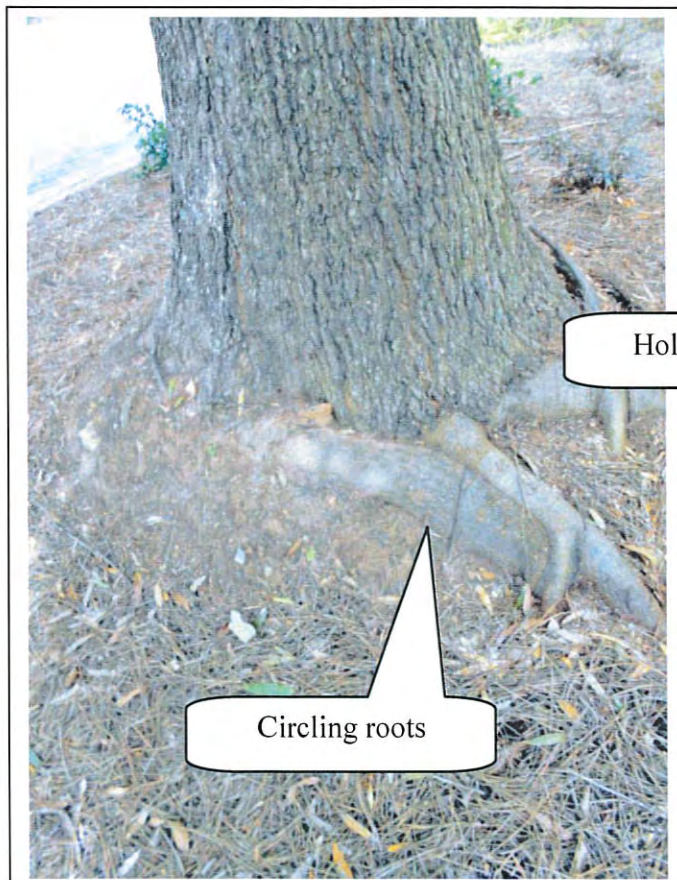


Photo 35



Photo 36

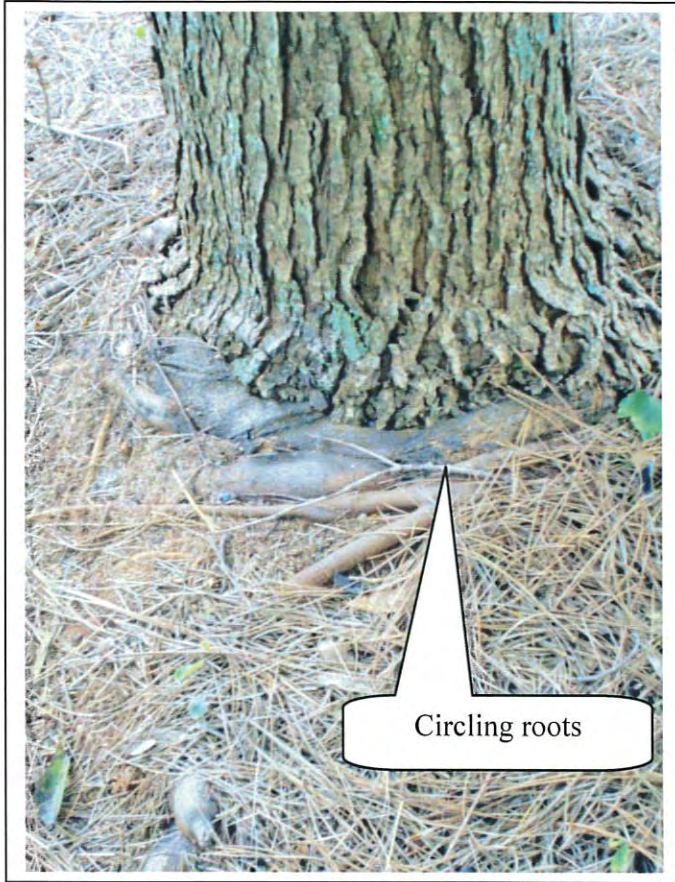


Photo 37

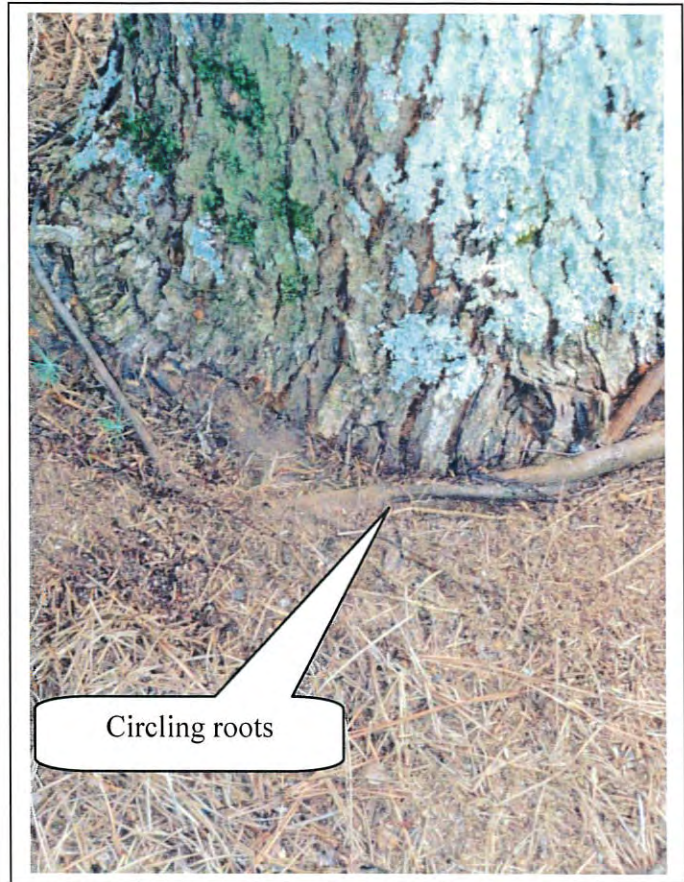


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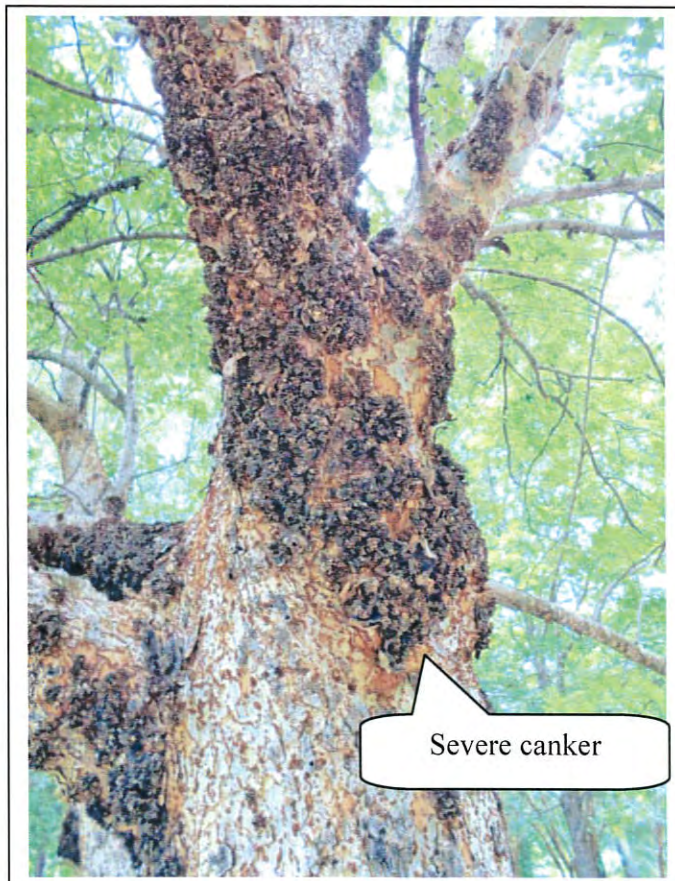


Photo 39



Photo 40

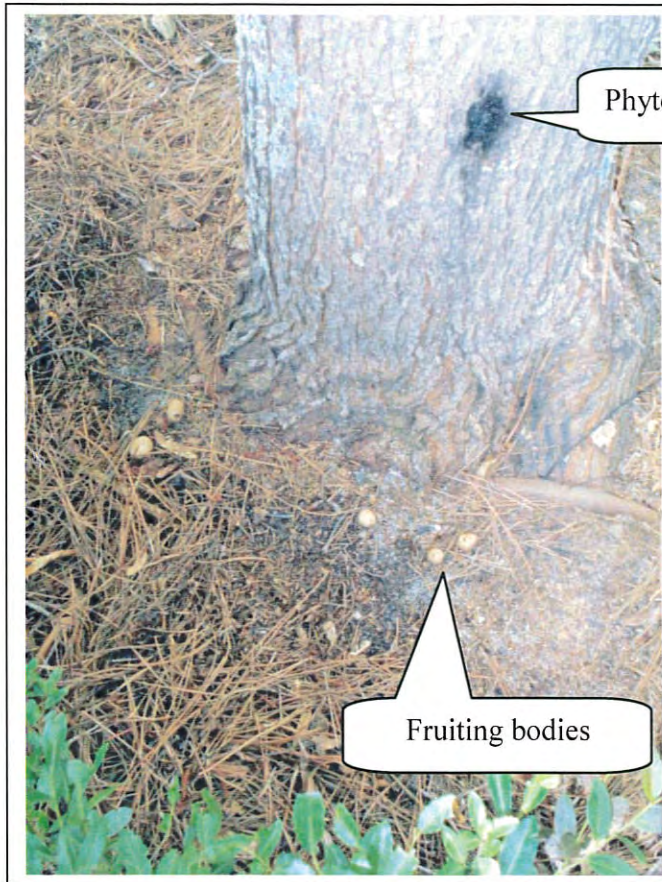


Photo 41



Photo 42

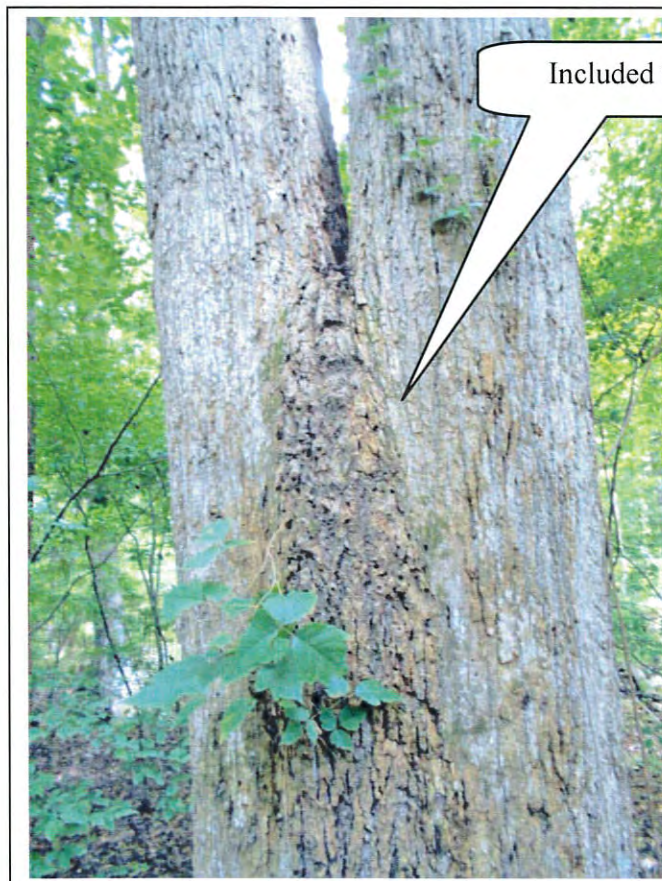


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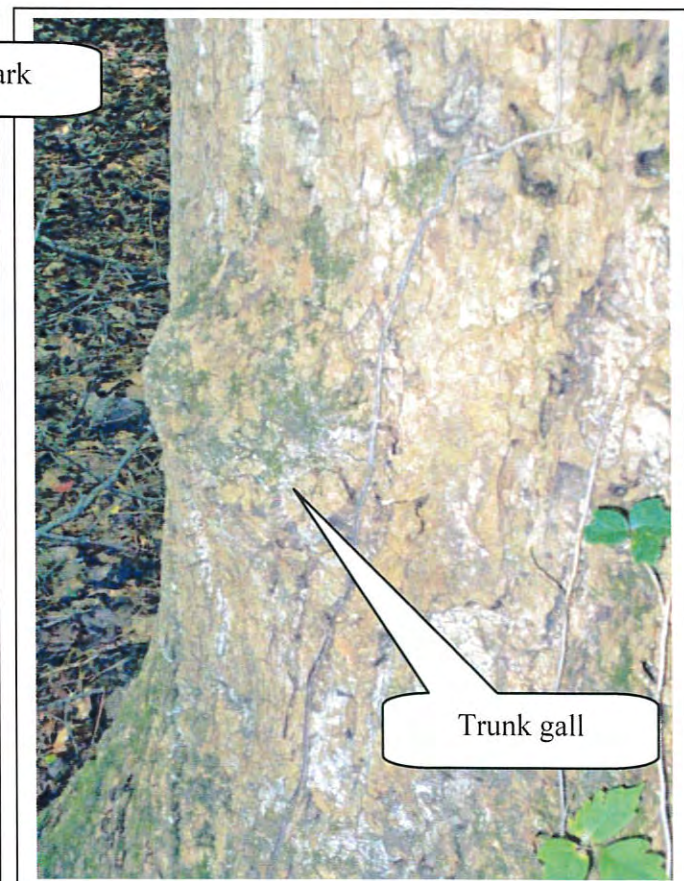


Photo 44

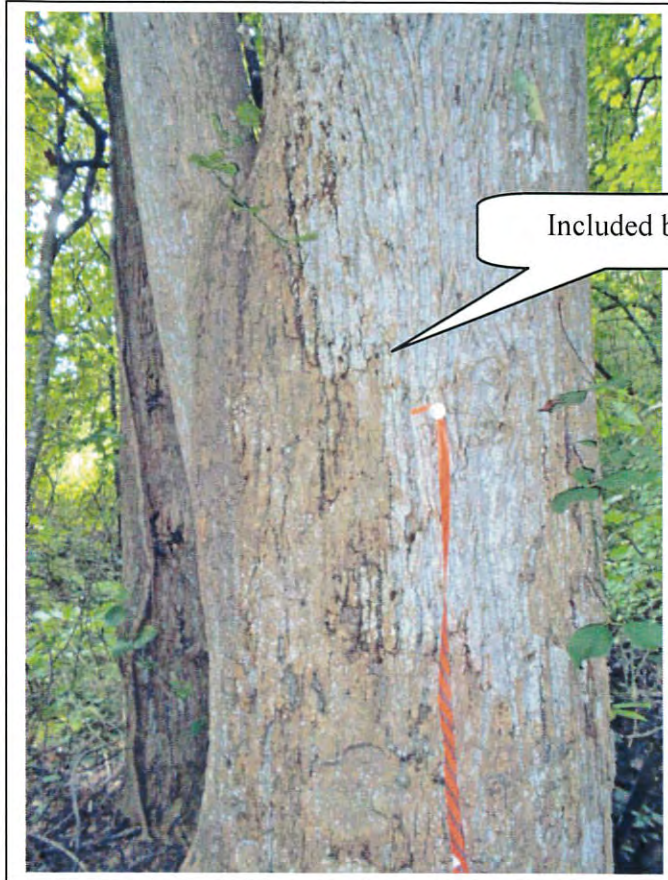


Photo 45

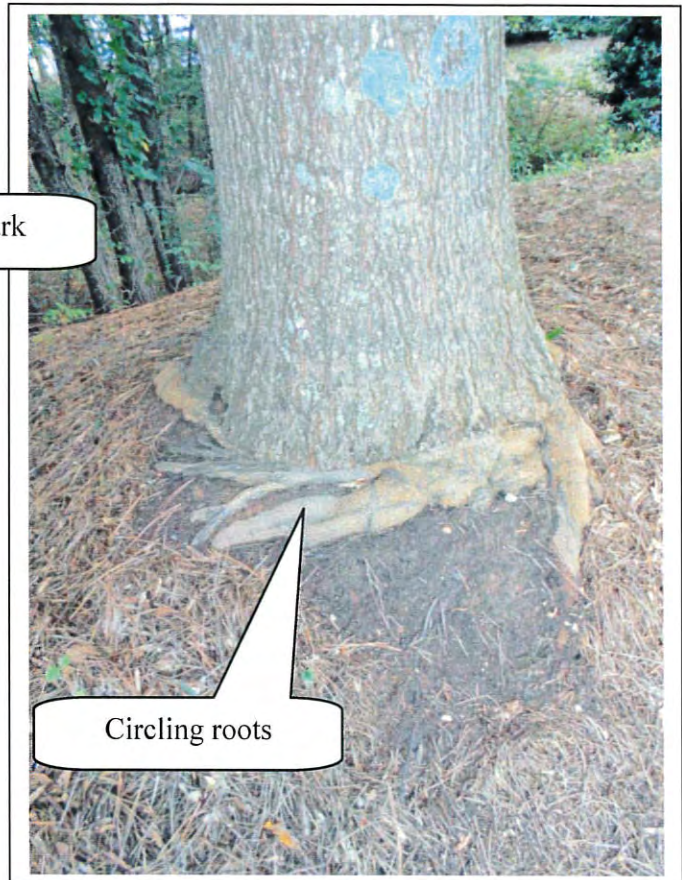


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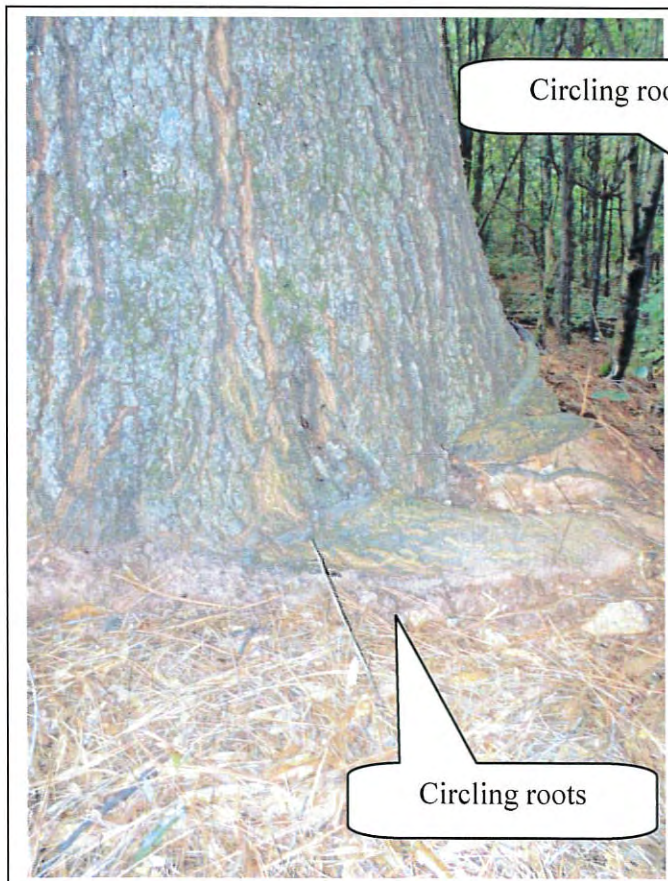


Photo 47



Photo 48

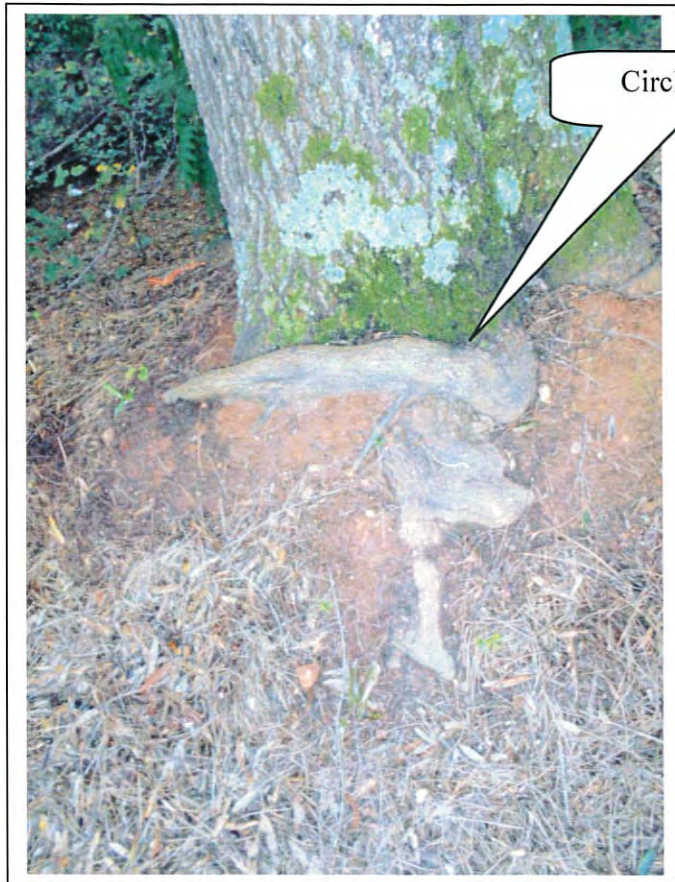


Photo 49

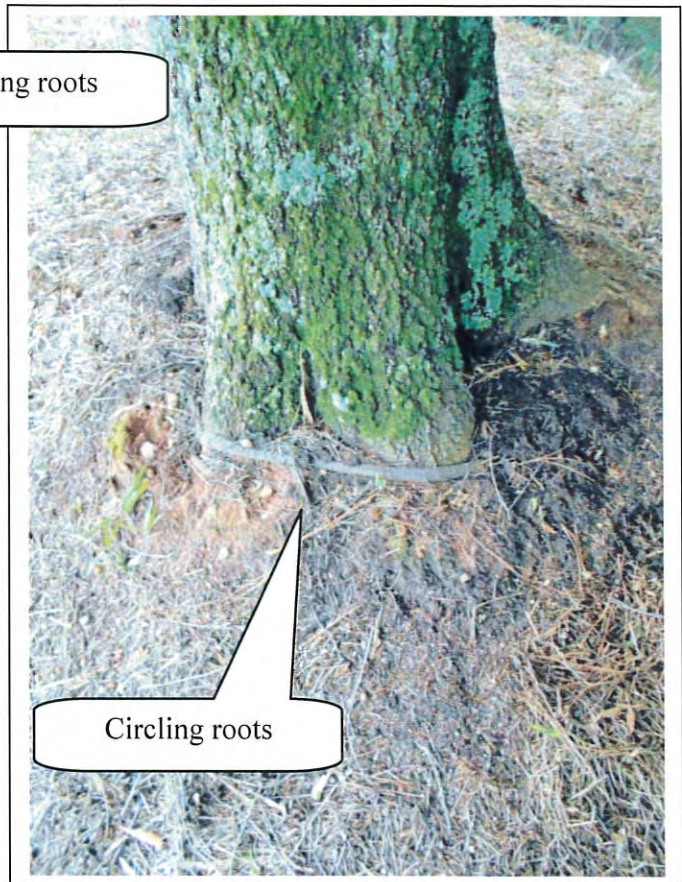


Photo 50

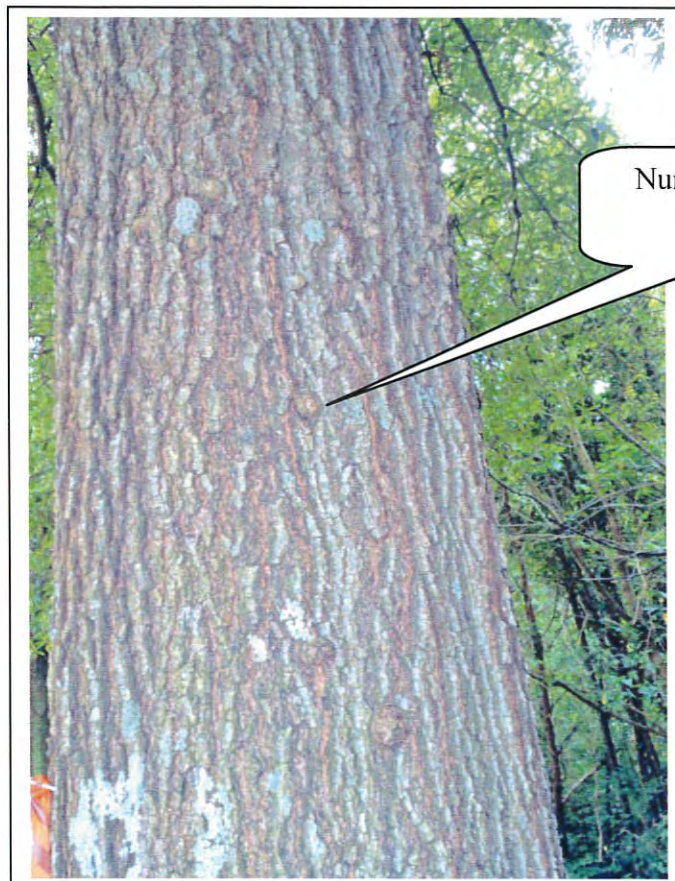


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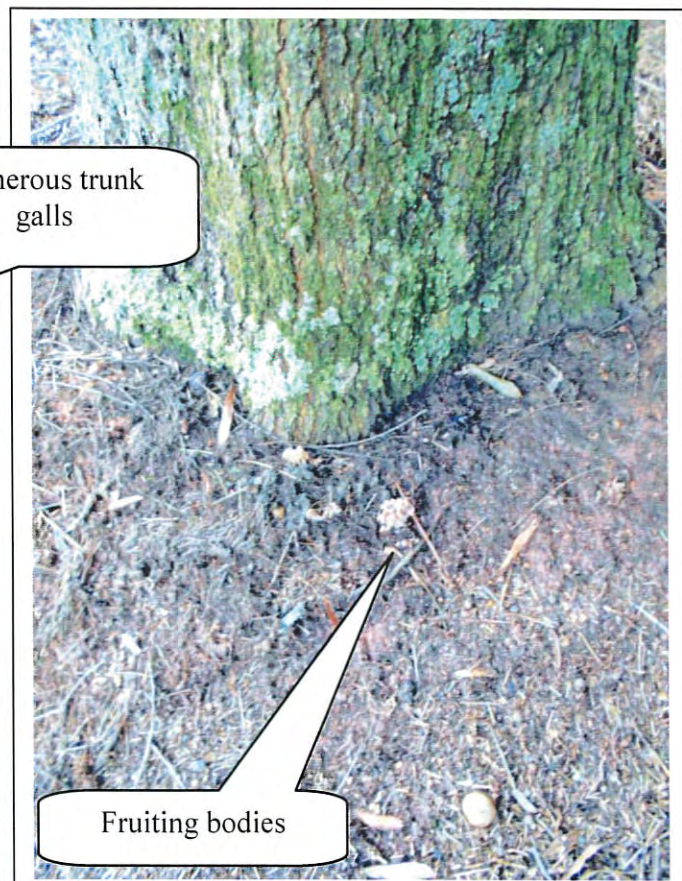
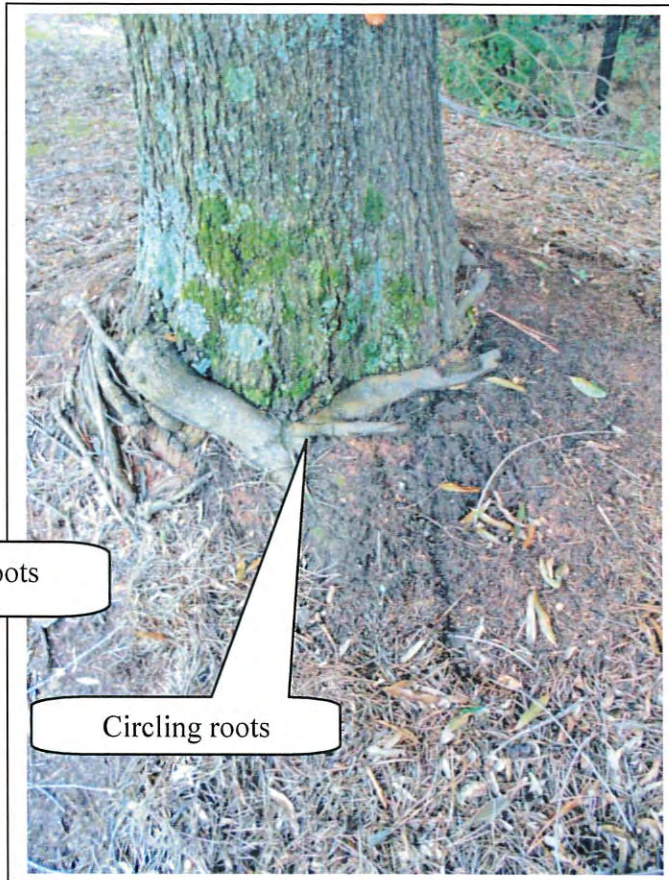


Photo 52



Circling roots

Photo 53



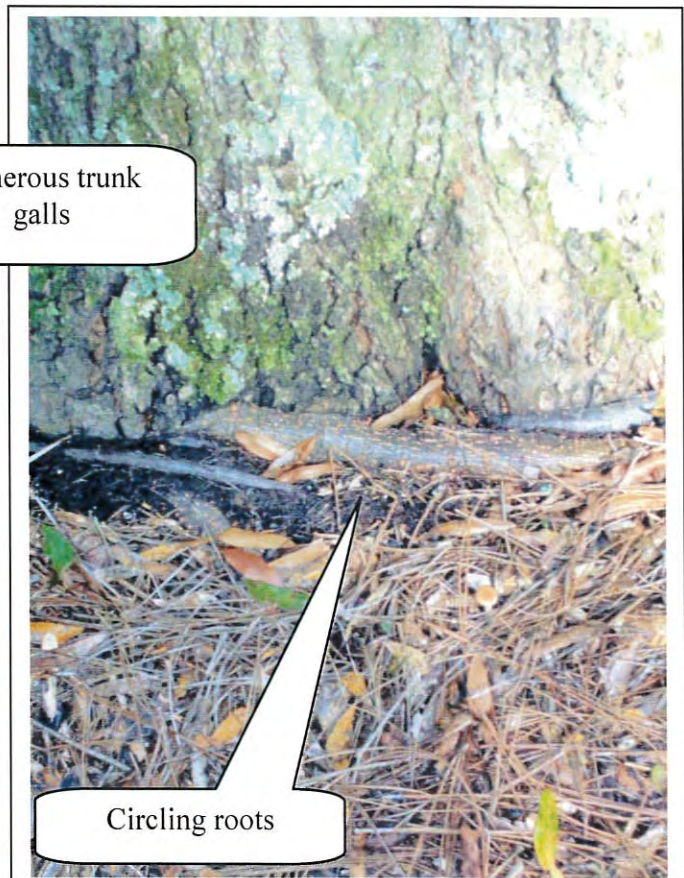
Circling roots

Photo 54



Numerous trunk galls

Photo 55



Circling roots

Photo 56



Photo 57

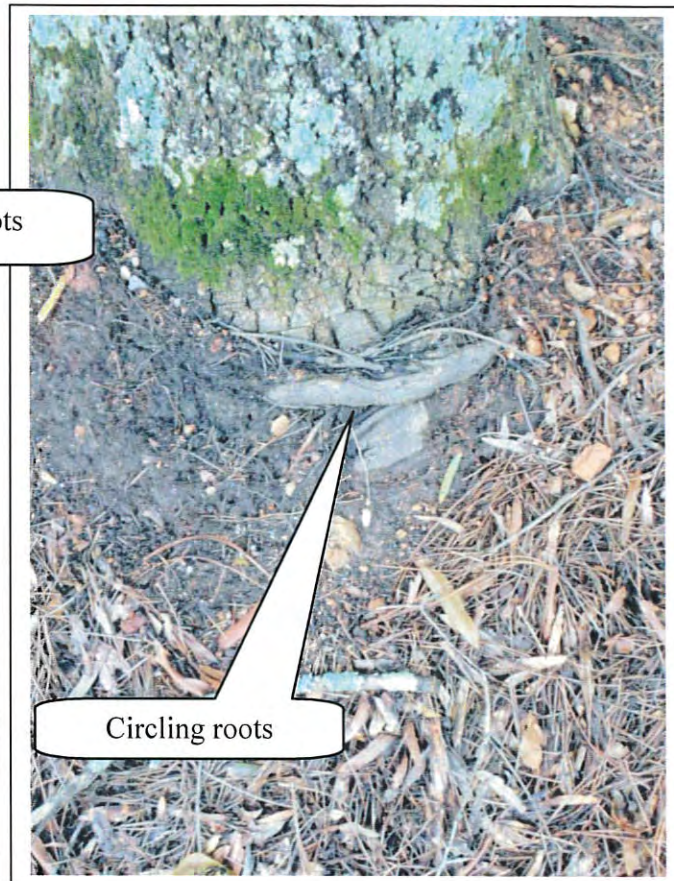


Photo 58

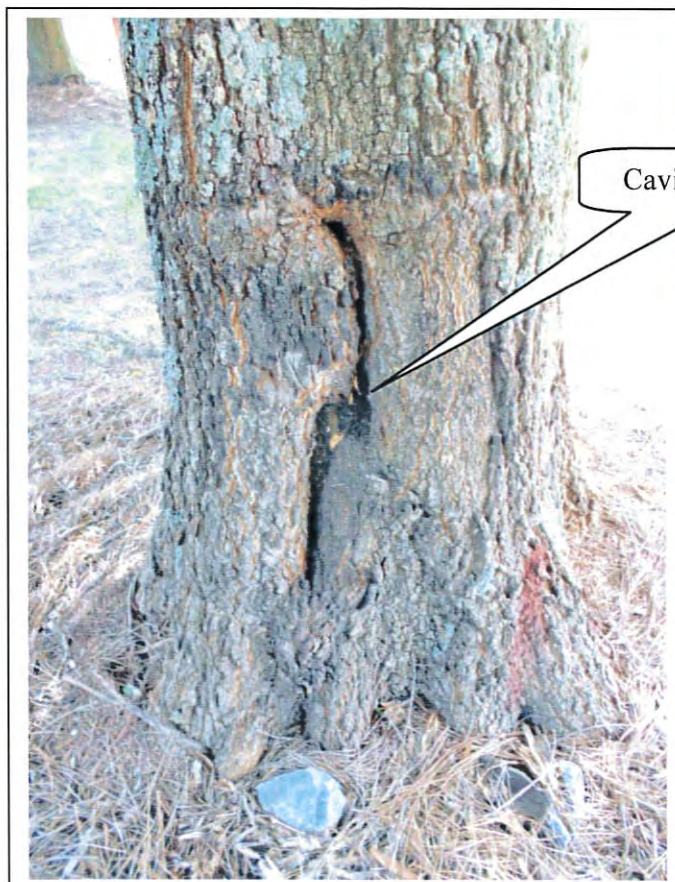


Photo 59

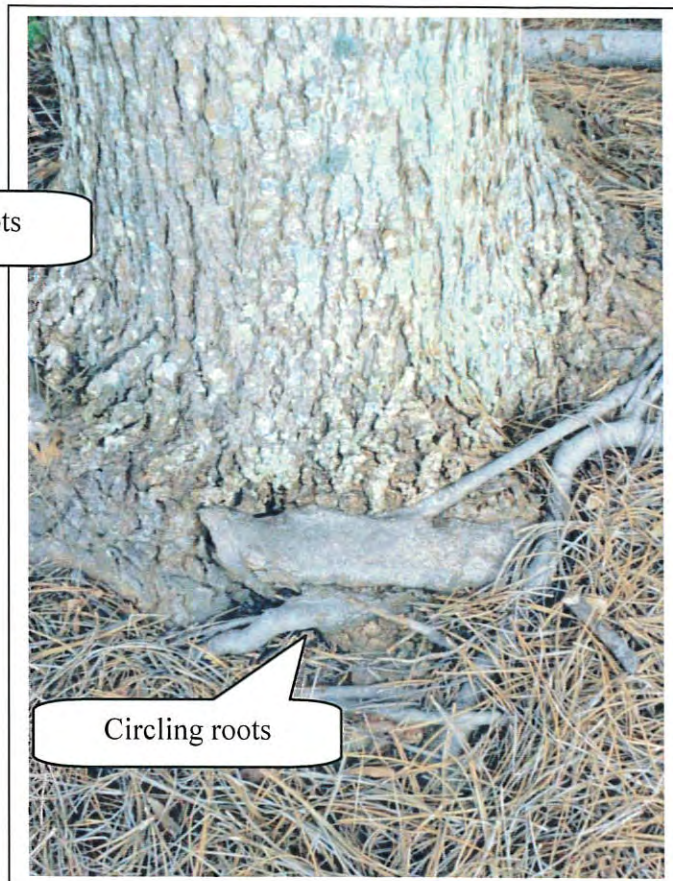


Photo 60



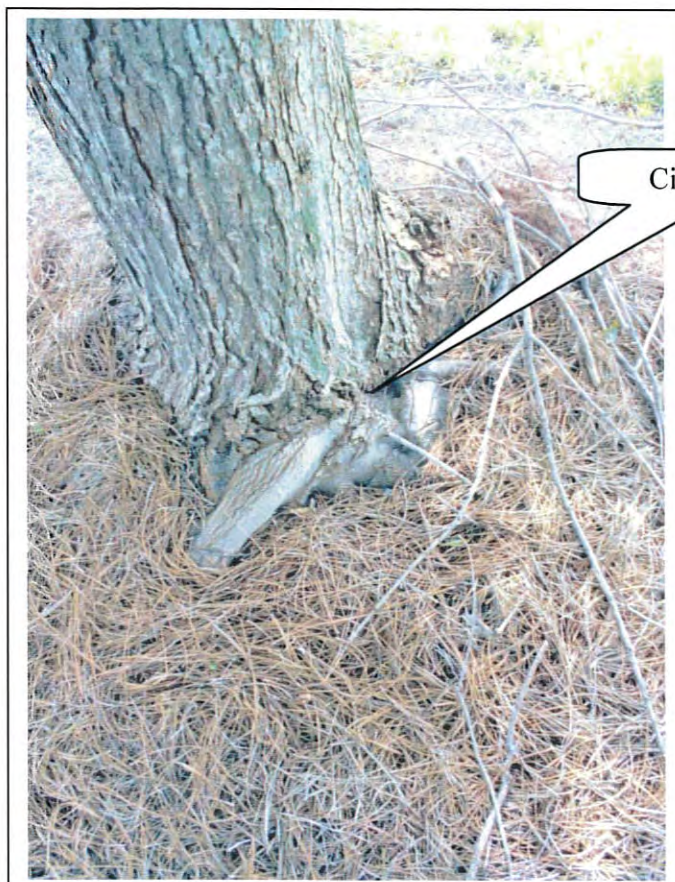
Circling roots

Photo 61



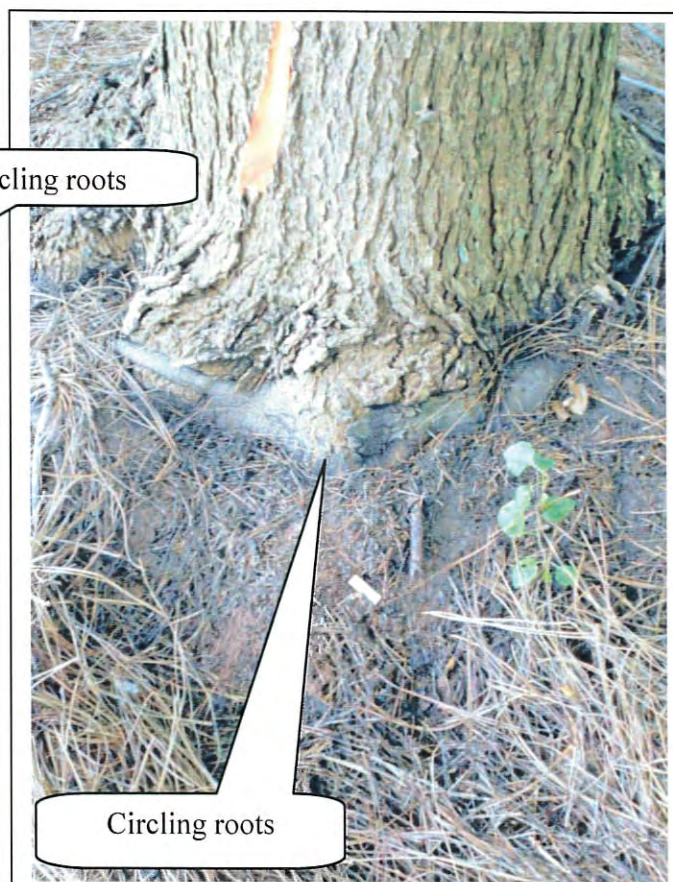
Circling roots

Photo 62



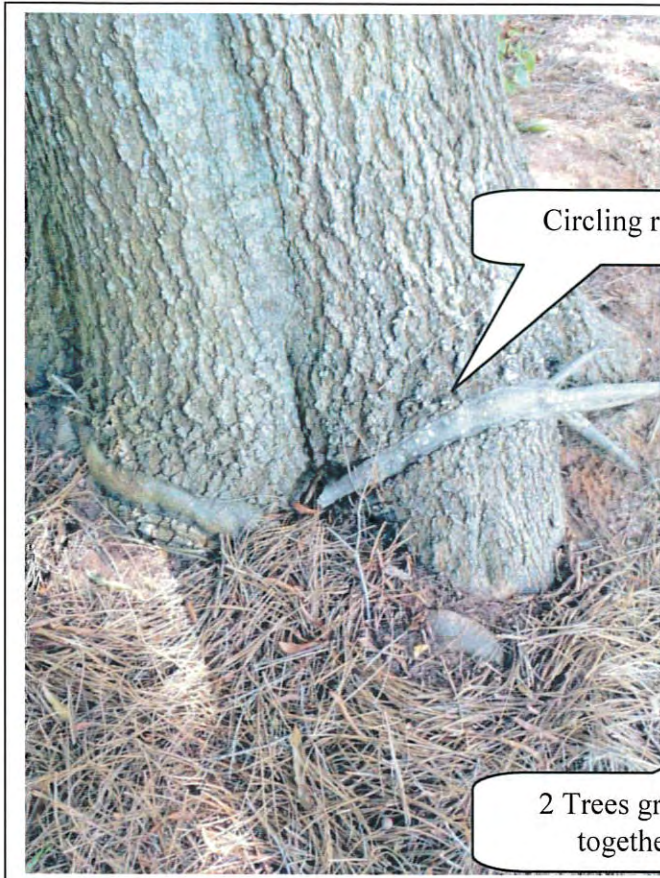
Circling roots

Photo 63



Circling roots

Photo 64



Circling roots

2 Trees grown together

Photo 65

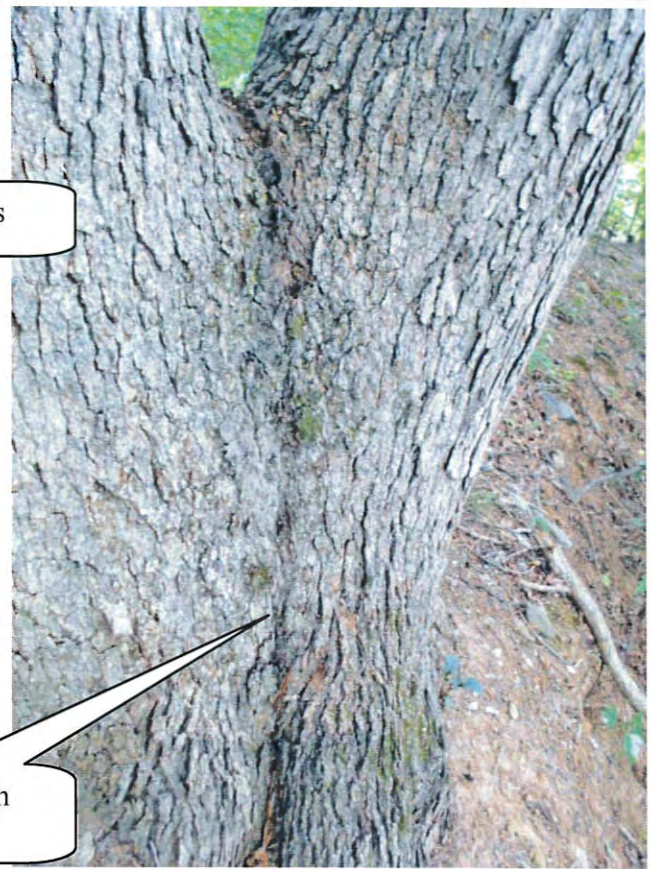


Photo 66



Severe undermining of tree

Photo 67



Fruiting body

Photo 68

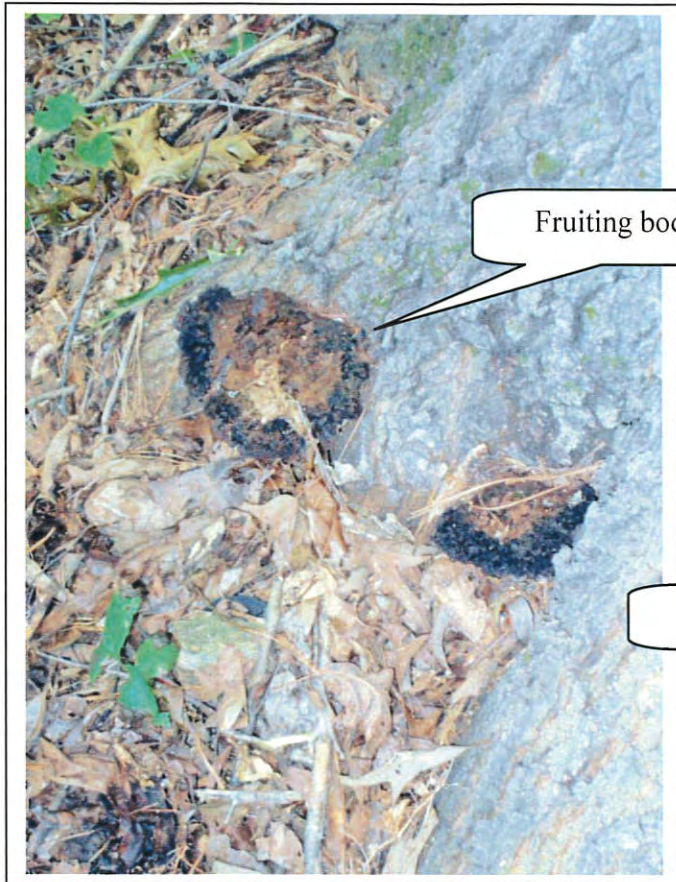


Photo 69

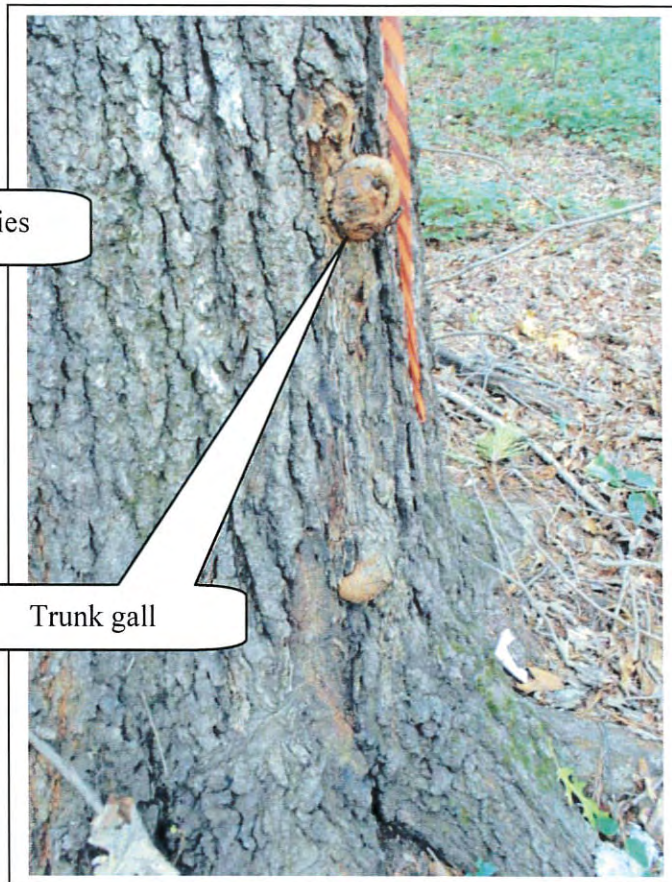


Photo 70

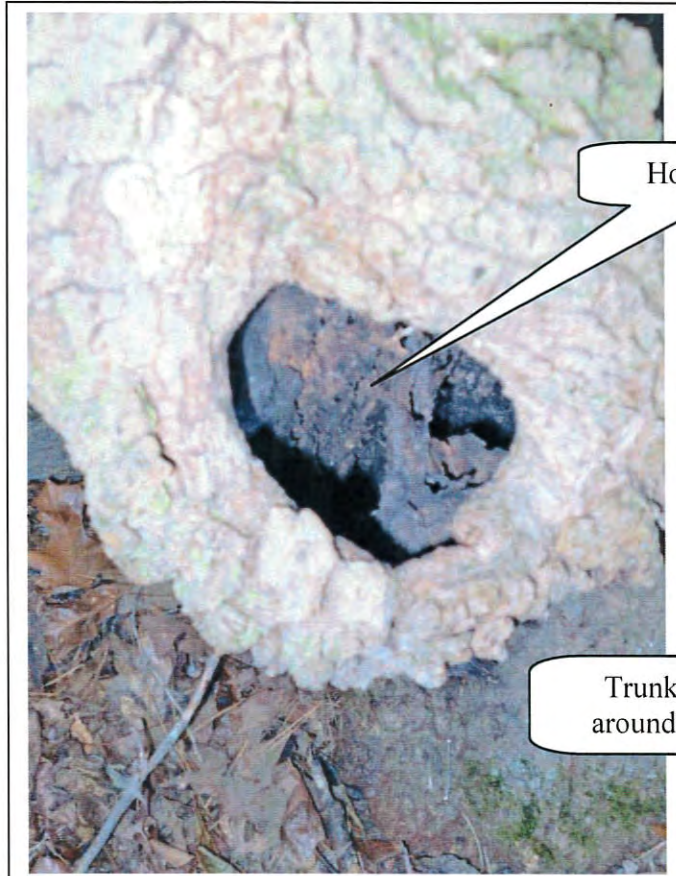


Photo 71

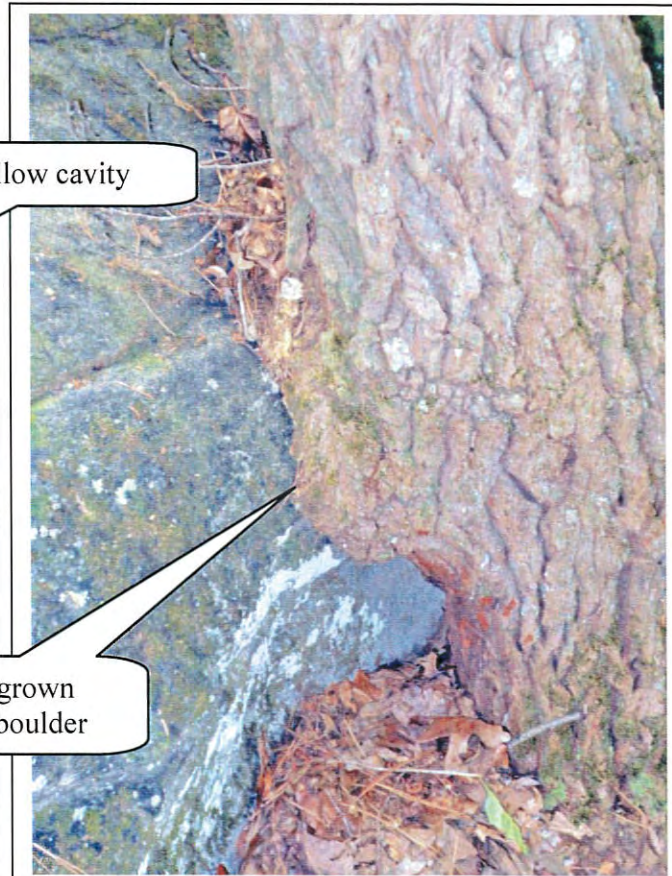
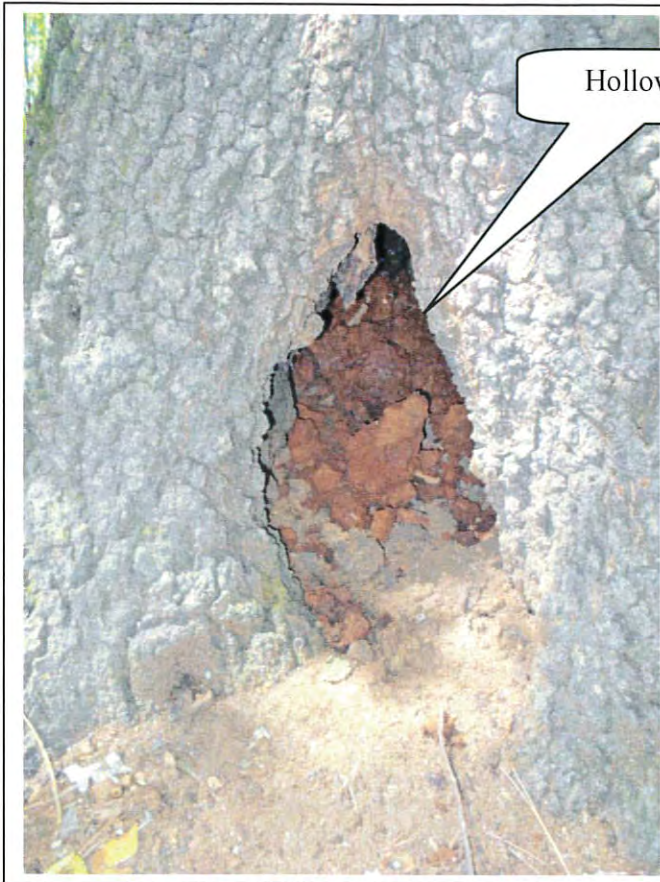
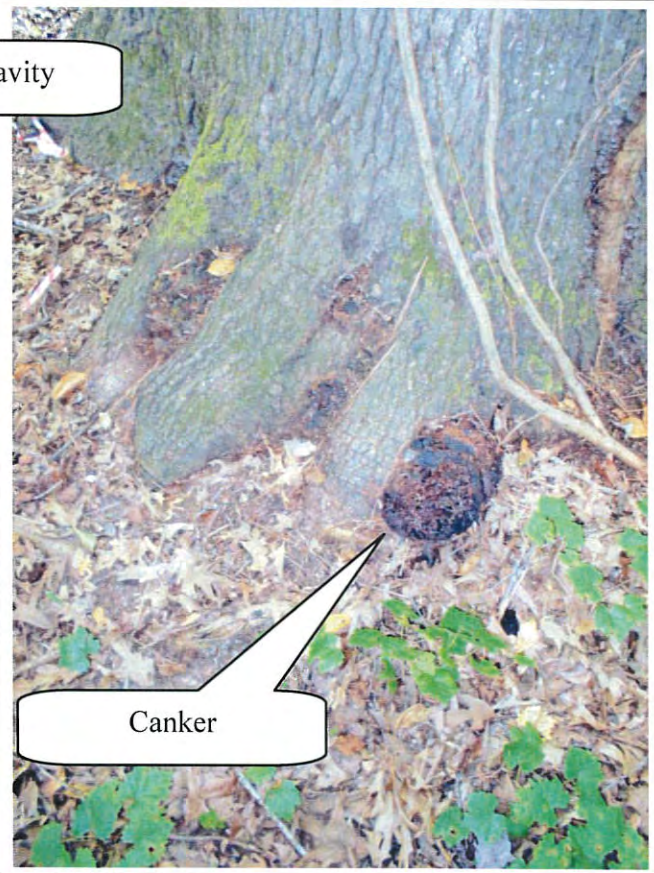


Photo 72



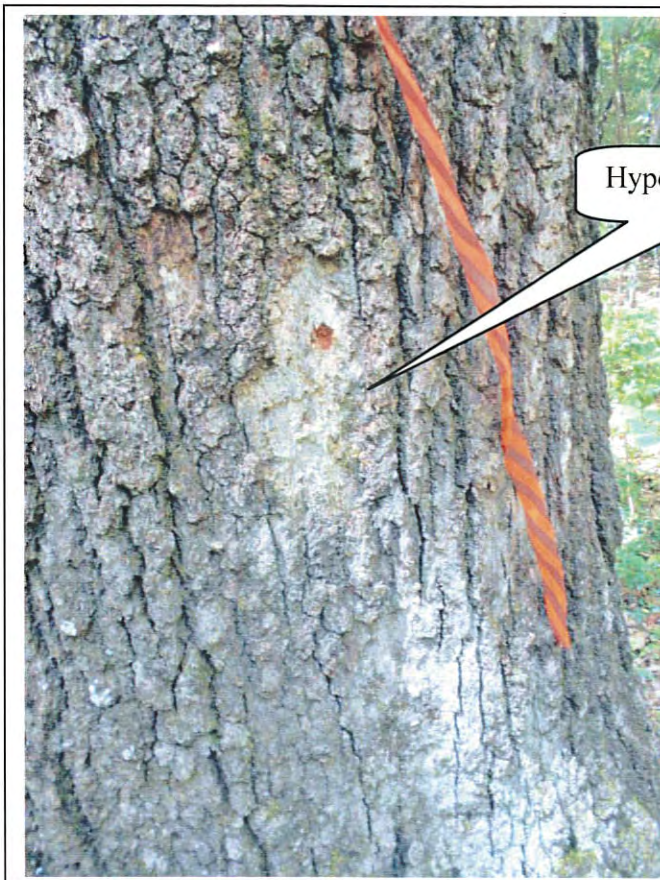
Hollow cavity

Photo 73



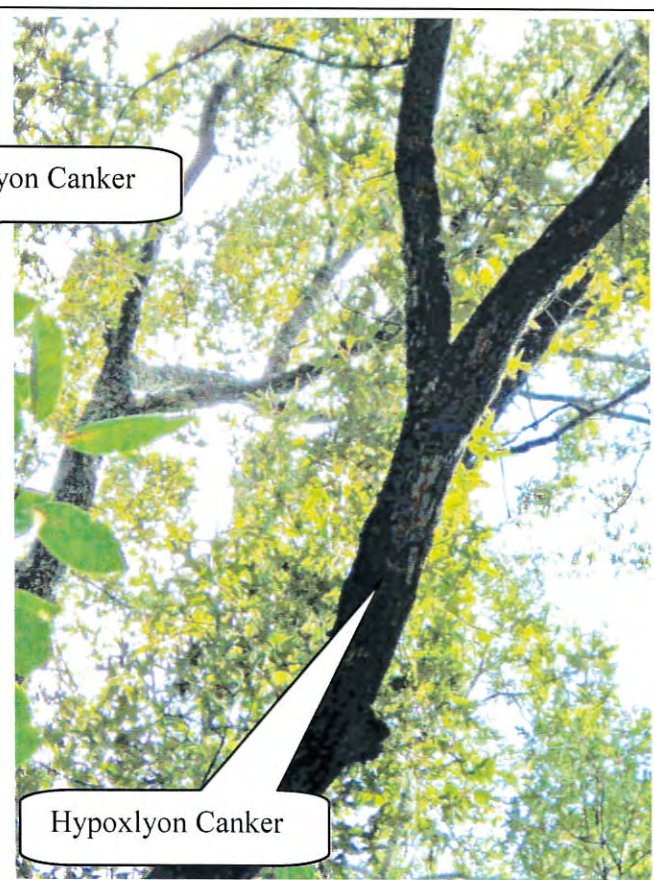
Canker

Photo 74



Hypoxylon Canker

Photo 75



Hypoxylon Canker

Photo 76



Photo 77

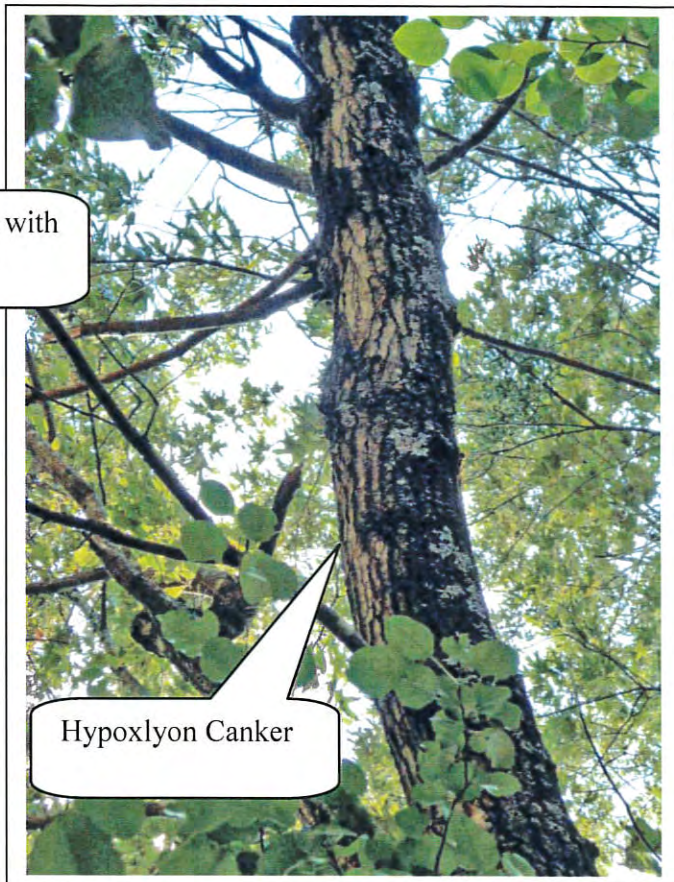


Photo 78



Photo 79

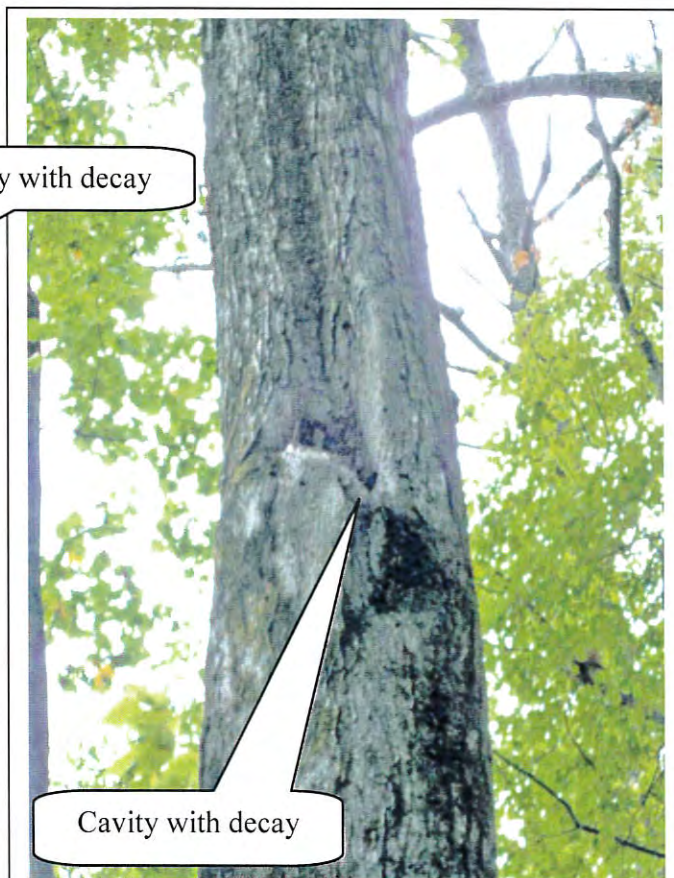


Photo 80

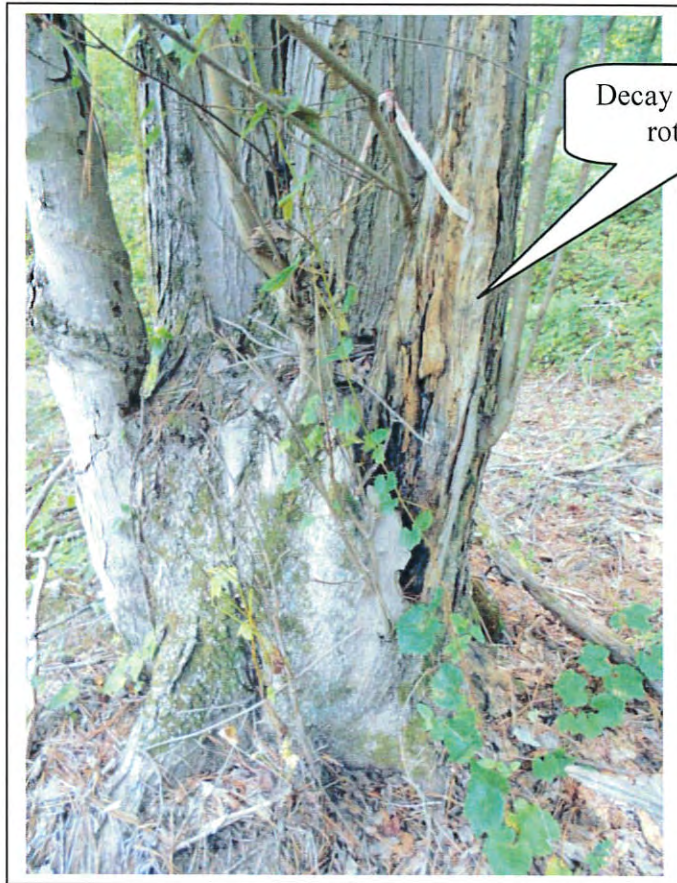


Photo 81

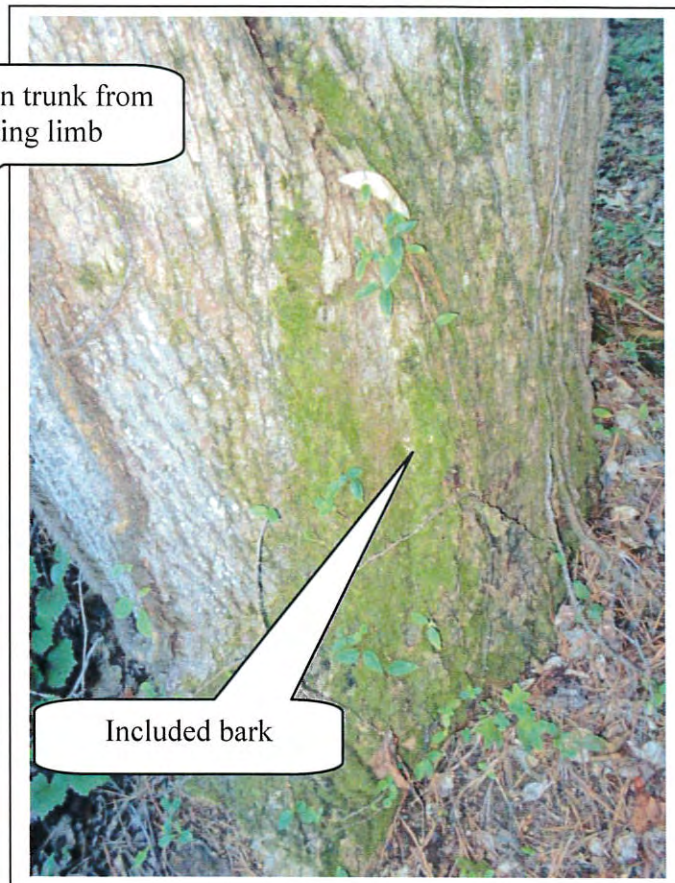


Photo 82



Photo 83

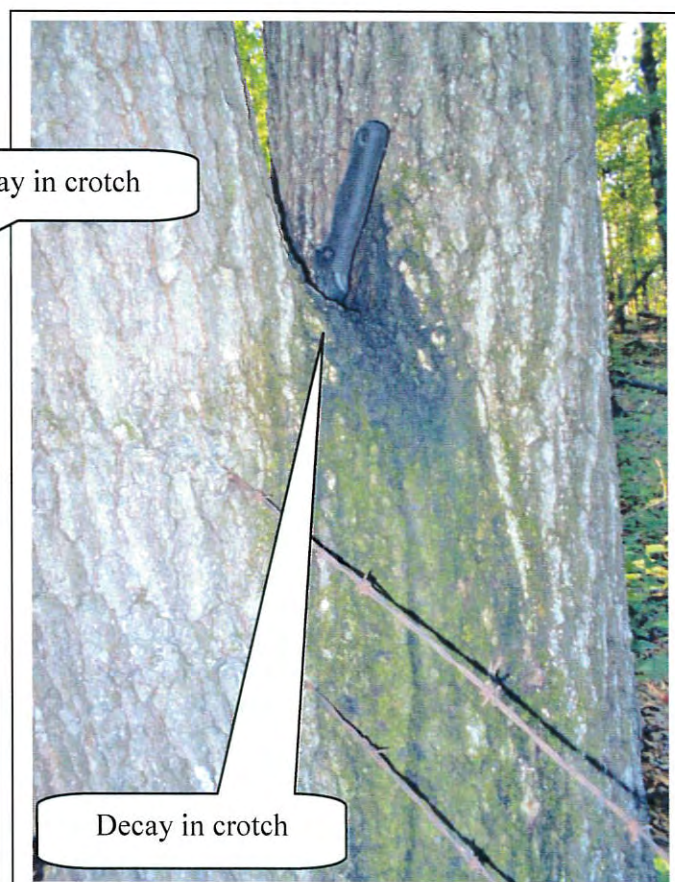


Photo 84



Photo 85



Photo 86



Photo 87

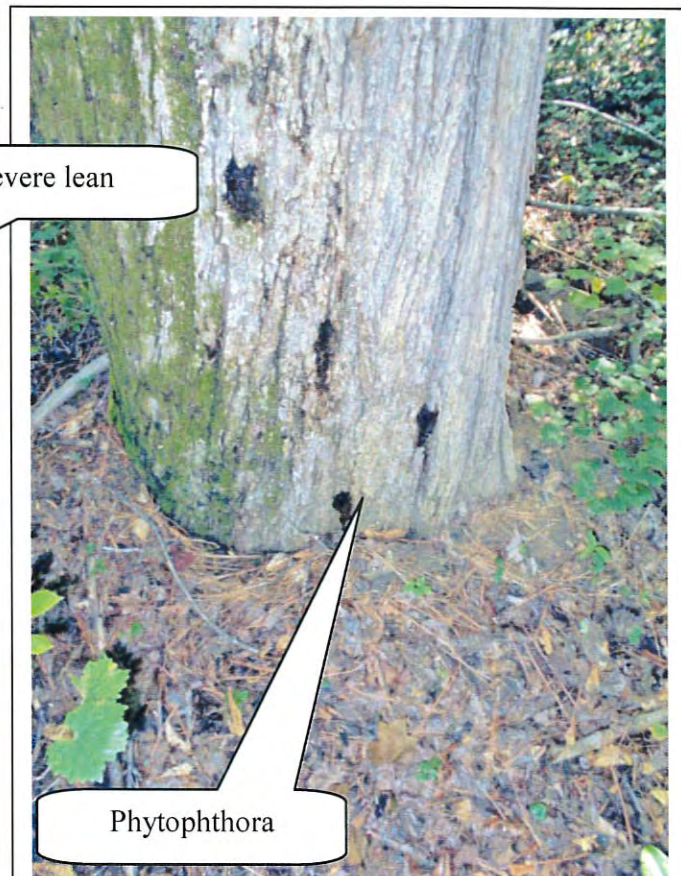


Photo 88



Photo 89

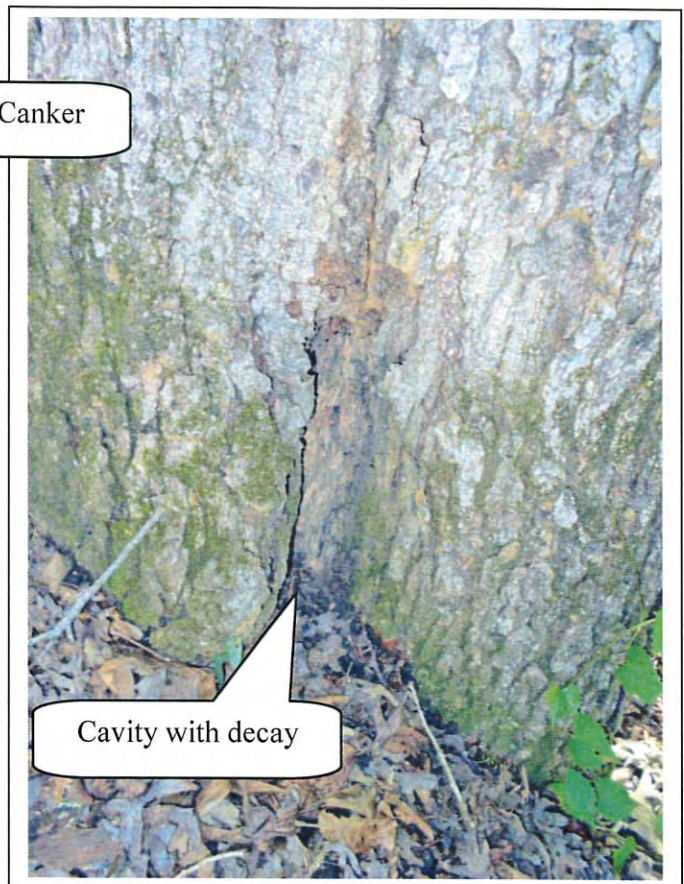


Photo 90



Photo 91

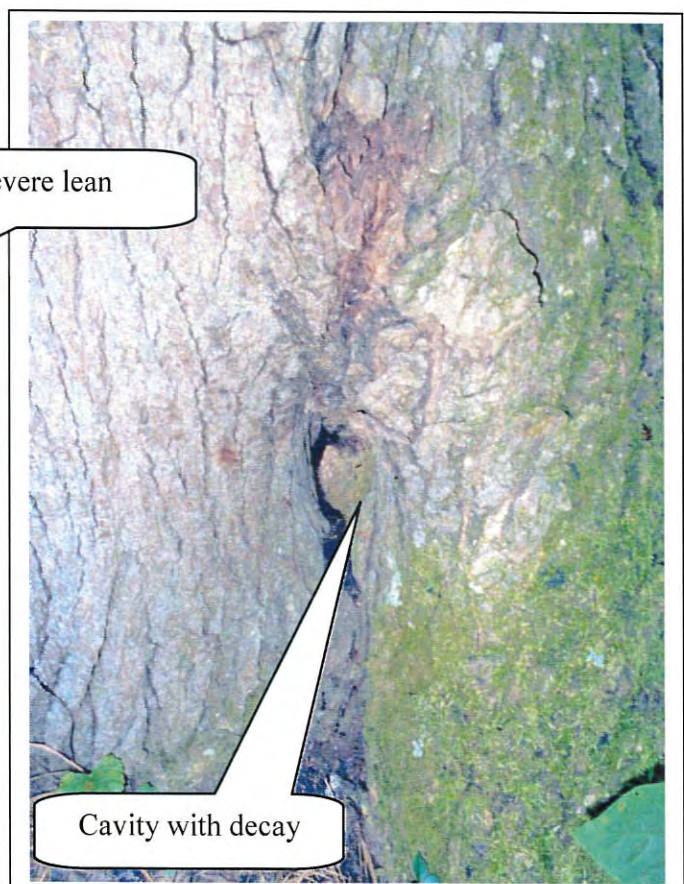


Photo 92



Photo 93

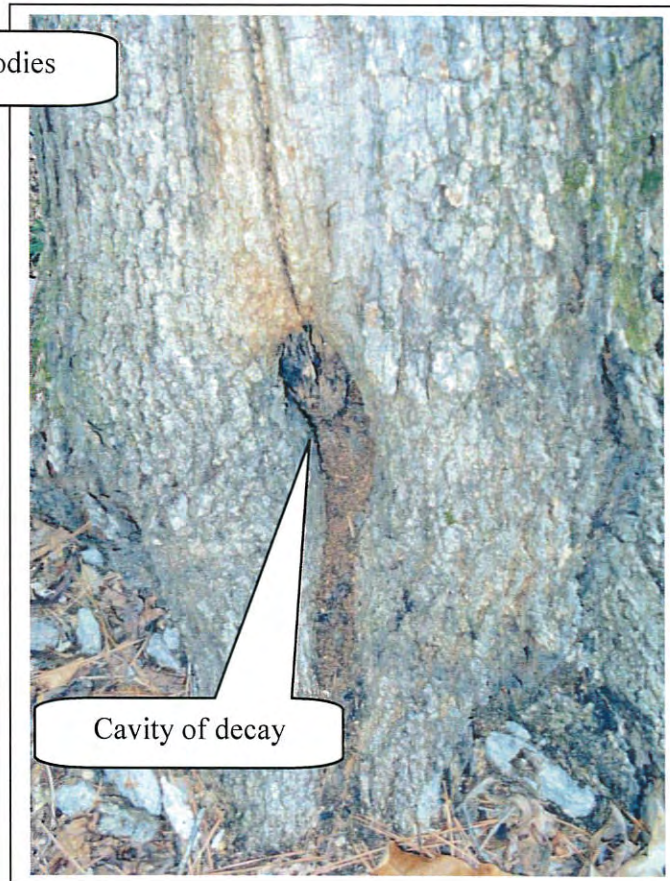


Photo 94



Photo 95

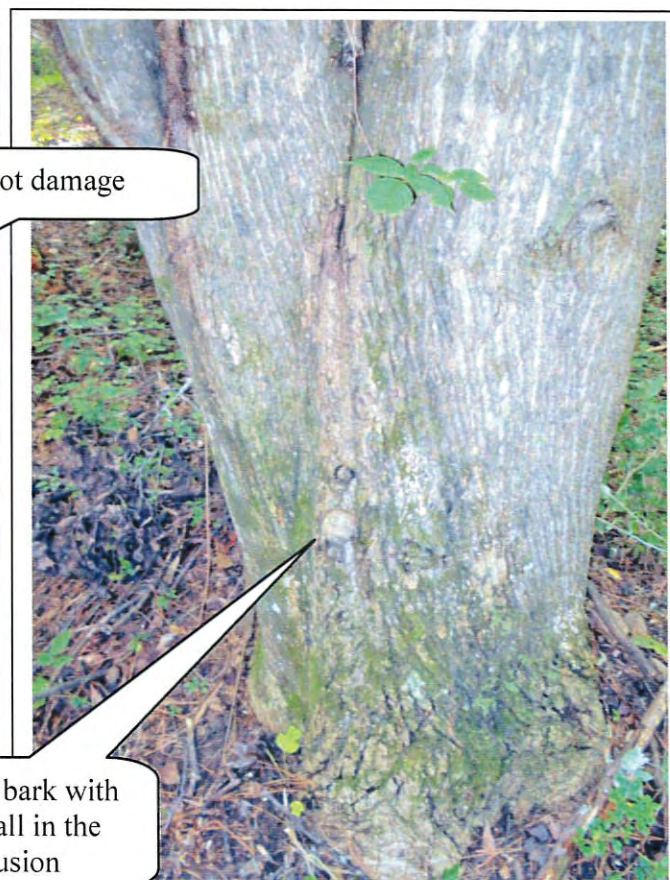
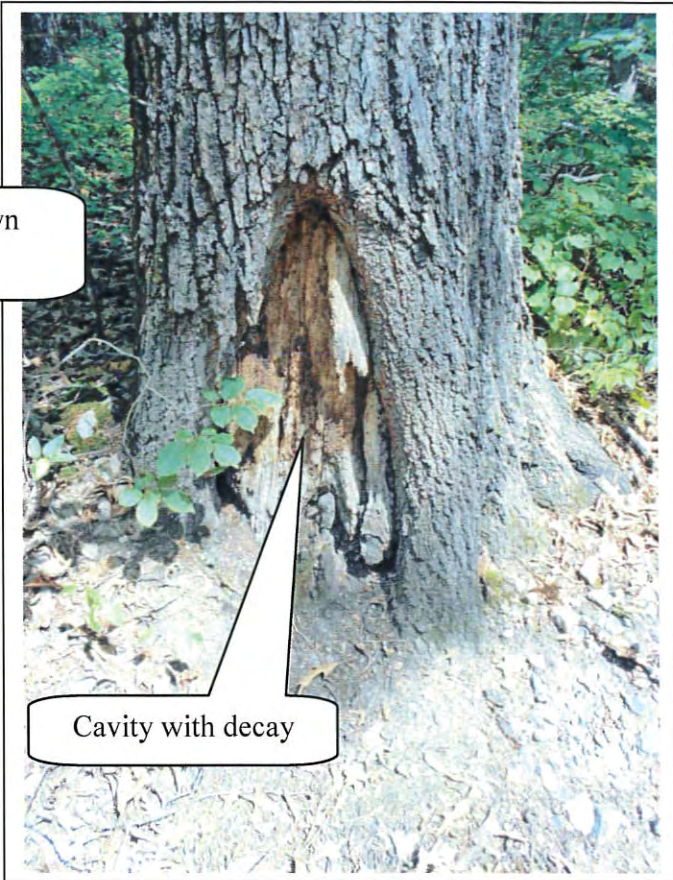


Photo 96



2 Trees grown
together

Photo 97



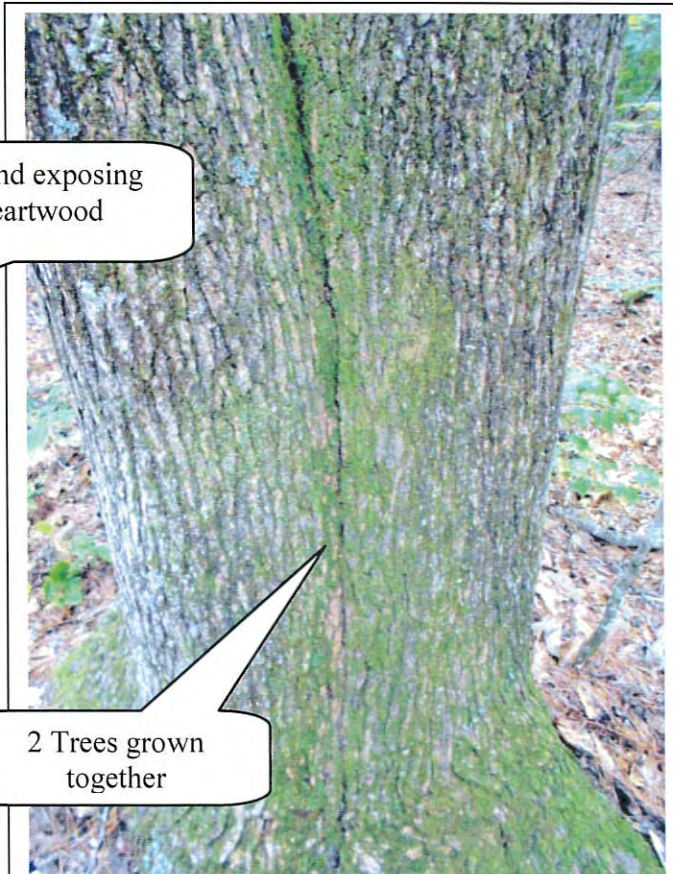
Cavity with decay

Photo 98



Wound exposing
heartwood

Photo 99



2 Trees grown
together

Photo 100

10/31/17

PHA170067

PH-17-34
TECH 360/TPA FUQUA

16-07-29-01 GA 400
Haynes Bridge Arborist
Report Alpharetta
Arborist Report

Reference UDC
Alpharetta, Georgia



Location Map



All of the following information is based upon visual field observations and 25 years of practical horticultural experience. No scientific or lab tests have been performed. I certify that all information in this report is true and inclusive to the best of my knowledge and is prepared in good faith.

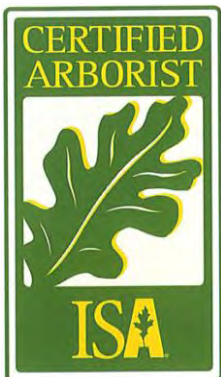
Outdoor Spaces, LLC

By Scott Hall, Owner

On Site Specimen Evaluation Date: August 8, 10, 11, 16, 2016

Report Date: August 17, 2016

Revised Date:



Outdoor Spaces, LLC
Scott Hall, Owner
RLA, Certified Arborist
Certificate Number: SO-5434A
404-328-6561 Cell
678-965-4784 Fax
scottandcyrena@bellsouth.net

Warranty Disclaimer:

Although, this report will determine whether or not a tree is a specimen or “Tree of Quality”; it is provided as best judgment opinion. Ultimately, the governing body’s (City of Alpharetta) arborist or representative shall determine whether a tree is classified as a specimen/“Tree of Quality” or not.

All specimen/“Tree of Quality” tree locations shall be approximate. The provided tree locations shall NOT be GPS located and in no manner shall the provided tree location plan be used or represented as a tree survey. It is the sole responsibility of the OWNER to have all tagged specimen/“Tree of Quality” trees located by a Certified Land Surveyor.

No warranties express or implied are made with respect to the report of aforementioned specimen trees. It is understood the OWNER makes use of this report by the ARBORIST at OWNER’s sole risk and that the report is provided as best judgment opinion. In no manner does this report guarantee the life or imply any length of life span of the trees that are determined to be specimens.

Arborist Note:

Due to certain species and undesirable traits, some trees shall be considered in poor condition if the following is true. Numerous trees grown in a native setting may appear to grow as multi-trunk; however this is not desirable in most trees. Most trees that have multi-trunks at the base are usually created when two separate trees grow together or the tree branches off at an early age and they become Co-Dominate Leaders. Either scenario is an undesirable condition for most trees because they both create weak crotches, included bark and/or a prime place for debris and water to get trapped that will always cause decay. In this case these trees become a life safety issue and can not be considered specimen trees.

Some trees are an exception to this rule, such as, but not limited to:

Crape Myrtles, Birches, Wax Myrtles, Red Buds, Fringe Trees, Dogwoods, Hollies, Cedars, Sourwoods, Sweet Bay Magnolias, Red Bays and Live Oaks.

These are an exception because they naturally create sucker growth from the roots and/or trunk or do not typically have the life safety issues because they are not large growing trees.

Reference: Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.-2nd ed. Published 2005

ARTICLE III. LAND DEVELOPMENT ACTIVITIES

SECTION 3.2 TREE PROTECTION

3.2.1 DEFINITIONS

Caliper. A standard of trunk measurement for understory or replacement trees. Caliper inches are measured at the height of 6 inches above the ground for trees up to and including 4 inch caliper and 12 inches above the ground for trees larger than 4 inch caliper.

Diameter Breast-Height (DBH). The standard measure of overstory tree size (for trees existing on a site). The tree trunk is measured at a height of 4 ½ feet above the ground. If a tree splits into multiple trunks below 4 ½ feet, measure the trunk at its most narrow point beneath the split.

Hardwood Tree. Any tree that is not coniferous (cone bearing). This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

Softwood Tree. Any coniferous (cone bearing) tree. This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

Specimen Tree. Any tree which qualifies for special consideration for preservation due to its size, type, condition, location or historical significance. See additional requirements for Specimen Trees in Appendix B.

Tree. Any living, self-supporting woody or fibrous plant which normally obtains a diameter breast height of at least three (3) inches, and typically has one (1) main stem or trunk and many branches.

Understory. Those trees that grow beneath the overstory, and will generally reach a mature height of under 40 feet.

APPENDIX A

SPECIMEN TREES

Some trees on a site warrant special consideration and encouragement for conservation. These trees are referred to as Specimen Trees.

The following criteria are used by the Director to identify specimen trees.

A Specimen Tree is any tree which qualifies for special consideration for preservation due to its size, type, condition, location, or historical significance and is determined by the City Arborist, prior to development, to be in overall good health without the aid of a specialized care plan according to accepted ISA practices, and which also meets the minimum size criteria set forth below.

Size Criteria

Pine Trees: 30-inch (30") diameter or larger Overstory Trees: 24-inch (24") diameter or larger Understory Trees: 8-inch (8") diameter or larger

In order to encourage the conservation of Specimen Trees and the incorporation of these trees into the design of projects, additional density credit will be given for Specimen Trees, which are successfully saved by a design feature specifically designated for such purpose. Credit for any Specimen Tree thus saved would be two (2) times the assigned unit value shown in Table 3.4. The Critical Root Zone of Specimen Trees will be protected with hog-back/wire-back tree save fencing with metal support poles.

If a Specimen Tree is to be removed, a plan or written document indicating the reason for the removal must be submitted to the Director.

Specimen Trees that cannot be saved (see Section 3.2.13) must be replaced with trees having three (3) times the unit value of the tree removed with a minimum four-inch (4") tree caliper by species with potentials for comparable size and quality.

Any Specimen Tree which is removed without the appropriate review and approval of the Director must be replaced by trees with a total density equal to eight (8) times the unit value of the tree removed with a minimum four-inch (4") tree caliper. Size alone will determine whether a tree was a specimen quality if the tree is removed without approval and there is no evidence of its condition. Violations will be subject to the applicable penalties as described in Section 3.2.19.

Specimen Analysis							(General
Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. The are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)							
Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
302	11" Red Maple	Good	Good	No	Landscape Tree		No
303	19" Crape Myrtle	Good	Good	Yes			Yes
304	21" Willow Oak	Good	Good	No	Landscape Tree		Yes
305	18" Crape Myrtle	Good	Good	Yes			Yes
306	18" Crape Myrtle	Good	Good	Yes			Yes
307	15" Crape Myrtle	Good	Good	Yes			Yes
308	3" Red Maple	Good	Good	No	Landscape Tree		No
309	8" Red Maple	Good	Good	No	Landscape Tree		No
310	8" Red Maple	Good	Good	No	Landscape Tree		No
311	8" Red Maple	Good	Good	No	Landscape Tree		No
312	8" Red Maple	Good	Good	No	Landscape Tree		No
313	8" Red Maple	Good	Good	No	Landscape Tree		No
314	8" Red Maple	Good	Good	No	Landscape Tree		No
315	8" Red Maple	Good	Good	No	Landscape Tree		No
316	8" Red Maple	Good	Good	No	Landscape Tree		No
317	8" Red Maple	Good	Good	No	Landscape Tree		No
318	8" Red Maple	Good	Good	No	Landscape Tree		No
319	11" Red Maple	Good	Good	No	Landscape Tree		No
320	11" Red Maple	Good	Good	No	Landscape Tree		No
321	5" Zelkova	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
322	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Cavity at base of tree. Lichen on trunk, an indication of poor growth.	1	No
323	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	2	No
324	4" Red Maple	Good	Good	No	Landscape Tree		No
325	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	3	No
326	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	4	No
327	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	5	No
328	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Split in trunk.	6-7	No
329	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	8	No

Specimen Analysis							(General
Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. The are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are saddly in decline.)							
Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
330	10" Willow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
331	10" Willow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
332	13" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Thin canopy an indication tree has out grown landscape island.		No
333	12" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Thin canopy an indication tree has out grown landscape island.		No
334	10" Willow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
335	11" Willow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
336	11" Willow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
337	9" Willow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
338	10" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Thin canopy an indication tree has out grown landscape island.		No
339	10" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Thin canopy an indication tree has out grown landscape island.		No
340	4" Trident Maple	Poor	Poor	No	Landscape Tree. Several cavities. Tree staking strap grown into trunk. Severe tip die back. Tree has out grown landscape island.	9-11	No
341	4" Trident Maple	Poor	Poor	No	Landscape Tree. Tree has out grown landscape island.		No
342	4" Trident Maple	Fair	Fair	No	Landscape Tree. Several cavities. Severe tip die back. Tree has out grown landscape island.	12-13	No
343	4" Trident Maple	Poor	Poor	No	Landscape Tree. Early change of leaf color, an indication of stress. Tree has out grown landscape island.		No
344	4" Trident Maple	Poor	Poor	No	Landscape Tree. Tree has out grown landscape island.		No
345	6" Red Maple	Fair	Fair	No	Landscape Tree. Tree has out grown landscape island.		No

Specimen Analysis							(General
Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. The are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxlyon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are saddly in decline.)							
Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
346	6" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Split in trunk. Lichen on trunk, an indication of poor growth.	14-15	No
347	6" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	16	No
348	6" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Split in trunk. Lichen on trunk, an indication of poor growth.	17-18	No
349	6" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Cavity exposing heartwood. Severe tip die back. Lichen on trunk, an indication of poor growth.	19-20	No
350	7" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Cavity with decay. Severe tip die back. Lichen on trunk, an indication of poor growth.	21-22	No
351	16" Willow Oak	Good	Good	No	Landscape Tree.		No
352	11" Willow Oak	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
353	11" Willow Oak	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
354	13" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
355	13" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
356	11" Willow Oak	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
357	11" Willow Oak	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
358	12" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
359	11" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No

Specimen Analysis							(General
Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are saddly in decline.)							
Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
360	14" Willow Oak	Good	Good	No	Landscape Tree.		No
361	10" Red Maple	Fair	Fair	No	Landscape Tree.Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
362	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	23	No
363	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	24	No
364	9" Red Maple	Fair	Fair	No	Landscape Tree.Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
365	8" Red Maple	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.		No
366	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	25	No
367	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	26	No
368	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.		No
369	5" Zelkova	Poor	Poor	No	Landscape Tree. Cavity exposing heartwood. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	27-28	No
370	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.		No
371	14" Red Maple	Good	Good	No	Landscape Tree.		No
372	9" Red Maple	Good	Good	No	Landscape Tree.		No

Specimen Analysis

(General

Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. There are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxylon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as an office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are sadly in decline.)

[illegible]

Specimen Analysis							(General
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Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
411	29" Pine	Good	Good	No	Boundary Tree.		Yes
412	20" Red Maple	Fair	Fair	No	Boundary Tree.		No
413	25" Pine	Good	Good	No	Boundary Tree.		Yes
414	28" Pine	Good	Good	No	Boundary Tree.		Yes
415	28" Pine	Good	Good	No	Boundary Tree.		Yes
416	30" Pine	Good	Good	Yes			Yes
417	22" Pine	Good	Good	No	Boundary Tree.		Yes
418	11" Red Maple	Good	Good	No	Landscape Tree.		No
(A)	9"-20" Bald Cypress	Good	Good	No	8 Trees of Quality		Yes
419	22" River Birch	Good	Good	No	Tree of Quality		Yes
420	16" Crape Myrtle	Good	Good	Yes			Yes
421	13" Crape Myrtle	Good	Good	Yes			Yes
422	17" Crape Myrtle	Good	Good	Yes			Yes
423	17" Crape Myrtle	Good	Good	Yes			Yes
424	17" Crape Myrtle	Good	Good	Yes			Yes
425	9" Crape Myrtle	Good	Good	Yes			Yes
426	9" Crape Myrtle	Good	Good	Yes			Yes
427	9" Crape Myrtle	Good	Good	Yes			Yes
428	9" Crape Myrtle	Good	Good	Yes			Yes
429	9" Crape Myrtle	Good	Good	Yes			Yes
430	9" Crape Myrtle	Good	Good	Yes			Yes
431	13" Crape Myrtle	Good	Good	Yes			Yes
432	12" Crape Myrtle	Good	Good	Yes			Yes
433	9" Red Maple	Good	Good	No	Landscape Tree		Yes
434	8" Dogwood	Fair	Fair	Yes	Some dieback		Yes
435	9" Japanese Maple	Good	Good	Yes			Yes
436	12" Red Maple	Good	Good	No	Landscape Tree		Yes
437	19" Willow Oak	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	35	No
438	9" Dogwood	Poor	Poor	No	Hollow cavity and dieback.	36	No
439	14" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	37	No
440	10" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	38	No
441	14" Chinese Elm	Poor	Poor	No	Landscape Tree. Severe cankers on trunk.	39	No
442	14" Willow Oak	Good	Good	No	Landscape Tree		Yes
443	11" Red Maple	Poor	Poor	No	Landscape Tree. Main Trunk has Phytophthora. Fruiting bodies on root system. Circling roots impacting structural system of tree.	40-41	No
444	19" Willow Oak	Good	Good	No	Landscape Tree		Yes
445	20" Crape Myrtle	Good	Good	Yes			Yes
446	8" East Palatka Holly	Good	Good	Yes			Yes
447	13" Crape Myrtle	Good	Good	Yes			Yes
448	15" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
449	12" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
450	13" Crape Myrtle	Good	Good	Yes			Yes

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Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
451	16" Water Oak	Good	Good	No	Tree of Quality		Yes
452	11" Red Maple	Good	Good	No	Tree of Quality		Yes
453	14" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
454	16" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
455	11" Crape Myrtle	Good	Good	Yes			Yes
636	13" Crape Myrtle	Good	Good	Yes			Yes
456	13" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
457	12" Crape Myrtle	Good	Good	Yes			Yes
458	16" Crape Myrtle	Good	Good	Yes			Yes
459	9" Red Maple	Good	Good	No	Tree of Quality		Yes
460	9" Red Maple	Good	Good	No	Tree of Quality		Yes
461	7" Red Maple	Good	Good	No	Tree of Quality		Yes
462	15" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
463	13" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
464	7" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
465	7" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
466	14" Crape Myrtle	Good	Good	Yes			Yes
467	8" Red Maple	Good	Good	No	Tree of Quality		Yes
468	20" White Oak	Good	Good	No	Tree of Quality		Yes
469	22" White Oak	Good	Good	No	Tree of Quality		Yes
825	16" Sourwood	Good	Good	Yes			Yes
826	11" Sourwood	Good	Good	Yes			Yes
470	12" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
471	17" Riverbirch	Good	Good	No	Tree of Quality		Yes
472	14" Crape Myrtle	Good	Good	Yes			Yes
473	28" Scarlett Oak	Good	Good	Yes			Yes
474	28" Tulip Poplar	Poor	Poor	No	Large cavity with decay.	42	No
475	38" Tulip Poplar	Poor	Poor	No	2 Co-Dominate Leaders with included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Trunk gall. Trunk sound hollow.	43-44	No
476	38" Tulip Poplar	Poor	Poor	No	2 Co-Dominate Leaders with included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	45	No
477	9" Dogwood	Good	Good	Yes			Yes
478	19" Crape Myrtle	Good	Good	Yes			Yes
479	14" Crape Myrtle	Good	Good	Yes			Yes
480	14" Crape Myrtle	Good	Good	Yes			Yes
481	15" Crape Myrtle	Good	Good	Yes			Yes
482	15" Crape Myrtle	Good	Good	Yes			Yes
483	3" Dogwood	Good	Good	No	Landscape Tree		Yes
484	4" Red Bud	Good	Good	No	Landscape Tree		Yes
485	7" Crape Myrtle	Good	Good	No	Landscape Tree		Yes
486	4" Dogwood	Good	Good	No	Landscape Tree		Yes
487	4" Red Bud	Good	Good	No	Landscape Tree		Yes
488	6" Red Maple	Good	Good	No	Landscape Tree		Yes

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Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
489	8" Red Maple	Good	Good	No	Landscape Tree		Yes
490	16" Crape Myrtle	Good	Good	Yes			Yes
491	16" Crape Myrtle	Good	Good	Yes			Yes
492	16" Crape Myrtle	Good	Good	Yes			Yes
493	12" Red Maple	Good	Good	No	Landscape Tree		Yes
494	7" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
495	4" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
496	6" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
497	17" Willow Oak	Good	Good	No	Landscape Tree		Yes
498	16" Crape Myrtle	Good	Good	Yes			Yes
499	13" Crape Myrtle	Good	Good	Yes			Yes
500	20" Willow Oak	Good	Good	No	Landscape Tree		Yes
501	7" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
502	5" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
503	6" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
504	20" Southern Magnolia	Good	Good	No	Landscape Tree		Yes
505	15" Red Maple	Good	Good	No	Landscape Tree		Yes
506	13" Willow Oak	Good	Good	No	Landscape Tree		Yes
507	8" Red Maple	Good	Good	No	Landscape Tree		Yes
508	16" Willow Oak	Good	Good	No	Landscape Tree		Yes
509	11" Red Maple	Good	Good	No	Landscape Tree		Yes
510	18" Willow Oak	Good	Good	No	Landscape Tree		Yes
511	18" Willow Oak	Good	Good	No	Landscape Tree		Yes
512	24" Willow Oak	Good	Good	Yes			Yes
513	20" Crape Myrtle	Good	Good	Yes			Yes
514	18" Crape Myrtle	Good	Good	Yes			Yes
515	22" Crape Myrtle	Good	Good	Yes			Yes
516	19" Willow Oak	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	46	No
517	22" Willow Oak	Poor	Poor	No	Landscape Tree. Fruiting Bodies on root system. Circling roots impacting structural system of tree.	47-48	No
518	22" Willow Oak	Good	Fair	No	Landscape Tree. Circling roots should be cut before impacting structural system of tree.	49	Yes
519	21" Willow Oak	Good	Good	No	Landscape Tree		Yes
520	20" Willow Oak	Good	Fair	No	Landscape Tree. Circling roots should be cut before impacting structural system of tree.	50	Yes
521	22" Willow Oak	Good	Good	No	Landscape Tree		Yes
522	22" Willow Oak	Good	Fair	No	Landscape Tree. Circling roots should be cut before impacting structural system of tree.		Yes
523	20" Willow Oak	Good	Good	No	Landscape Tree		Yes
524	20" Willow Oak	Poor	Poor	No	Landscape Tree. Numerous trunk galls.	51	No
525	19" Willow Oak	Good	Good	No	Landscape Tree		Yes
526	19" Willow Oak	Good	Good	No	Landscape Tree		Yes
527	20" Willow Oak	Good	Good	No	Landscape Tree		Yes

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Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
528	16" Willow Oak	Poor	Poor	No	Landscape Tree. Fruiting Bodies on root system. Circling roots impacting structural system of tree.	52-53	No
529	19" Willow Oak	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	54	No
530	22" Willow Oak	Good	Good	No	Landscape Tree		Yes
531	21" Willow Oak	Good	Good	No	Landscape Tree		Yes
532	19" Willow Oak	Good	Good	No	Landscape Tree		Yes
533	19" Willow Oak	Poor	Poor	No	Landscape Tree. Numerous trunk galls.	55	No
534	21" Willow Oak	Good	Good	No	Landscape Tree		Yes
535	17" Willow Oak	Poor	Fair	No	Landscape Tree. Numerous Trunk galls. Circling roots should be cut before impacting structural system of tree.	56-57	No
536	16" Willow Oak	Poor	Fair	No	Landscape Tree. Numerous Trunk galls. Circling roots should be cut before impacting structural system of tree.	56-58	No
537	17" Willow Oak	Good	Good	No	Landscape Tree		Yes
538	22" Willow Oak	Good	Good	No	Landscape Tree		Yes
539	21" Willow Oak	Good	Good	No	Landscape Tree		Yes
540	22" Willow Oak	Good	Good	No	Landscape Tree		Yes
541	23" Willow Oak	Good	Good	No	Landscape Tree		Yes
542	20" Willow Oak	Good	Good	No	Landscape Tree		Yes
543	25" Willow Oak	Poor	Poor	No	Cavity with decay.	59	No
544	23" Willow Oak	Good	Fair	No	Landscape Tree. Circling roots should be cut before impacting structural system of tree.		Yes
545	24" Willow Oak	Good	Good	Yes			Yes
546	22" Willow Oak	Good	Good	No	Landscape Tree		Yes
547	18" Willow Oak	Good	Good	No	Landscape Tree		Yes
548	18" Willow Oak	Good	Good	No	Landscape Tree		Yes
549	15" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	61-62	No
550	17" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	63	No
551	7" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
552	7" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
553	9" Fosterii Holly	Good	Good	Yes			Yes
554	18" Red Maple	Good	Good	No	Landscape Tree		Yes
555	18" Red Maple	Good	Good	No	Landscape Tree		Yes
556	17" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	64	No
557	19" Red Maple	Good	Good	No	Landscape Tree		Yes
558	8" Fosterii Holly	Good	Good	Yes			Yes
559	8" Fosterii Holly	Good	Good	Yes			Yes
560	10" Fosterii Holly	Good	Good	Yes			Yes
561	21" Crape Myrtle	Good	Good	Yes			Yes
562	23" Crape Myrtle	Good	Good	Yes			Yes

Specimen Analysis							(General
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Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
563	25" Willow Oak	Good	Good	Yes			Yes
564	23" Willow Oak	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	65	No
565	9" Sourwood	Fair	Fair	Yes			No
566	28" White Oak	Good	Good	Yes			Yes
567	10" Sourwood	Good	Good	Yes			Yes
568	25" White Oak	Good	Good	Yes			Yes
569	40" (23"-21") White Oak	Fair	Poor	No	Tree is being undermined from erosion. 2 Trees grown together to create 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	66-67	No
570	8" Sourwood	Good	Good	Yes			Yes
571	31" Southern Red Oak	Poor	Poor	No	Fruiting bodies at base of trunk indicating Butt/trunk rot.	68-70	No
572	11" Sourwood	Poor	Poor	No	Cavity with decay.	71	No
573	11" Sourwood	Poor	Poor	No	Trunk grown into boulder impacting structural system of tree.	72	No
574	27" Southern Red Oak	Poor	Poor	No	Large cavity with decay.	73	No
575	41" White Oak	Good	Good	Yes			Yes
576	42" Southern Red Oak	Poor	Poor	No	Fruiting bodies at base of trunk indicating Butt/trunk rot. Severe dieback.	74	No
577	31" Southern Red Oak	Poor	Poor	No	Several main limbs dead with symptoms of Hypoxylon Canker.	75-76	No
578	20" Southern Magnolia	Good	Good	No	Tree of Quality		Yes
579	26" Southern Red Oak	Poor	Poor	No	Severe trunk gall. Several main limbs dead with symptoms of Hypoxylon Canker.	77-78	No
580	17" Dogwood	Poor	Poor	No	Severe dieback.		No
581	27" Red Maple	Poor	Poor	No	Cavities with decay.	79-80	No
582	24" Red Maple	Poor	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. 1 Dead causing severe decay in trunk. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	81	No
583	25" White Oak	Good	Good	Yes			Yes
584	33"(23"-14") Tulip Poplar	Poor	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.		No

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Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
811	43" Tulip Poplar	Poor	Poor	No	3 Co-Dominate Leaders with decay in crotch and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	83	No
812	28" Tulip Poplar	Poor	Poor	No	Several main limbs dead/gone.		No
813	29" Tulip Poplar	Poor	Poor	No	Several main limbs dead/gone. Barbwire in trunk	85	No
814	31" Southern Red Oak	Poor	Poor	No	2 Co-Dominate Leaders with decay in crotch and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	84	No
815	34" White Oak	Poor	Poor	No	3 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.		No
585	24" Tulip Poplar	Fair	Fair	Yes			No
818	41"(27"-14") Tulip Poplar	Poor	Poor	No	2 Co-Dominate Leaders with decay in crotch and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.		No
820	26" Tulip Poplar	Fair	Fair	Yes			No
821	29" White Oak	Good	Good	Yes			Yes
823	26" Tulip Poplar	Good	Good	Yes			Yes
824	27" Red Maple	Poor	Poor	No	Main Trunk has Phytophthora.	88	No
829	41"(27"-22") Sweet Gum	Poor	Poor	No	Cavity at base and fruiting bodies on trunk. 2 Trees grown together to create 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	92-93	No
586	8" Sourwood	Fair	Poor	No	45* lean in trunk.	91	No
587	34" Tulip Poplar	Fair	Poor	No	2 Co-Dominate Leaders 20' high with included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	86	No
588	25" Sweet Gum	Fair	Fair	Yes			No
589	27" Tulip Poplar	Fair	Poor	No	Severe lean in Trunk	87	No
590	25" Tulip Poplar	Good	Good	Yes			Yes
591	24" Water Oak	Fair	Fair	Yes			No
592	24" Southern Red Oak	Poor	Poor	No	Several main limbs dead with symptoms of Hypoxylon Canker.	89	No
593	26" Southern Red Oak	Fair	Fair	Yes			No
594	28" White Oak	Poor	Poor	No	Large cavity with decay.	90	No

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Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
595	9" Sourwood	Good	Good	Yes			Yes
596	25" Southern Red Oak	Fair	Fair	Yes			No
597	24"(12"-12") White Oak	Poor	Poor	No	Cavity at base with decay. Root Damage. 2 Trees grown together to create 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	94-95	No
598	26" Tulip Poplar	Poor	Poor	No	3 Co-Dominate Leaders with included bark and trunk gall in the inclusion. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	96	No
599	26"(17"-12") Tulip Poplar	Poor	Poor	No	2 Trees grown together to create 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	97	No
600	27" Southern Red Oak	Good	Good	Yes			Yes
601	27" Southern Red Oak	Poor	Poor	No	Large cavity at base with decay.	98	No
602	22" White Oak	Good	Good	No	Tree of Quality		Yes
603	20" White Oak	Good	Good	No	Tree of Quality		Yes
604	25" White Oak	Good	Good	Yes			Yes
605	25" White Oak	Good	Good	Yes			Yes
606	20" White Oak	Good	Good	No	Tree of Quality		Yes
607	12" Sourwood	Poor	Poor	No	Several cavities with decay.	99	No
608	24" White Oak	Good	Good	Yes			Yes
833	27" Sweet Gum	Poor	Poor	No	2 Trees grown together to create 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	100	No

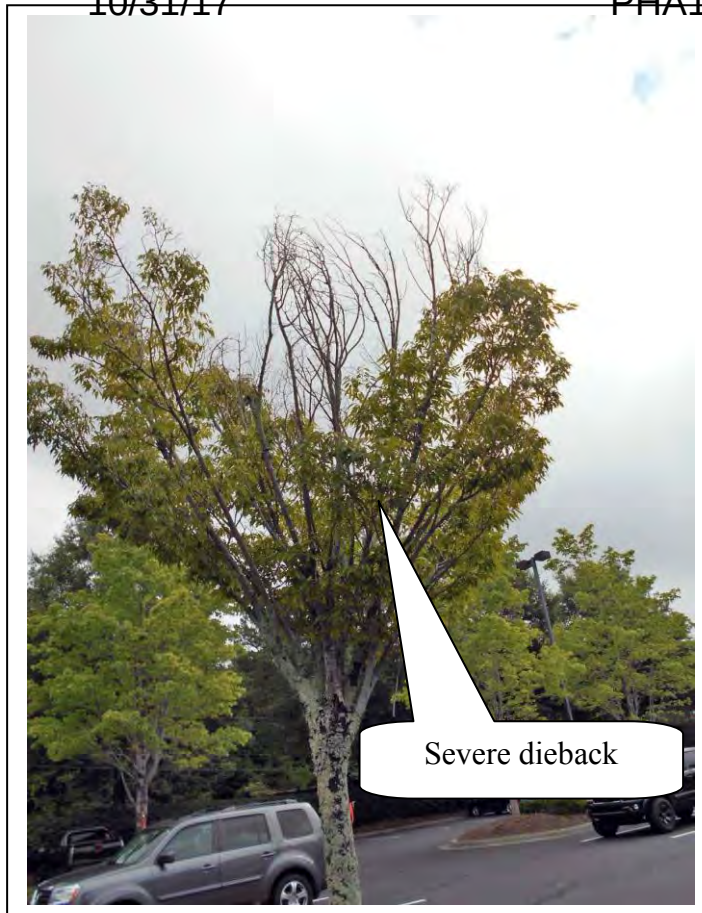


Photo 1

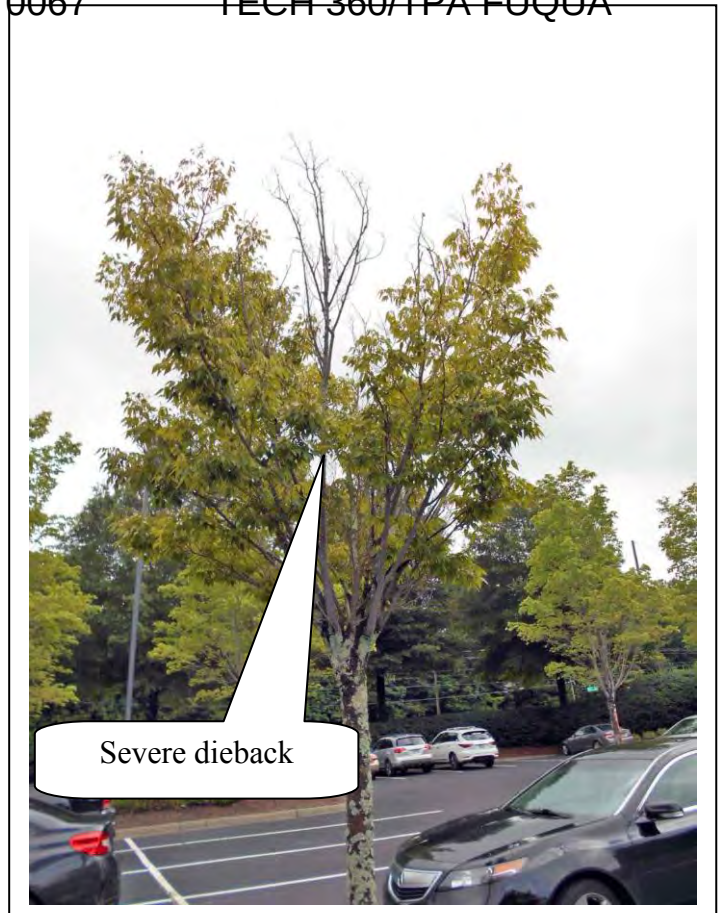


Photo 2

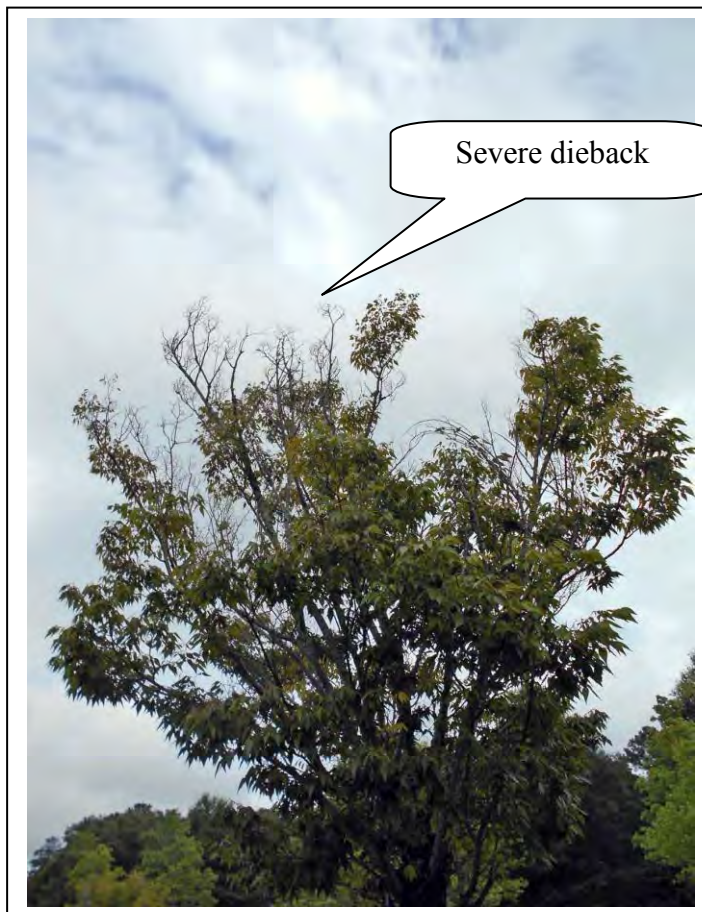


Photo 3

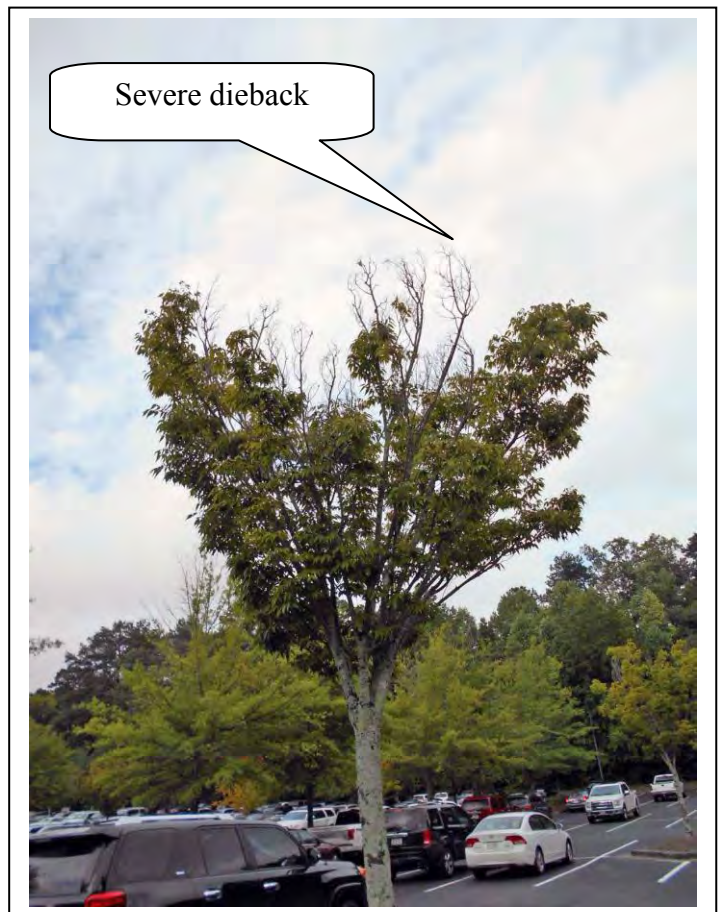


Photo 4

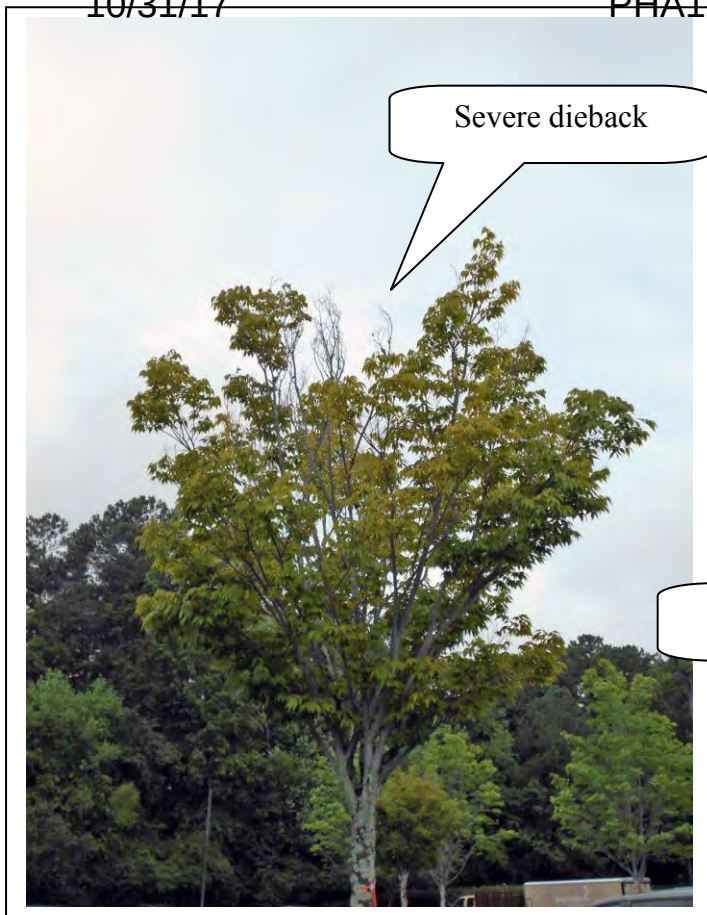


Photo 5

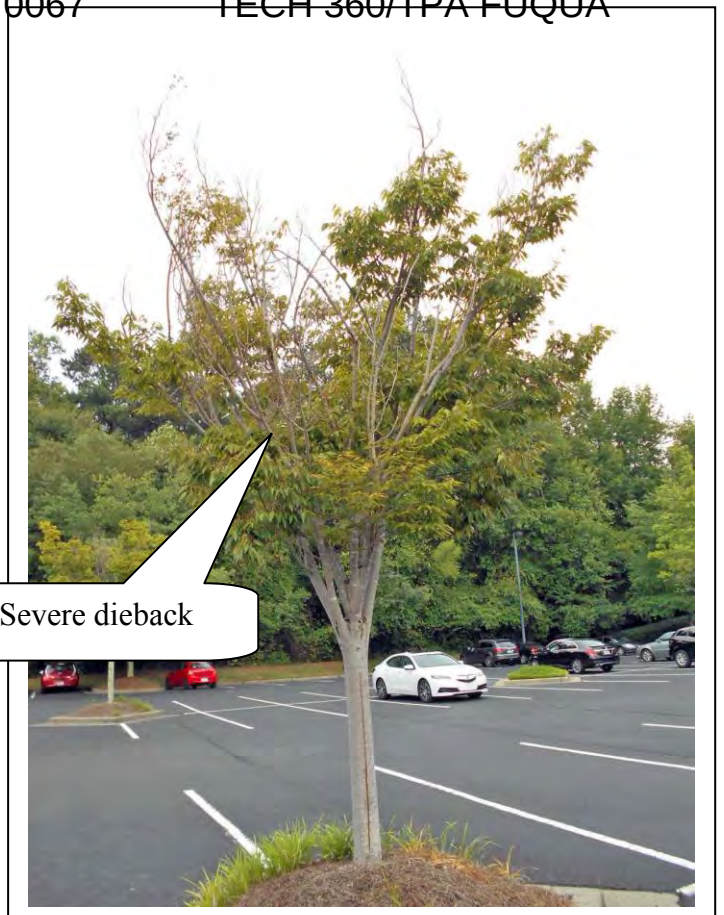


Photo 6



Photo 7



Photo 8



Photo 9

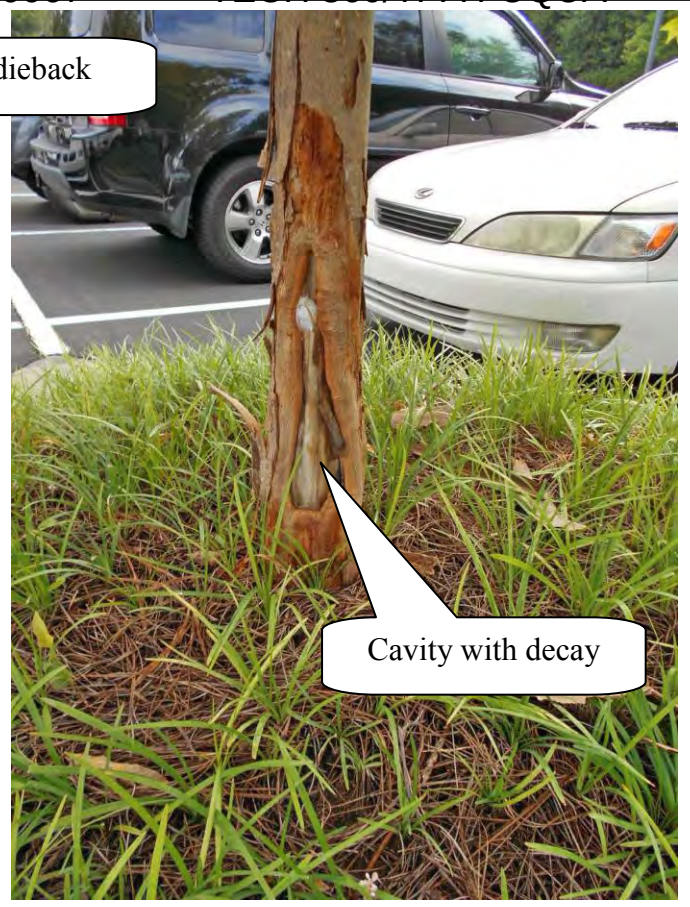


Photo 10



Photo 11



Photo 12

Severe dieback

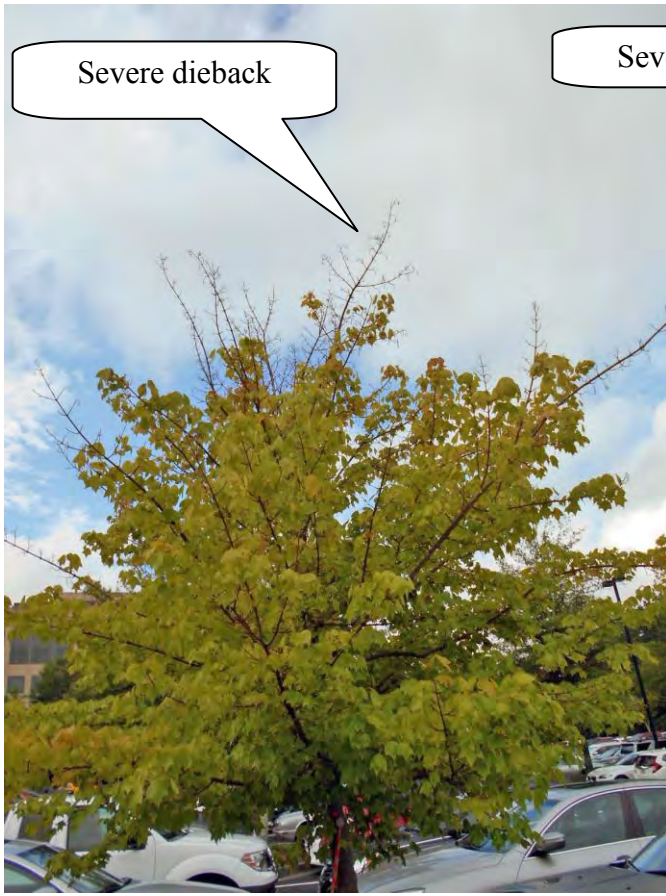


Photo 13

Severe dieback



Photo 14

Split in trunk



Photo 15

Severe dieback



Photo 16



Photo 17



Photo 18



Photo 19

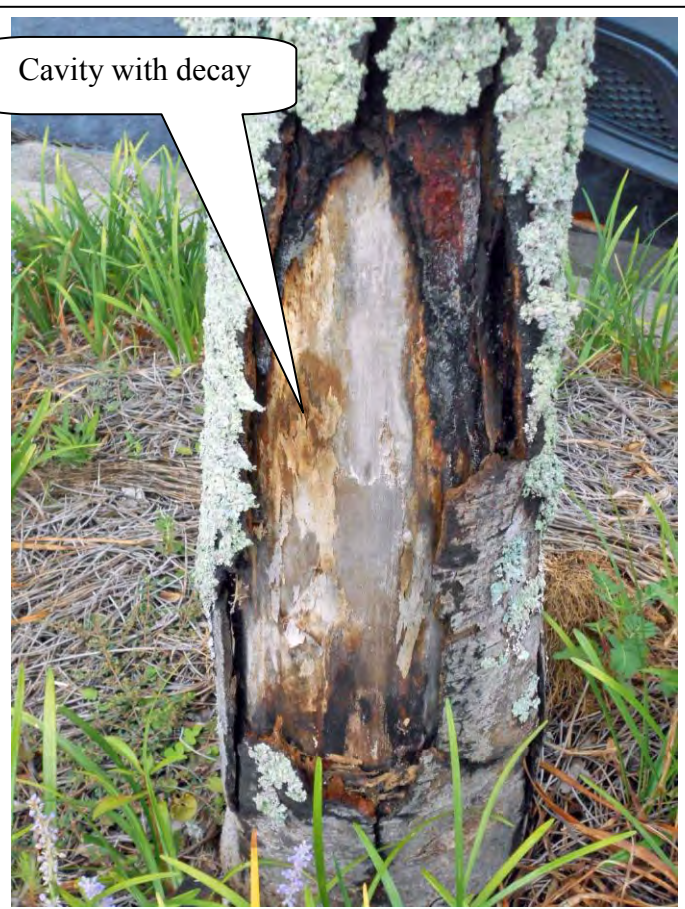


Photo 20



Photo 21



Photo 22



Photo 23



Photo 24

10/31/17

PHA170067

PH-17-34
TECH 360/TPA FUQUA

Severe dieback



Photo 25

Severe dieback



Photo 26

Severe dieback



Photo 27

Severe dieback



Photo 28



Photo 29

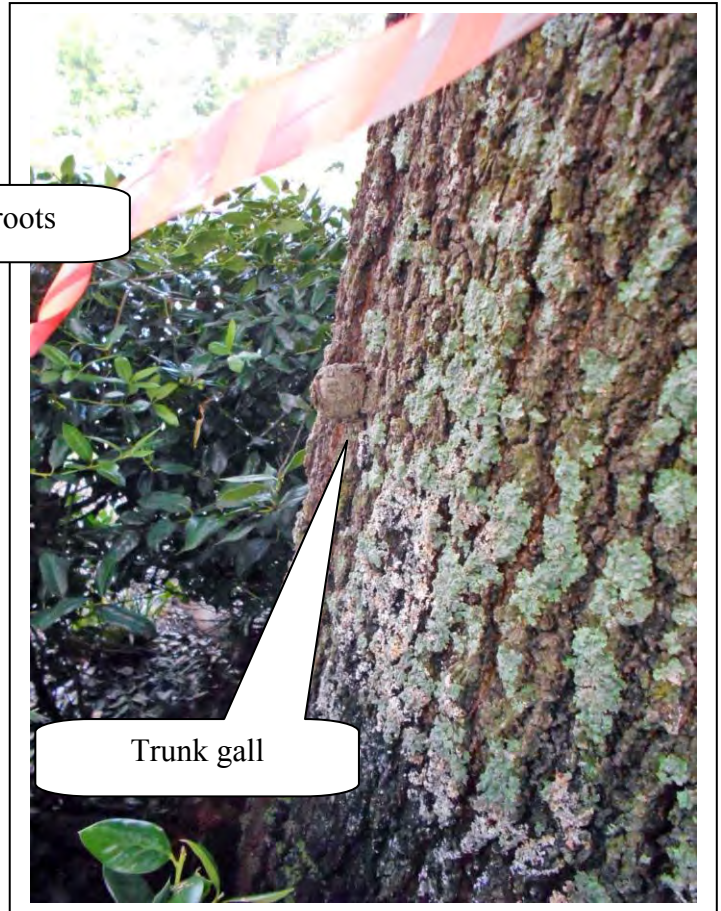


Photo 30

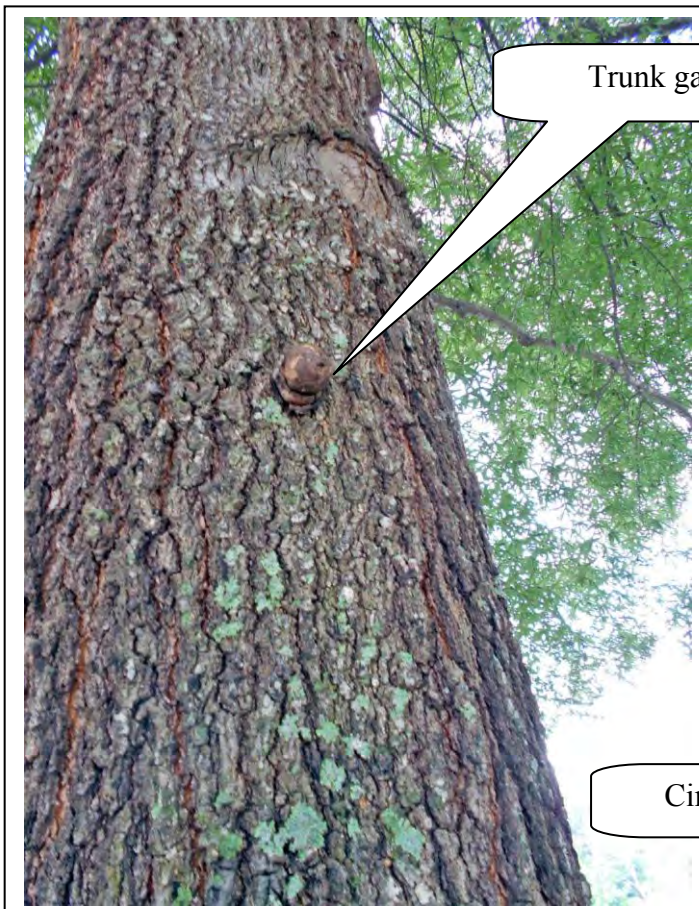


Photo 31

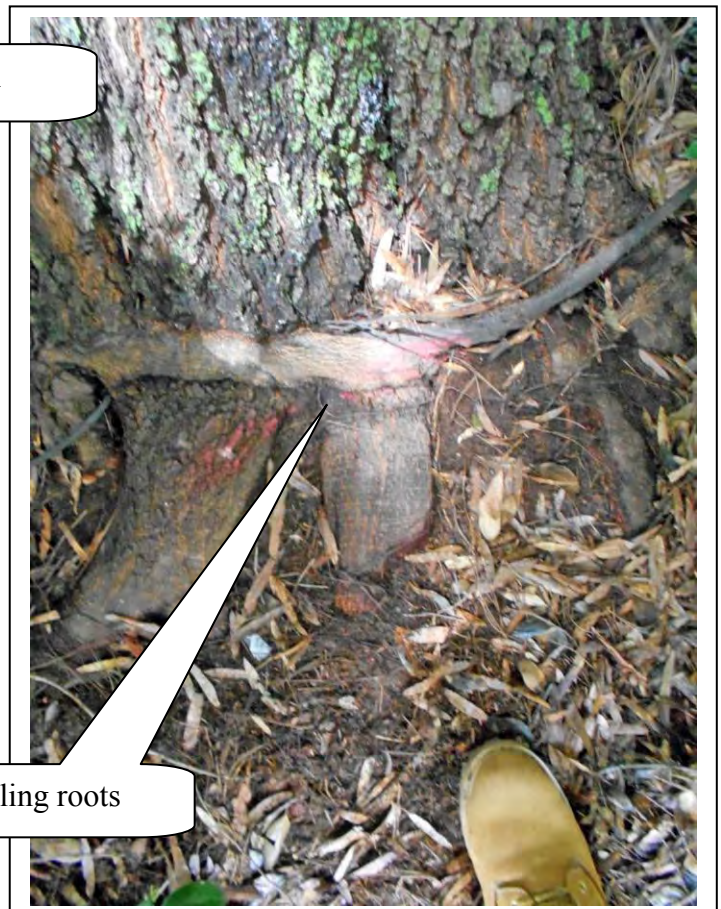


Photo 32



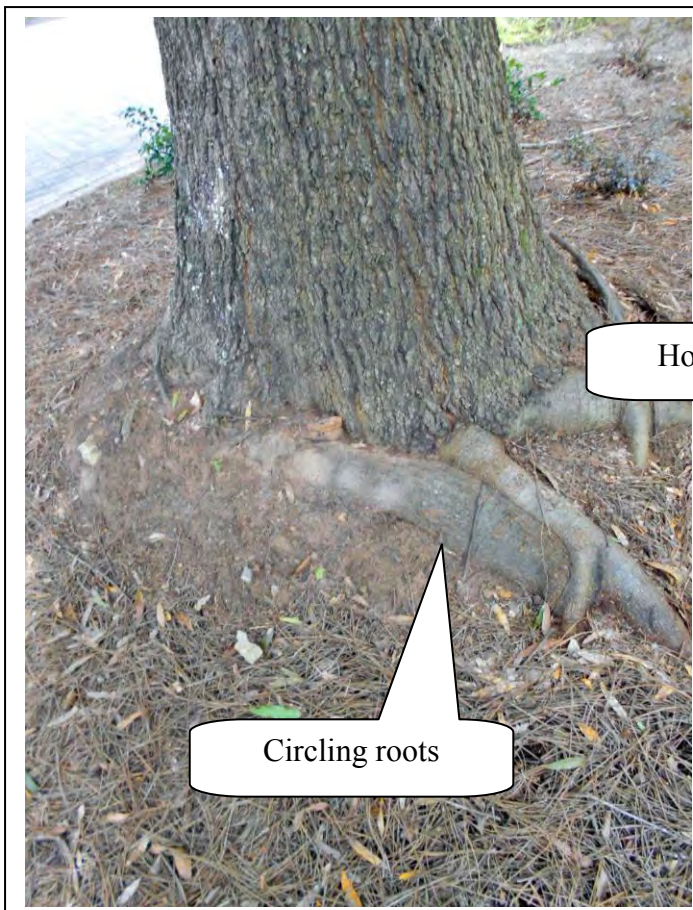
Included bark

Photo 33



2 trees grown
together

Photo 34



Hollow cavity

Circling roots

Photo 35

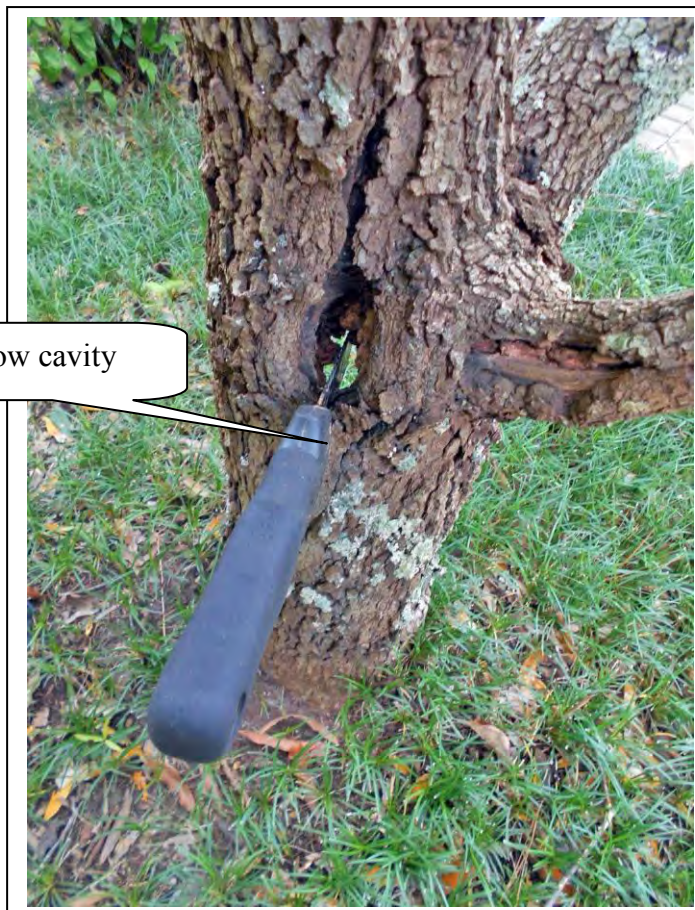


Photo 36

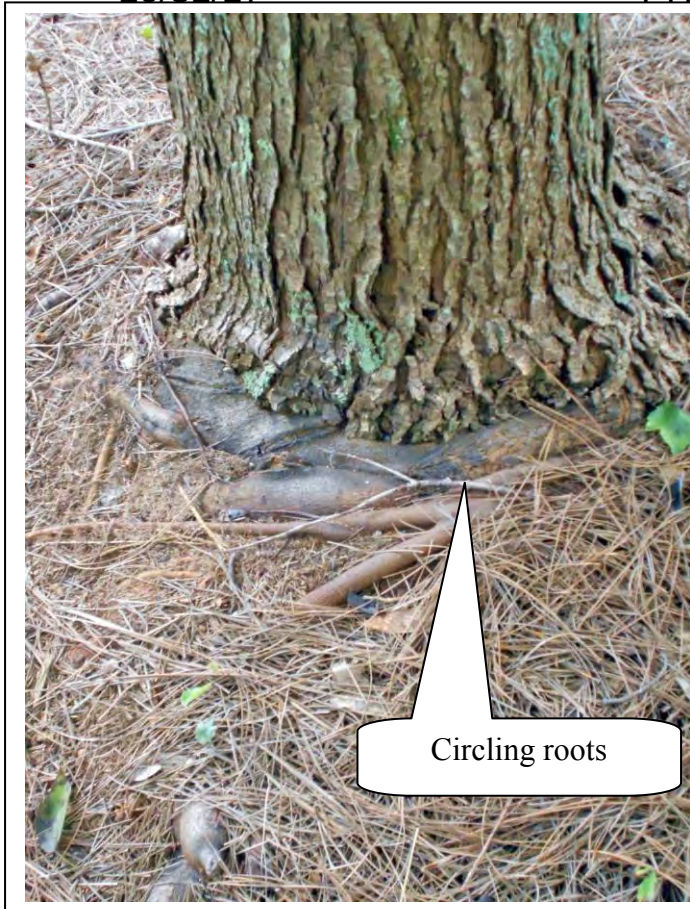


Photo 37



Photo 38

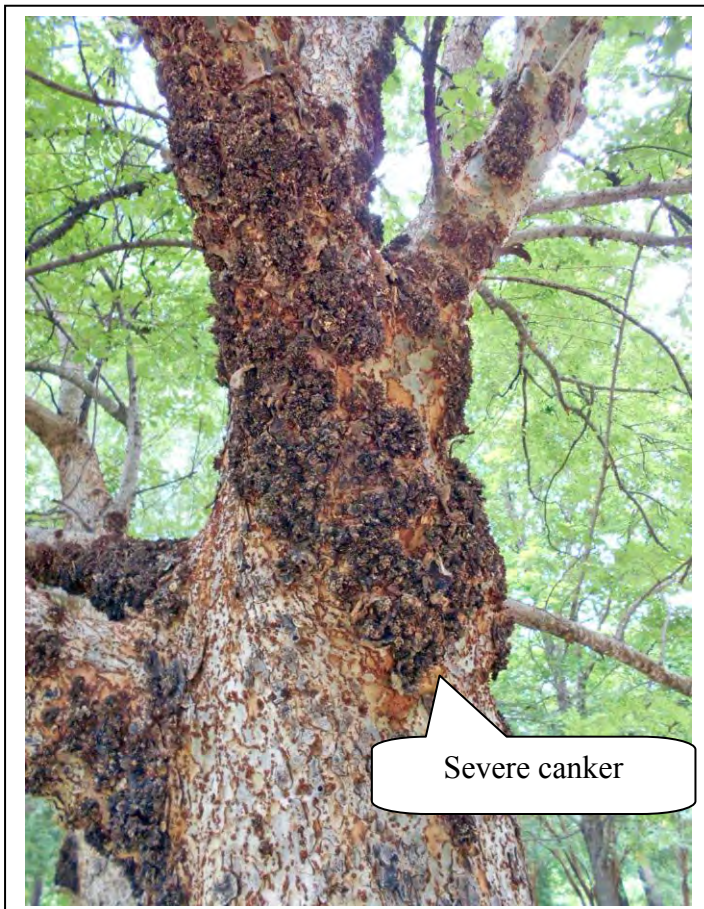


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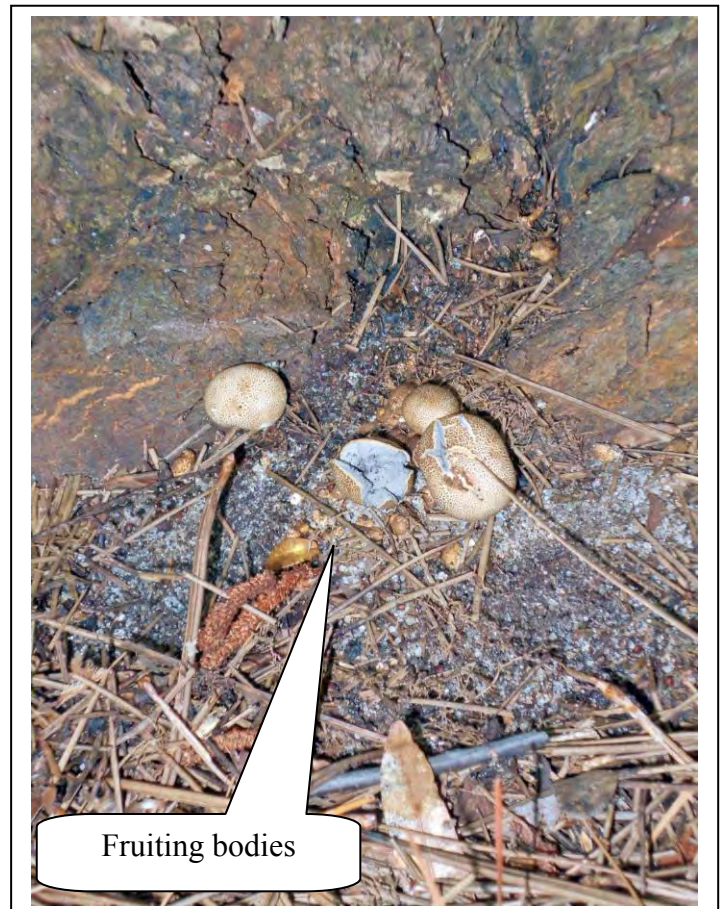


Photo 40



Photo 41



Photo 42

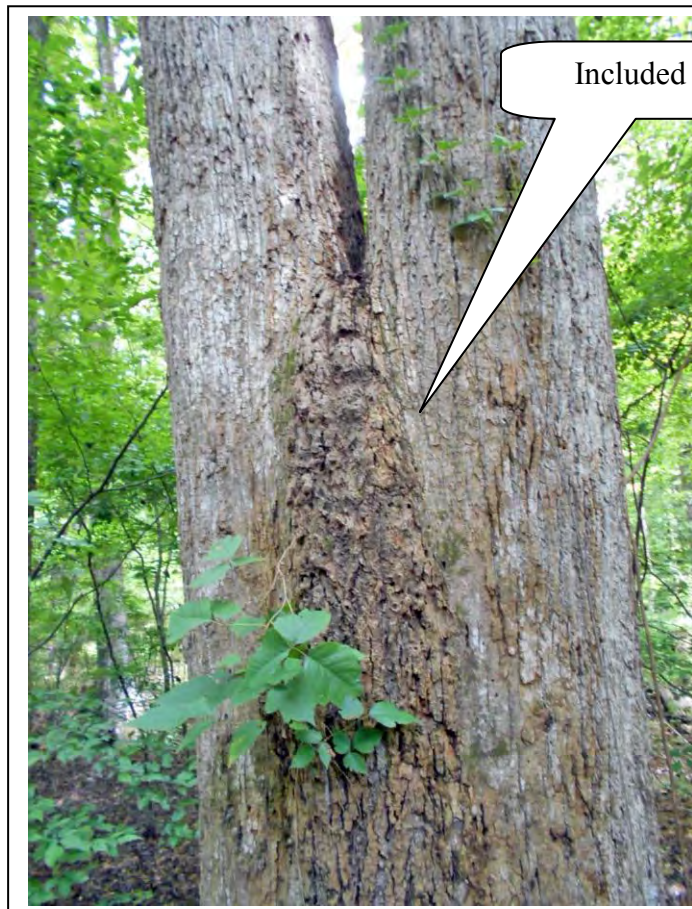


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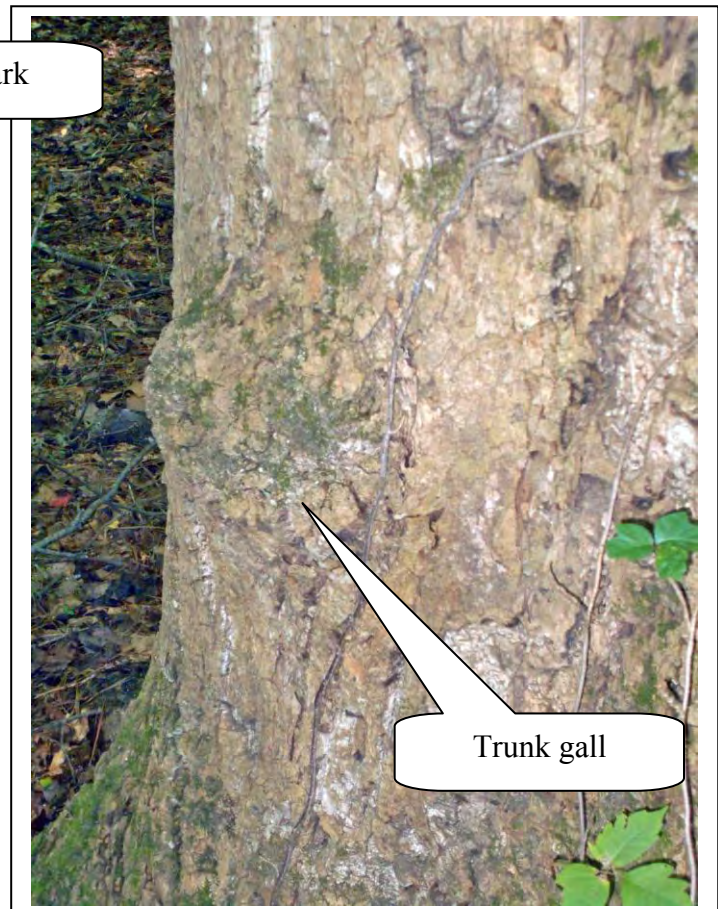


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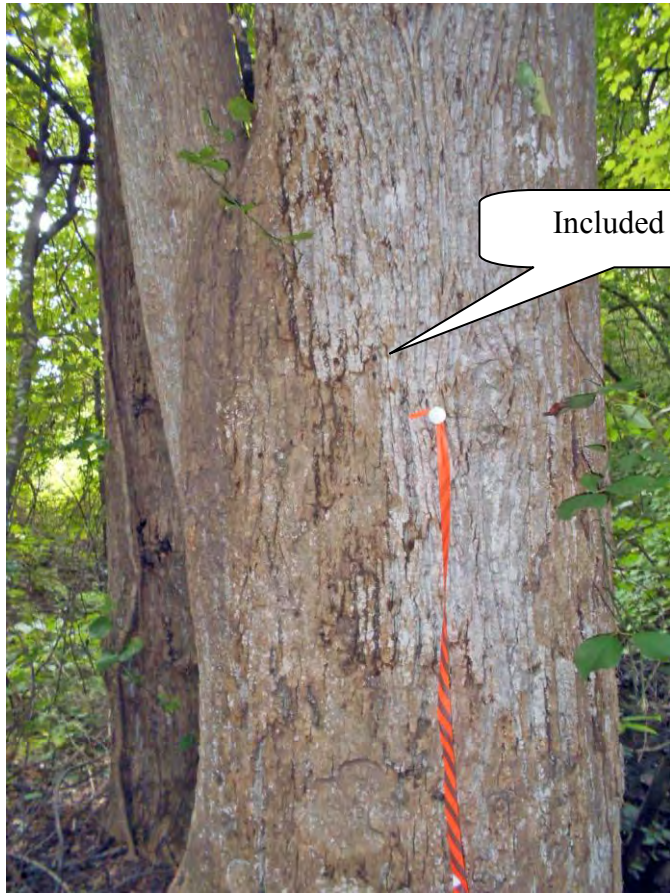


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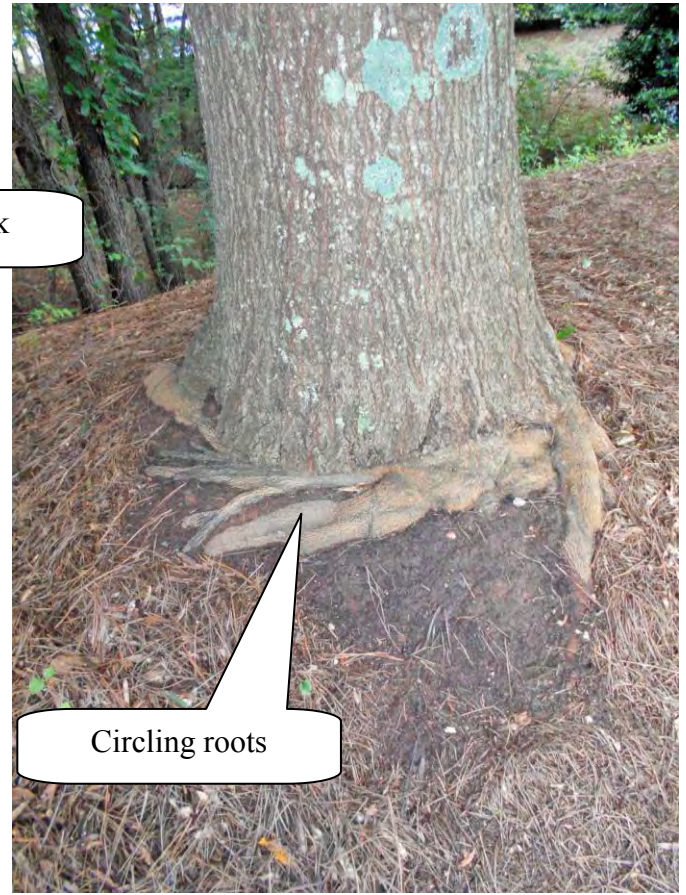


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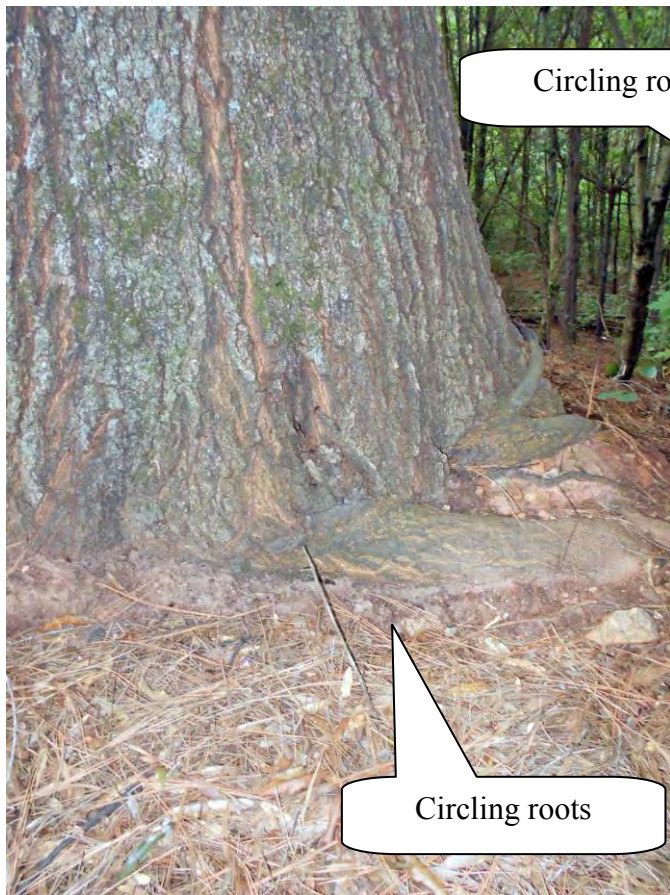


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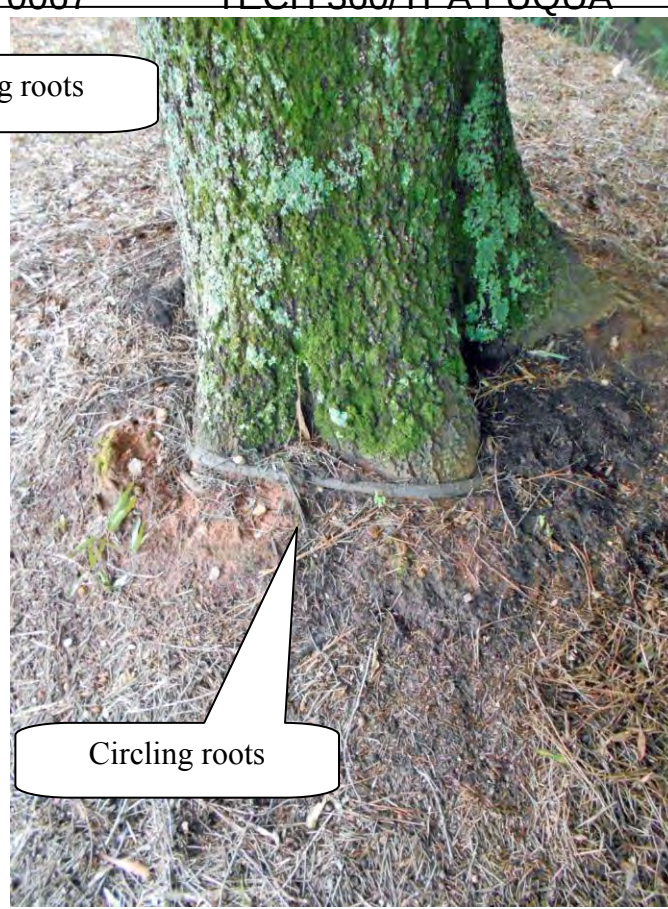


Photo 48



Circling roots

Photo 49



Circling roots

Photo 50

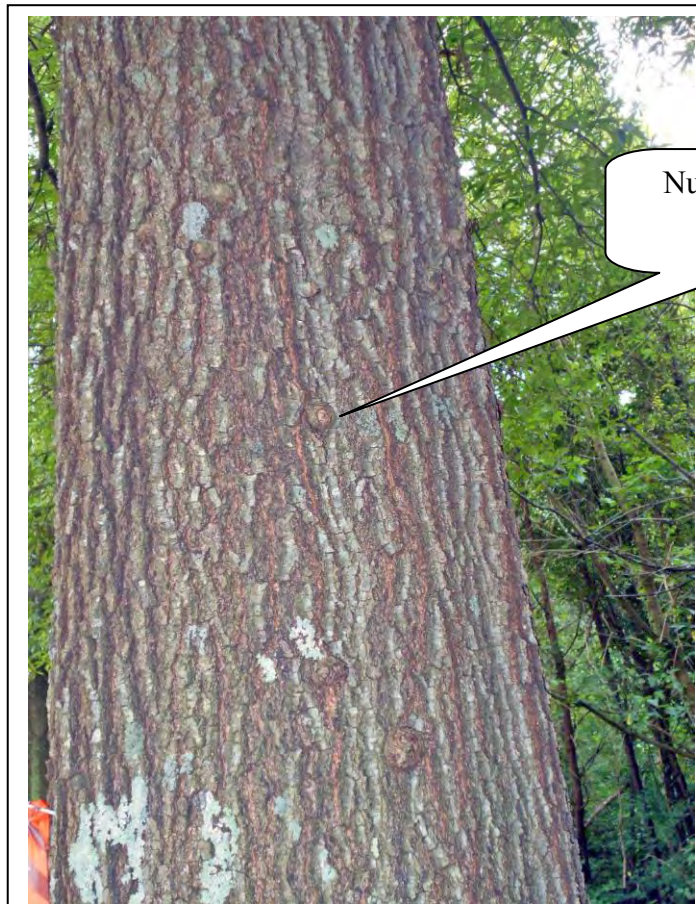
Numerous trunk
galls

Photo 51



Fruiting bodies

Photo 52



Photo 53

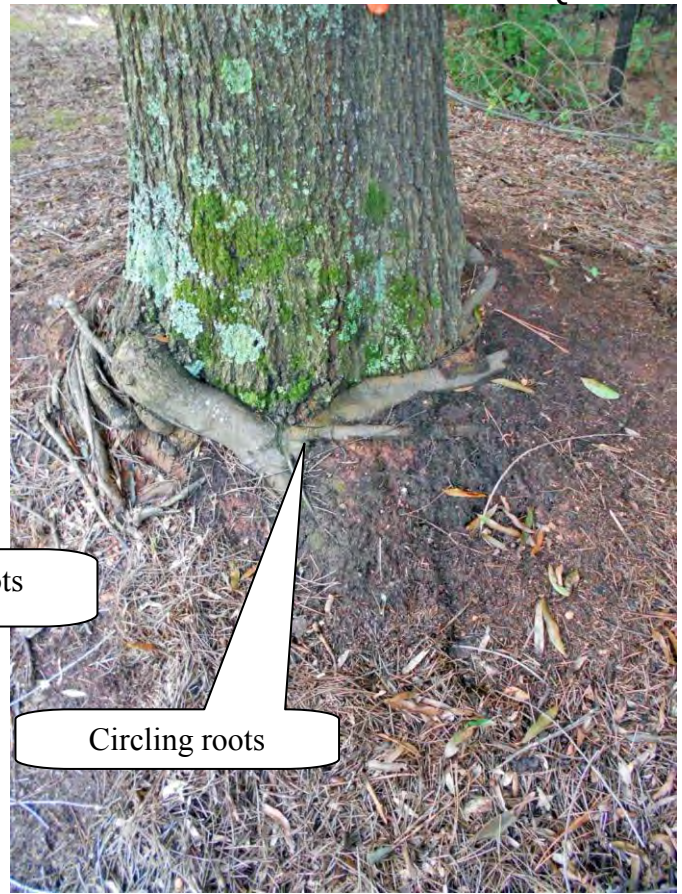


Photo 54



Photo 55

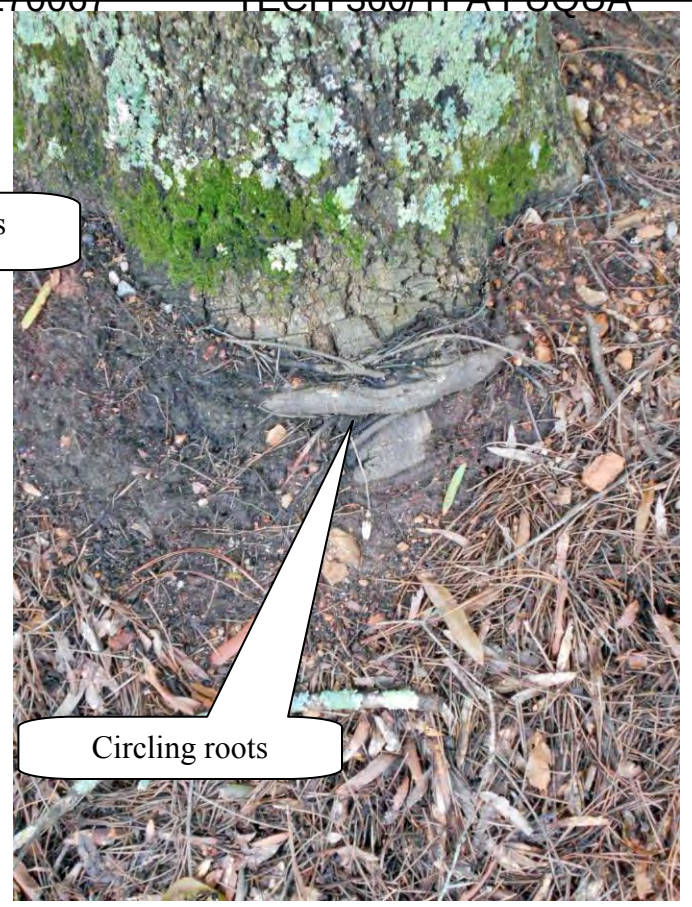


Photo 56



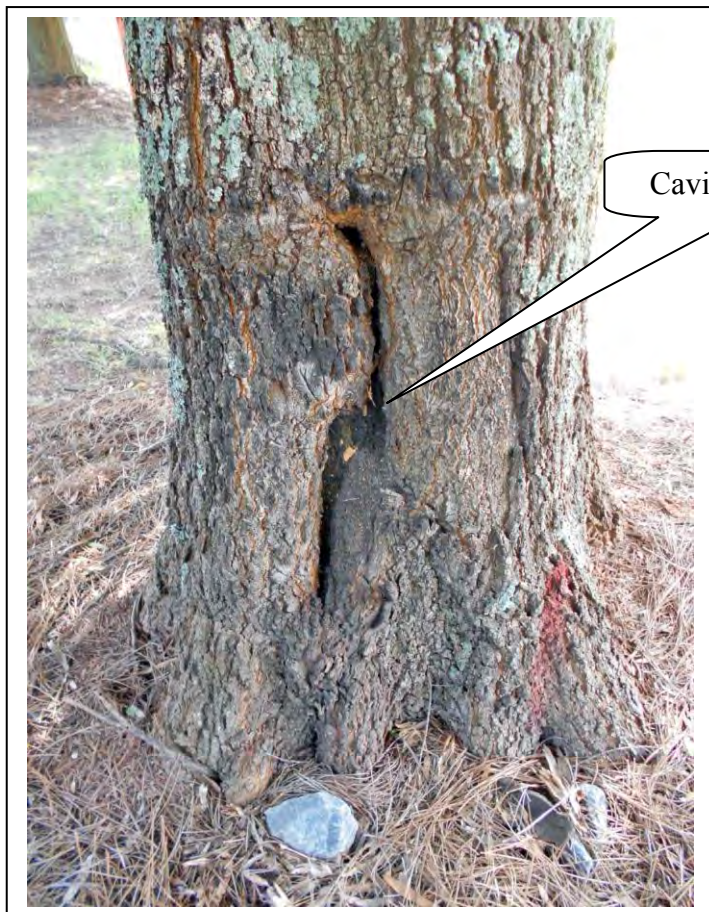
Circling roots

Photo 57



Circling roots

Photo 58



Cavity with decay

Photo 59



Circling roots

Photo 60



Photo 61

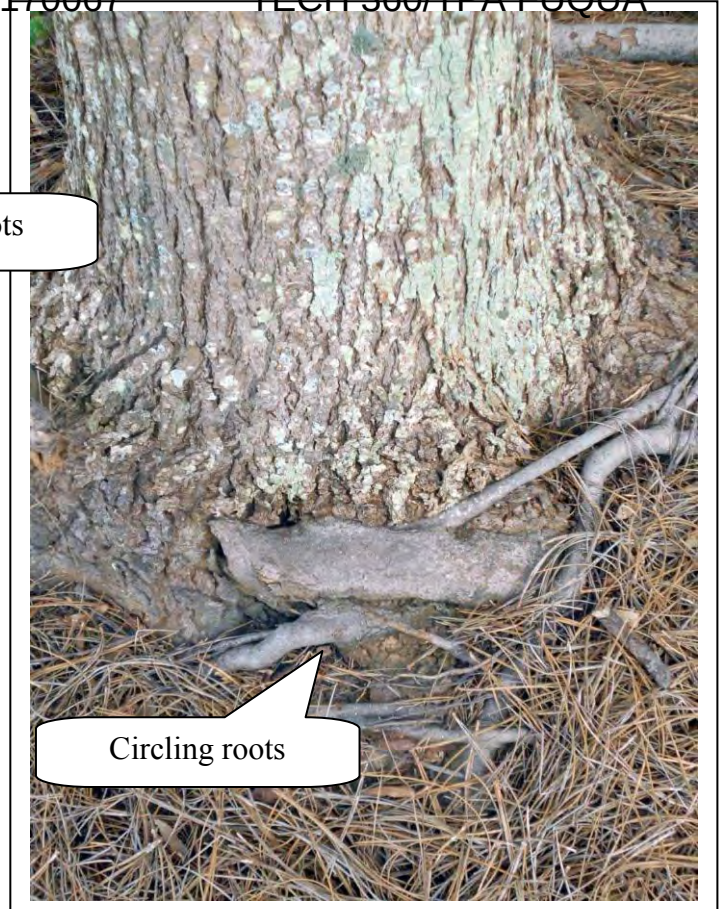


Photo 62

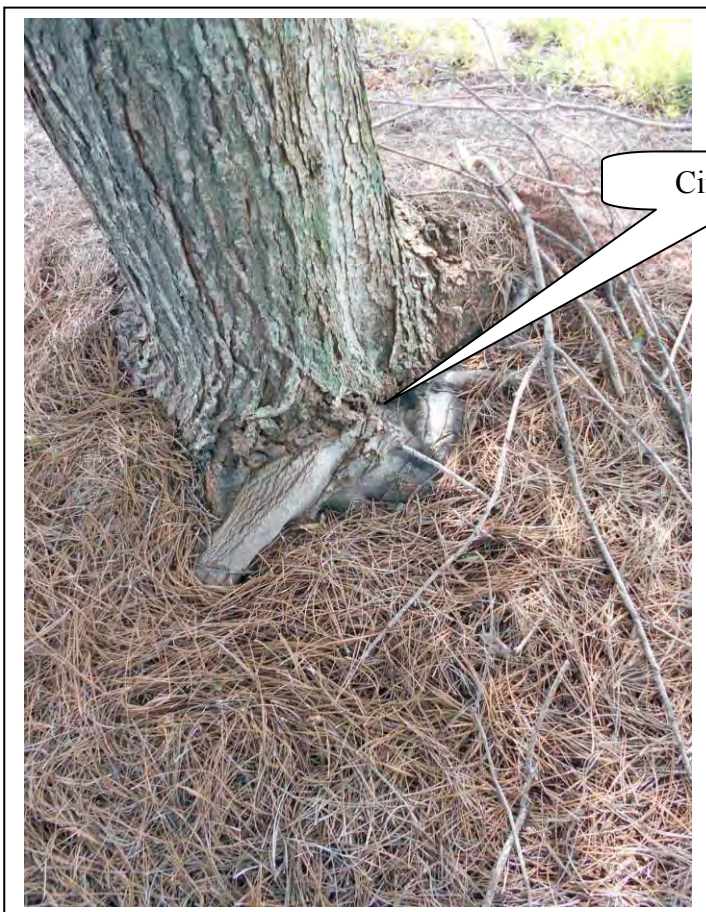


Photo 63



Photo 64



Photo 65

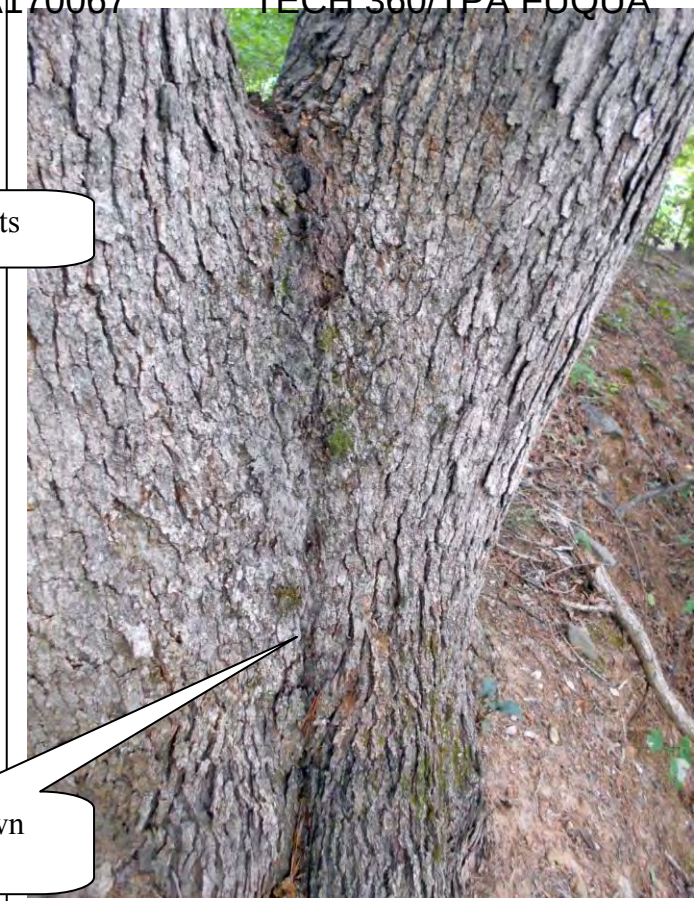


Photo 66



Photo 67



Photo 68

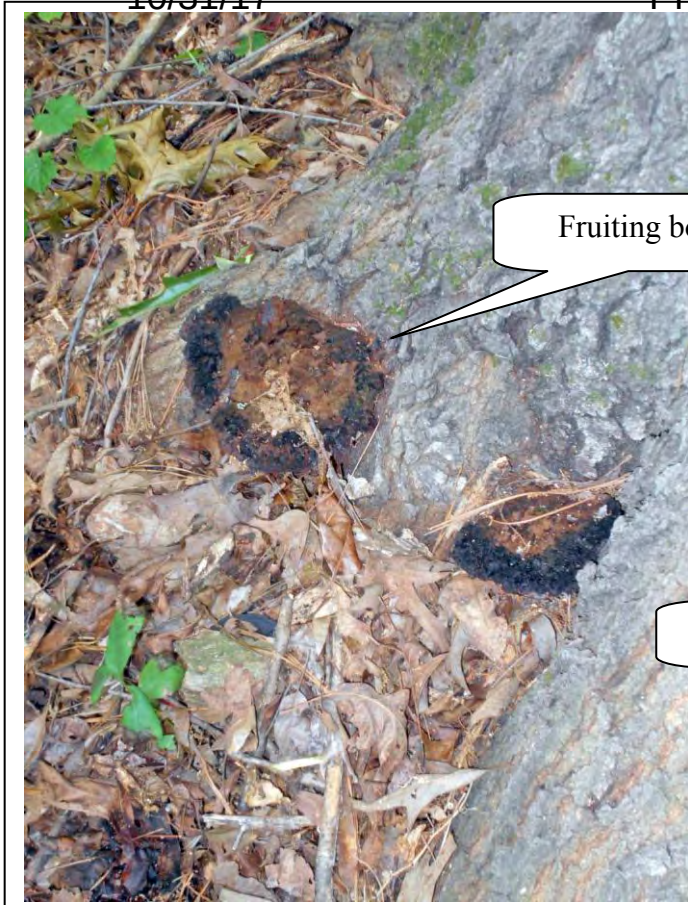


Photo 69

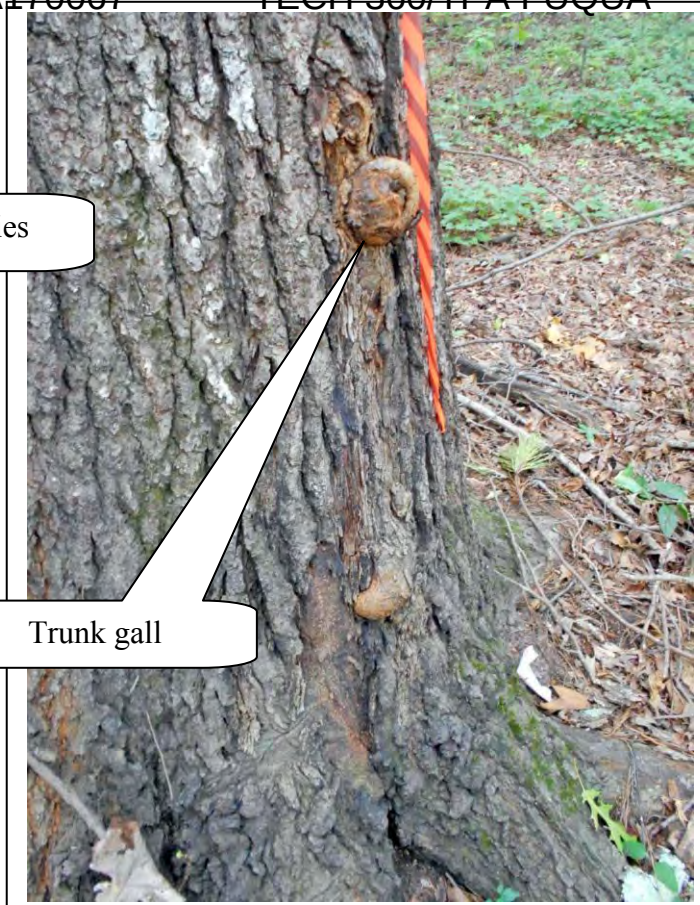


Photo 70



Photo 71

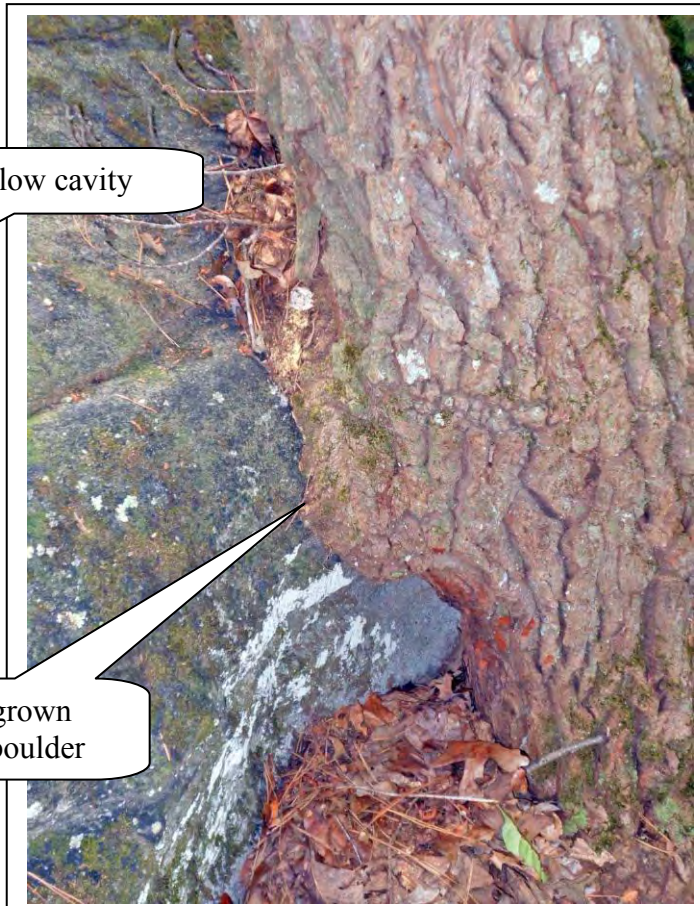
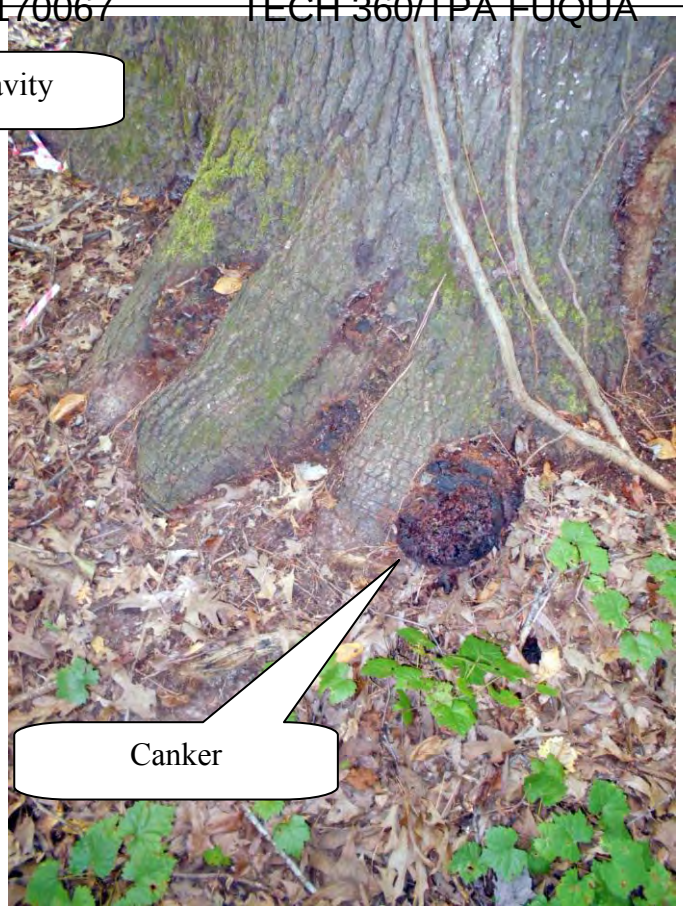


Photo 72



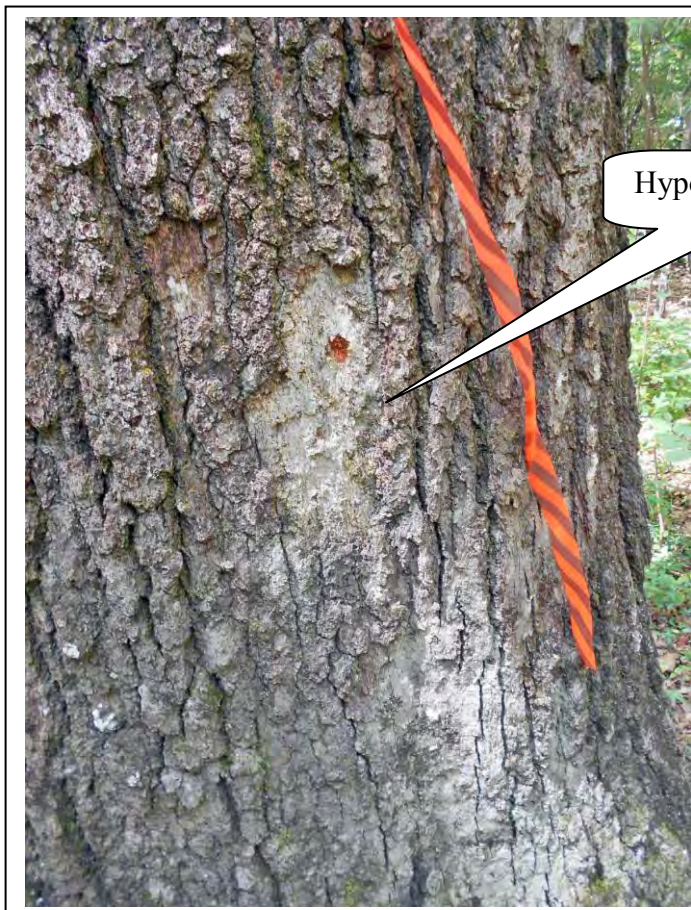
Hollow cavity

Photo 73



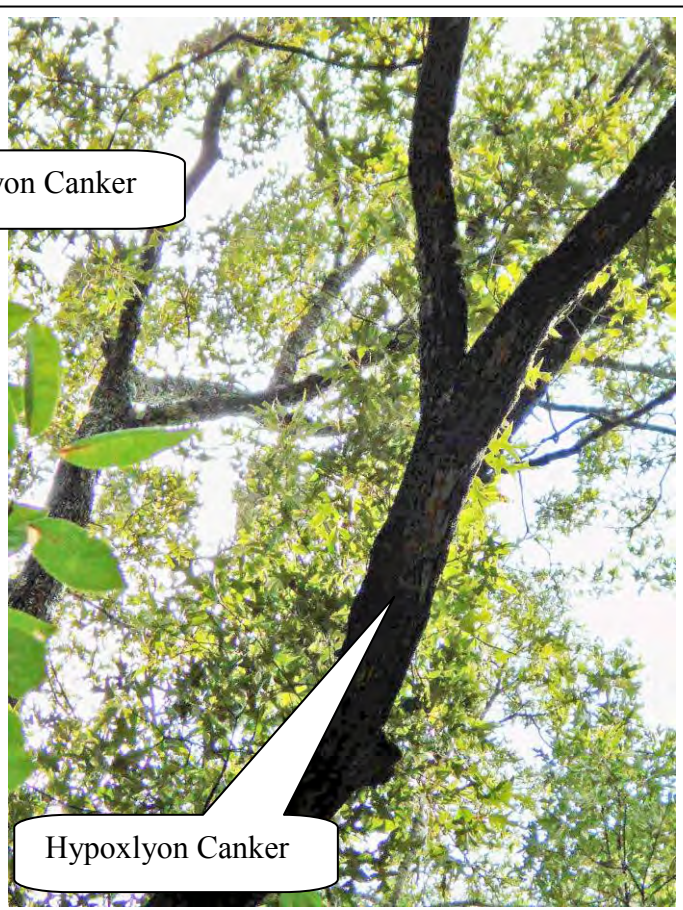
Canker

Photo 74



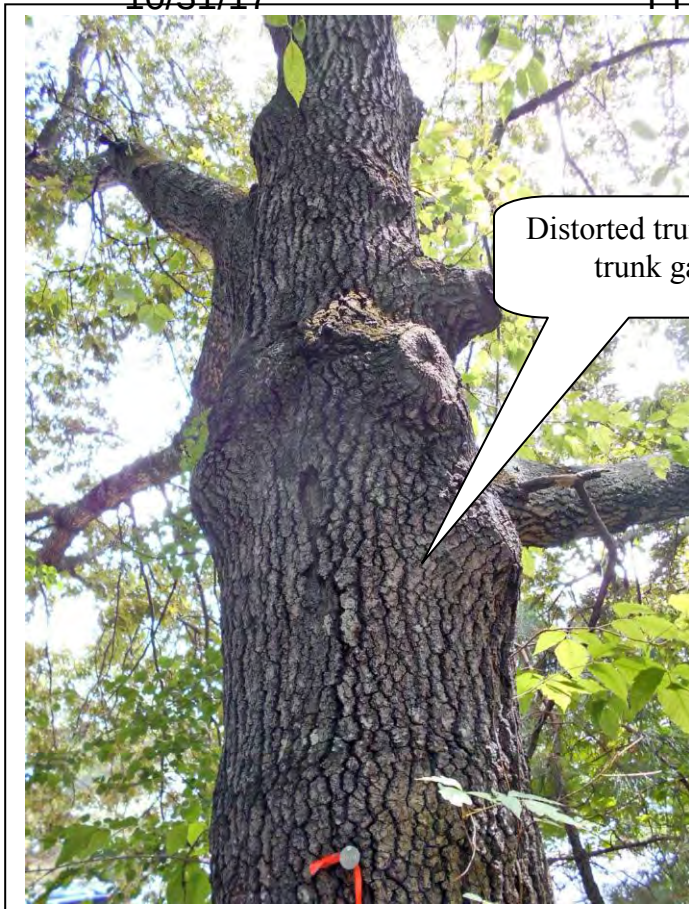
Hypoxylon Canker

Photo 75



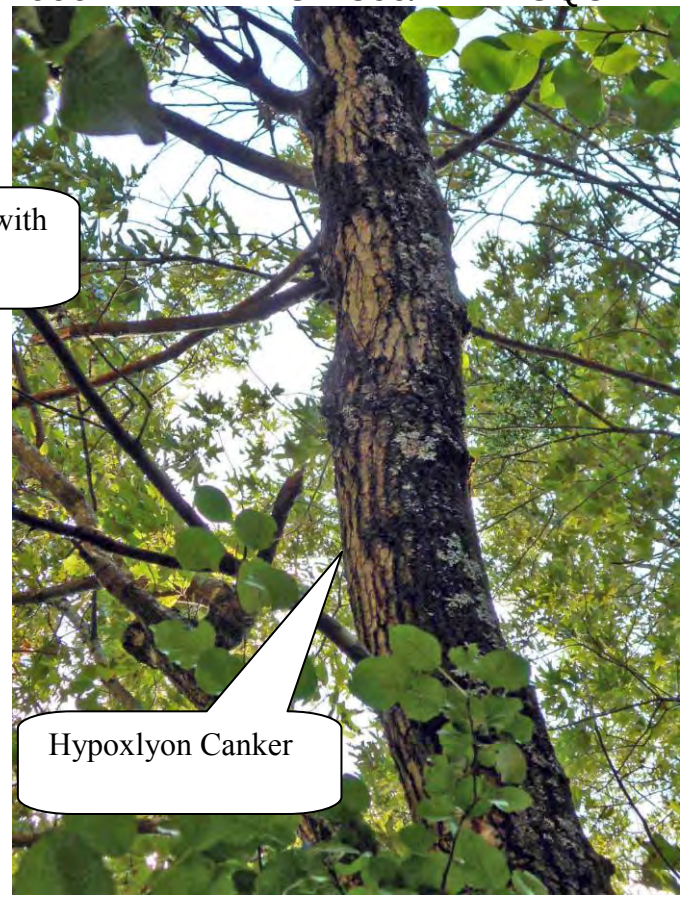
Hypoxylon Canker

Photo 76



Distorted trunk with
trunk gall

Photo 77



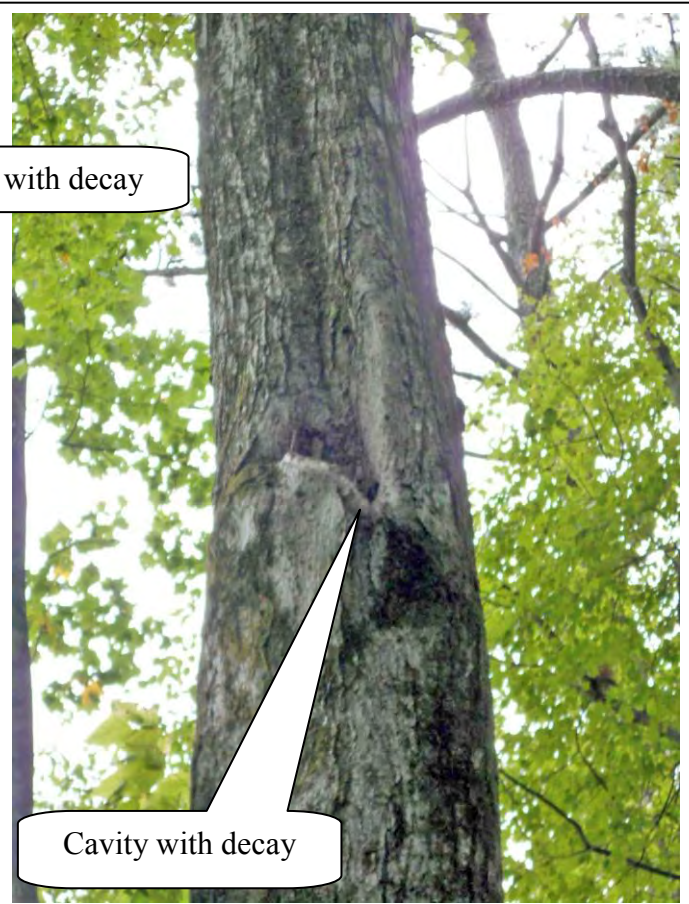
Hypoxylon Canker

Photo 78



Cavity with decay

Photo 79



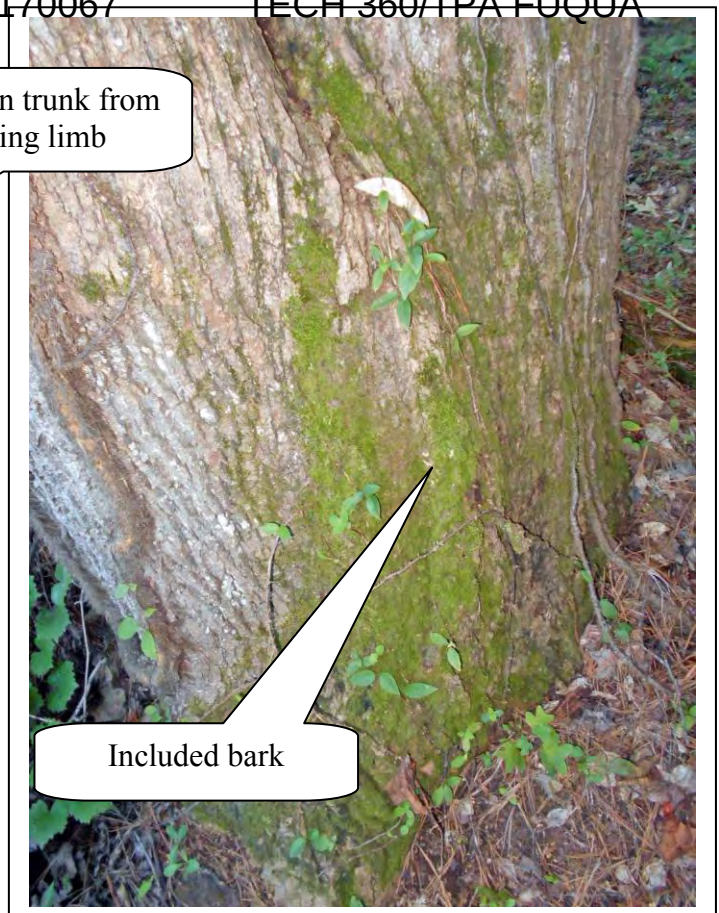
Cavity with decay

Photo 80



Decay in trunk from
rotting limb

Photo 81



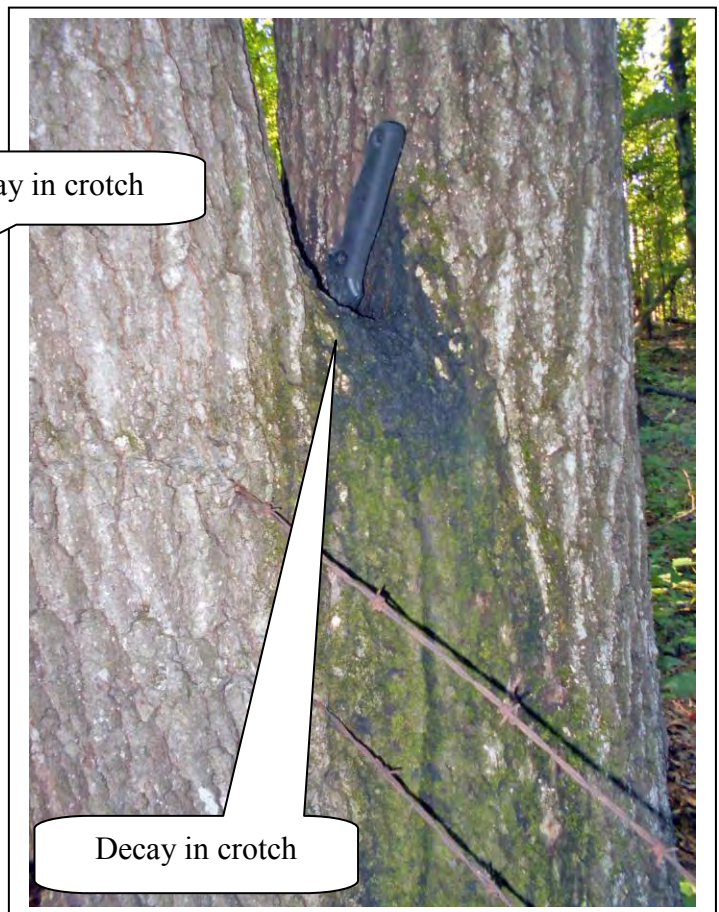
Included bark

Photo 82



Decay in crotch

Photo 83

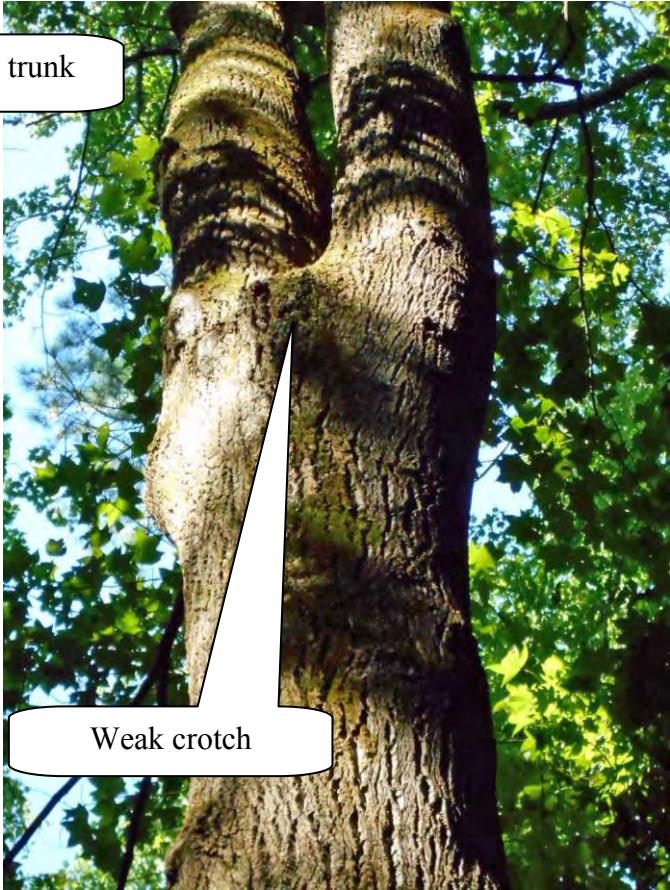


Decay in crotch

Photo 84



Barbwire in trunk



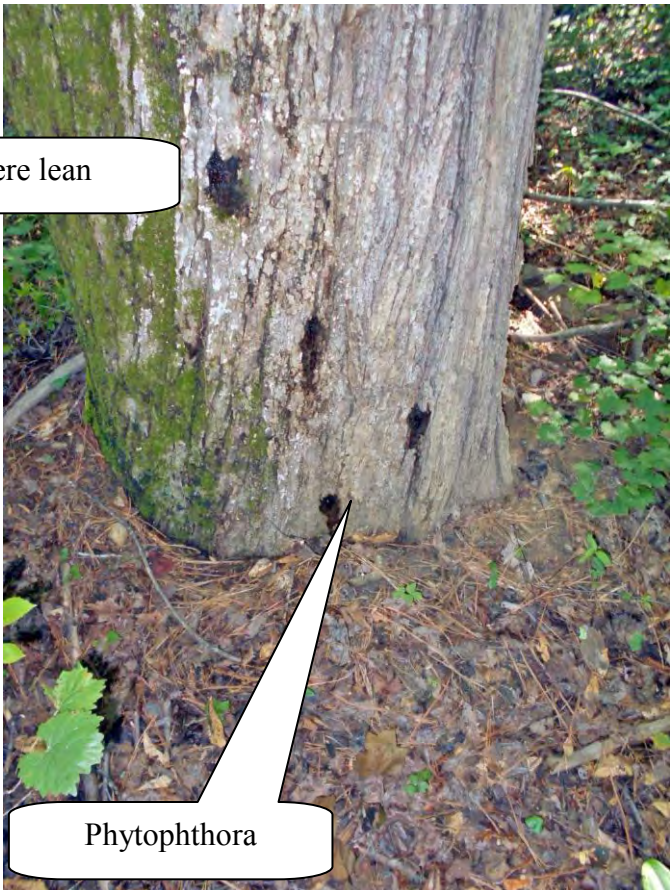
Weak crotch

Photo 85

Photo 86



Severe lean



Phytophthora

Photo 87

Photo 88

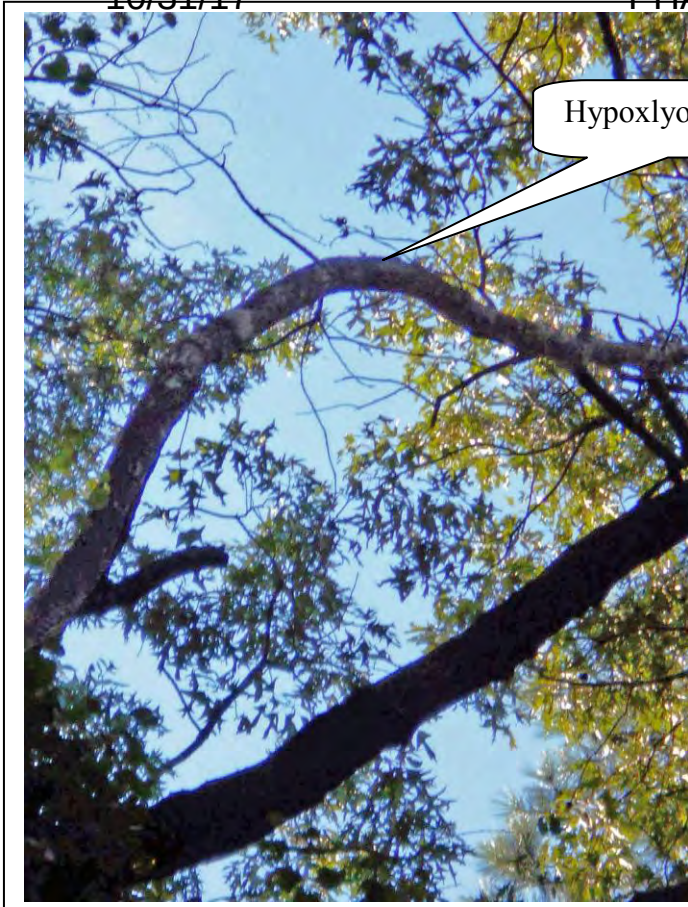


Photo 89

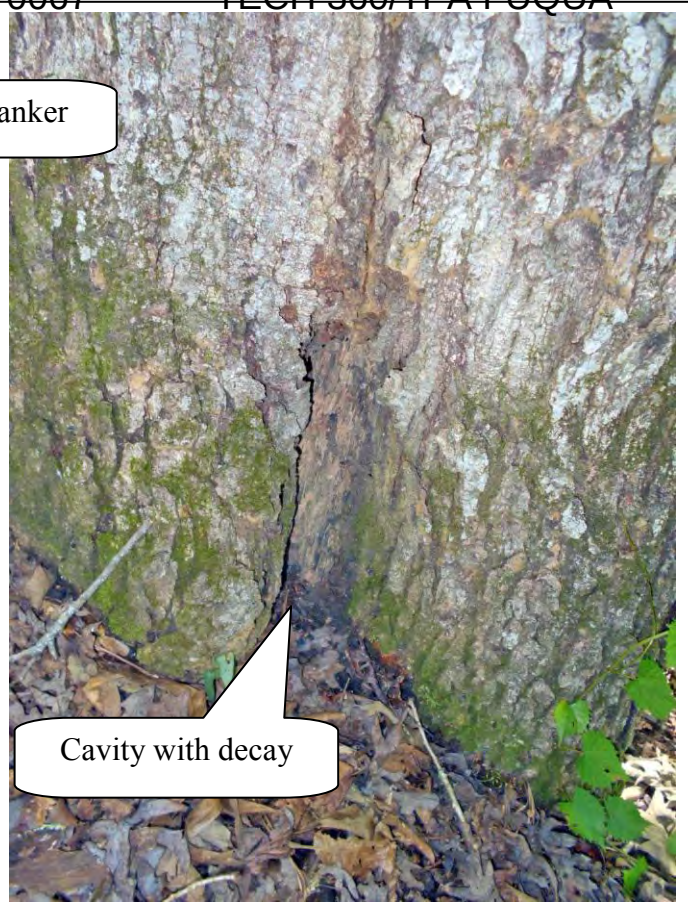


Photo 90

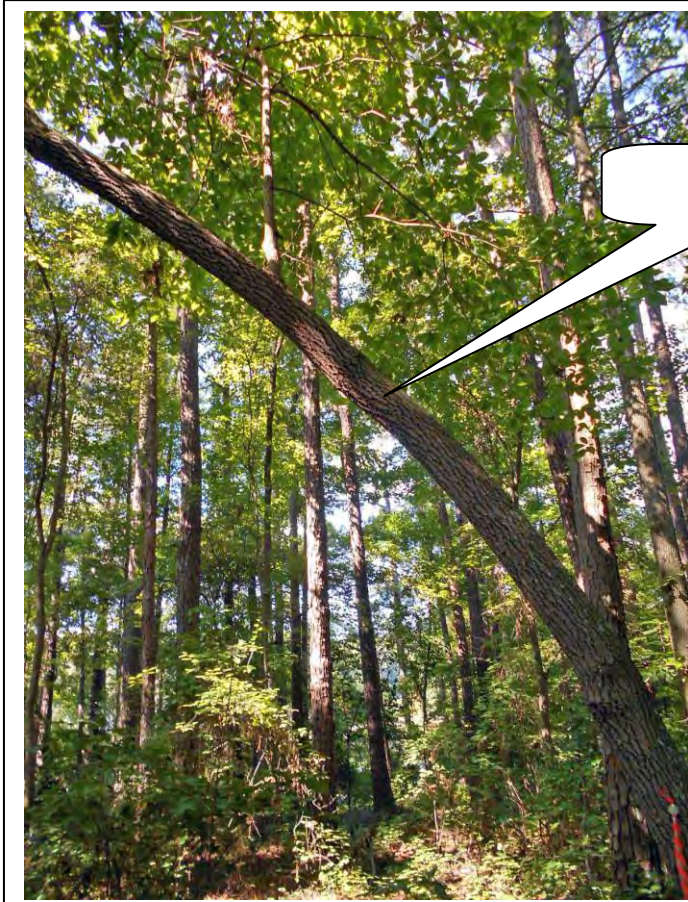


Photo 91

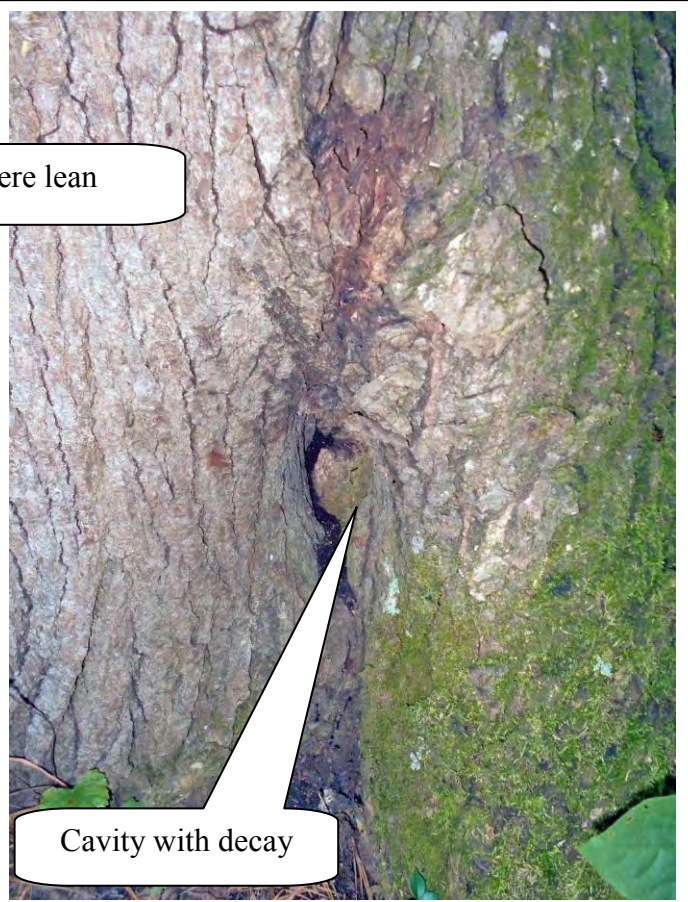
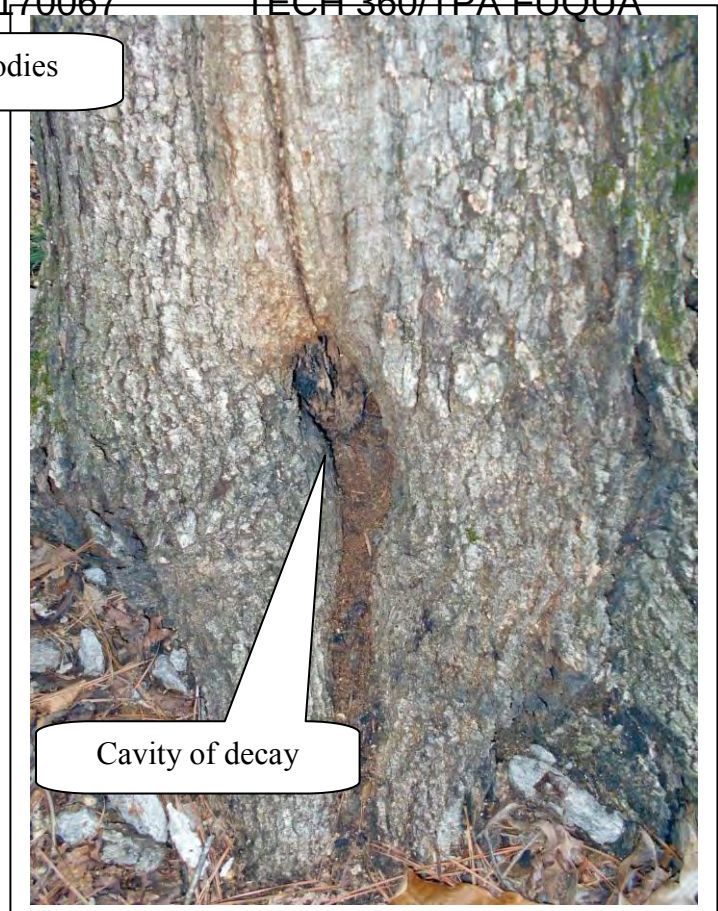


Photo 92



Fruiting bodies

Photo 93



Cavity of decay

Photo 94



Root damage

Photo 95

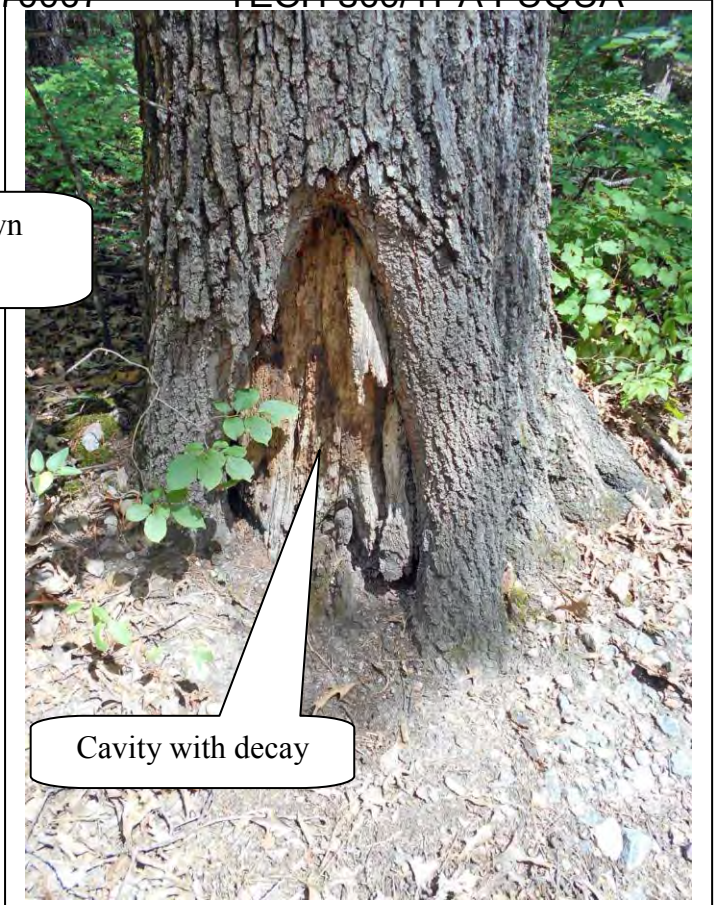
Included bark with
trunk gall in the
inclusion

Photo 96



2 Trees grown together

Photo 97



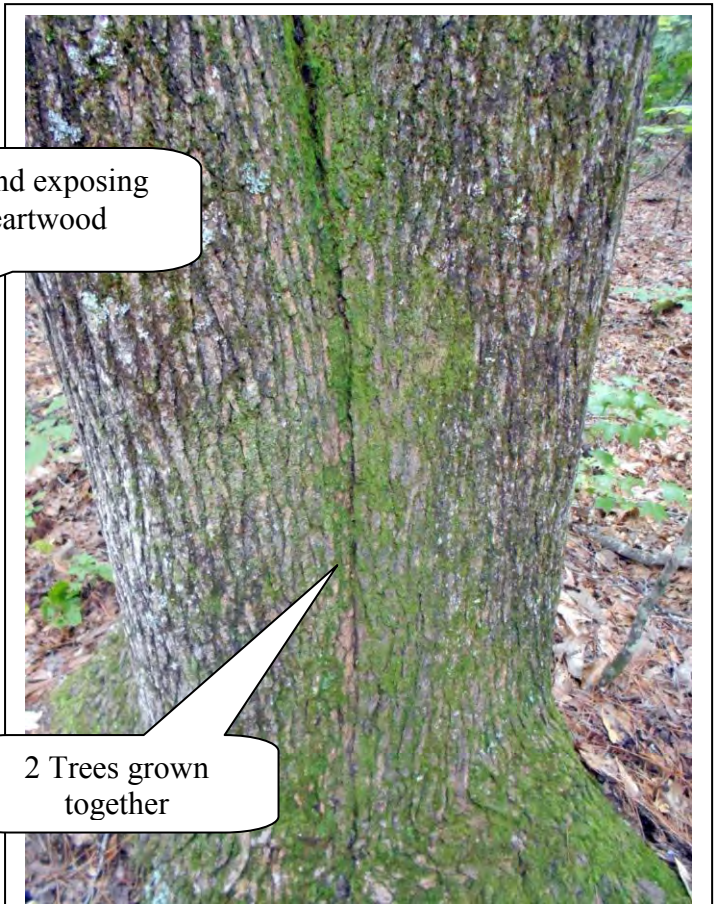
Cavity with decay

Photo 98



Wound exposing heartwood

Photo 99



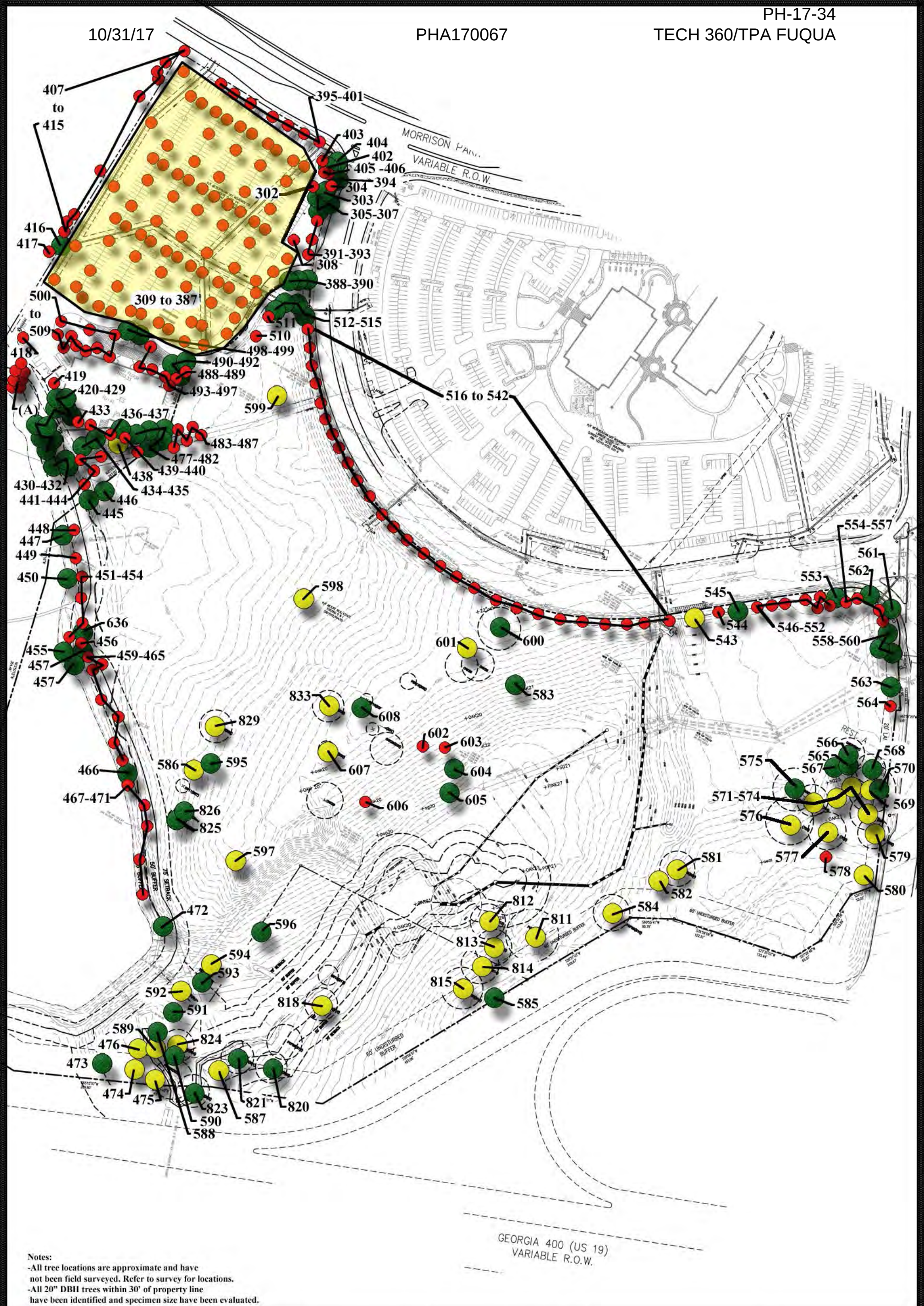
2 Trees grown together

Photo 100

10/31/17

PHA170067

PH-17-34
TECH 360/TPA FUQUA



Notes:
-All tree locations are approximate and have not been field surveyed. Refer to survey for locations.
-All 20" DBH trees within 30' of property line have been identified and specimen size have been evaluated.

- Landscape Tree/ Boundary Tree/ Tree of Quality
- Specimen
- Non-Specimen



North

Not To Scale

Specimen
Location Plan



City Council Meeting and Public Hearing

STAFF REPORT

Submitting Department: Public Works

Submitted By: Geoffrey Sarra

Meeting Date: December 4, 2017

I. AGENDA ITEM TITLE: OLD ROSWELL ROAD AND WARSAW ROAD SIDEWALK IMPROVEMENTS - INTERGOVERNMENTAL AGREEMENT WITH CITY OF ROSWELL.

II. RECOMMENDATION:

Please approve the intergovernmental project agreement for the "Intersection Improvements Project at the Intersection of Old Roswell Road and Warsaw Road" with the City of Roswell and authorize the Mayor to execute all necessary documents.

III. REPORT IN BRIEF:

Included in the bond project list was the construction of six-foot wide sidewalks along the east side of Warsaw Road from Old Roswell Road to Mansell Road and along the north side of Old Roswell Road from Mansell Court East to Warsaw Road. In coordinating the design of these sidewalks with the City of Roswell's plans for improvements to the intersection of Warsaw Road and Old Roswell Road, Alpharetta staff was approached by Roswell staff concerning the possibility of widening the Warsaw Road sidewalk to an eight-foot width. The reason for this request was the identification of this stretch by the City of Roswell as part of the Roswell Loop, a comprehensive Roswell-wide plan to connect parks and schools with bicycle and pedestrian accommodations.

Under this Intergovernmental Agreement (IGA), the City of Alpharetta will manage the design, easement acquisition, and construction of the project. Utility relocations required by widening the Warsaw Road sidewalk from a six-foot width to an eight-foot width and the modifications to the traffic signal at the intersection of Warsaw Road and Old Roswell Road will be covered completely by the City of Roswell. The remainder of the construction costs and utility relocations for the sidewalk along Warsaw Road will be split 50/50 between the city of Alpharetta and the City of Roswell. This project does not include the reconstruction of approximately 200 linear feet of existing sidewalk along the east side of Warsaw Road extending south from Mansell Road.

Once the IGA is executed by both cities, the City of Alpharetta will finalize the design documents and advertise the project for bid. Award of the contract for construction will be brought forward at a future city council meeting.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Intergovernmental Agreement, Intergovernmental Agreement - Exhibit A

INTERGOVERNMENTAL PROJECT AGREEMENT

BETWEEN

CITY OF ROSWELL, GEORGIA

And

CITY OF ALPHARETTA, GEORGIA

INTERSECTION IMPROVEMENTS PROJECT AT THE INTERSECTION OF OLD ROSWELL ROAD AND WARSAW ROAD

This AGREEMENT, hereinafter called "IGA," is made and entered into this _____ day of _____, 2017, by and between the CITY OF ROSWELL, GEORGIA, acting by and through its Mayor and City Council, hereinafter called "ROSWELL", and the CITY OF ALPHARETTA, GEORGIA, acting by and through its Mayor and City Council, hereinafter called "ALPHARETTA".

WHEREAS, the intersection of Old Roswell Road and Warsaw Road lies within the City of Roswell; and

WHEREAS, Warsaw Road heading North from this intersection to Mansell Road lies within the City of Alpharetta; and

WHEREAS, this portion of Warsaw Road is located on the Roswell Loop, a comprehensive city-wide plan to connect parks and schools with bicycle and pedestrian accommodations; and

WHEREAS, both cities will mutually benefit from the construction of a sidewalk along this section of Warsaw Road;

NOW, THEREFORE, for and in consideration of the mutual promises made and of the benefits to flow from one to the other, ROSWELL and ALPHARETTA hereby agree to the following terms regarding the construction of a sidewalk along the east side of Warsaw Road between Old Roswell Road and Mansell Road.

1. ALPHARETTA is responsible for the entire design and right-of-way acquisition for the project.
2. ALPHARETTA shall design an 8-foot wide sidewalk with a 2-foot grass strip to accommodate Roswell's desire for a multi-use trail that will accommodate bicyclists and other multimodal users in addition to pedestrians.
3. ALPHARETTA and ROSWELL staff will jointly approve the design of the project which will minimize right of way acquisition cost and utility relocations cost where practical.
4. ALPHARETTA is responsible for letting the project to construction and all construction inspection during the project.
5. ROSWELL will reimburse ALPHARETTA 100% of the cost of all utility relocations triggered by the additional widening of the sidewalk, 100% of the cost of relocating a signal pole on the Northeast corner of Old Roswell Road and Warsaw Road, and 50% of the cost of constructing approximately 1300 linear feet of 8-foot sidewalk. The estimated total cost of ROSWELL's contribution to the project is \$120,000. ROSWELL will reimburse ALPHARETTA the true cost of the above items once a contractor has been selected.
6. The Roswell Loop is attached to this IGA as Exhibit A.

IN WITNESS WHEREOF, the CITIES have caused these presents to be executed under seal by their duly authorized representatives.

CITY OF ROSWELL, GEORGIA

BY: _____

Mayor

Signed, sealed and delivered this _____ day
of

_____, 2017, in the presence of

Witness: _____

This AGREEMENT approved by the City of
ROSWELL Council at a meeting held at

_____, this

_____ day of _____, 2017

City Clerk

CITY OF ALPHARETTA, GEORGIA

BY: _____

Mayor

Signed, sealed and delivered this _____ day
of

_____, 2017, in the presence of

Witness: _____

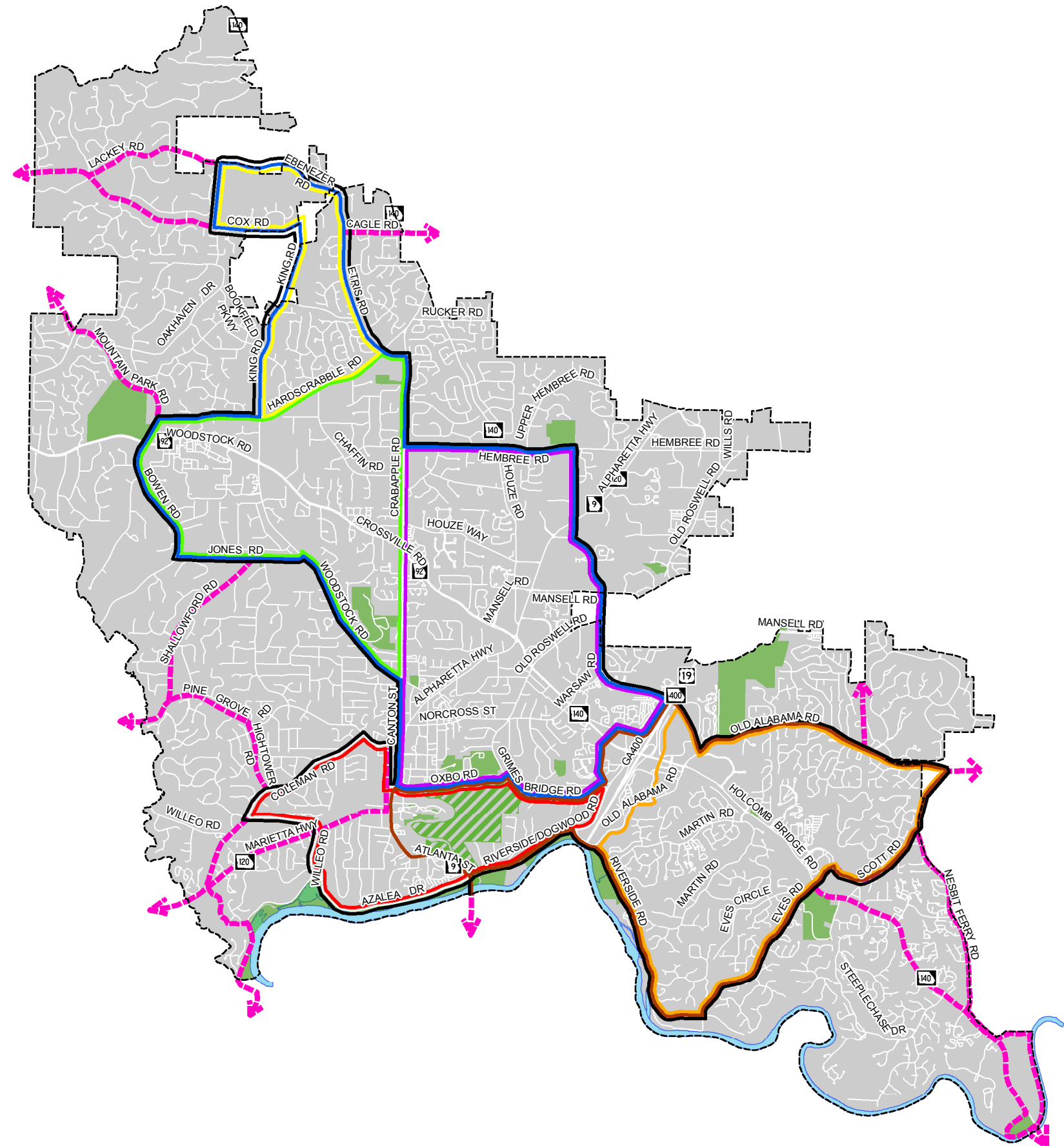
This AGREEMENT approved by the City of
ALPHARETTA Council at a meeting held at

_____, this

_____ day of _____, 2017

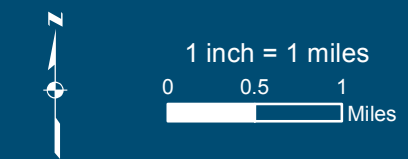
City Clerk

EXHIBIT A



Legend

- Roswell Loop
- Blue Route
- Brown Route
- Yellow Route
- Red Route
- Purple Route
- Orange Route
- Green Route
- Spurs



Updated: 10/26/2017 1:25:34 PM
Document Path: M:\1 STAFF\MWinchester\Random Maps\RoswellLoop_NEW.mxd

Sources: City of Roswell GIS (2017); Esri (2017);

The City of Roswell attempts to create, use, and maintain accurate spatial data. However, the City of Roswell does not warrant the accuracy or currency of the data contained herein. All data is provided "as is," with all faults, without warranty of any kind, either expressed or implied, including, but not limited to, the implied warranties of merchantability or fitness for a particular purpose.

Please Visit Roswell's Interactive GIS Map: www.roswellgov.com/map





City Council Meeting and Public Hearing

STAFF REPORT

Submitting Department: Public Works
Submitted By: Geoffrey Sarra
Meeting Date: December 4, 2017

I. AGENDA ITEM TITLE: RUCKER ROAD CORRIDOR IMPROVEMENTS - INTERGOVERNMENTAL PROJECT AGREEMENT

II. RECOMMENDATION:

Please approve the intergovernmental project agreement for the "Construction of a Project on Rucker Road" with the City of Roswell and authorize the Mayor to execute all necessary documents.

III. REPORT IN BRIEF:

Included in the bond project list was the construction of the Rucker Road Corridor Improvements from Wills Road west to the city limits. As originally designed, the City's project would taper down to match the existing section of Rucker Road at the western city limits with the City of Roswell. Included within the City of Roswell's TSPLOST list as a Tier 1 project is a project along Rucker Road which would extend the corridor improvements from the city limits of Alpharetta west to Houze Road (S.R. 140).

Under this Intergovernmental Agreement (IGA), the City of Roswell shall:

- Use TSPLOST funding to pay the total construction cost for the portion of Rucker Road inside Roswell city limits;
- Provide final construction plans to the City of Alpharetta for Roswell's Rucker Road improvement project;
- Acquire all necessary permits, easements, and rights-of-way;
- Be responsible for providing construction inspection services; and,
- Be responsible for all additional utility relocation costs required by the project in Roswell.

The City of Alpharetta's obligations under this IGA shall include:

- Obtaining a change order proposal from the City's contractor awarded the Rucker Road Corridor Improvement contract;
- Modifying the total contract amount to said contractor once the proposal has been reviewed and approved by Roswell staff; and,
- Invoicing Roswell 100% of the construction costs inside Roswell city limits.

Approval of the change order for construction of the project within the Roswell city limits will be brought forward at a future city council meeting.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Intergovernmental Agreement

INTERGOVERNMENTAL AGREEMENT
BETWEEN
THE CITY OF ROSWELL, GEORGIA
AND
THE CITY OF ALPHARETTA, GEORGIA

FOR CONSTRUCTION OF A PROJECT ON RUCKER ROAD

This INTERGOVERNMENTAL AGREEMENT (the "Agreement"), made and entered into this ____ day of _____ 2017, by and between THE CITY OF ROSWELL, GEORGIA AND THE CITY OF ALPHARETTA, GEORGIA;

RECITALS

WHEREAS, Roswell and Alpharetta are both municipalities of the State of Georgia which are receiving TSPLOST funding from Fulton County as a result of the referendum passed by voters in November 2016; and

WHEREAS, Alpharetta is beginning the construction of a project along Rucker Road within their city limits, and

WHEREAS, Roswell is finishing design work and starting right of way acquisition of a project along Rucker Road within their city limits, and

WHEREAS, Roswell has included Rucker Road Improvements as a Tier 1 TSPLOST project, and

WHEREAS, The Mayors and City Councils of Roswell and Alpharetta find that it is in the best interest of residents of both cities that travel disruption along the corridor is minimized to the highest extent possible, and

WHEREAS, the Cities wish to work together to provide efficient and cost effective services to their respective citizens and for the mutual benefit of both Cities.

THEREFORE:

In order thereby to carry out the public purposes as set forth above, the Cities hereby agree as follows:

1. Roswell Obligations. Roswell shall use TSPLOST funding to pay the total construction cost for the portion of Rucker Road inside Roswell city limits. Roswell shall provide the final construction plans to Alpharetta Public Works staff. Roswell shall be responsible for providing construction inspection services for the portion of Rucker Road inside Roswell city limits. Roswell shall be responsible for all additional utility relocation costs required by the project in Roswell.

2. Alpharetta's Obligations. Alpharetta shall obtain a change order proposal from the contractor based on the construction plans provided by Roswell. Alpharetta shall modify the total contract amount to their contractor once the proposal has been reviewed by Roswell staff. Alpharetta shall invoice Roswell 100% of the construction costs inside Roswell city limits. The limits of both projects are included as Exhibit "A"

3. Method of Payment. Alpharetta will invoice monthly for any incurred expenses by the contractor, which shall be paid within 30 days.

4. Cooperation. The parties will cooperate with each other in good faith in pursuing the completion of the undertakings of the parties hereunder.

5. Governing Law. This Agreement and the rights and obligations of the parties hereto (including third party beneficiaries) shall be governed, construed, and interpreted according to the laws of the State of Georgia.

6. Entire Agreement. This Agreement expresses the entire understanding and agreement between the parties hereto.

7. Severability. The invalidity of any one or more phrases, sentences, clauses, or sections contained in this Agreement shall not affect the remaining portions of this Agreement or any part thereof.

8. Counterparts. This Agreement may be executed in several counterparts, each of which shall be an original, and all of which shall constitute but one and the same instrument.

9. Amendments in Writing. No waiver, amendment, release, or modification of this Agreement shall be established by conduct, custom, or course of dealing, but solely by an instrument in writing executed by the parties hereto.

10. Notices. Except as otherwise specifically provided herein, any notices, demands, approvals, consents, requests, and other communications hereunder shall be in writing.

11. Limitation of Rights. Nothing in this Agreement express or implied, shall give to any person, other than the parties hereto and their successors and assigns hereunder, any benefit or any legal or equitable right, remedy, or claim under this Agreement.

[SIGNATURES ON FOLLOWING PAGE]

CITY OF ROSWELL, GEORGIA

Date Signed: _____

By _____
Jere Wood, Mayor

Attest _____
City Administrator

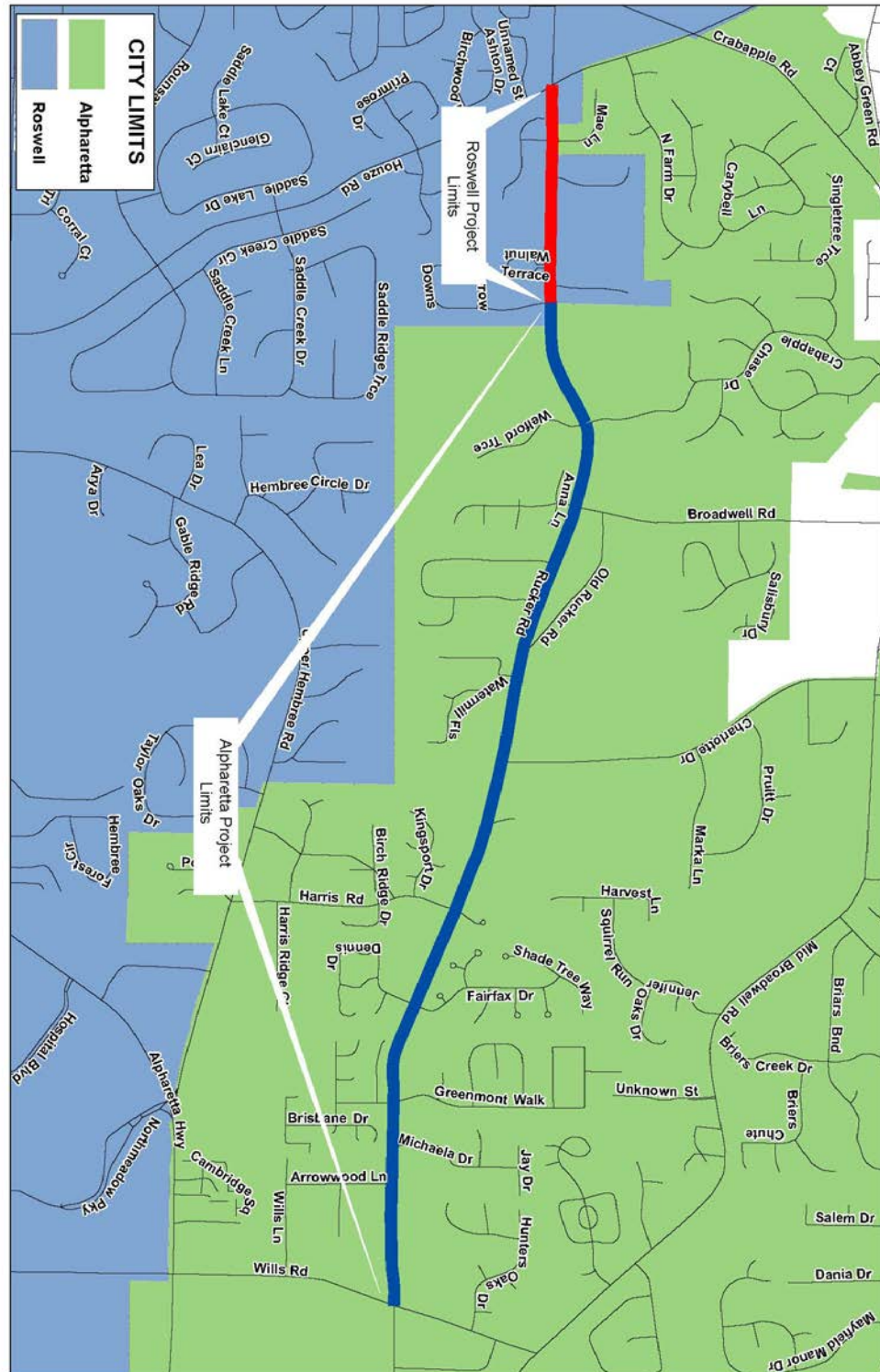
CITY OF ALPHARETTA, GEORGIA

Date Signed: _____

By _____
David Belle Isle, Mayor

Attest _____
Bob Regus, City Administrator

EXHIBIT "A"





City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: Economic Development

Submitted By: Peter Tokar

Meeting Date: December 4, 2017

I. AGENDA ITEM TITLE: TECH ALPHARETTA - BUILD COMMITTEE RECOMMENDATION FOR CONSIDERATION

II. RECOMMENDATION:

No action is required. This item is being presented for purposes of information and discussion only.

III. REPORT IN BRIEF:

Tech Alpharetta was created to provide strategic recommendations to the City of Alpharetta in ways that the city can support the technology ecosystem from the public sector.

Tech Alpharetta's Build Committee is charged with recommending appropriate, city-wide tech infrastructure upgrades to City Council for its consideration. The Build Committee has been meeting monthly to identify and discuss potential tech infrastructure upgrades that it believes are necessary and/or beneficial to the city. As many new developments in Alpharetta begin to take shape; with special attention to City Center, Devore Road, Fuqua, and the Northpoint LCI; the Build Committee has unanimously agreed upon the importance of focusing on city-wide Wi-Fi, and traffic-reducing initiatives, as its short-term, strategic technology objectives.

Because city-wide Wi-Fi discussions are already under discussion between Build Committee Chair Craig Ganssle and City Council, this memo focuses on the Build Committee's three transportation-related technology recommendations for City Council's consideration.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Build Committee Recommendation Summary, Tech Alpharetta presentation

CONFIDENTIAL MEMO

To: Alpharetta City Council

From: Tech Alpharetta Build Committee

Re: Build Committee's October 2017 Recommendations for Consideration by City Council

Date: 10/11/17

CC: Tech Alpharetta Build Committee

The city of Alpharetta recently approved two measures that will benefit its citizens for the next several years. Both measures focused on transportation infrastructure in and around the city of Alpharetta.

- The Fulton county TSPLOST sales tax increase will provide approximately \$62.7 million to the city of Alpharetta over 5 years beginning in 2018.
- Alpharetta citizens also approved a \$50 million bond to cover various projects in the city, including several transportation-related needs with projects starting in 2017.

Tech Alpharetta's Build Committee is charged with recommending appropriate, city-wide tech infrastructure upgrades to City Council for its consideration. The Build Committee has been meeting monthly to identify and discuss potential tech infrastructure upgrades that it believes are necessary and/or beneficial to the city. As many new developments in Alpharetta begin to take shape, with special attention to City Center, Devore Road, Fuqua, and Northpoint LCI, the Build Committee has unanimously agreed upon the importance of focusing on city-wide wifi, and traffic-reducing initiatives, as its short-term, strategic technology objectives. Because city-wide wifi discussions are already under discussion between Build Committee Chair Craig Ganssle and City Council, this memo focuses on the Build Committee's three transportation-related technology recommendations for City Council's consideration.

The Build Committee's recommendations range from small to more significant options for the city's consideration. Each recommendation is intended to help reduce traffic by moving people from either existing Marta bus/train stops or high density/high activity centers to their desired destinations (offices or activity centers) without use of their individual cars. These recommendations are premised upon the assumption that a free wifi network would exist in the city, so that Alpharetta's citizens could easily access these potential solutions.

The Build Committee recommends that the city consider adopting one of more of the following, transportation-related technology recommendations:

1. Make electric bikes available in Alpharetta through an e-bike bikeshare rental program. (Successfully underway in Baltimore, MD and Birmingham, AL). See www.curbed.com/2017/6/5/15743080/transportation-cycling-electric-bikes-commuters; <https://hypepotamus.com/companies/edison-electric-bikes/?platform=hootsuite>
2. Add designated Uber pool and Lyft Line lanes/lots in high traffic areas to facilitate use of these traffic-reducing options. See <https://qz.com/1022789/why-it-matters-that-uber-and-lyft-are-becoming-more-like-public-transit/>
 - a. Intra-city
 - b. Marta Parking lots
 - c. Inter-city – Roswell, Sandy Springs, Johns Creek
3. Consider an electric and/or autonomous shuttle to move people to pre-set shuttle stops in high-density areas. (Downtown Chattanooga provides free electric shuttles). See <http://www.downtownchattanooga.org/new/getting-around/shuttles>
 - a. Electric buses/shuttles

b. Electric autonomous people mover

The Build Committee would be pleased to discuss these recommendations with City Council during a City Council workshop in October or November 2017, before the 2018 city budget has been set.

Thank you very much for your consideration of these recommendations.

Tech Alpharetta's Build Committee



TECH

ALPHARETTA

BUILD Committee Recommendations for City of Alpharetta

Presented 12/4/17

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Mission & Vision

Initiative: City App

Recommendations

Initiative: E-Bike Share Program

Initiative: City Wifi

Initiative: Electric/Autonomous Shuttle within City



Mission & Vision

Tech Alpharetta's Mission - To grow technology & innovation in Alpharetta

Tech Alpharetta's Build Committee is charged with identifying and recommending advanced infrastructure to support the technologies of tomorrow in Alpharetta.

Build Committee's Goals:

- **Enable** a "Smart City" that retains and attracts technology companies and residents to live and do business in Alpharetta
- **Recommend** to City Council the infrastructure development necessary to support emerging technologies and capabilities
- **Seize** on the truly unique opportunity to brand Alpharetta as the "Technology City of the South"



Recommendations



Consider implementation of city-wide WiFi to provide publicly available, high speed connectivity for retail, dining, and entertainment venues. WiFi forms the foundation for a connected, educated, and engaged populace.⁵



Consider MyTown app to improve public awareness of Alpharetta amenities and increase community engagement between public and elected officials.



Consider piloting e-bike bikeshare rental program. (Successfully underway in Baltimore, MD and Birmingham, AL).^{2,3}



Consider pilot of electric and/or autonomous shuttle to move people between pre-set shuttle stops near high traffic/frequently visited areas such as Avalon, City Center, Windward Parkway. (Downtown Chattanooga provides free electric shuttles).⁴

1. <https://sidewalktoronto.ca/>

2. <https://hypepotamus.com/companies/edison-electric-bikes>

3. <http://www.curbed.com/2017/6/5/15743080/transportation-cycling-electric-bikes-commuters>

4. <http://www.downtownchattanooga.org/new/getting-around/shuttles>

Initiatives




ALPHARETTA
CITY CENTER



Initiative: City WiFi

Secure, fast, and city-wide WiFi will provide connectivity for retail, dining, and entertainment venues. WiFi forms the foundation for a connected, educated, and engaged populace.

Value to the City

- Creates the base infrastructure to support all other IoT initiatives both in this presentation and additional
- Builds a reputation on technology value to the city of Alpharetta with content filtering and security for its users
- Creates an ROI to the city from a content digital marketing platform for various advertising agencies

Cost to the City

- One-time development costs estimated at \$700k
- Annual recurring cost for monitoring, management, and licensing estimated at \$160k
- Includes 10Gb fiber backbone
- 802.11ac Gigabit rated wireless
- Full-stack content filtering
- Full-stack IDS / IPS and Advanced Security Firewall



Initiative: MyTown App

One app for the city to improve public awareness of Alpharetta amenities and increase community engagement between public and elected officials.

Value to the city

- Allows citizens to report city issues and take part in future surveys, pick from event choices, RSVP, and feedback. Involvement
- Enables immediate alert messaging system from the city to the App users
- Serves residents, as well as city guests and daily commuting workers
- Supports local businesses launches and awareness
- Served to the city as a managed service, always current and up to date

Cost to the city

- Support iOS & Android
- One-time development costs estimated at \$300k
- Annual recurring development and management costs estimated at \$65k



Initiative: Electric/Autonomous Shuttle

Offers the opportunity to attract and encourage residents to use public transportation inside the City of Alpharetta and potentially alleviate traffic congestion leading to GA400, thereby eliminating the need for MARTA extension to N. Fulton

Value to the city

- Capable of electronically sensing its environment and driving and navigating without human input
- Offers the opportunity to attract and encourage residents to use public transportation inside the City of Alpharetta
- Could potentially be used to alleviate traffic congestion leading to GA400 if designed and implemented correctly, thereby eliminating the need for MARTA extension to N. Fulton

Cost to the City

- Startup cost per shuttle: \$15,000 - \$30,000 (one time)
- Leasing cost per shuttle: \$10,000 - \$15,000/mo.
- Other operating cost per shuttle: \$2,500 - \$5,000/mo. (charging stations, standby drivers, etc.)
- Traffic monitoring system per mile: \$10,000 - \$20,000/mile
- Alpharetta shuttle app: \$2,500/mo.



Initiative: E-Bike Share

Electric bikes offer mobility to residents of all fitness levels due to the pedal-assist (Pedelec) feature that provides background power for easy, car-free transportation

Value to the city

- Fewer cars on road = Less traffic congestion
- Ease of local commutes
- Low emissions
- Healthier population
- Asset for city residents and visitors (ease of commute)
- Potential revenue source from rentals, partnerships and advertising
- Reduction in carbon footprint

Cost to City

Private operators offer about 85- 90 bikes, 2 docking stations per bike, 8-10 parking stations/kiosks, app with GPS tracking for \$400,000 - \$500,000

- **Option 1** - \$250,000 - \$275,000 annual cost that includes operating the kiosks, app and maintenance of infrastructure. All advertising and rider revenue is city's income
- **Option 2** - \$0 annual cost for all maintenance and operations but all revenue from riders fee and advertising is private operators' income



City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: Community Development

Submitted By: Eric Graves

Meeting Date: December 4, 2017

I. AGENDA ITEM TITLE: DOWNTOWN PARKING MANAGEMENT

II. RECOMMENDATION:

No action is required on this item. It is being presented for discussion purposes.

III. REPORT IN BRIEF:

This item is a continuation of the Downtown Parking discussion conducted during the November 27 City Council Meeting. The City's consultant will present information that has been refined based on the input gathered during that previous meeting.

IV. ALTERNATIVES:

V. ATTACHMENTS: