PLANNING COMMISSION MEETING
DECEMBER 5, 2019

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

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MEETING MINUTES

a. November 7, 2019 Meeting Minutes

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. Z-19-03/V-19-16 100 North Main Street
Consideration of a request to rezone approximately 0.92 acres from C-1 (Neighborhood Commercial) to DT-MU (Downtown Mixed-Use) to allow for a three-story, 30,000 square foot office building with structured parking. A variance is requested to increase the maximum building footprint. The property is located at 100 North Main Street on the west side of North Main Street at the intersection with Cumming Street and is legally described as being located in Land Lot 1252, 2nd District, 2nd Section, Fulton County, Georgia.

b. MP-19-07/Z-19-04/CU-19-09 TPA Group/360 Tech Village
Consideration of a request to amend the 360 Tech Village Master Plan to allow 255 'For-Rent' units, 63 'For-Sale' Townhome units, 24,000 square feet of retail/restaurant use, 470,000 square feet of office use and open space. A rezoning is requested for approximately 7.7 acres from O-I (Office-Institutional) to MU (Mixed-Use) and a conditional use is requested to allow 'Dwelling, 'For-Rent' and 'For-Sale' uses. The property is located on the west side of Haynes Bridge Road south of Lakeview Parkway and is legally described as Land Lots 744, 745, 752, and 753, 1st District, 2nd Section, Fulton County, Georgia.

VII. ADJOURNMENT

PLANNING COMMISSION MEETING
NOVEMBER 7, 2019

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

*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 the Planning Commission, but not quoted or paraphrased. This document includes limited presentation by the Planning Commission and invited speakers in **summary** form.*

I. CALL TO ORDER

II. ROLL CALL

- Francis Kung'u (Chair)
- Fergal Brady (Vice-Chair)
- Larry Attig
- John Goss
- William Perkins (**Absent)**
- Candy Waylock (**Absent)**
- Martine Zurinskas
- Jamie Bendall (Alternate)
- Jill Bernard (Alternate)

III. APPROVAL OF MEETING MINUTES

a. Planning Commission Minutes October 3, 2019

b.

- ❖ Commissioner Brady offered a motion approve the meeting minutes
  - Commissioner Zurinskas seconded the motion
  - The motion was approved (6-0)

Commissioner Bendall was not present for the approval of the minutes.

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. CU-19-07 O Chi Reflexology/North Point Mall
This item was withdrawn without prejudice by the Applicant. *It was not be heard or considered.*

b. MP-19-08/CU-19-08 Sugarcoat Beauty/North Point Commons Spa Services

Michael Woodman, Senior Planner presented consideration of a request to amend the North Point Commons Master Plan and aconditional use to add 'Spa Services' as a permitted use in Pod B for Sugarcoat Beauty. The property is located at 970 North Point Drive, Suite 150 and is legally described as being located in Land Lots 754, 755, 796 & 797, 1st District, 2nd Section, Fulton County, Georgia.

STAFF RECOMMENDATION:

Approve MP-19-08/CU-19-08 Sugarcoat Beauty/North Point Commons Spa Services, subject to the following conditions:

1. 'Spa Services' shall be added as a conditional use at 970 North Point Drive, Suite 150, in Pod B of the North Point Commons Master Plan and limited to no more than 1,905 square feet.
2. Conditional use approval shall be limited to Sugarcoat Beauty; no additional spa services businesses or subleasing shall be permitted within the approved space.
3. Hours of operation shall be Monday 12:00 PM – 7:00 PM; Tuesday – Saturday 10:00 AM – 7:00 PM; and Sunday 12:00 PM – 6:00 PM.
4. Services offered shall be limited to nail salon, full body waxing, massage, eyelash extensions and facials. No other services shall be permitted.
5. Window signage and window lighting trim shall be prohibited.

There was discussion of:

- North Point Commons Master Plan and previous amendments
- Standards for Master Plan Amendments
- Conditional Use Review Criteria
- Citizen Participation Plan
- No comments at CZIM
- Distance requirements are met

Applicant presented:

- History of the business
- Number of Locations
- Reasons for choosing this location

There was no public comment.

❖ Commissioner Attig offered a motion to approve with Staff recommended conditions:

- Commissioner Zurinskas seconded the motion
- The motion was approved (7-0)

c. Z-19-03/V-19-16 100 North Main Street

This item was deferred by the Applicant until Thursday, December 5, 2019. *It was not considered on November 7, 2019.*

VII. ADJOURNMENT

CITY COUNCIL MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: Z-19-03/V-19-16 100 NORTH MAIN STREET

PLANNING COMMISSION: DECEMBER 5, 2019

CITY COUNCIL: DECEMBER 16, 2019

II. RECOMMENDATION:

Approve Z-19-03/V-19-16 100 NORTH MAIN STREET, subject to the following conditions:

1. The site, consisting of approximately 0.92 acres, shall be zoned DT-MU and developed substantially similar to site plan submitted by AEC, revised 10/23/2019, except for modifications required to comply with the conditions below. Uses shall be limited to office, retail and restaurant.
2. Maximum building height shall be no greater than 3 stories and 46'.
3. Minimum building setback on North Main Street shall be 20' and shall include a minimum 10' landscape strip located outside of any easements. Minimum building setback on Violet Garden Walk shall be 20', as measured from the existing right-of-way.
4. Maximum building footprint shall not exceed 11,534 square feet.
5. Architecture and materials shall be developed similar to the submitted renderings, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code, subject to approval by the DRB. Openings in parking deck walls shall be decorative screens similar to Teasley Place mixed-use development.
6. Parking deck shall be screened with a mix of landscape materials of varying heights, with final approval by DRB.
7. Decorative lighting and trees shall be placed on the upper level of the parking deck, as depicted on submitted renderings.
8. In conjunction with a Development Agreement, the developer shall set aside 5,141 square feet (0.118 acres) of land to accommodate future right-of-way for the Cumming Street extension, as depicted on the site plan prepared by AEC, revised 10/23/2019.
9. Access to the upper level of the parking deck from North Main Street shall be closed off to vehicular traffic at such time that the Cumming Street extension is completed. Additional useable space, as a result of closing off the North Main Street access, may only be added to the building if parking requirements have been met. Access shall be constructed from new roadway.
10. Final streetscape shall include decorative pedestrian lighting, as approved by Staff.
11. Street trees shall be required within the planter along North Main Street (as approved by GDOT) and Violet Garden Walk, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown and outside of any utility easements, as approved by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
12. Amenity space shall be developed with a park-like setting with heavy decorative landscape, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district. Developer shall remove exotic and invasive trees and shrubs within the area called out as amenity space at the rear of the property, as approved by Staff.
13. Foundation plantings, consisting of shrubs, vines and/or grasses, shall be required in front of the building and along North Main Street, Cumming Street and Violet Garden Walk.

14. Developer shall save: Tree #339 (28" Pecan). The City Arborist may approve up to a 20% encroachment into the CRZ of trees with additional tree care to offset the encroachment, as approved by Staff.
15. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification to property owner.
16. Decorative paver aprons shall be required at permanent project driveways, as approved by Staff.
17. Overhead utilities shall be placed underground.

III. REPORT IN BRIEF:

The applicant, 100 N. Main St Alpharetta, LLC, is requesting a rezoning of 0.92 acres from C-1 (Neighborhood Commercial) to DT-MU (Downtown Mixed Use) to allow for the construction of a 28,100 square foot office building and structured parking. A variance is requested to increase the maximum building footprint from 10,000 square feet to 11,534 square feet. The subject property is located at 100 North Main Street on the west side of North Main Street at the intersection with Cumming Street.

DISCUSSION

The submitted request, if approved, will allow for the construction of a 28,100 square foot office building and parking deck on 0.92 acres in the Downtown Overlay. The applicant proposes to rezone the property from C-1 to DT-MU, as well as a variance to increase the maximum building footprint from 10,000 square feet to 11,534 square feet. The subject property is located at 100 North Main Street on the west side of North Main Street at the intersection with Cumming Street.

The subject property represents two (2) parcels of land with frontage on North Main Street and Violet Garden Walk. The property fronting North Main Street is developed with a 2,132 square foot former home that has been converted to an office. The property fronting Violet Garden Walk is undeveloped. Surrounding properties are zoned C-1 to the north and south, C-2 (General Commercial) to the east, and R-10MHD (Dwelling, 'For-Sale', Residential) to the west. Alpharetta First United Methodist Church is located to the east, West of Main Subdivision is under construction and located to the west, a structure on the City's List of Contributing Historic Buildings at 116 North Main Street is located to the north and 88 North Main Street and 31 Church Street are located to the south. The proposed use is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Mixed Use'.

A variance is requested from Unified Development Code (UDC) Subsection 3.6.5, Bulk and Mass, to increase the maximum building footprint from 10,000 to 11,534 square feet. According to the applicant, the variance is necessary to keep the building at 3-stories in height. The DT-MU zoning district allows building heights up to four (4) stories and 60'. However, Staff recommends building heights of no more than three (3) stories in this area of the Downtown Overlay.

As shown in the table below, the applicant's proposed non-residential density is consistent with other Downtown developments. The applicant proposes a 28,100 square feet office building on 0.92 acres, which represents a density of 30,543 square feet per acre. The applicant proposes structured parking, which helps off-set the higher density by providing more open space.

Development Name	Office (SF)	Retail (SF)	Acres	Density
Applicant's Proposal	28,100 SF		0.92 acres	30,543 SF/acre
Kairos Old Milton Office Bldg.	52,260 SF	3,000 SF	2.16 acres	25,583 SF/acre
Providence Group/Chelsea Walk	30,000 SF		1.0 acre	30,000 SF/acre
Wellstar	40,000 SF		2.34 acres	17,094 SF/acre

Teasley Place*	4,820 SF	16,609 SF	1.52 acres	14,098 SF/acre
55/61 Roswell Street	30,000 SF		0.72 acres	41,794 SF/acre

*Does not include 3 floors of residential above. Including residential, the overall density of Teasley Place increases to 69,361 square feet per acre.

The Downtown Master Plan promotes a system of connected streets, including the extension of Cumming Street from North Main Street to Canton Street along an alignment with Lily Garden Place. The extension of Cumming Street impacts the subject property along its northern boundary and would require future right-of-way for the extension, which is depicted on the site plan to be approximately 5,141 square feet (0.118 acres). The applicant reached out to the neighboring property owner to the north (116 North Main Street), since both properties would be impacted by the road extension. According to the applicant, the adjacent property owner to the north is not interested in a coordinated development effort at this time. If approved, the applicant should set aside future right-of-way to accommodate the Cumming Street extension.

SITE PLAN

The submitted site plan depicts a 3-story, 28,100 square foot office building fronting North Main Street with a 2-level parking deck to the rear. The DT-MU zoning district permits building heights up to 4-stories and 60'. However, Staff believes that building heights should be limited in this area of the Downtown to no more than 3-stories. The applicant designed the office building with a 11,534 square foot building footprint in order to maintain a 3-story building height. The proposed building footprint exceeds the maximum permitted of 10,000 square feet in the DT-MU district.

Project driveways are depicted on North Main Street, Cumming Street and Violet Garden Walk. The applicant proposes to remove the driveway on North Main Street once the Cumming Street extension and new project driveway off Cumming Street are constructed. 90 parking spaces are depicted in a 2-level parking deck (31 spaces in the upper level and 59 spaces in the lower level), of which the UDC would require a total of 84 spaces for the proposed use. The upper level of the parking deck is accessed from North Main Street, until such time that the Cumming Street extension is constructed. At which point, access will be moved to Cumming Street. The lower level of the parking deck is accessed from Violet Garden Walk.

GDOT's North Main Street project includes the installation of twelve-foot (12') multi-use sidewalks along the frontage of the subject property. The site plan depicts, as required by the UDC, a ten-foot (10') sidewalk on Violet Garden Walk. However, it is recommended that the sidewalk be reduced to eight-feet (8') in order to provide additional landscape area for the benefit of the adjacent residential development. Sidewalk(s) along the Cumming Street extension will be reduced due to the limited available right-of-way and the need to limit impacts to the property to the north (116 North Main Street), which is on the City's Inventory of Contributing Historic Structures. As shown below, minimum building setbacks are generally consistent with the DT-MU development standards. However, a greater building setback is required along North Main Street to accommodate the 10' landscape strip outside of any easements.

- North Main Street – 20'
- Violet Garden Walk – 20' (from existing right-of-way/property line)
- Cumming Street Extension – 5'
- Side – 5'

The applicant's site plan depicts 11,534 square feet, or 28%, of amenity space on the site, which includes a rooftop amenity. The applicant's site plan exceeds the minimum 10% amenity space required in the DT-MU district. If approved, amenity areas should include improvements associated with gathering and seating areas.

There are several trees on the subject property, consisting primarily of Hardwoods. Specimen trees are generally located along North Main Street. Most of the specimen trees identified on the property are listed in 'Poor' condition. GDOT will impact and remove a few trees in conjunction with the North Main Street roadway project. Staff initially had concerns with the applicant's site plan, which did not save any trees. However, the applicant revised the site plan to incorporate a tree save along North Main Street, Tree # 339 (28" Pecan), as well as limiting impacts to boundary trees along the southern property line. According to a note on the site plan, stormwater management will be handled underground under the structured parking deck at the rear of the property.

ELEVATIONS

The applicant's proposed renderings reflect a Neoclassical architectural style, which is an approved style in the Downtown Overlay. The building has classic storefronts on the ground floor and is primarily brick. The applicant's architect provided the following description of the building architecture, design and materials:

> *"The architecture is a blend of urban qualities of several styles approved within the guidelines. To simplify the description, I would characterize this design effort as "Neoclassical". The materials will be primarily brick veneer color (A), with a base of cast stone or an alternate brick veneer color (B). Many details such as window/door lintels may be precast stone. Other architectural features important to the design include window canopy/awnings, lights, porticoes, blade & applied letters signage, etc. each with attention to historical authenticity to meet the city's goals of a streetscape harking back to the late 1800's thru the early 1900's."*

The street-facing façade of the office building complies with the 200' maximum façade length for a 'General Building' in the Downtown. The three (3) story building has a 1st floor height of 18', 2nd floor of 14' and 3rd floor of 14' for a total building height of 46'. The building appears to be in compliance with the architectural, material and building design regulations in the Downtown Code. The table below provides approved building heights in the Downtown.

Project Name	Location	Building Height
Applicant's Proposal	Mixed Use	3 stories, 46'
City Center	Central Business District	4 stories, 60'
Teasley Place	Central Business District	4 stories, 60'
Liberty Hall	Central Business District	4 stories, 67'
55/61 Roswell Street Office Building	Central Business District	3 stories, 46'
Cotton House Hotel	Central Business District	4 stories, 56'
Wellstar Office Building	Mixed Use Live-Work	2 stories, 40'
Liberty Village	Mixed Use Live-Work	2 stories, 32' – 45'
Kairos Old Milton	Mixed Use Live-Work	3 stories, 44'
Northside Office Building	Mixed Use Live-Work	3 stories, 44'
Providence Group Office Building	Mixed Use Live-Work	2 stories, 40'
The Maxwell	Mixed Use	2 stories, 32'

TRAFFIC

The applicant provided a trip generation report, which shows that the proposed development would generate 47 AM Peak Hour trips and 27 PM Peak Hour trips.

TABLE 1 – TRIP GENERATION									
Land Use	Size	AM Peak Hour			PM Peak Hour			24-Hour	
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
General Office Building	28,100 sf	40	7	47	4	23	27	121	121

STANDARDS FOR ZONING CHANGES

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

a. Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property.

Response: The zoning proposal would be suitable as it relates to the use and development of adjacent or nearby properties. North Main Street in the vicinity of the subject property is primarily developed with office and retail uses.

b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Response: The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed with office and retail uses. However, residential exists to the west, therefore there should be heavy landscape screening and decorative parking deck wall.

c. Whether the zoning proposal will adversely affect the natural environment.

Response: The applicant's proposal should not have significant impacts on the natural environment. The site plan saves a 28" Pecan at the southeast corner of the site along North Main Street. Most of the trees on the subject property are in Poor condition and GDOT's North Main Street project will impact several trees, of which the applicant has no control.

d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: The subject property could be developed with office use under the existing zoning. However, the C-1 district has building setbacks that are not conducive to the walkable vision of the Downtown, as well as the maximum building height of 35'. The applicant is requesting shallow building setbacks in order to pull the building up to the street and a 3-story building with an overall height of 46'. Therefore, the applicant is requesting a rezoning of the property to DT-MU and not a setback variance and height exception under the C-1 district.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The zoning proposal does not represent a change of use, as office could be developed on the property under the current zoning district. However, 59 spaces will be accessed from Lily Garden Place until Cumming Street is extended. These spaces should be restricted to employees to avoid visitor trips.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: The subject property is located in the Downtown Overlay, which includes opportunities for properties to develop under the Downtown zoning districts.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

Response: The applicant's zoning proposal reflects a reasonable balance. North Main Street in the vicinity of the subject property is primarily developed with office and retail uses. However, due to adjacent residential heavy decorative landscaping and decorative parking deck structure should be required. The same rear setback is shown adjacent to residential that would be required under the existing C-1 zoning district.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: The subject property could be developed with office use under the existing zoning. However, the C-1 district has building setbacks that are not conducive to the walkable vision of the Downtown, as well as the maximum building height of 35'. The applicant is requesting shallow building setbacks in order to pull the building up to the street and a 3-story building with an overall height of 46'. Therefore, the applicant is requesting a rezoning of the property to DT-MU and not a setback variance and height exception under the C-1 district.

i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: The zoning proposal is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Mixed Use'.

VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted upon a finding that":

(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

Response: Approval of the variance should not cause substantial detriment to the public good, if conditions are approved limiting the building height to three (3) stories and 46'. The applicant could meet the maximum building footprint of 10,000 square feet, if the building was 4-stories. However, City Staff believes that building heights should be limited to no more than 3-stories in this area of the Downtown.

(2) The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

Response: The applicant could meet the maximum building footprint of 10,000 square feet, if the building was permitted to be 4-stories. However, City Staff believes that building heights should be limited to no more than 3-stories in this area of the Downtown.

(3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or

Response: The DT-MU zoning districts allows building heights of up to 4-stories and 60'. However, City Staff believes that building heights should be limited to no more than 3-stories in this area of the Downtown. In an effort to address the Staff recommendation, the applicant proposes a 3-story building with a slightly larger building footprint.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances.

Response: Approval of the variance should not cause substantial detriment to the public good, if conditions are approved limiting the building height to three (3) stories and 46'. The applicant could meet the maximum building footprint of 10,000 square feet, if the building was 4-stories. However, City Staff believes that building heights should be limited to no more than 3-stories in this area of the Downtown.

CONCURRENCES

City Staff has reviewed the applicant's zoning proposal and finds that it can generally support the request for rezoning and variance. The zoning proposal is consistent with the vision of the Downtown Master Plan and the City's Comprehensive Plan. The property could be developed with office use under the existing zoning. However, the C-1 district regulations are not conducive to achieving the walkable vision of the Downtown Overlay. In addition, the applicant could meet the maximum building footprint, if the building were permitted to be 4-stories. Therefore, the applicant's variance request is related to Staff's recommendation to limit building heights in this area of the Downtown to no more than 3-stories. Additionally, the applicant is maintaining a minimum 15' setback at the rear adjacent to residential, which is the minimum setback requirement under the existing zoning of C-1.

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 the applicant has been contacted by some of the adjacent property owners, two (2) in support and two (2) in objection with concerns over impacts from the Cumming Street extension.

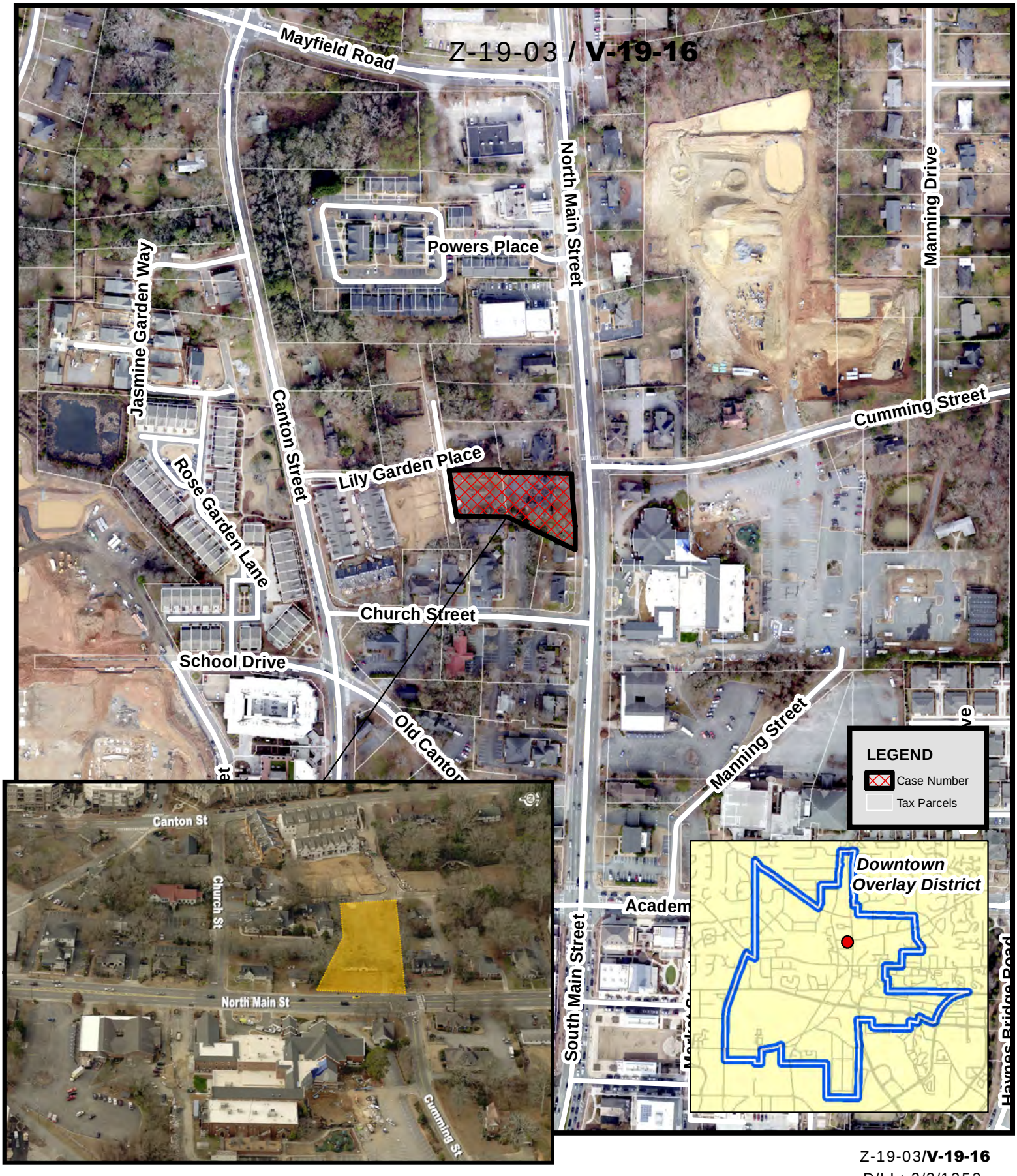
City Staff has been contacted by adjacent property owners with concerns over the Cumming Street extension impacting properties in West of Main, increased traffic and building setbacks on Violet Garden Walk. Staff notified the applicant of this concern and the applicant revised the site plan to provide a 20' setback at the rear of the property adjacent to West of Main.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on October 9, 2019. There were a few public comments on the signed-in sheet, including the need to accommodate the Cumming Street extension and associated drainage.

IV. ATTACHMENTS:

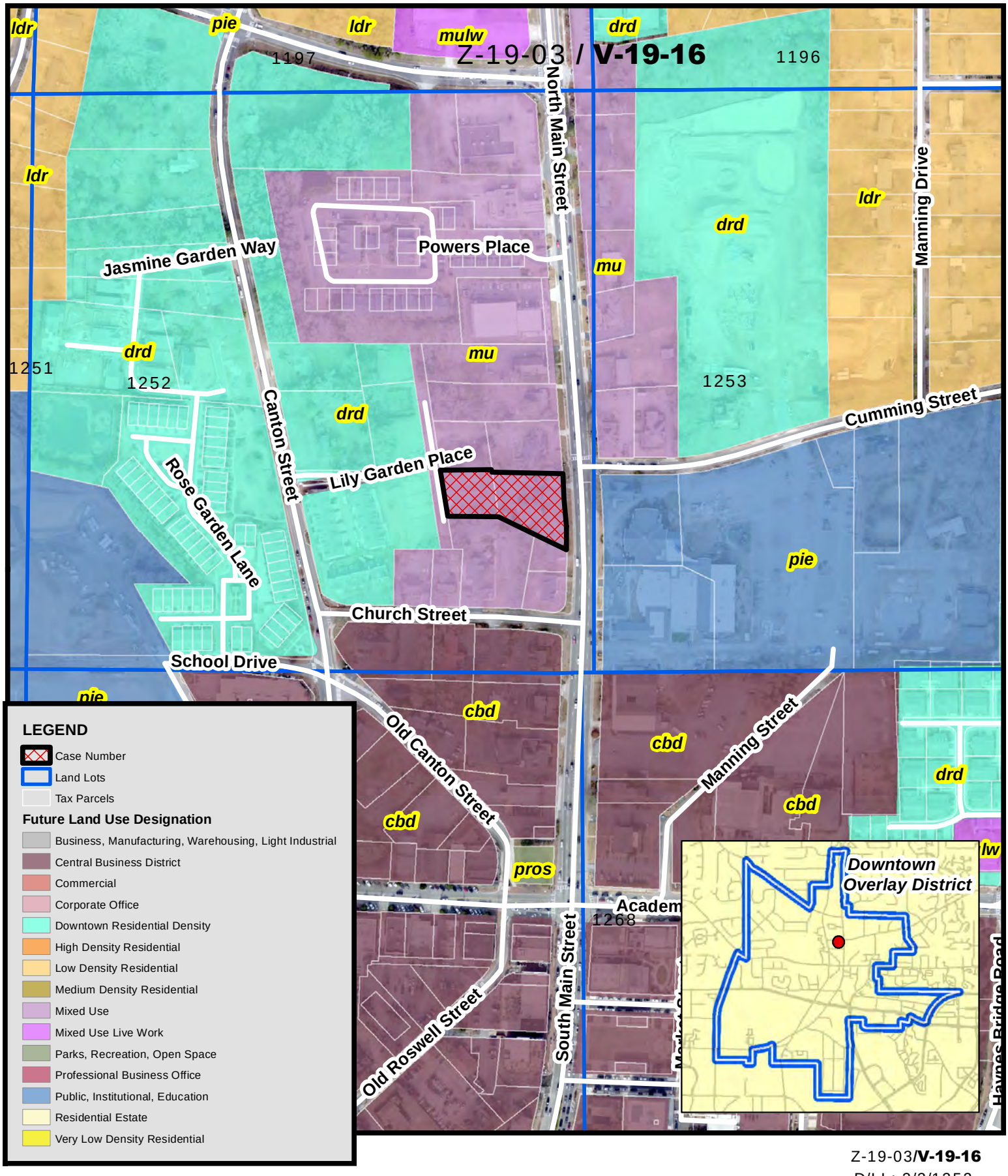
- Site Plan
- Renderings



Aerial Map
100 North Main Street
Office Building

Z-19-03/**V-19-16**
D/LL: 2/2/1252
PC Date: 11/07/19
CC Date: 11/18/19

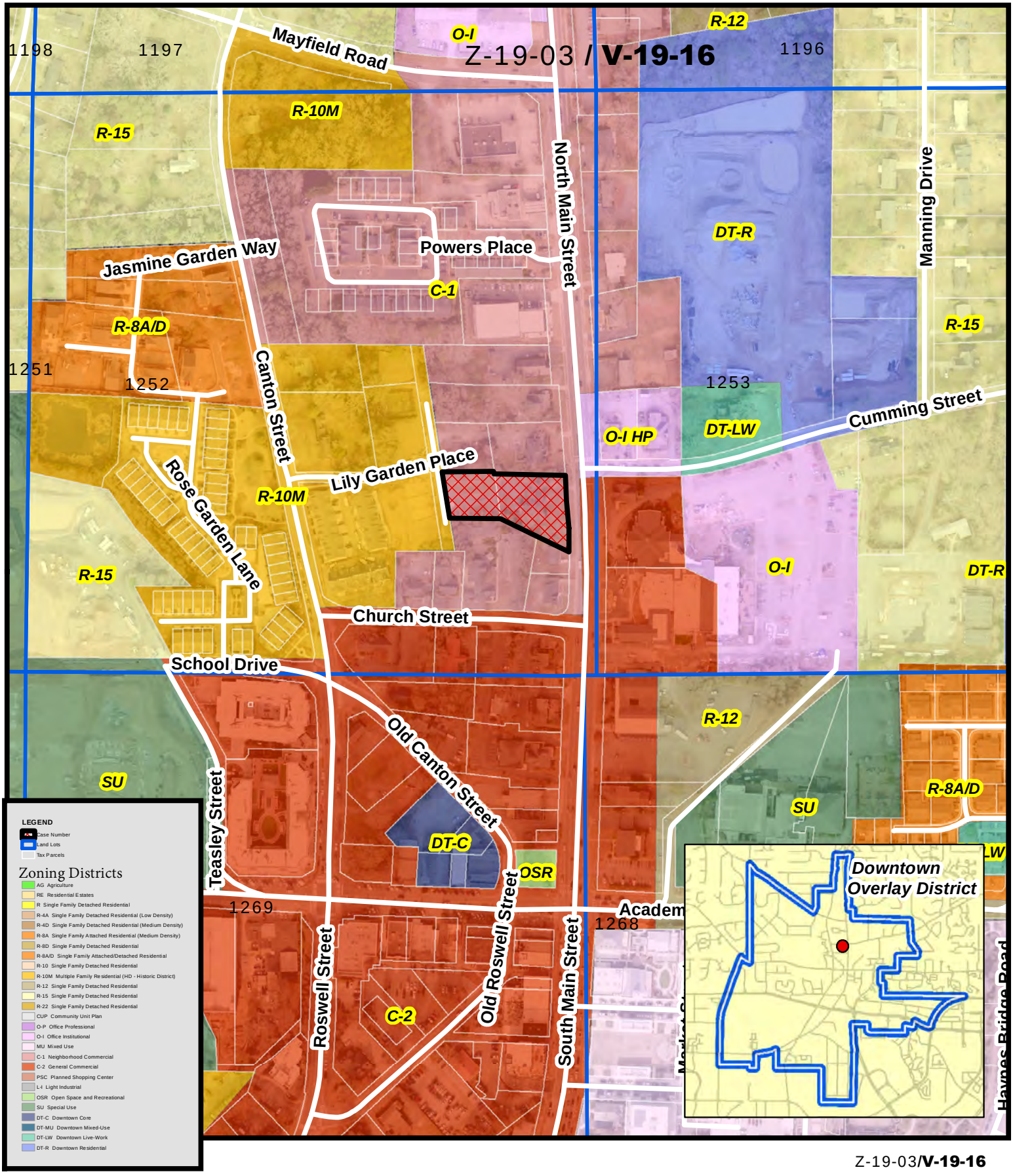
Location Map Provided by:
Community Development - GIS



Future Land Use
100 North Main Street
Office Building

Z-19-03/**V-19-16**
D/LL: 2/2/1252
PC Date: 11/07/19
CC Date: 11/18/19

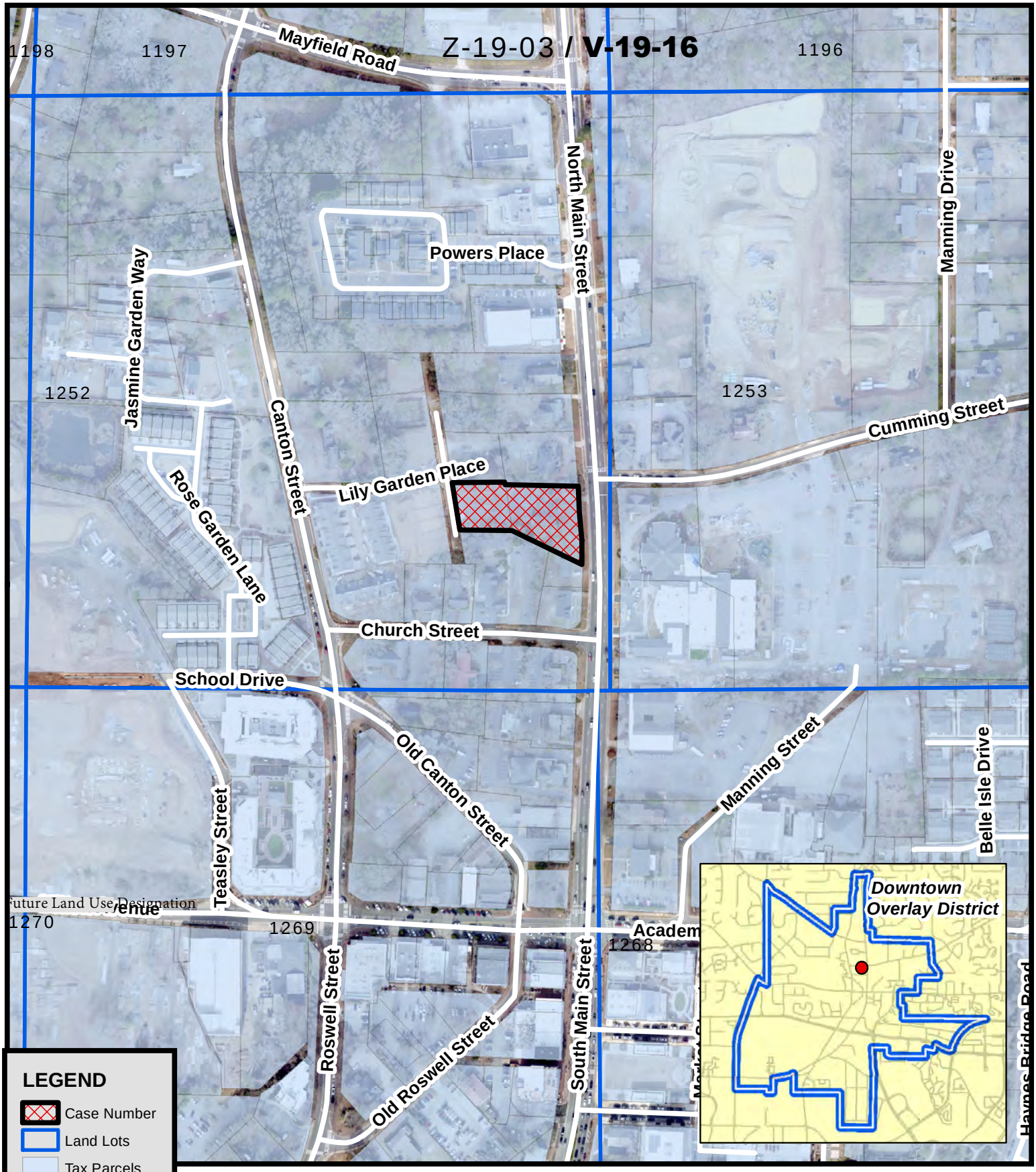
Location Map Provided by:
Community Development - GIS



Zoning Map
100 North Main Street
Office Building

Z-19-03/**V-19-16**
D/LL: 2/2/1252
PC Date: 11/07/19
CC Date: 11/18/19

Location Map Provided by:
Community Development - GIS

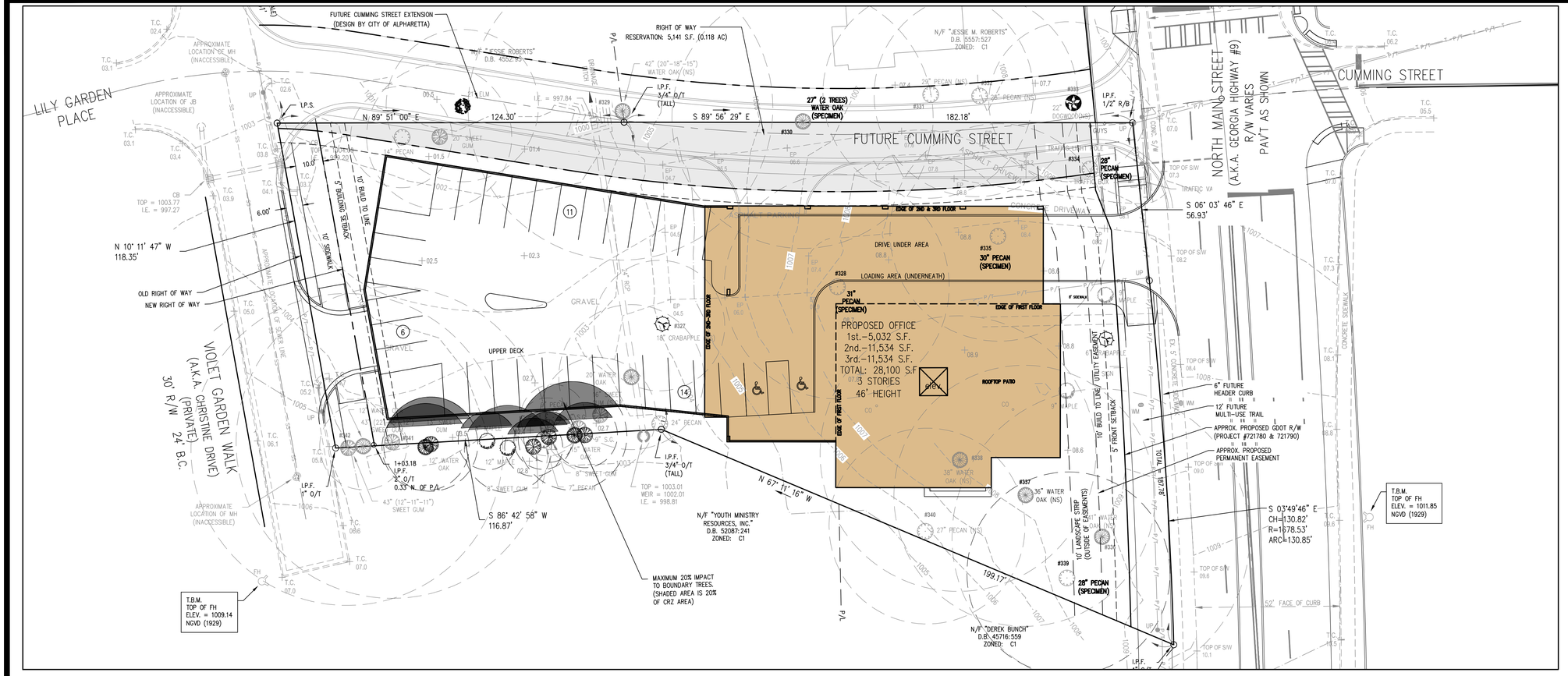


Future Land Use Designation

Location Map
100 North Main Street
Office Building

Z-19-03/**V-19-16**
D/LL: 2/2/1252
PC Date: 11/07/19
CC Date: 11/18/19

Location Map Provided by:
Community Development - GIS



SITE DATA:

100 NORTH MAIN STREET
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
LAND LOT 1252
2nd DISTRICT 2nd SECTION

TOTAL ACREAGE: 0.92

CURRENT ZONING: C-1
FUTURE LAND USE: MU
PROPOSED ZONING: DT-MU

PROPOSED USE:
- OFFICE: 28,100 s.f.

REQUIRED PARKING RATIO: 3.0 :1000 (85 REQUIRED SPACES)
TOTAL OFFICE PARKING:
59 LOWER DECK
31 UPPER DECK
0 ON STREET
90 SPACES PROVIDED

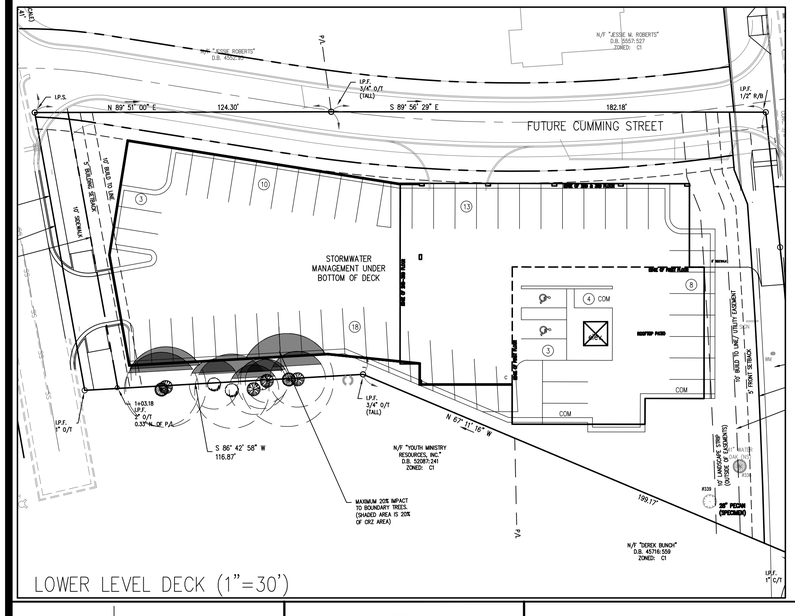
SITE STANDARDS:

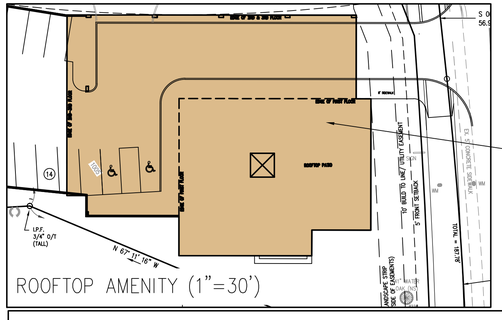
MIN AMENITY AREA	10% OF SITE (4007 SF)
PROP AMENITY AREA	28% (11,534 SF) ROOFTOP TERRACE
MAX LOT BUILDING COVERAGE	80%
PROP LOT BUILDING COVERAGE	30.5% (12,250 SF)
PROP LOT DECK COVERAGE	25.1% (10,072 SF)
TOTAL BUILDING/ DECK COVERAGE	55.6%

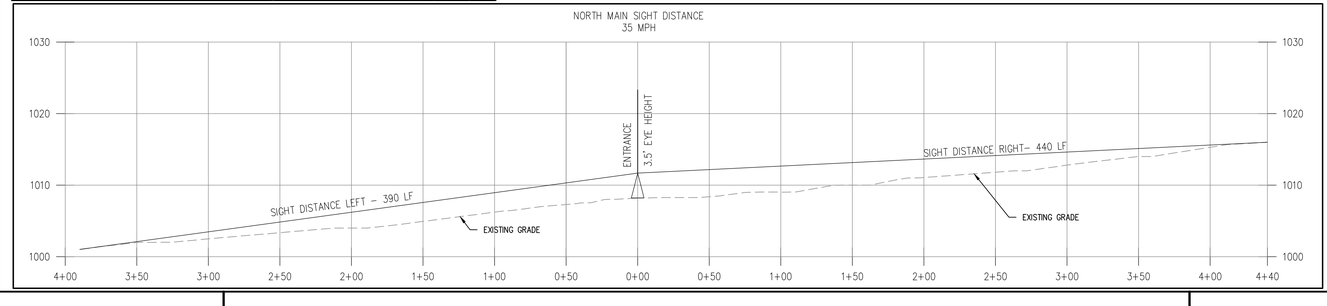
SETBACKS

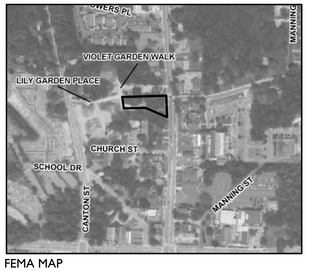
FRONT	5' MIN / 10' MAX
SIDE	0'
REAR	6' NO ALLEY
REAR	3' ALLEY

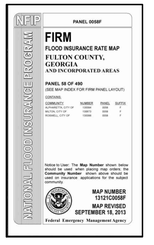
*STORMWATER MANAGEMENT WILL BE HANDLED UNDERGROUND UNDER THE DECK.











FEMA MAP
SCALE 1"=500'
THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE AS IDENTIFIED ON F.I.R.M. COMMUNITY PANEL NO. 1312C0058F. LAST REVISED SEPTEMBER 18. 2013.

☒	Element Description
N/A	Key and/or legend and site location map with North arrow
N/A	Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning.
N/A	Acreage of the subject property.
N/A	Location of land lot lines and identification of land lots.
N/A	Existing, proposed, new dedicated, and future reserved rights-of-way of all streets, roads, and rail lines adjacent to and on the subject property.
N/A	Proposed streets on the subject site.
N/A	Current zoning of the subject site and adjoining properties.
N/A	Existing buildings (with square footages, heights, and stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property.
N/A	Location of proposed buildings with square footages, heights, and stories.
N/A	Layout and minimum lot size of proposed single-family residential lots. N/A
N/A	Topography of subject site.
N/A	Required and proposed setbacks.
N/A	100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps.
N/A	Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed.
N/A	Tree lines, woodlands, significant trees with critical root zones (1.3 x trunk diameter), and open fields on subject site.
N/A	Required and proposed parking spaces, loading, and unloading facilities.
N/A	Lakes, streams, and other waters on the site and associated buffers. Wetlands shown on GIS maps or survey. N/A
N/A	Proposed stormwater management facilities.
N/A	Entrance distance profile assuming the driver's eye at a height of 3.5 feet.
N/A	Existing driveways located within 150 feet of the subject property on adjacent or nearby parcels (including those parcels on the opposite side of a public street).
N/A	Proposed access driveways and the available intersection sight distance (according to AASHTO Green Book).

AEC
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50 Warm Springs Circle
Roswell ▫ Georgia ▫ 30075
(770) 641-1942 ▫ www.aecatl.com

NORTH
20 0 20 40

PRELIMINARY SITE PLAN

100 NORTH MAIN STREET

ALPHARETTA, GEORGIA

PROJECT INFORMATION
PROJECT NO.: 18-4233.10
DATE: 10-18-18, REV. 10-23-19
SCALE: 1" = 20'
FILE NAME: 18-4233 P10.dwg
DESIGN/DRAWN: slr/sch/tpb

Elevations

ARCHITECT
D. Tracy Ward
Est. 1993

9/3/2019

Elevations

ARCHITECT
D. Tracy Ward
Est. 1993

9/3/2019

Elevations

ARCHITECT
D. TRACY WARD
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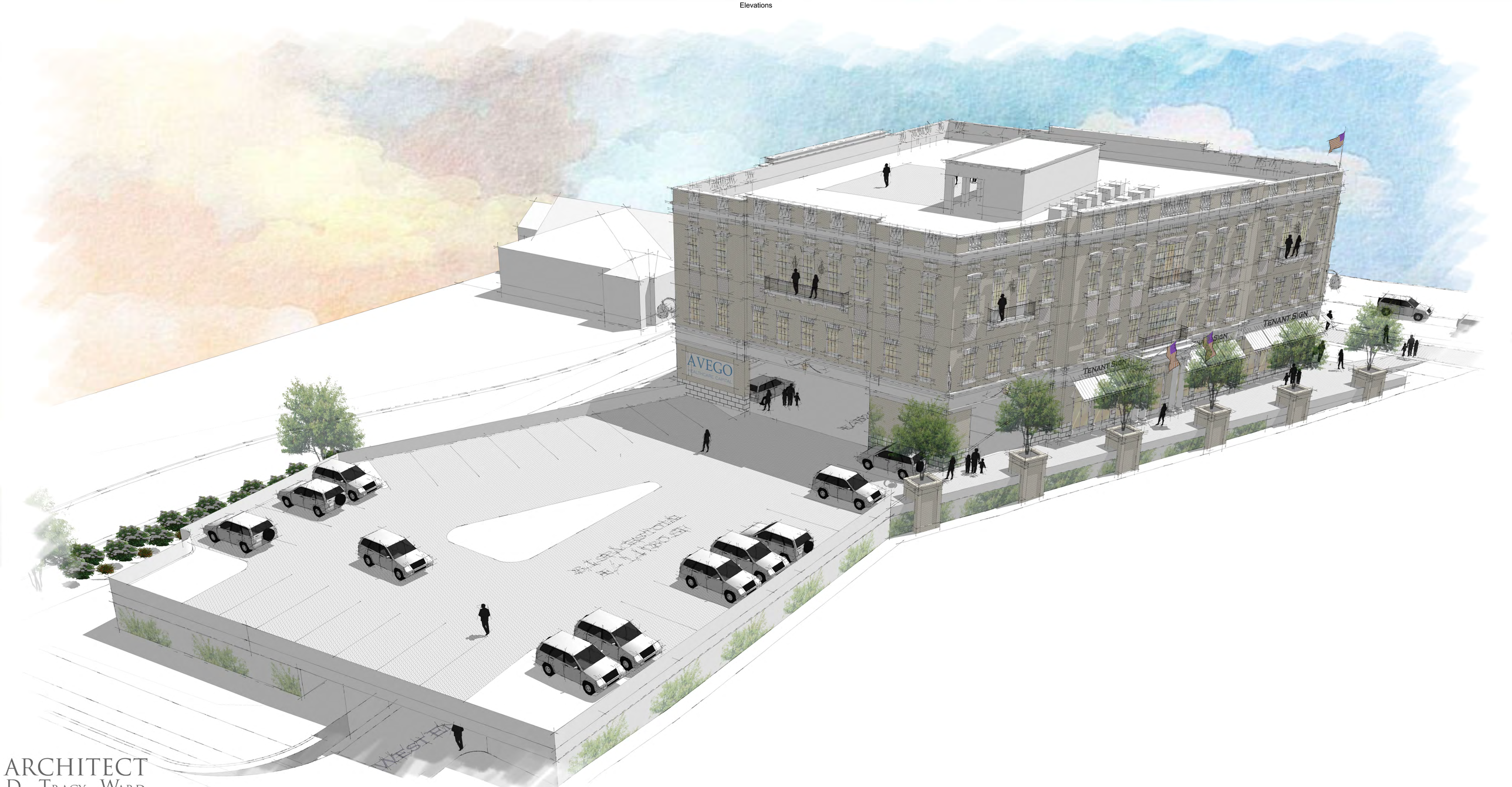

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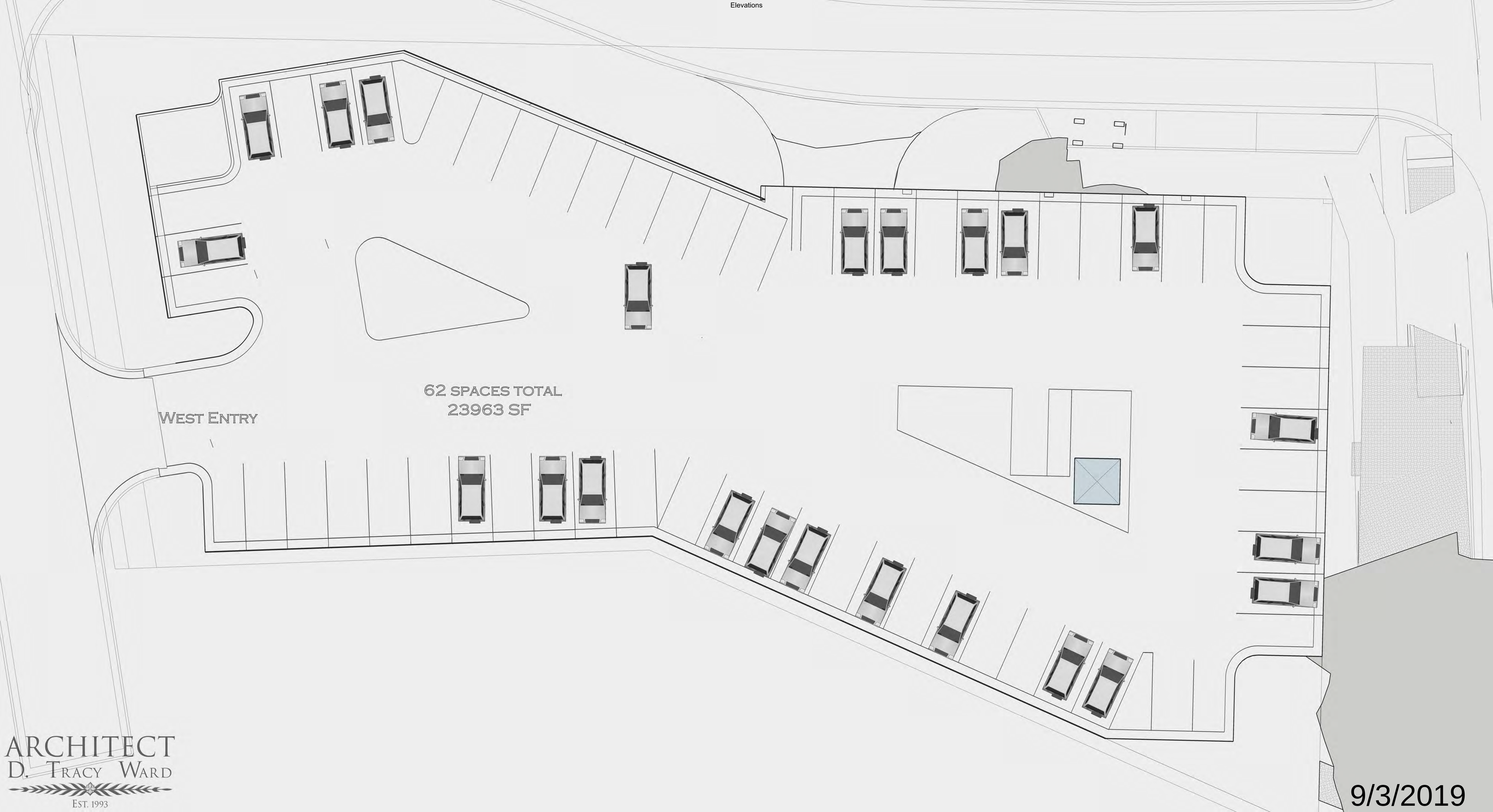

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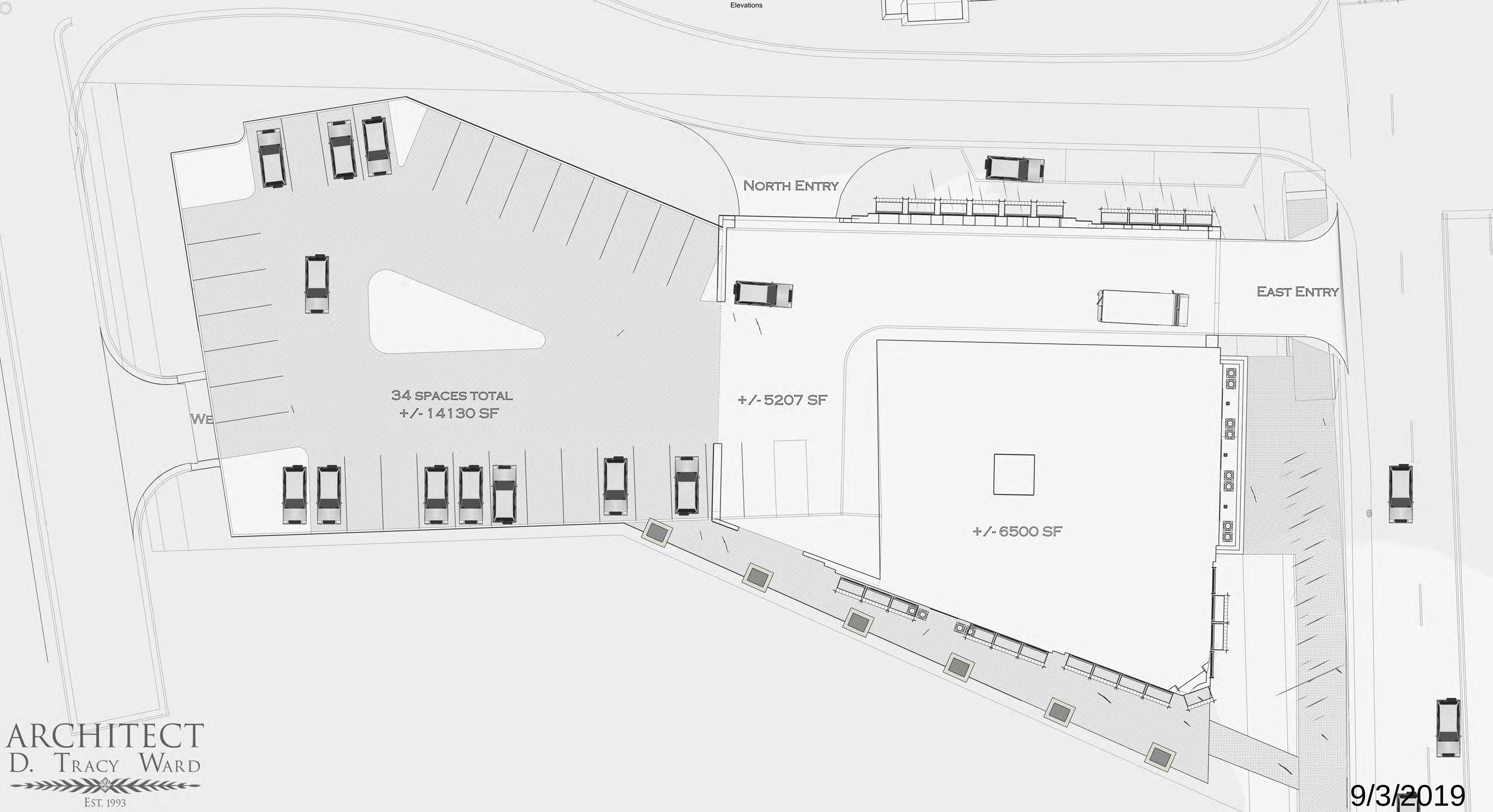

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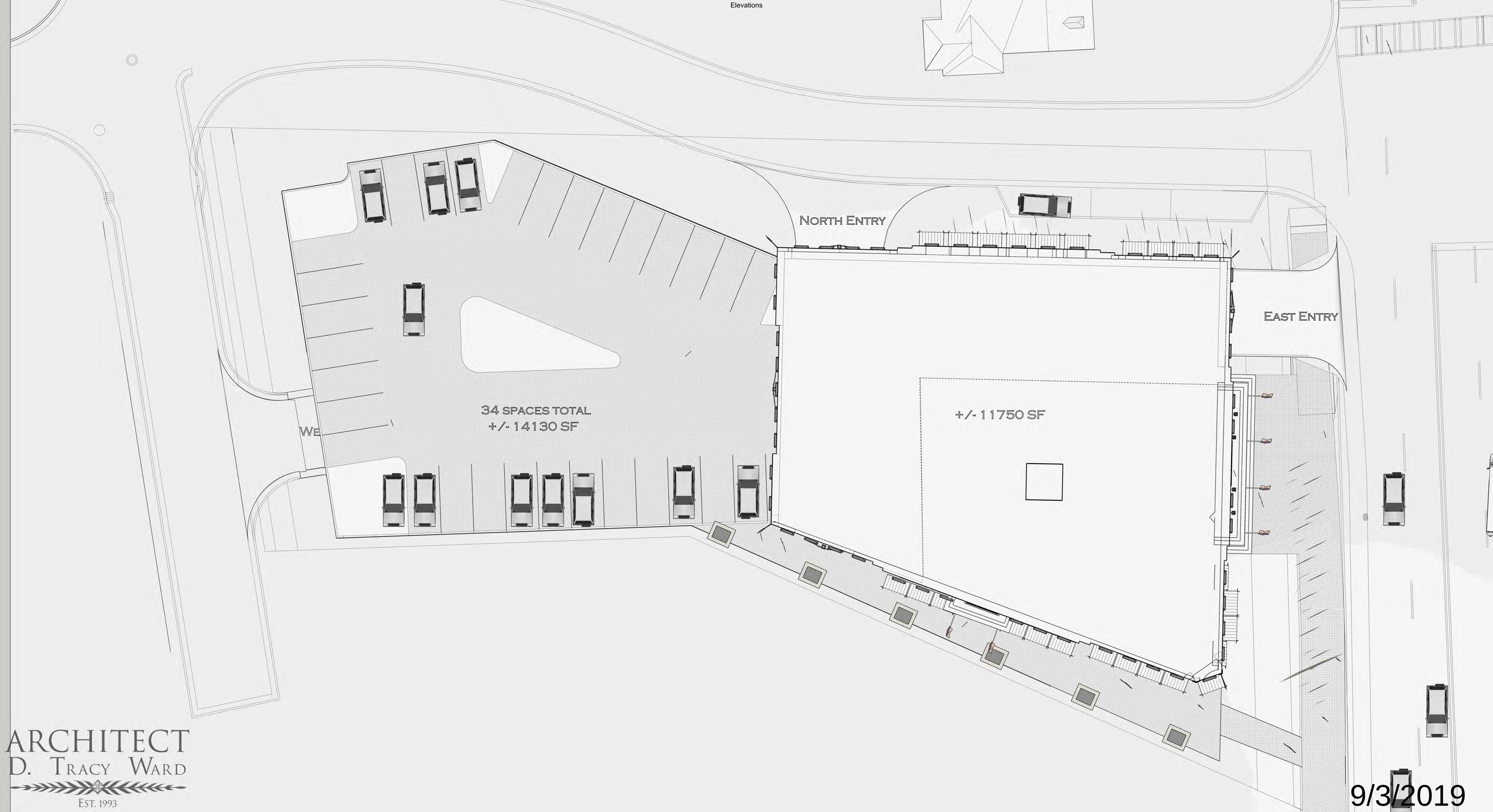

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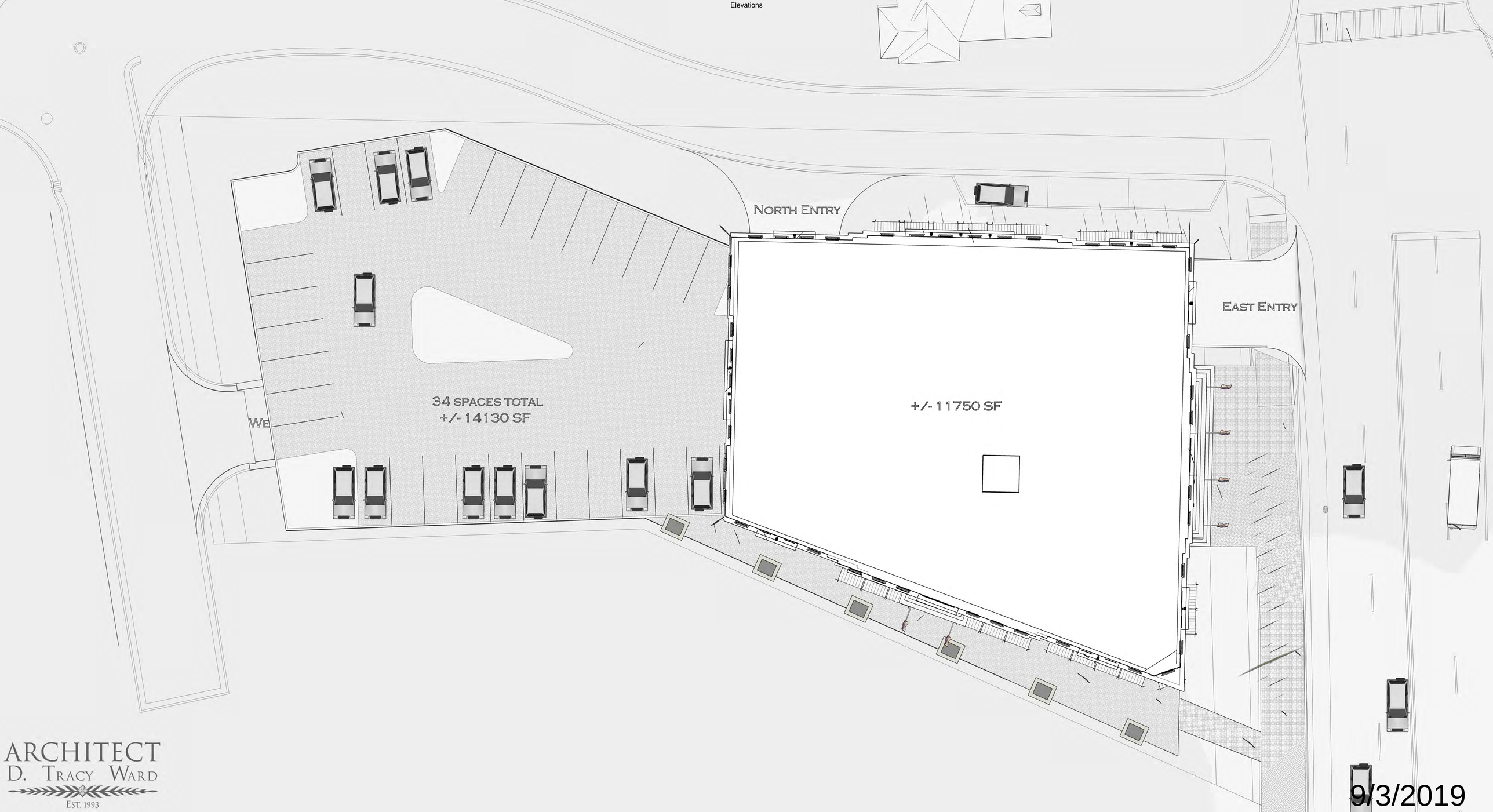
Elevations



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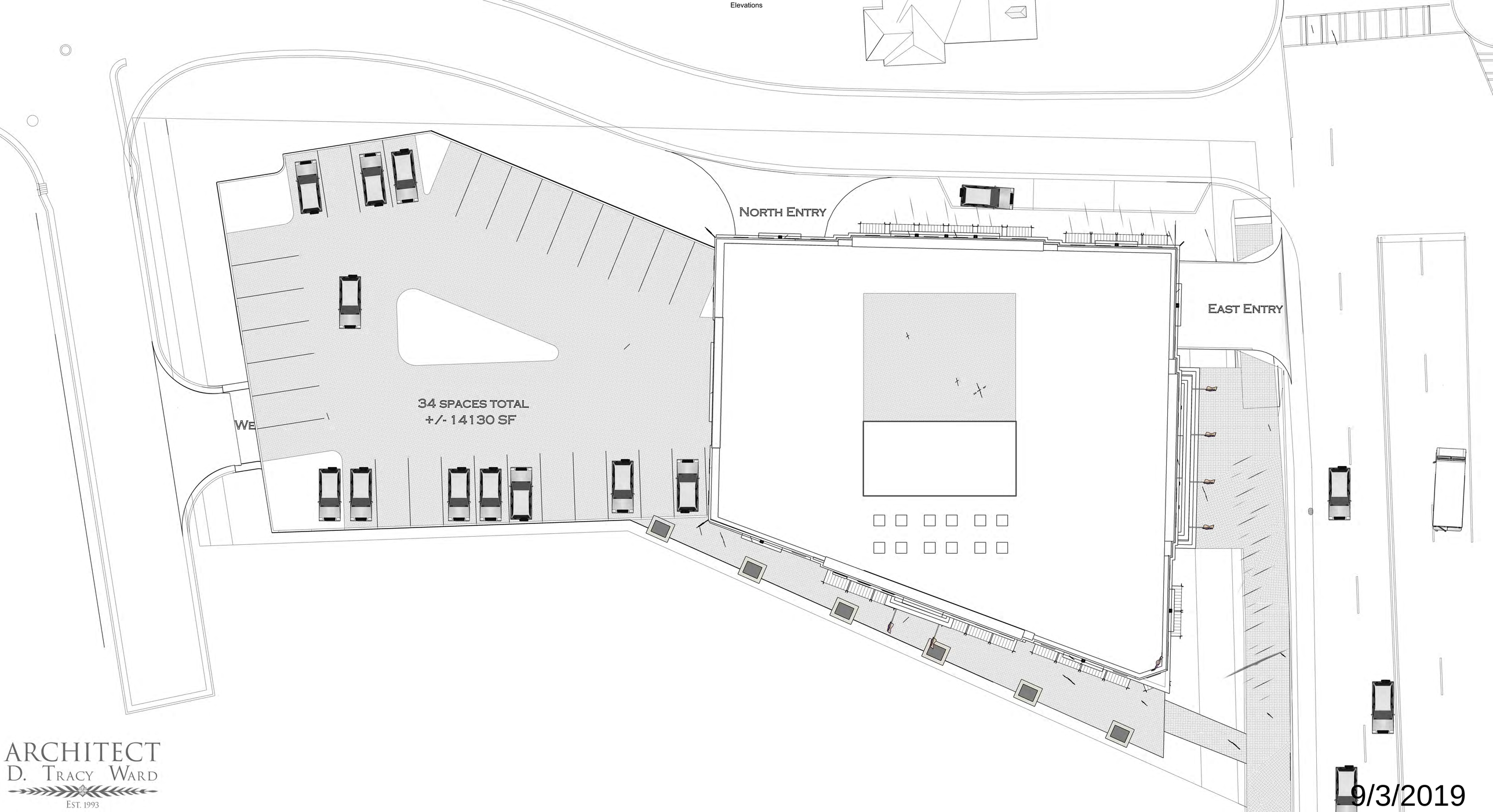
Elevations



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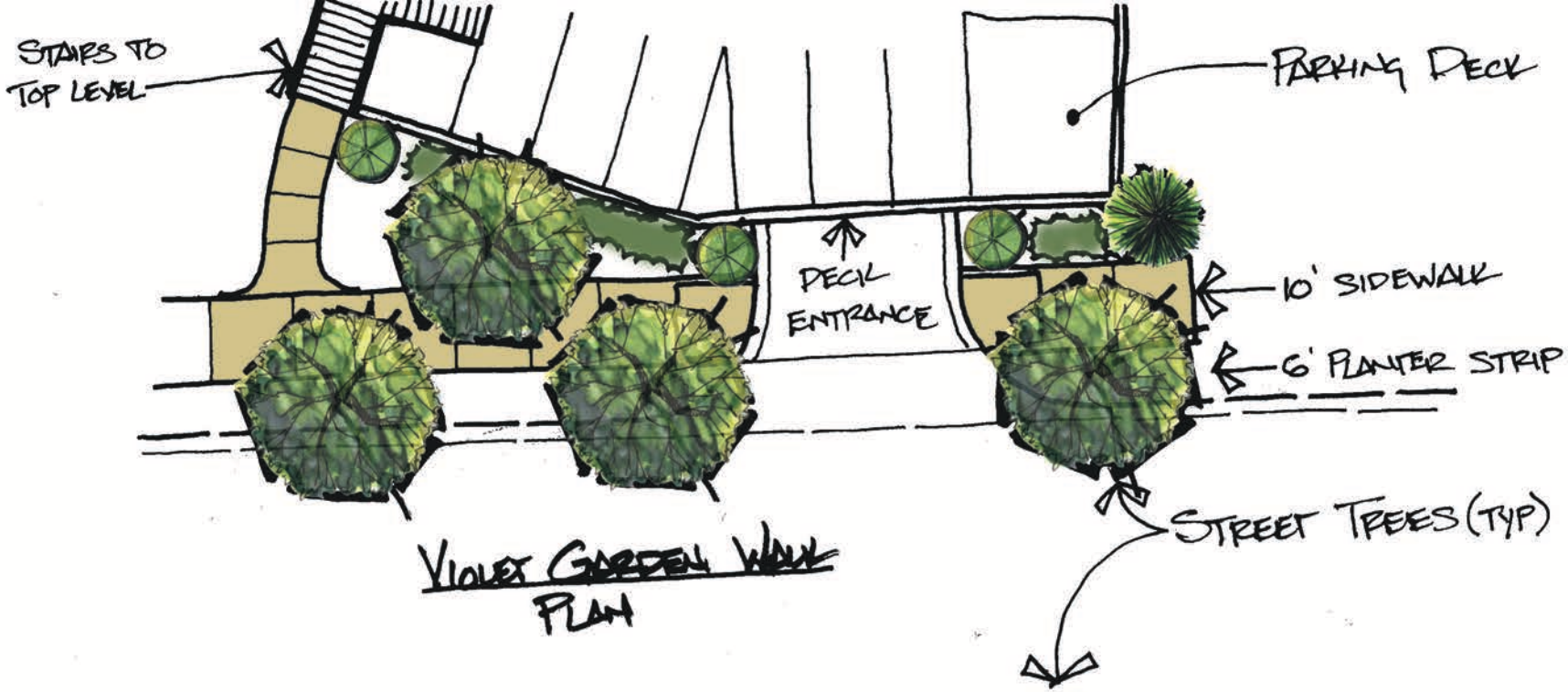

VIOLET GARDEN WALK
PLAN

VIOLET GARDEN WALK
ELEVATION

100 NORTH MAIN STREET

10.24.2019

AEC, INC.
(770) 641-1942

A&R Engineering Inc.
2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areng.com

GEORGIA REGISTERED NO. 22518 PROFESSIONAL ENGINEER ABDUL KAREEM AMER

Memorandum

To: MZA Commercial Real Estate Services, LLC

From: Abdul K. Amer, PE, PTOE

Date: November 21, 2019

Subject: Trip Generation Memo for 100 North Main Street – Alpharetta, Georgia

---

The purpose of this memorandum is to determine the trip generation and traffic distribution characteristics that will result from the proposed 28,100 square foot office building at 100 North Main Street in Alpharetta, Georgia. The site proposes one full-access driveway via Violet Garden Walk and one full-access driveway on SR 9 (North Main Street), just south of Cumming Street. The location of the development is shown below in Figure 1.

Figure 1: Site Location

METHODOLOGY

Trip generation estimates for the project were based on the rates and equations published in the 10th edition of the Institute of Transportation Engineers (ITE) Trip Generation report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was based on the following ITE Land Uses: *710 – General Office Building*.

TABLE 1 – TRIP GENERATION

Land Use	Size	AM Peak Hour			PM Peak Hour			24-Hour	
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
General Office Building	28,100 sf	40	7	47	4	23	27	121	121

As part of this memorandum, the new trips generated by the proposed development, shown in Table 1, were distributed to each proposed driveway for each peak hour using the following distributional split on the surrounding roadway network:

- 12% travelling to/from the NORTH on SR 9 (North Main Street)
- 20% travelling to/from the SOUTH on SR 9 (North Main Street)
- 28% travelling to/from the NORTH on Canton Street
- 40% travelling to/from the SOUTH on Canton Street

The peak hour traffic at each driveway is shown in Figure 2 below.

Figure 2: Peak Hour Ingress/Egress Traffic

As a point of reference, average daily traffic volumes on SR 9 (North Main Street) and Canton Street were obtained from the Georgia Department of Transportation. The counts revealed a 2018 ADT on SR 9 (North Main Street) of 26,700 vehicles per day north of Mayfield Road (Station ID 121-0146) and 25,000 vehicles per day south of Academy Street (Station ID 121-0144), as well as a 2018 ADT on Canton Street of 7,440 vehicles per day north of Church Street (Station ID 121-0827).

TREES TO BE REMOVED BY GDOT PROJECT

IMPACTS TO STRUCTURAL ROOT PLATE

#	333	22" DOGWOOD
#	334	28" PECAN
#	336	41" WATER OAK
#	339	28" PECAN
#		6" CRABAPPLE
#		9" MAPLE

TREES IMPACTED BY GDOT PROJECT

#	337	36" WATER OAK (16% CRZ IMPACT)
#	335	30" PECAN (7% CRZ IMPACT)

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NORTH

20 0 20 40

TREE EXHIBIT

100 NORTH MAIN STREET

ALPHARETTA, GEORGIA

PROJECT INFORMATION
PROJECT NO.: 18-4233.10
DATE: 10-18-18, REV. 9-4-19
SCALE: 1" = 20'
FILE NAME: 18-4233 P10.dwg
DESIGN/DRAWN: slr/sch/tpb

EXHIBIT “A”

Trees within the GDOT ROW & Easement Areas to be Removed

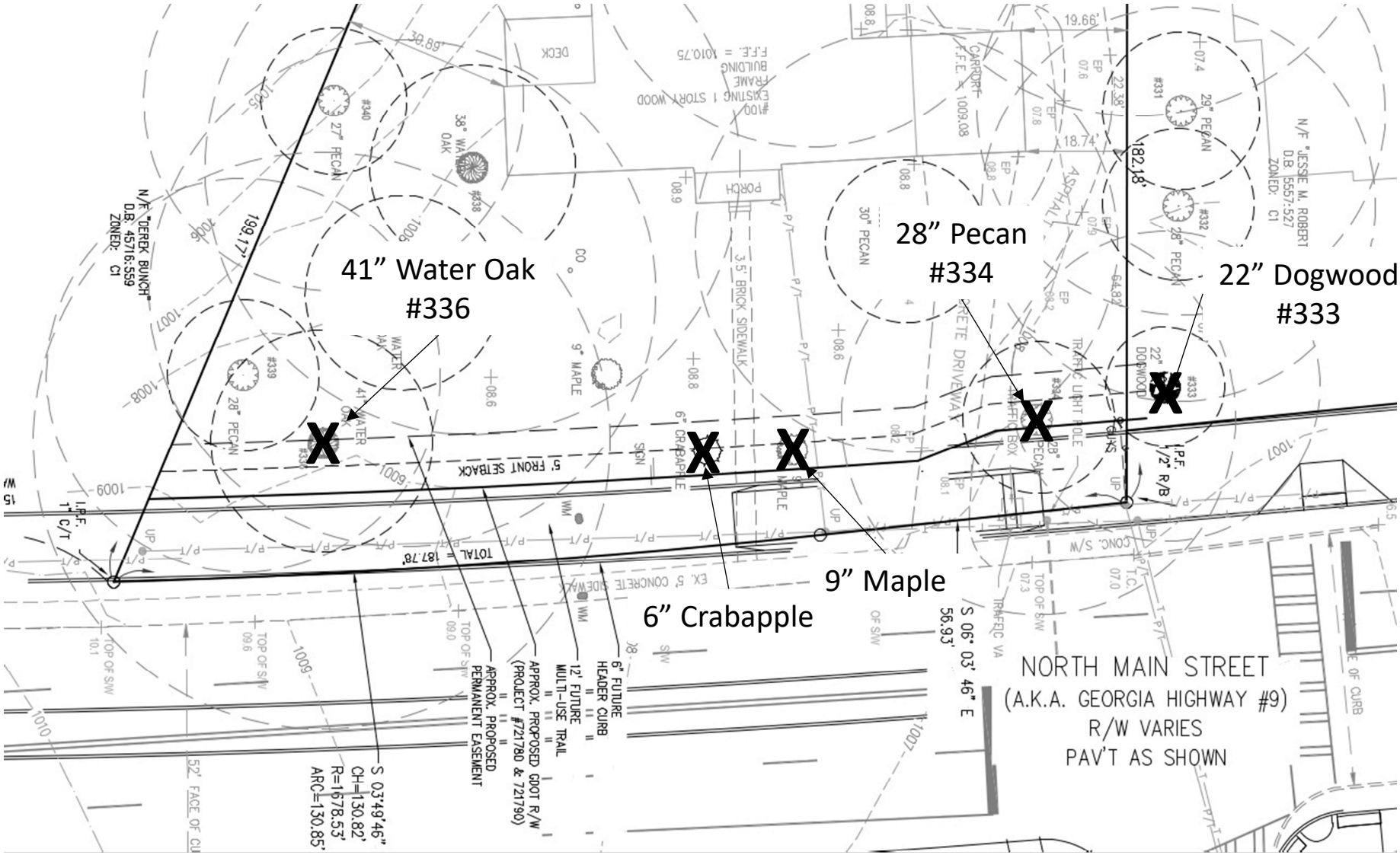
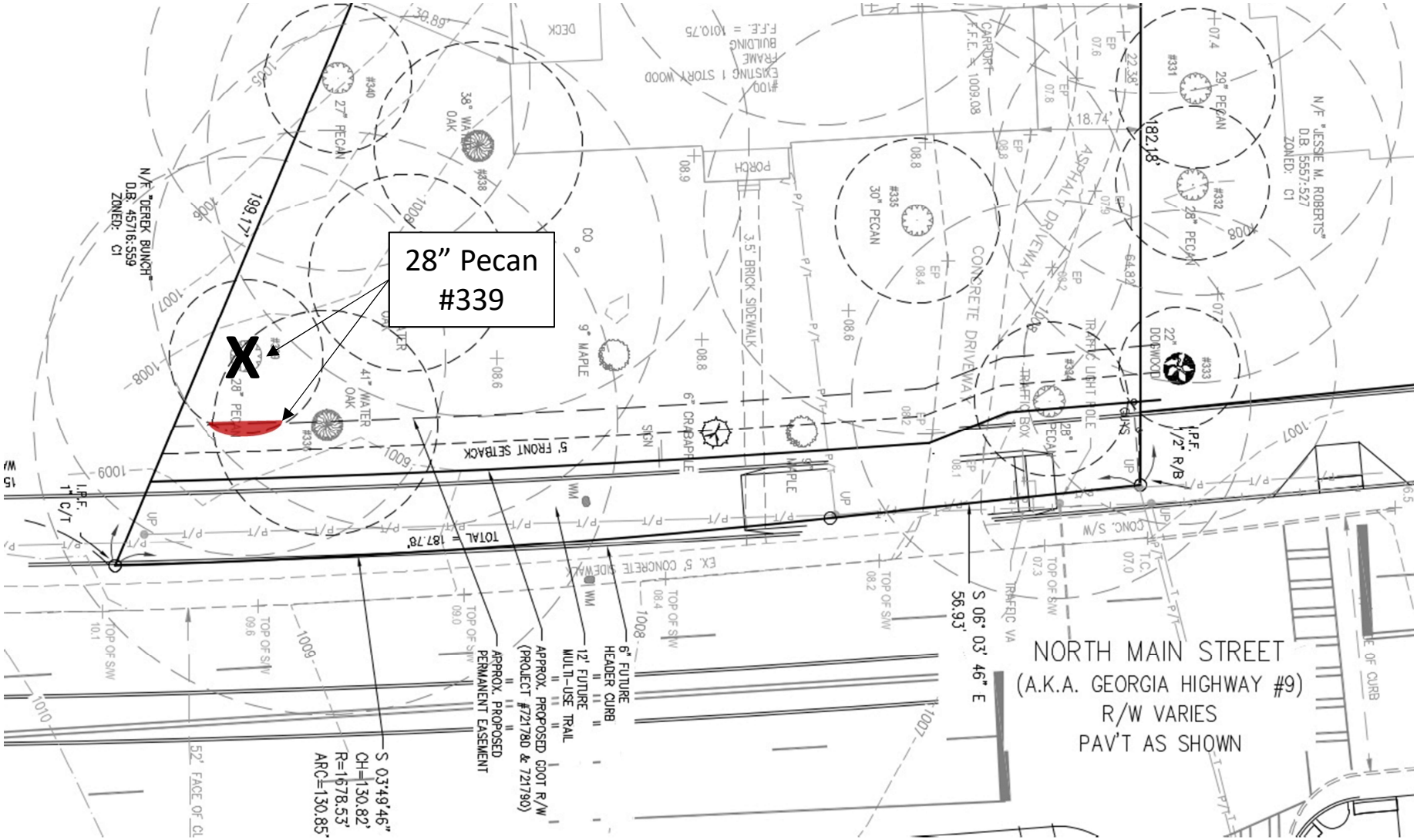


EXHIBIT “B”

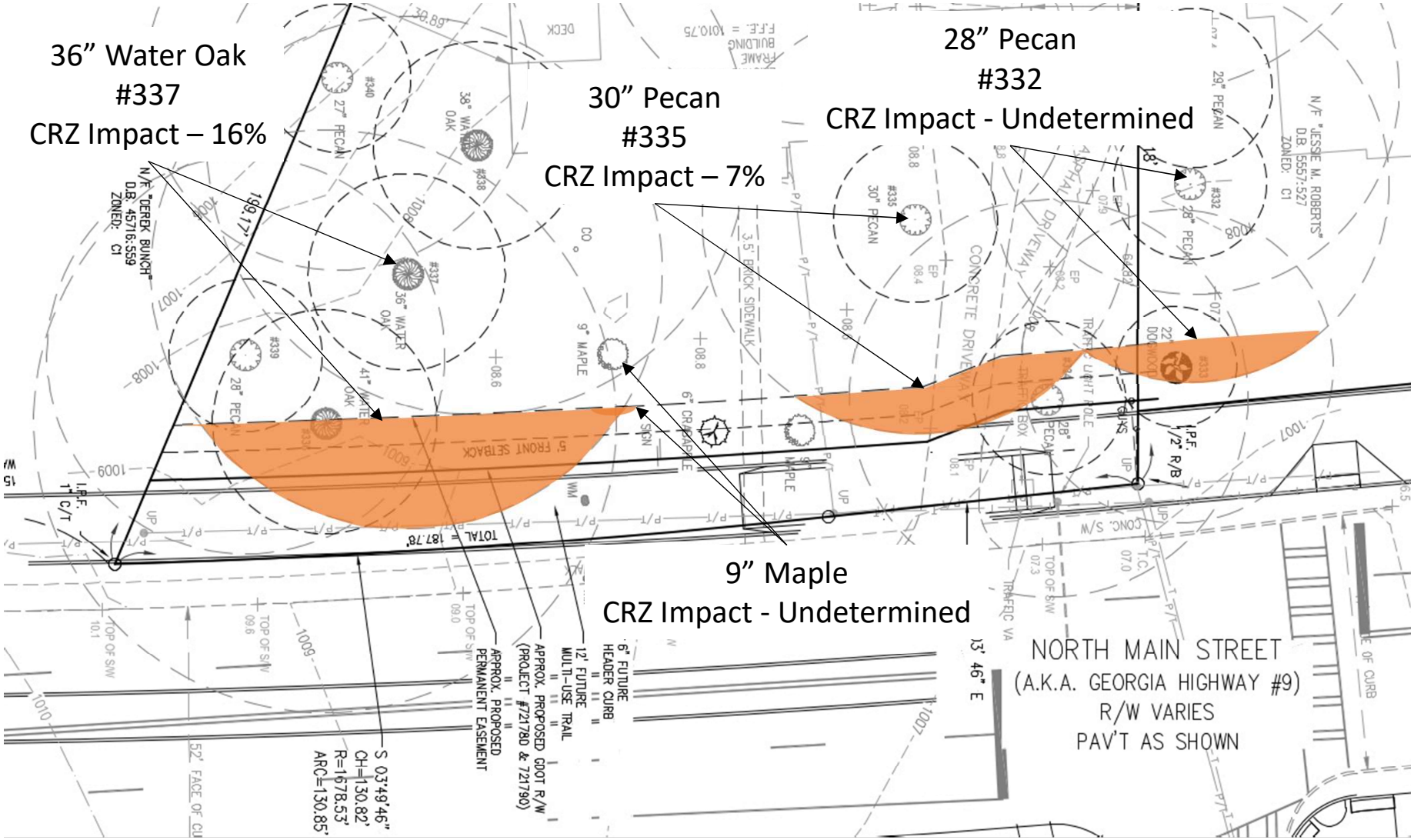
Trees with Structural Root Plates located within the GDOT Right of Way and Easements



Structural Root Plate

EXHIBIT “C”

Trees with Critical Root Zones located within the GDOT Right of Way and Easements



Critical Root Zone

Photo 5

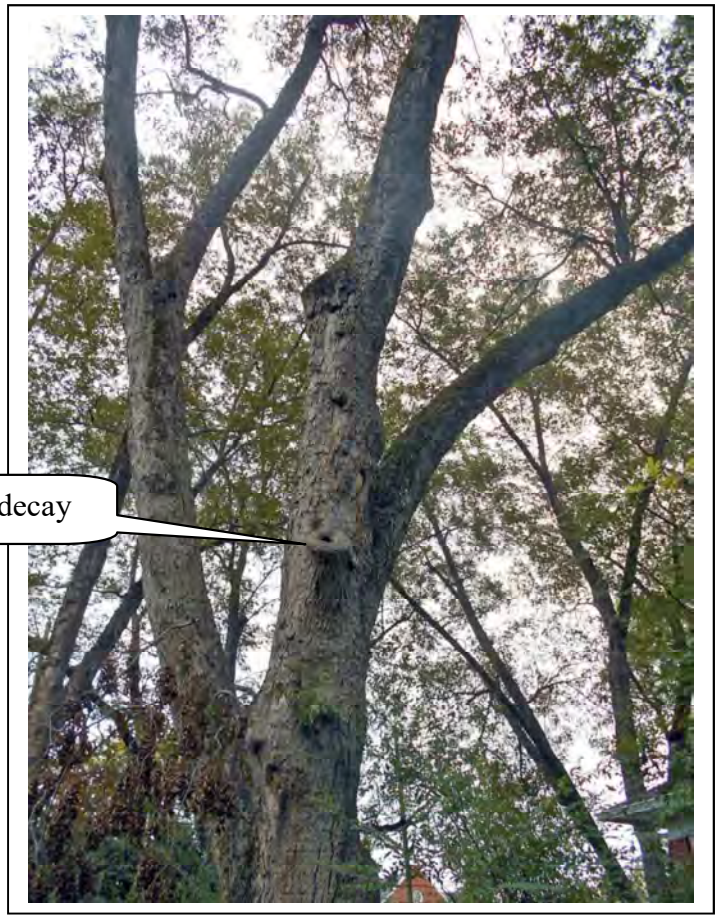


Photo 6

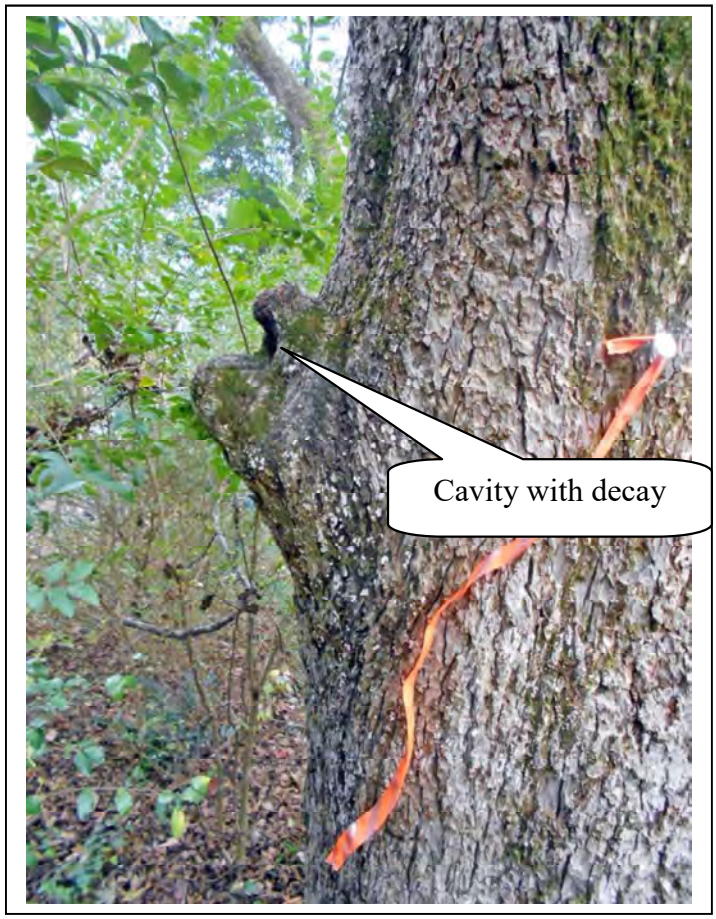
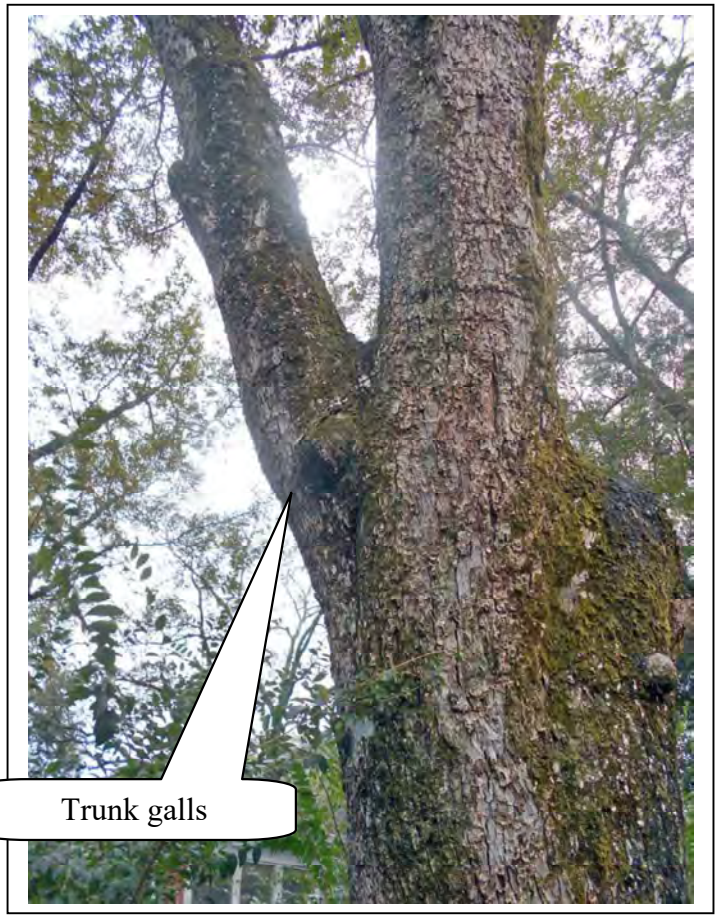


Photo 7

Photo 8



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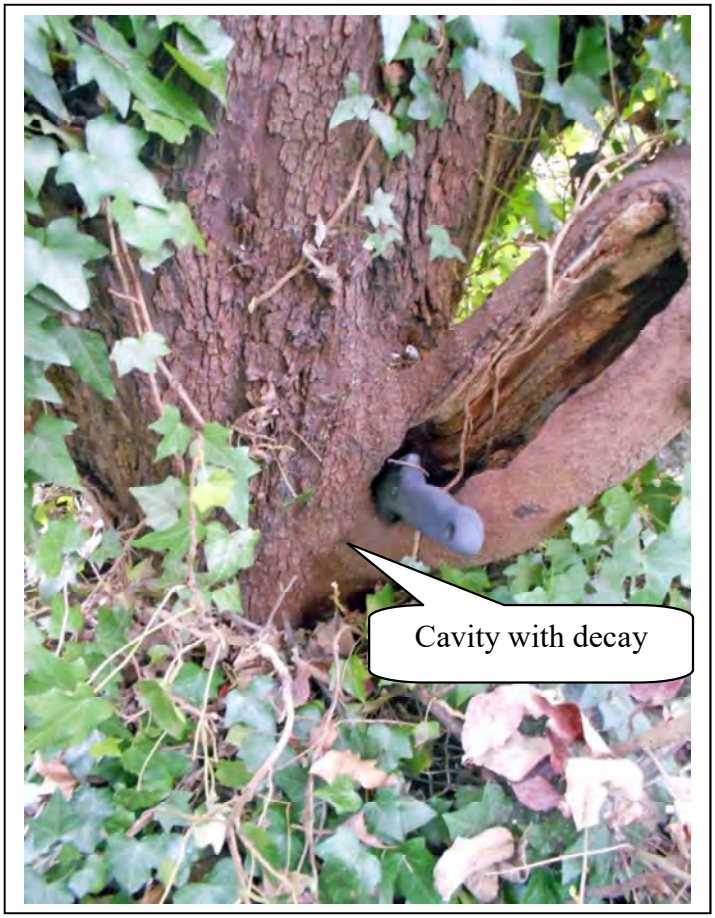

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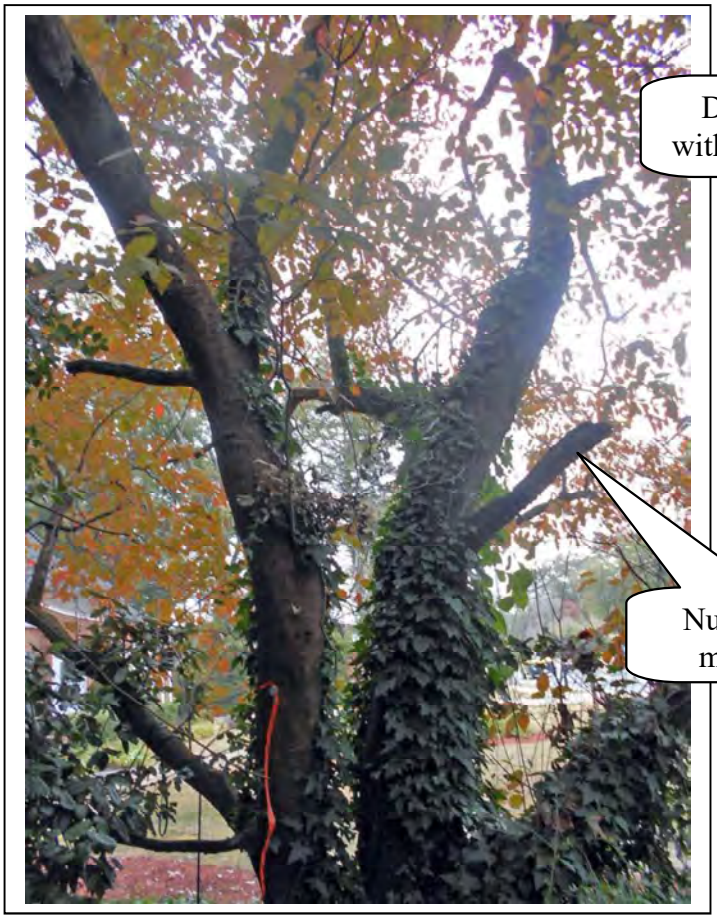

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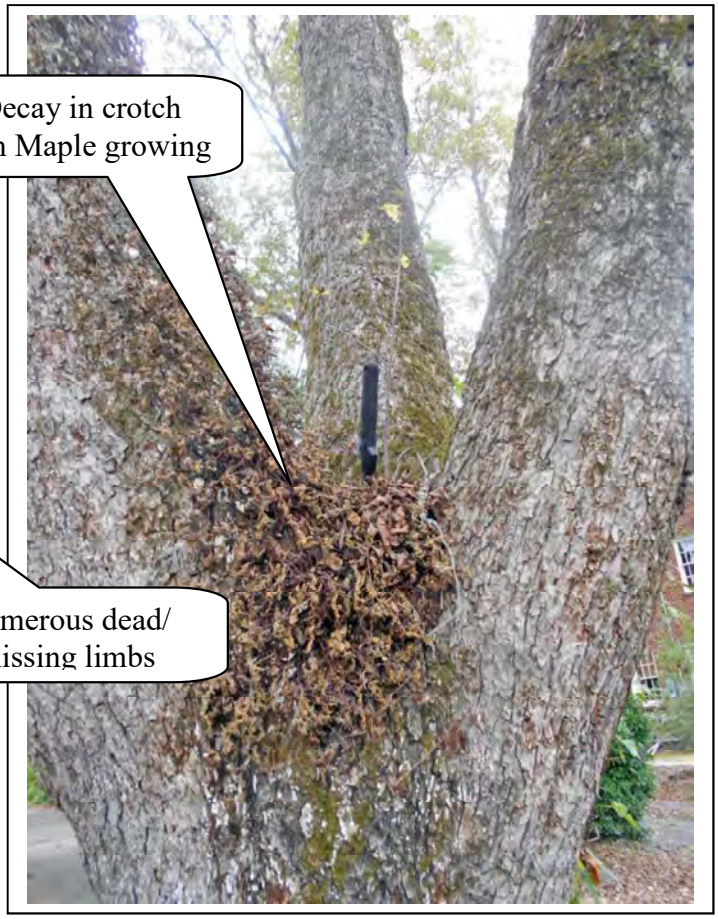

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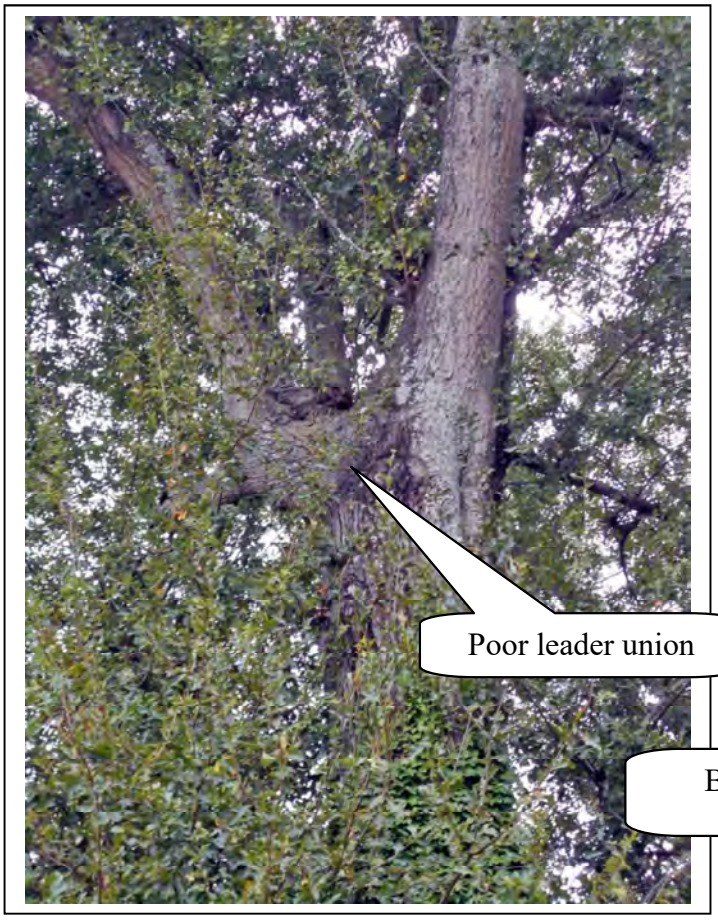
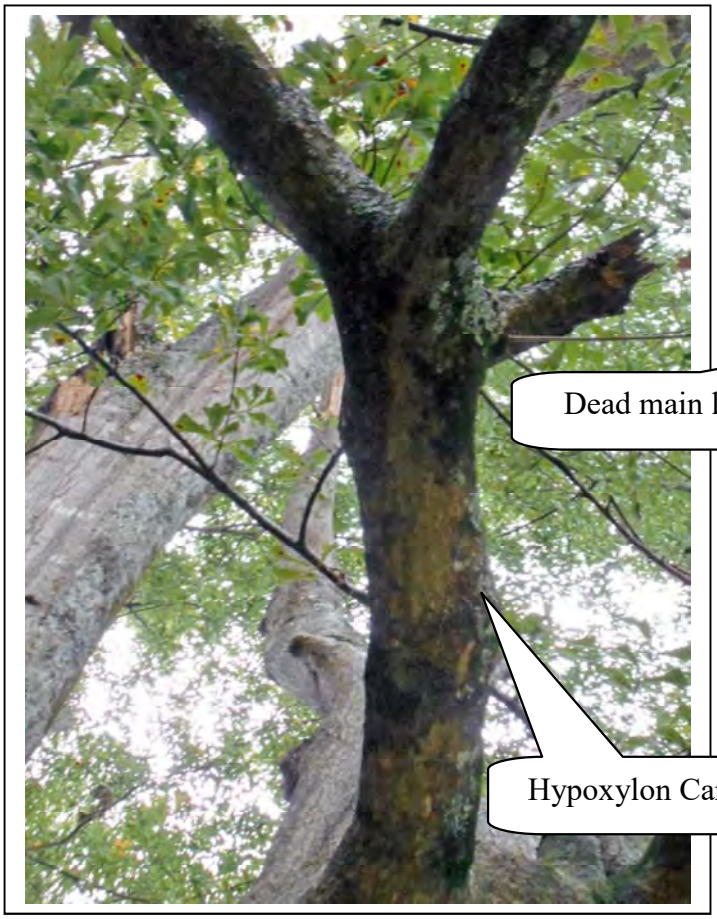


Photo 13

Photo 14

Photo 15

Photo 16



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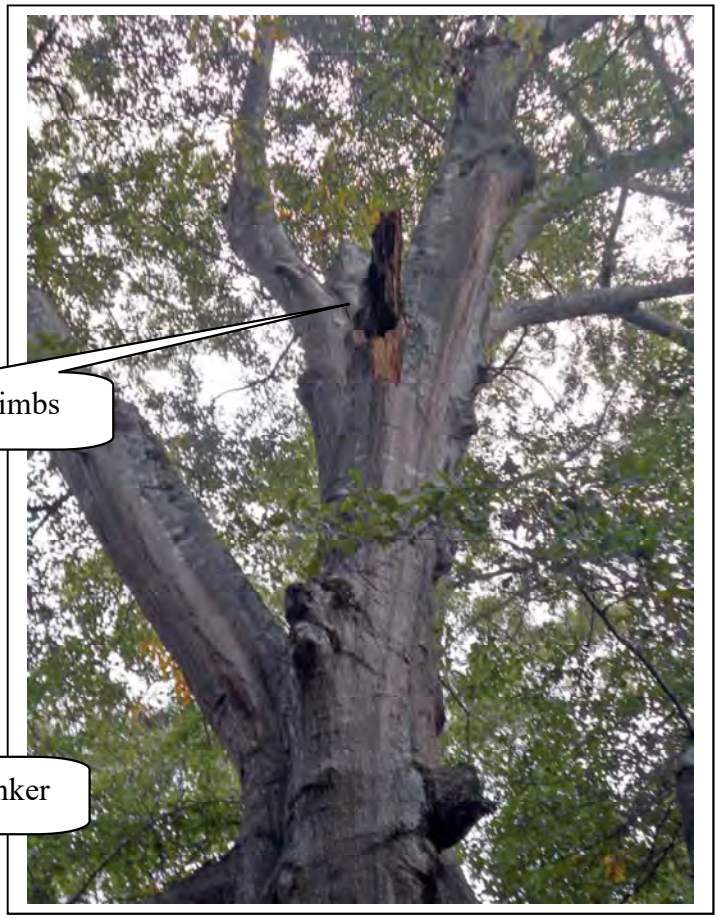

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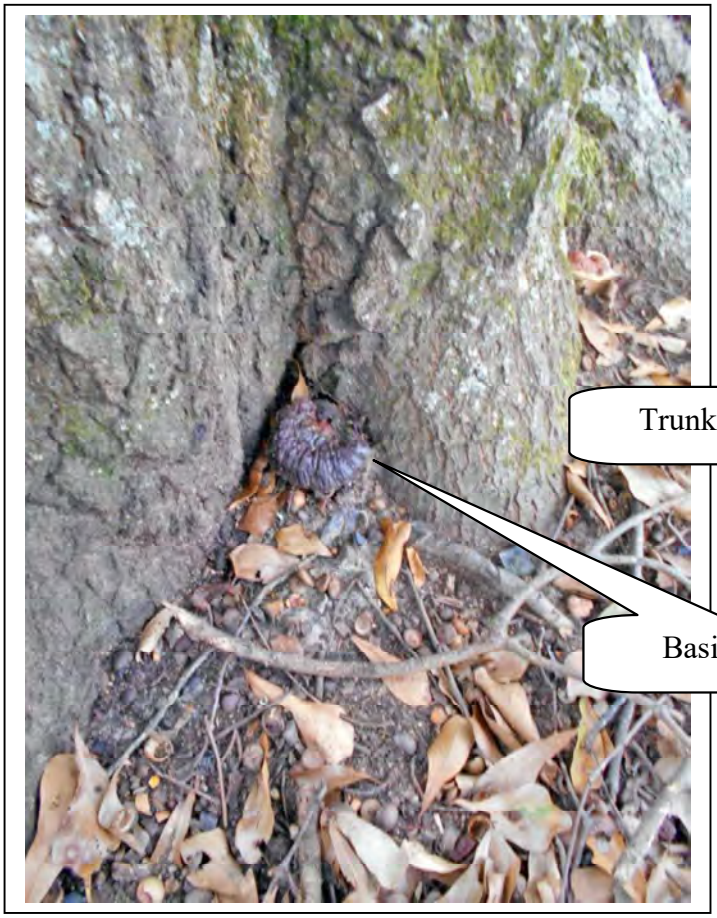


Photo 19

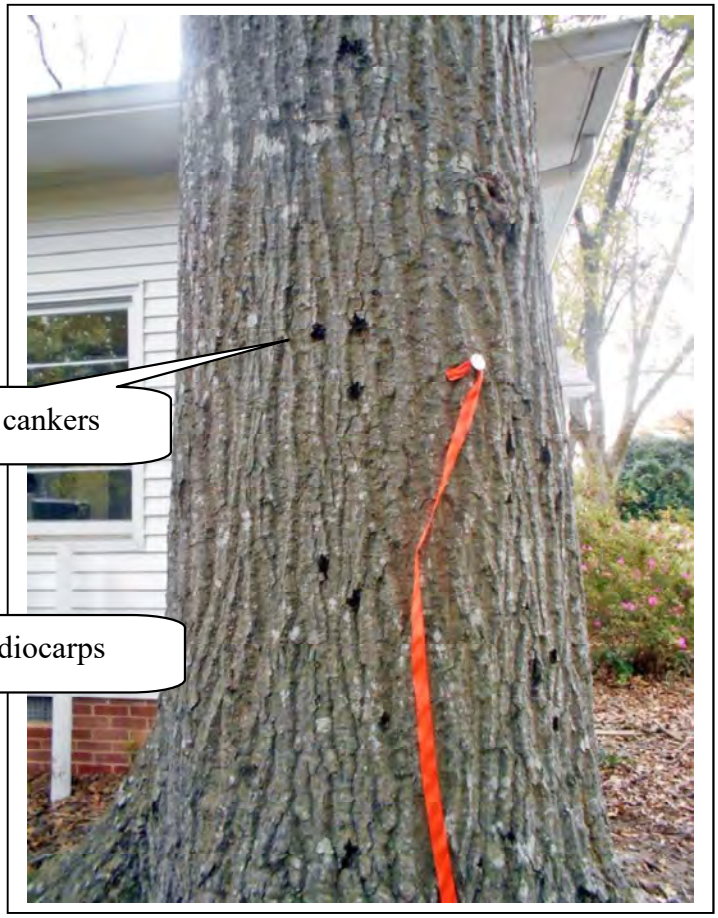


Photo 20

18-10-23-01 100 North Main Street Arborist Report Alpharetta

Reference UDC
Alpharetta, Georgia

Location Map North

All of the following information is based upon visual field observations and 30 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: October 25, 2018
Report Date: October 26, 2018
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

SECTION 3.2 - TREE CONSERVATION, LANDSCAPE, AND BUFFER REQUIREMENTS
(Adopted 05-15-17)

3.2.2 Definitions.

For the purposes of this Section, unless the context indicates otherwise, the following terms shall have the meaning set forth below:

Boundary Tree: Any tree located on adjacent property with a critical root zone that will be impacted by proposed land disturbance activity.

Caliper: A standard of trunk measurement for 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.

Conifer Tree: Any tree with needle leaves and a woody cone fruit including, but not limited to, pine, juniper and cedar species.

Critical Root Zone (CRZ): The minimum area beneath a tree which must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The Critical Root Zone will typically be represented by a concentric circle centering on the tree's trunk with a radius equal in feet to one and three-tenths times the number of inches of the trunk diameter. EXAMPLE: The CRZ radius of a twenty (20) inch diameter tree is twenty-six (26) feet.

Dead Tree: Any standing tree which is no longer alive or has the ability to sustain itself through natural processes as determined by a qualified professional.

Diameter Breast-Height (DBH): The standard measure of tree size (for trees existing on a site). The tree trunk is measured at a height of 4 1/2 feet above the ground. If a tree splits into multiple trunks below 4 1/2 feet, the trunk is measured at its most narrow point beneath the split.

Guidance Document: A document maintained by the City of Alpharetta Arborist that includes clarifications to requirements with examples and additional technical standards about tree protection, tree planting, species selection, and other information relevant to the protection and replanting of trees in the City of Alpharetta. The document may be revised by the City Arborist as conditions and technical standards evolve.

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.

International Society of Arboriculture (ISA): A professional organization that promotes the professional practice of arboriculture, sets standards for obtaining professional credentials for arborist, and establishes best practices for tree care, pruning, and protection.

Landscape Tree: A tree or trees that were planted or retained on a developed or previously developed site.

Ornamental Tree: A tree that provides a visual impact in the landscape. The impact may be provided through form, bark, branching structure, leaf color, and / or flower color. Typically a small or medium size tree.

Overstory Tree: Those trees that compose the top layer or canopy of vegetation and will generally reach a mature height greater than 40 feet and typically have a spreading canopy.

Pine Tree: An evergreen coniferous tree that has clusters of needle-shaped leaves.

Pruning (Tree Pruning): To cut away dead, overgrown, or undesirable branches or stems. Pruning of trees to be done in compliance with standard arboricultural practices as outlined in ANSI A300 and shall maintain the trees natural form and structure.

Qualified Professional: An International Society of Arboriculture (ISA) Certified Arborist; an American Society of Consulting Arborists (ASCA) Registered Consulting Arborist, or a Registered Forester.

Shade Tree: Any tree that has a spreading canopy that provides partial to full shade to the ground with a minimum height of 20 feet.

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 and which also meets the minimum size criteria set forth below.

Size Criteria:

Pine Trees: 30-inch diameter or larger for trees in the *Pinus* (Pine) genus.

Coniferous Trees: 20" diameter or larger for trees in the *cedrus* (deodar cedar), *Thuja* (Arborvitae), or other ecologically similar trees,

Overstory Trees: 30-inch diameter or larger for trees in the *Liquidambar* (Sweetgum) or *Liriodendron* (Tulip poplar) genus

- 20-inch diameter or larger for trees in the *Fagus* (Beech), *Nyssa* (Tupelo), *Diospyros* (Persimmon), *Sassafras* (Sassafras), *o*r other ecologically similar trees,
- 20-inch diameter or larger for *Magnolia grandiflora* (Southern magnolia) and those cultivars that generally reach a mature height over 40'
- 24-inch (24″) diameter or larger for trees in all other genera

Understory Trees: 8-inch (8″) diameter or larger.

- 10-inch (10") diameter or larger for *Oxydendron arboretum* (Sourwood).

See additional requirements for Specimen Trees in The Guidance Document

Street/Streetscape Tree: Any tree located or proposed to be located along a public or private street. The actual location will be determined by the specific zoning district or overlay. In situations where there is limited planting space in the right of way and or safety concerns, street trees may be located at the back of the sidewalk or within the landscape strip on private property and the discretion of the Director.

Structural Root Plate: The zone of rapid root taper that provides the tree stability against wind throw. The radius of the structural root plate is equal to 0.5 feet per inch of DBH.

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.

Tree Care Plan: A plan developed to provide an impacted tree the best possible chance of survival. A tree care plan should be prepared by a qualified professional and conform to the requirements of ANSI A300 and the Guidance Document

Tree Grouping: A community of trees as determined by the Director to merit special consideration as an ecological feature based upon species composition, form, structure, age, and condition. Specimen trees and trees of quality may be included in tree groupings and every alternative should be evaluated to save these trees. Except as otherwise provided in Section 3.2., Tree Groupings will be treated as specimen trees for preservation credits and every alternative should be evaluated to save these trees.

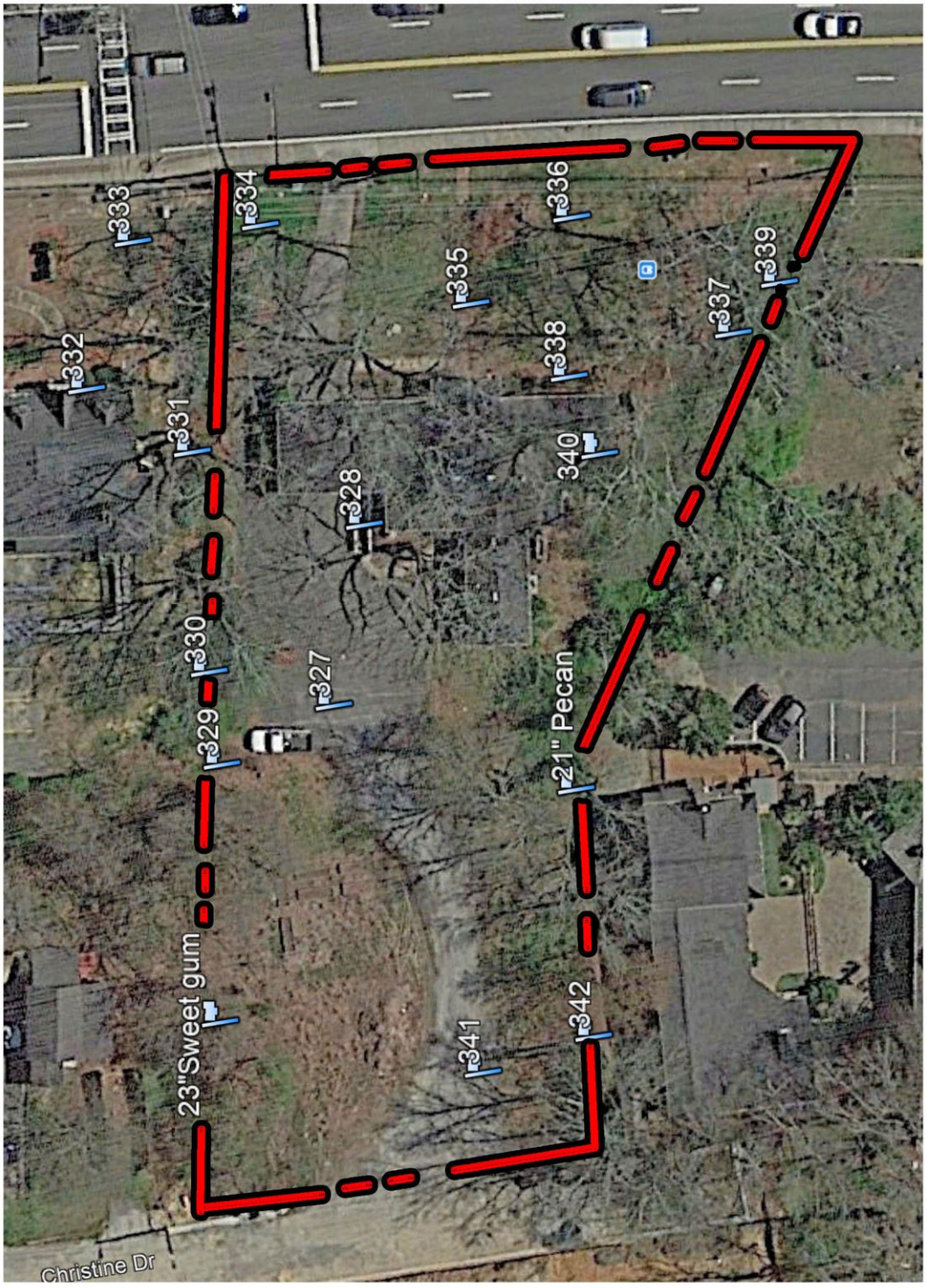
Tree of Quality: A tree that merits special consideration due to historical significance, ideal shape and structure, or uniqueness of the species as determined by the Director. Except as otherwise provided in Section 3.2., Trees of Quality will be treated as specimen trees for preservation credits and every alternative should be evaluated to save these trees.

Tree Planting List: List of preferred tree species for use in the City of Alpharetta. Species not included on this list may be approved at the discretion of the Director. The Tree Planting List is included in the Arborist Guidance Document.

Tree Protection Area: An area encompassing the critical root zone of a tree that shall remain in a pervious state.

Tree Save Area: An area designated for the purpose of meeting tree density requirements, saving natural trees, and/or preserving natural buffers that shall remain in a previous state.

Understory Trees: Those trees that grow beneath the overstory, and will generally reach a mature height less than 40 feet. Understory trees may include coniferous trees that meet these same height characteristics.



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.

Tree Location

North

Not To Scale

Specimen Location Plan

18-10-23-01 100 North Main Street Arborist Report Alpharetta
(General Observations: The site a single family residence with several old Pecans and less desirable hardwoods such as Water Oaks and Sweet Gums.)

Tree #	Size/ Species	Health Condition	Structural Condition	Classification	Comments	Photo # (See Attached)	City of Alpharetta's Assessment
327	18" Crabapple	Fair	Poor	Non-Specimen	Large cavity with decay	1	
328	31" Pecan	Fair	Poor	Non-Specimen	2 Co-Dominate Leaders with decay in crotch. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	2	
329	42"(20"-18"-15") Water Oak	Poor	Poor	Non-Specimen	3 Trees grown together creating 3 Co-Dominate Leaders with 1 dead. Due the species, a multi-stem tree is undesirable and could be a life safety issue. Possibly Boundary Tree	3	
330	36"(27"-16") Water Oak	Fair	Poor	Non-Specimen	2 Trees grown together creating 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue. Possible Boundary Tree.	4	
331	29" Pecan	Poor	Poor	Non-Specimen	Cavities with decay from poor pruning. Decay at leader union. Several wounds exposing heartwood. Possible Boundary Tree.	5-6	
332	28" Pecan	Poor	Poor	Non-Specimen	Numerous trunk galls at all leader unions; an indication of trunk rot. Possible Boundary Tree.	7-9	
333	22" Dogwood	Poor	Poor	Non-Specimen	Deep cavity at base of tree and several limbs gone/ dead.	10-11	
334	28" Pecan	Fair	Good	Specimen			
335	30" Pecan	Fair	Poor	Non-Specimen	3 Co-Dominate Leaders with decay in crotch. Maple growing in crotch. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	12	
336	41" Water Oak	Fair	Poor	Non-Specimen	2 Co-Dominate Leaders 30' up with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	13	
337	36" Water Oak	Poor	Poor	Non-Specimen	Several Basidiocarps at base of trunk. Numerous trunk cankers with trunk distortion. All indications of trunk rot. Symptoms of Hypoxylon Canker. Numerous main limbs dead/ gone.	14-19	
338	38" Water Oak	Poor	Poor	Non-Specimen	Numerous trunk canker and severe decay from improper pruning.	20-22	
339	28" Pecan	Fair	Good	Specimen			
340	27" pecan	Poor	Poor	Non-Specimen	In decline with severe dieback and a lot of sucker growth and water sprouts. Possible Boundary Tree.	23	

18-10-23-01 100 North Main Street Arborist Report Alpharetta
(General Observations: The site a single family residence with several old Pecans and less desirable hardwoods such as Water Oaks and Sweet Gums.)

Tree #	Size/ Species	Health Condition	Structural Condition	Classification	Comments	Photo # (See Attached)	City of Alpharetta's Assessment
341	43"(22"-15"-12") Sweet Gum	Poor	Poor	Non-Specimen/ Hazard Tree	3 Trees grown together creating 3 Co-Dominate Leaders; 1 leader with large cavity with decay and leaning towards existing building. Other leaders have trunk galls and cankers, indicating trunk rot. Tree should be removed. Due the species, a multi-stem tree is undesirable and could be a life safety issue. Possibly Boundary Tree	24-27	
342	43"(12"-11"-11") Sweet Gum	Poor	Poor	Non-Specimen	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue. Boundary Tree	28	

APPLICANT VERSION (PLANNING COMMISSION)

Approve Z-19-03/V-19-16 100 NORTH MAIN STREET, subject to the following conditions:

1. The site, consisting of approximately 0.92 acres, shall be zoned DT-MU and developed substantially similar to site plan submitted by AEC, revised 10/23/2019, except for modifications required to comply with the conditions below. Uses shall be limited to office, retail and restaurant.
2. Maximum building height shall be no greater than 3 stories and 46'.
3. Minimum building setback on North Main Street shall be 20' and shall include a minimum 10' landscape strip located outside of any easements. Minimum building setback on Violet Garden Walk shall be 20', as measured from the existing right-of-way.
4. Maximum building footprint shall not exceed 11,534 square feet.
5. Architecture and materials shall be developed similar to the submitted renderings, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code, subject to approval by the DRB. Openings in parking deck walls shall be decorative screens similar to Teasley Place mixed-use development.
6. Parking deck shall be screened with a mix of landscape materials of varying heights, with final approval by DRB.
7. Decorative lighting and trees shall be placed on the upper level of the parking deck, as depicted on submitted renderings.
8. In conjunction with a Development Agreement, the developer shall set aside 5,141 square feet (0.118 acres) of land **for a period of five years** to accommodate future right-of-way for the Cumming Street Extension, as depicted on the site plan prepared by AEC, revised 10/23/2019. **The City will waive all tree recompense fees and impact fees in exchange for the reservation of the land. If the road is constructed, applicant will donate the 0.118 acres, and the City will construct the road.**
9. Access to the ~~**upper level of the**~~ parking deck from North Main Street shall be closed off to vehicular traffic at such time that the Cumming Street extension is completed**.** Additional useable space, as a result of closing off the North Main Street access, may only be added to the building if parking requirements have been met. Access shall be constructed from new roadway.
10. Final streetscape shall include decorative pedestrian lighting, as approved by Staff.
11. Street trees shall be required within the planter along North Main Street (as approved by GDOT) and Violet Garden Walk, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown and outside of any utility easements, as approved by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
12. Amenity space shall be developed **on the building roof top. Landscape improvements to the existing tree area** ~~with~~ **shall be** a park-like setting with heavy decorative landscape, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district. Developer shall remove exotic and invasive trees and shrubs within the area called out as amenity space at the rear of the property, as approved by Staff.
13. Foundation plantings, consisting of shrubs, vines and/or grasses, shall be required in front of the building and along North Main Street, Cumming Street and Violet Garden Walk.
14. Developer shall save: Tree #339 (28" Pecan). The City Arborist may approve up to a 20% encroachment into the CRZ of **other specimen** trees with additional tree care to offset the encroachment, as approved by Staff.
15. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification to property owner.
16. Decorative paver aprons shall be required at permanent project driveways, as approved by Staff.

~~17. Overhead utilities shall be placed underground.~~ **Delete entirely. Georgia Power will not consent to burying overhead lines in a span of less than 1,000 feet.**

Taylor, Elicia

From: Cook, Kathi
Sent: Wednesday, December 4, 2019 12:22 PM
To: Taylor, Elicia
Subject: Fwd: 100 North Main Street
Attachments: Letter to CIty re proposed project at 100 Main 2019.pdf; ATT00001.htm

Sent from my iPhone

Begin forwarded message:

From: JoAnne Hammermaster <[redacted]
Date: November 18, 2019 at 8:36:27 AM EST
To: "Waylock5@aol.com" <Waylock5@aol.com>, "Cook, Kathi" <Kcook@alpharetta.ga.us>, "Woodman, Michael" <mwoodman@alpharetta.ga.us>, "Jgoss@konnarockhealthcare.com" <Jgoss@konnarockhealthcare.com>, City Council and Mayor <CityCouncilandMayor@alpharetta.ga.us>
Cc: Greg Hammermaster [redacted], JoAnne Hammermaster <[redacted]
Subject: 100 North Main Street

Good morning.

Please see the attached letter regarding our questions and concerns regarding the project at 100 Main Street. We are fairly new to Alpharetta, so please forward this letter to the appropriate individuals.

We appreciate your consideration and interest,

JoAnne Hammermaster
[redacted]

Greg & JoAnne Hammermaster
97 Canton Street
Alpharetta, GA 30009

November 18, 2019

To: Mayor of Alpharetta
Community Development
City of Alpharetta Planning Commission

We are writing to you today to submit input on concerns and questions regarding the proposed project at 100 North Main Street. We were not notified about the initial community meeting which may have provided an opportunity to learn about the project. We were only recently notified about the November and December meetings, which has not afforded us an opportunity to understand the scope of the project and its potential impact. We value the postponement of the scheduled meetings so that we may be able to gather more information.

We appreciate that the City of Alpharetta has been working to plan growth and sustainability in an urban setting. We moved to Alpharetta just over one year ago and have enjoyed the lifestyle, amenities, and proximity to shops and restaurants.

We would like to address a few concerns and questions about the 100 North Main Building:

- We are concerned that traffic to the lower parking lot is completely routed from Lily Garden Place at Canton Street. Due to current traffic issues, it is already challenging to exit the development during high traffic times. Our building is not yet full, and the Parc Place complex next door is yet to be completed, which will only add to congestion issues.
- We are very concerned with the reduction in the buffer zone between the building and West Main. A reduction to an eight-foot buffer will have a direct impact on the value of our investment.
- What is the "rooftop amenity" for the new building? This could have a material impact on the noise and privacy of our homes in that proximity, which was not understood when purchasing in West Main.
- Is there an opportunity to route the lower level parking traffic through Main Street so that there are two options for access rather than 100% through Lily Garden Place via Canton Street?

- It is our understanding that parking has been planned to only accommodate the workforce for the new building. Where will guests/visitors park for 100 North Main? The shoulder space on Lilly Garden Place is not a viable option given an already congested residential situation.
- The West Main development has a planned Dog Park across Lily Garden Place from our units. A majority of residents own dogs so the Dog Park will have heavy 'foot traffic' use. We are concerned with (a) the safety of pedestrians and dogs, (b) the increased traffic and noise, and (c) the space does not adequately support a two-lane road.
- Who will absorb the cost of maintaining wear/tear/trash on Lily Garden Place and Violet Garden Walk with the additional traffic? As it is a public road, we assume the city will maintain it.
- We would like a better understanding of the impact of the schools in the area with the additional traffic on Canton Street.
- Is there an opportunity to keep the current zoning intact and plan for a smaller office building footprint that will reduce traffic flow through Lilly Garden Place and the commercial impact to the residents?
- What is the plan for existing trees on the lot? We would like to maintain the aesthetic beauty of landscaping as much as possible.

We understand the importance of growth and support for businesses in the community. Working together, we hope we can agree upon a mutually beneficial project that will enhance the area and mitigate negative impacts.

Thank you for your consideration,

Greg & JoAnne Hammermaster

From: Cook, Kathi
To: Taylor, Elicia
Subject: Fwd: 100 Main Street
Date: Wednesday, December 4, 2019 12:22:36 PM

Sent from my iPhone

Begin forwarded message:

From: Michelle Becher [redacted]
Date: November 5, 2019 at 12:31:33 PM EST
To: "Cook, Kathi" <Kcook@alpharetta.ga.us>
Cc: "[redacted]
Subject: 100 Main Street

Dear Mayor and City Council

I am writing this email in reference to -Z-19-03/v-19-16100 N. Main Street Office Building. I received a letter in reference to the zoning change hearing scheduled later this week, however was not made aware of the community meeting regarding the development. I have questions and concerns regarding the proposed development. I realize my concerns are outside of zoning in many ways, however communication to the individual residents appears to have been an oversight. While I believe the aesthetics of the proposed development are a wonderful addition to the community, I am concerned for my residential property value and quality of life.

The proposed plan does not seem to have a barrier that provides the ability to shield the West Main Townhome Community in terms of sight and sound. This reduction could greatly impact the value of open homes in West Main and reduce values to it and the new development 14 Park Place. A four story townhome community has unique obstacles in terms of maintaining adequate shielding. This could have further impact for the surrounding area in terms of real estate appraisal comps.

The feed of 60 cars from the proposed three story office development lower level parking garage to Lily Garden would create a traffic jam within our residential community. Making a left turn on Canton from Lily Garden is currently very challenging and often dangerous during rush hour and lunch times. The addition of homeowners within West Main and 14 Park Place is already unsettling for those currently living in the community. The proposed zoning change allowing a

three story proposed development to use our community as an entry and exit point, creating the addition of employees, delivery personal and clients to the mix is very concerning. Main street does not provide parking for the proposed complex, therefore it would be natural for overflow to intrude into our community.

I have reviewed the proposed project and while I would like to support growth, it is not worth costing me property value decline and quality of living. Please take my concerns into consideration when reviewing the project as the residents are a vital part to making and keeping this city the place we and our neighboring communities love. Thank you in advance for your time.

Sincerely,

Michelle Becher

From: Cook, Kathi
To: Taylor, Elicia
Subject: Fwd: New West Main Resident - North Main Project Feedback
Date: Wednesday, December 4, 2019 12:20:53 PM

Sent from my iPhone

Begin forwarded message:

From: Brian Richey [redacted]
Date: November 20, 2019 at 5:50:49 PM EST
To: "Cook, Kathi" <Kcook@alpharetta.ga.us>, "jgoss@konnarockhealthcare.com" <jgoss@konnarockhealthcare.com>, "waylock5@aol.com" <waylock5@aol.com>
Cc: City Council and Mayor <CityCouncilandMayor@alpharetta.ga.us>
Subject: New West Main Resident - North Main Project Feedback

Ms Cook / Mr Goss / Ms Waylock

In January of this year we put down a deposit on a townhome in the West Main community. The unit itself is listed as #19 however our future address specifically will be:

204 Violet Garden Walk
Alpharetta, GA 30009

We are scheduled to close 12/20.

Three quick notes upfront:

-We are not against community growth (done responsibly/respect those invested in community-increase home values not decrease)

-We knew when buying in this downtown alpharetta area there would be growth. We see the school (we think positive for many reasons including real estate value). We see the hotel and think there is a community benefit....both are definitely going to bring more traffic to the area and is a risk the community has taken but again we see these as community investments and also helping home values....there is no doubt though both bring traffic concerns and TBD on how everything works in the area when completed.

-We purchased our West Main home knowing the lots behind would someday be purchased and re-purchased with a tasteful, pro-community etc...project. We did not expect those lot's to sit idle in the growing area of Alpharetta. We obviously did not expect a large commercial building that looked to re-purpose two very small residential streets (Violet Garden and Lily Garden)

and suggest bringing in an additional 75-100 cars (these are new cars in addition to the 75 that will be there with West Main and Parc 14) through these small roads every morning, day, evening departure, etc....honestly that seemed so beyond the pale would even be considered we did not consider....***but we knew lots purchased but trusted Alpharetta.***

It's our understanding traffic out of West Main on to Canton every morning is already very difficult, even without some of us not there yet that will add to it.....how can adding 75-100 cars every day make that better?

****

When my wife and I began our search for relocation process (we have been Alpharetta residents and taxpayers almost our entire Atlanta existence) we looked at downtown Roswell, downtown Alpharetta (West Main and others) and considered out of state options. All represented great options however we ***thought*** the Alpharetta area was best. Roswell specifically seemed to have **traffic problems, poor community planning**, etc....which made the thought of investing in the community unattractive. I believe that perception will hurt Roswell long term as it will lose it's tax base, people will not want to go to restaurants due to traffic and all the inconvenience associated. Roswell may not feel it now but there short term success in many views is not sustainable for an effective, successful community and ultimately it will become less desirable. Many are beginning to feel the same about the planning of this Alpharetta area however **we opted to trust, perhaps wrongfully so (we will find out soon)** the town of Alpharetta to do what's right, strategic growth that not only has short term merit but long term as well. Roswell feels great now our concern was 5 years from now which many do not like to think about.

<u>When we started to tell friends, many of which are in Alpharetta / Johns Creek area, we were considering moving to the Alpharetta area the following feedback was passed on by many:</u>

-Do not trust the planning of Alpharetta area....building irresponsibly and though now may be the height all the poor planning, over building, etc....will ultimately bring the area to a place of lesser demand within the next 5 years, lesser real estate value, etc. The over planning and development may look nice now but ultimately will convert it to lesser demand areas. Don't fall for the short term look and feel.

-No regard for traffic concerns....way overbuilding and though feels fine now only a matter of time. They said it's bad now, imagine when the school is in, imagine when the hotel is in, etc...

-Real estate investments will be going down, not upfront, but in 5 year time period due to the lack of planning and lack of concern for traffic impact. Ironically I was speaking with a local restaurant owner at Core57 the other night while we were working out and I specifically asked him how he felt about the area and he was very concerned he would need to relocate in next 2-4 years as his restaurant customers will not want the inconvenience of traffic, much the same

why many of us do not dine in Buckhead. He said waiting to see ultimate impact of school and hotel.

We honestly had more tell us not to and am afraid that perception of the Alpharetta brand will only continue to grow if decisions like the ones we are learning about continue. We had a few folks at our place the other night and stood in our driveway and pointed to where the parking garage entry is proposed...they were shocked. We showed them Lily Garden and fact it could be crowded with at least 150 cars a day....they were shocked. Obviously we have been shocked at this proposal as well (not anti growth please remember, just responsible growth)

Despite hearing this from MANY we opted to trust Alpharetta.....which may have been a substantial mistake by us.

We actually have had many of our friends in similar demographic (50 or up) that have said they are going to follow us to Alpharetta but **we have absolutely told them to put the brakes on that thought until this is resolved** as trusting a city/town that sees Lily and Violet as commercial / business streets should not be trusted. ***If they could do it to us they can do it to anyone.***

We have friends in Windward that live in a great residential area with a nice residential street. I told them imagine if a parking lot from a commercial development was place right beyond their driveway and inviting 75-100 cards, in addition to the ones already there, passing through every day.....off a basic small residential street (similar to Violet and Lily Garden) they live on, which helped them get the picture.

All of us at West Main will have invested $1,000,000+ in our residences when all said and done. Parc 14 I think is around the same. These are all residents that will contribute a lot to the tax base of Alpharetta, eat at local restaurants and think be very positive members of the community in general. To me this is a group you want to encourage to stay in Alpharetta not just for a year but for many. **We all were trusting Alpharetta with our investment** to help it not hurt it and the current proposals no doubt will hurt the residences of West Main and Parc 14 and to say otherwise is disingenuous. No one can say with a straight face this will help our investment, which again we trusted Alpharetta with.

There is no way, in a sincere right minded way, can anyone say the conversion of two, small, residential streets in to a business pass through / commercial street is a positive for us. We all knew that lot would be sold but no one ever conceived right minds would convert the two streets (Violet and Lily) to 150+ cars per day (that is irrefutable....West Main Cars, Parc 14 cars and then throw in the new developments...saying anything less is not sincere). That is not just long traffic lines simply to come and go from the development (Imagine 150 cars sharing Lily Garden every day....wow...almost beyond imagination) that will ultimately be a safety issue and to me if one person, kid, etc....get's seriously hurt that would be incredibly unfortunate as you all had the ability to avoid it. If my wife or daughter are struck, or anyone else's, due to a late worker at the new development flying through Lily Garden/last minute right on Violet Garden....that would be

beyond disappointing, and take on a whole new discourse, as you all had the power to avoid.

I would encourage all counsel members to visit West Main and the Parc development area to see what you are about to allow first hand. Maybe this was a pass through thought of years ago, but in its current state I am confident if you viewed it in person, first - hand you would see this is a very bad decision for the area and a complete loss of potential trust, future investment, etc...by a lot of people that are very excited to be in Alpharetta and want to contribute to its future success.

Do I think this could get legal, ugly, negative press for Alpharetta, etc....yes, yes and yes along with other negatives, ***but it's not necessary. Nobody wants that outcome.***

Lastly....I am a business owner, have had decent success, etc....and have always tried to keep a fundamental thought with key decisions..."am i doing something to others I would not want done to myself"....if the answer is yes...I am doing something or could do something I would not want done to me....I don't do it / bad decision.

I am confident if any of you lived in West Main or even more specifically if any of you lived or would be living in units 22 and 23 (examples) there is absolutely no way you would support the ideas on Lily or Violet...it is beyond reason to say any of you, if lived there, would say "great idea".....*I am confident if any of you were in West Main you would be leading, supporting, etc....the way on protections of Lily and Violet Garden residential roads.*

So I'm very sincerely asking you on behalf of my family and fellow residents "if you would not do this to yourselves, *please do not do this to us*"

We very sincerely hope to be in this community, contribute to this community, etc...for a long time. That was our hope when we invested and trusted in Alpharetta

Sincerely

Brian Richey
[redacted]

From: Woodman, Michael
To: Taylor, Elicia
Subject: FW: Z-19-03/V-19-16 - 100 N Main Street
Date: Monday, November 18, 2019 8:39:34 AM

-----Original Message-----
From: Natalie Phillips [redacted]
Sent: Tuesday, November 12, 2019 5:46 PM
To: jgoss@konnarockhealthcare.com; waylock5@aol.com; Cook, Kathi <Kcook@alpharetta.ga.us>; Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Z-19-03/V-19-16 - 100 N Main Street

To whom it may concern,
We are a resident of West Main development. We are writing to you in reference to the proposed rezoning application of 100 N Main St. We have serious concerns about the heavy traffic that will clog Lily Garden, which is a short narrow residential road. West Main residents have only been informed about the rezoning application in late October.
The letter we received from the city Oct. 18, mentioned nothing about the future plan to connect Cumming street to Lily Garden . No one in our development received a letter of intent about the rezoning, dated Sept. 3.
Lily Garden is the only entry/ exit point with one way in and out for West Main , still under construction ,with 23 homes when complete, along with another development, Fourteen Park Place under construction with a total of 14 homes. These two developments have 3 car garages. With an average of only 2 cars per household there will be 76 + cars coming in and out of Lily Garden.
We have read the application and seen the adjusted site plan that reserves a portion of a potential right of way which would permit a connecting street from the west, Lily Garden, to the signalized intersection at N Main St and Cumming St.
The proposed rezoning application allows for 62 additional parking spaces in the lower deck with the sole entry and exit via Lily Garden. You can see how with 136+ cars, this will grid lock traffic on a narrow residential lane, not allowing us to get out of our driveways . In addition , the safety aspect of the volume of cars trying to enter and exit onto Canton Street, which is already difficult to get out of and see around cars parked on the side street .
This would definitely create a negative impact for both residential developments.
We ask that you please consider all of our concerns and come up with an alternative solution that will benefit all involved.
Regards,
Mark and Natalie Phillips

Sent from my iPad

LAWRENCE J. BRACKEN II
600 PEACHTREE STREET, N.E.
SUITE 4100, BANK OF AMERICA PLAZA
ATLANTA, GEORGIA 30308-2216

November 6, 2019

By Email and UPS Next Day Delivery

The Honorable Jim Gilvin, Mayor
Members of the City Council
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

Rezoning Application – Z-19-03/v-19-16
100 North Main Street Office Building

Dear Mayor Gilvin and Members of the City Council:

I write in opposition to the proposed rezoning of the 100 North Main Street building. My wife, Tracy, and I will be closing next month on a townhome in the West Main community. Specifically, as of December, we will be living at 208 Violet Garden Walk, which is the townhome on the corner of Lily Garden Walk and Violet Garden Walk. I think it is fair to say that no residents of the City will be more affected by the rear parking garage proposed for the 100 North Main Street building than we will be.

Yesterday, for the first time we were made aware of the proposed rezoning and parking deck access plan. We did not receive any communications from the building developer, our property's developer, or anyone else about the requested re-zoning and parking deck. Based on communications with other residents of the area, it is evident that the developer made no significant effort to communicate with surrounding homeowners about the potential impact of the proposed parking deck and other rezoning requests.

I have read the September 3, 2019 letter from the developer's attorney, in which he states that "[t]he impact on the surrounding area will be minimal," and that "[t]he traffic impact is reasonable." Both of these representations are untrue. The impact on the surrounding area, and specifically on the homeowners of the West Main and 14 Park Place communities, will be profound. Lily Garden Walk is a narrow residential street that is entirely

inappropriate for access to a 60-car parking garage. It is the sole avenue for West Main's owners to their homes. What was intended to be – and sold as – a residential side street will have continuous traffic during the business day. Moreover, the developer has not disclosed whether the parking deck will be open at night or on weekends for use by visitors to the many local festivals and restaurants. If so, the problem will be compounded.

In addition to the traffic impacts, we and other residents of West Main are concerned about the absence of a visual and sound buffer if other proposed rezoning modifications are approved. Furthermore, the negative aesthetic effects of removing the many trees on the property border will diminish our property values, as we will be looking out of our back windows directly onto a large slab of concrete.

Tracy and I chose the location of our townhome for its relative privacy and quiet, away from Canton Street. Although we understood a commercial property could be built behind our townhome that would front North Main Street, we certainly could not have anticipated that our city – where we have proudly lived for 27 years in its unincorporated and incorporated versions – would approve a parking deck entrance right across from our home's garage. Nor could we ever have thought that the City – which generally has done outstanding work on planning matters – would allow a large parking deck to be built without any visual or sound buffer for nearby homes, and with the removal of dozens of trees to boot.

As a result of additional traffic on Lily Garden Walk and in the proposed parking lot, there would be significant and unreasonable noise, vehicle exhaust, traffic, and trash directly affecting our home and those of our fellow residents in the West Main and 14 Park Place communities. These effects would negatively affect the property values of the West Main townhomes. These unreasonable impacts fall squarely within the Georgia nuisance statute's definition of nuisance as "anything that causes hurt, inconvenience, or damage to another[,] and the fact that the act done may be otherwise lawful shall not keep it from being a nuisance." O.C.G.A. § 41-1-1. The harm to quality of life and effect on property values would unreasonably fall on West Main homeowners, and therefore the changes proposed in the rezoning application would create a private nuisance, if not a public one.

Like the other West Main homeowners, we would prefer to reach a mutually satisfactory resolution with the developer of 100 North Main and the City. I believe the proposed building overall will be a benefit to the City and to the downtown area, but the effects of the proposed rezoning would have a disproportionately negative impact on nearby landowners if the current application is approved. Accordingly, my wife and I respectfully request that the proposed application by the 100 North Main Street developer, at least in its current iteration, be denied.

Finally, we feel strongly that all components of the proposed application should be disclosed to nearby landowners to enable a full and informed discussion with the Planning Commission and the City Council. I appreciate your consideration of these concerns and look forward to continued dialogue about this matter.

Sincerely yours,

Lawrence J. Bracken II

cc: Donald A. Rolader, Esq.
Ms. Elicia Taylor
Ms. Michelle Becher

From: Mike Avon
To: Taylor, Elicia
Subject: 100 North Main zoning application (Z-19-03/V-19-16 100 North Main Street)
Date: Tuesday, November 5, 2019 10:29:34 AM

I am a resident of 57 Church Street, part of the new West Main development that is still under construction as Phases 4 and 5. I and my neighbors have significant concerns regarding this application to rezone in order to build a 3 story office building that will result in significant increased traffic along Lilly Garden Place and Violet Garden Walk.

I have read the application for rezoning and it is clearly downplaying the impact that 60 vehicles plus visitors will have on the very small roads currently in place that would be the only access to the proposed parking spaces at the rear of the building. The application assumes the extension to Cumming street is in place whereas I understand that is not in any budget nor near term plan to build - i.e. there is no commitment that this new road will be built soon if at all. What is guaranteed is the impact of the increased vehicle traffic on roads that are currently barely wide enough for 2 lanes of traffic. I am not against the application in general, other than the proposed use of Lilly Garden Place as the single entry and exit for the 60+ cars. When all phases are completed, West Main will have 23 units, all with 3-car garages and therefore up to 69 cars whose only access into and out of our homes is via Lilly Garden Place to Canton Street. Adding 60+ cars to that single access road is going to have a major impact on our community which does not seem to have been taken into account on the application. We are faced with the real possibility of being trapped in our own driveways, especially during the morning and afternoon commutes.

If the application could be modified such that all vehicles accessed the office building via North Main Street then I would have no major concerns with it.

It is unfortunate that us affected residents are only now aware of this proposal - but be assured we are all very concerned about it now that we are are aware and will express our concerns very vocally and will be the ones living with the consequences of a proposal that does not adequately take into account the potential impact on our homes and the environment in terms of traffic, trees lost, and storm water drainage.

Be aware that the West Main community is marshaling our forces to understand the impact of this proposal and we will expect that our elected representatives to take into consideration our concerns and require the developer do the same.

Respectfully,
Mike Avon

From:	Jared Marber
To:	Taylor, Elicia; Cook, Kathi; City Council and Mayor
Cc:	Jill Marber
Subject:	Opposition to Z-19-03/v-19-16
Date:	Tuesday, November 5, 2019 9:39:49 AM

To:
Mayor
City Council
Zoning / Planning committee

Thank you for taking the time to read our request to oppose the re-zoning of 100 Main Street project. We are residents of West Main Townhomes that leverages Lily Garden Place, a tiny street that allows residential access to 23 townhomes for West Main and soon to add 14 more townhomes from "14 Park Place". The street is not equipped to handle the major addition of so many more office parking spots that would occur with this reZoning. Plus the buffer reduction and tree removal would be detrimental to our livability.

Beyond that, we within the neighborhood are frustrated with the lack of interest in the developer notifying us of the zoning request. 6 units have been owned for 1 year, 5 units for 6 months and 5 more recently closed and are owned since August. Not 1 of us received any notice of any planned reZoning or meeting. We believe it's the land owners attempt to proceed without any neighbor review. As you will see Thursday, our whole community is against the reZoning due to size, buffer and affect on the livability of our neighborhood.

We do support a 1 story mixed use building with no change to the buffer needed as originally zoned.

Thank you for representing our dissent.

Jared Marber
55 Church Street Alpharetta, GA 30009

From: Cook, Kathi
To: Judi Kuelbs; jgoss@konnarockhealthcare.com; waylock5@aol.com
Cc: Taylor, Elicia
Subject: RE: (Z-19-03/V-19-16 100 North Main Street)
Date: Tuesday, November 5, 2019 11:07:43 AM

Judi,
Thanks for the email. The property is currently zoned C1 and permits many uses by right as well as access to the public roadway. Staff recommendation includes a provision that all the C1 uses "go away" and they be restricted to office and restaurant only, which are currently permitted by right. I would like to meet with you and neighbors at your convenience to discuss current zoning versus proposed zoning, you may still prefer current zoning but I want to make sure you have the facts. Let me know what works for you.
Best-
Kathi Cook,
Director, Community Development

From: Judi Kuelbs [redacted]
Sent: Tuesday, November 05, 2019 10:40 AM
To: jgoss@konnarockhealthcare.com; waylock5@aol.com; Cook, Kathi <Kcook@alpharetta.ga.us>
Cc: Taylor, Elicia <etaylor@alpharetta.ga.us>
Subject: (Z-19-03/V-19-16 100 North Main Street)

I am a resident of 119 Lily Garden Place, West Main development that is still under construction as Phases 4 and 5. My Husband and I and all neighbors have significant concerns regarding the rezone petition to build a 3 story office building that will result in increased traffic along Lilly Garden Place and Violet Garden Walk.

This proposal is deceitful in regards to the the impact it will have on our 23 townhouse's and 60 vehicles plus homeowners. This will severely impact, if not paralyze our traffic flow in a and out of our homes. These roads are the only exit and entry points and they barely are wide enough for two lanes of traffic as is. We are faced with the real possibility of being trapped in our driveways during the morning and afternoon commutes.

It is unfortunate that us affected residents are only now aware of this proposal! The West Main community is prepared to voice our opinion at the meeting this Thursday evening. We expect that our elected representatives will take into consideration our concerns and expect the developer to do the same.

Respectfully,
Judi Kuelbs
[redacted]

Please confirm receipt of this email. Thank you!

In addition:
Please see below the official statement from D&G/West Main regarding their blatant disregard I contacting us about this

---

From: Stefan Robichaux
Sent: Tuesday, November 5, 2019 8:55 AM
To: Deborah Cook
Cc: Tiffany Jackson
Subject: West Main Statement Regarding Future Development

Deborah, please see the statement below for distribution to the residents of West Main:
The *proposed* project located at 100 N. Main Street is not affiliated with the West Main project or West Main I, LLC. We defer to the leadership of the City of Alpharetta for their enforcement of development standards, and we encourage any interested residents and neighbors to participate in the municipal processes open to the public. Their project is within the downtown historic overlay district, and we trust that it will be designed and built in a first-class manner befitting of its location.

Happy to discuss further as necessary.
//stefan

From: Cook, Kathi
To: Jared Marber; Taylor, Elicia; City Council and Mayor
Cc: Jill Marber
Subject: RE: Opposition to Z-19-03/v-19-16
Date: Tuesday, November 5, 2019 10:24:32 AM

Jared,
Thanks for reaching out. Staff would be glad to meet with you at your convenience to answer questions you may have. The property is currently zoned commercial and they are not required to have a buffer. The current zoning does require a 15' setback which their current plan exceeds at 20'. We have received a few emails this morning from residents wanting additional information and will make sure the applicant is aware of the concerns. Let me know if you would like to meet and review current zoning, etc. with Staff.
Best-
Kathi Cook

From: Jared Marber [redacted]
Sent: Tuesday, November 05, 2019 9:40 AM
To: Taylor, Elicia <etaylor@alpharetta.ga.us>; Cook, Kathi <Kcook@alpharetta.ga.us>; City Council and Mayor <CityCouncilandMayor@alpharetta.ga.us>
Cc: Jill Marber <jillmarber@gmail.com>
Subject: Opposition to Z-19-03/v-19-16

To:
Mayor
City Council
Zoning / Planning committee

Thank you for taking the time to read our request to oppose the re-zoning of 100 Main Street project. We are residents of West Main Townhomes that leverages Lily Garden Place, a tiny street that allows residential access to 23 townhomes for West Main and soon to add 14 more townhomes from "14 Park Place". The street is not equipped to handle the major addition of so many more office parking spots that would occur with this reZoning. Plus the buffer reduction and tree removal would be detrimental to our livability.

Beyond that, we within the neighborhood are frustrated with the lack of interest in the developer notifying us of the zoning request. 6 units have been owned for 1 year, 5 units for 6 months and 5 more recently closed and are owned since August. Not 1 of us received any notice of any planned reZoning or meeting. We believe it's the land owners attempt to proceed without any neighbor review. As you will see Thursday, our whole community is against the reZoning due to size, buffer and affect on the livability of our neighborhood.

We do support a 1 story mixed use building with no change to the buffer needed as originally zoned.

Thank you for representing our dissent.

Jared Marber
55 Church Street Alpharetta, GA 30009

From:	LaMonte, Dave
To:	Taylor, Elicia; City Council and Mayor; Woodman, Michael
Cc:	jgoss@konnarockhealthcare.com; waylock5@aol.com; Cook, Kathi; LaMonte, Dave
Subject:	Z-19-03/V-19-16 100 North Main Street
Date:	Tuesday, November 5, 2019 12:01:52 PM

Dear City Council/Planning Commission/Mr. Mayor,

My name is Dave LaMonte and I live at 121 Lilly Garden place and I am writing this email in response to the letter I received on October 16th from Mr. Woodman regarding 100 North Main Street as well as the letter dated September 3rd by Donald Roader to all of you. While the letter from the city referred to the rezoning from C1 to DT-MU it never addressed the use of Lily Garden Place as an access road. I along with many residents in the area purchased our homes knowing this property was zoned C1 and understand what that allows for in terms of future building. While I support the continued growth of Alpharetta I feel this request is ignoring the negative impact it will create. With the current construction of 14 Park Place and the remaining construction of Westmain we do not yet know/understand the impact to Lilly Garden Place. I do know today during rush hour the traffic on Canton Street in the morning backs up from Academy past Lily Garden and in the evenings it backs up from Mayfield past Lily Garden. To add the potential of 92 more cars (not sure that's enough for that size building to begin with) trying to access Canton from Lily Garden is ludicrous. Assuming all the homes that use Lily Garden Place have 2 cars you are now pushing 200 cars using that road in addition to normal local usage.

Mr. Rolander's note refers to the movement of the building to the north of the property to allow access for the future roadway connecting Main Street and Canton is alarming. While I understand the city's goal to connect the dots whenever possible it looks to me like you are doing too much in this limited area. His note goes on asking for the waiver of all tree recompense, impact fees, rezoning approval, buffers, drainage etc. in return for the future right of way. His comment about all of this having minimal impact to surrounding areas is comical. It will have a huge affect on parking, traffic, buffers and drainage. Lily Garden is not set up to be a two lane road and will be burdened with additional parking with the construction of such a large building. I am sure all of you are aware the Westmain itself has already experienced drainage issues and to add such a large building close by and redirecting drainage will only create future challenges. Just as I understood the zoning of surrounding properties so did the owner of 100 North Main Street when they purchased the property. Mr. Rolader's comment referring to the granting of this Zoning Application having no negative impact on adjoining or nearby properties couldn't be further from the truth. It simply appears he and his clients are trying to change the rules in the middle of the game and as an outsider it looks to me like all of you are trying to do too much with this piece of property.

Unfortunately I will be our of town on business and will not be able to make the meeting on the 7th. Please do not mistake my absence, I am very much against the current application. Again I understand and support growth and also support what the C1 zoning allows for because that is what the property is today. I welcome a response to this email or a phone call at 404-456-6090 to further discuss my dissatisfaction with this application.

Thank you, Dave LaMonte

Taylor, Elicia

From: Lindsay Sims [redacted]
Sent: Wednesday, November 6, 2019 11:34 AM
To: Don Rolader
Cc: Bracken, Larry; City Council and Mayor; Cook, Kathi; Woodman, Michael; Taylor, Elicia; Michelle Beche; Zac Antonio; Steven Rowe; Stephanie Prentice Cooper; Thomas Vandervort
Subject: Re: Rezoning Application - Z-19-03/v-19-16, 100 North Main Street

Thank you Don, a few of us are gathering to find some dates in which we can share with you to meet. I will be in touch by the first of next week with some options.

Lindsay P. Sims
.....
678.637.2100

On Wed, Nov 6, 2019 at 10:57 AM Don Rolader <don@roladerandrolader.com> wrote:

> Larry, thank you for your letter. I am the attorney for Applicant. Applicant has been in touch with Lindsay Sims to set a meeting regarding the office building to be constructed at 100 N. Main Street. Applicant understands from Staff that Lindsay is a "point person" for West of Main. Applicant deferred the November hearings in order to have discussions and exchange information with interested neighbors. I suspect you did not receive notice because you are not listed on the tax digest as an owner within 500 feet of the property boundary. I am including Lindsay in this email and urge you to touch base as we set an information meeting. We look forward to meeting with you in the near future. Thanks, Don Rolader

From: Bracken, Larry [redacted]
Sent: Wednesday, November 06, 2019 10:14 AM
To: CityCouncilandMayor@alpharetta.ga.us
Cc: don@roladerandrolader.com; etaylor@alpharetta.ga.us; becher_m@bellsouth.net
Subject: Rezoning Application – Z-19-03/v-19-16, 100 North Main Street

Dear Mayor Gilvin and City Counsel,

Please see the attached letter. Thanks.

Larry Bracken

[redacted]

Lindsay and Brian Sims
91 Canton Street Alpharetta , Georgia 30009

November 4, 2019

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

Re: Z-19-03/v-19-16100 N. Main Street Office Building- Opposition letter.

Dear Mayor & City Council:

We are writing as a residents of West Main Townhomes in opposition of the proposed re-zoning of 100 N. Main Street. We have only recently been made aware of the significant implications some of these requests would have on our residential neighborhood. We have not received any written communication from the building developer, only the notice of the hearing from the city.

We are opposing the request as it pertains to using Lily Garden as the exclusive entry point for a 60 vehicle parking deck. Lily Garden feeds into all of our driveways and onto an already congested Canton street. It is already impossible to make a left hand turn from Lily Garden on to Canton in the mornings and afternoons, adding an additional 60 cars to this flow is a recipe for disaster.

We chose this location for it's privacy and quietness and adding 60 daily vehicles, delivery trucks and potential guest parking is not at all desirable to our community. With two separate entrances to this building, this will undoubtedly result in lost and confused cars using our driveways to turn around. This will increase noise, pollution, traffic, accidents, trash and potentially crime to our quiet street. We also pay to maintain the grounds, landscaping and expensive brick paver driveways that are soon to be installed. We should not be paying for someone else's parking lot.

There will be an additional 14 homes using Lily Garden as ingress / egress when the community 14 Park Place is complete.

There is little information available about visitor parking, but we are concerned Lily Garden would become an overflow for guest parking. Lily Garden is currently our only allotted guest parking area with very few parking spots.

There are several units under contract in building four that will be the most significantly impacted by this building, including their privacy if trees are removed. At the time Ms. Cooper filed her application (9/3/19) there were already 10 full time residents living at West Main. None of us were notified, instead one letter was sent to our overall developer who has less vested interest at this point as likely all units will be sold by the time the building construction would start. I do not think this is a coincidence.

West Main residents are very upset we are so late to learn about the scope of this project and we hope you will consider postponing a decision until the residents that will be the most significantly impacted are able to acquire all the correct information. We plan to attend the meeting on Thursday and appreciate your time.

Sincerely,

Lindsay and Brian Sims

91 Canton Street

V-19-16

Z-19-03/100 North Main Street

CZIM COMMENTS **10.08.19**

NAME	ADDRESS	Comments
Roy Stiles		Road Pg 4
Jackson		Looks like well designed site
Jim Robinson		Road R/W drainage
D Tell		Retain at bottom Recom.
Derek Brown		

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: 100 N. Main Street LLC (Z-19-03/V-19-16)

Contact Name: Don Rolader Telephone: 770-442-0330

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.

See attached

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.*

- [x] 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.
See attached

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: Donald A. Rolader Date: 10/16/19

Donald A. Rolader

Print Form

100 North Main St, Alpharetta, LLC
1055 Powers Pl, Suite B
Alpharetta, GA 30009

September 16, 2019

Property Owner

RE: Application of 100 North Main Street Alpharetta, LLC / Z-19-03

Dear Property Owner:

100 North Main Street Alpharetta, LLC has filed for a rezoning of 0.92 acres on North Main Street, City of Alpharetta, Fulton County, Georgia from C-1 to DTMU

If you should have any questions regarding this matter, please contact our attorney, Don Rolader, with any questions. His address is 1865 Lockeway Drive, Suite 601, Alpharetta, GA 30004. His phone number is 770-442-0330, his email is don@roladerandrolader.com; and his fax number is 770-442-0641.

The hearings on this matter will be as follows:

CZIM October 9, 2019 at 6:00 pm;
Planning Commission November 7, 2019 at 6:30 pm; and
City Council November 18, 2019 at 6:30 pm.

Sincerely,

Stephanie Prentice Cooper

cc: Don Rolader

CANTON STREET FD DEVELOPMENT PARTNERS
LLC
91 W WIEUCA RD BLDG/STE A2000
ATLANTA GA 30342

KOVEN ROBERT P & HARRIS ROBT T
100 NORTH MAIN ST ALPHARETTA LLC
1055 POWERS PL SUITE B
ALPHARETTA GA 30009

STONE MARTHA
1525 HOLBROOK CAMPGROUND RD
CUMMING GA 30040

CHURCH STREET COMMERCIAL PROP LLC
435 ST REGIS DR
ALPHARETTA GA 30022

BEANIES PROP LLC
231 VAUGHAN DR
ALPHARETTA GA 30009

TROTTER HOLDINGS INC
37 CHURCH ST
ALPHARETTA GA 30004

TROTTER HOLDINGS INC
690 E MAIN ST
CANTON GA 30114

ROBERTS JESSIE M
P.O. BOX 535
HOLLY SPRINGS GA 30142-0009

LIGHT INVESTMENTS LLC
145 N MAIN ST
ALPHARETTA GA 30009

BUNCH DEREK
1255 RIVERSIDE RD
ROSWELL GA 30076

O DONNELL ROBERT J & CHERYL C
134 N MAIN ST
ALPHARETTA GA 30004-1623

ROBERTS ROY C
126 NORTH MAIN ST
ALPHARETTA GA 30009

ROBERTS JESSIE M
P.O. BOX 535
HOLLY SPRINGS GA 30142-0009

APPEN RAYMOND C & CHRISTINA B
316 LYNNE CIR
ALPHARETTA GA 30004

100 NORTH MAIN ST ALPHARETTA LLC
1055 POWERS PL SUITE B
ALPHARETTA GA 30009

KIM DOLLEH CENTER LLC
160 N MAIN ST
ALPHARETTA GA 30009

YOUTH MINISTRY RESOURCES INC
31 CHURCH ST
ALPHARETTA GA 30009

OBEROI MADANJIT
OBEROI MADHU
205 W SMOKETREE TER
ALPHARETTA GA 30005

EHORSE L L C
1070 POWERS PL
ALPHARETTA GA 30004

OBEROI MADANJIT & MADHU
205 WEST SMOKETREE TER
ALPHARETTA GA 30005

GRONHOLM SCOTT
12200 KING CIR
ROSWELL GA 30075

ERIC S CHOFNAS PC
1100 POWERS PL
ALPHARETTA GA 30004

MAIN STREET COMMONS OFFICE PARK
OWNERS ASSOCIATION INC
COMMUNITY ONE ASSOCIATES
1102 ABBEY CT
ALPHARETTA GA 30004

GEORGIAN COMMUNITY ASSOCIATION INC THE
958 MCEVER RDG STE B5
GAINESVILLE GA 30504

PAYNE JOHN MARTIN
370 ROSE GARDEN LANE
ALPHARETTA GA 30009

WASHBOURNE JAMES F & LUCINDA
360 ROSE GARDEN LANE
ALPHARETTA GA 30009

CUSICK RICHARD & LAURA M
350 ROSE GARDEN LANE
ALPHARETTA GA 30009

WILKERSON PETER & JULIETTE
340 ROSE GARDEN LANE
ALPHARETTA GA 30004

GALLEGOS ENRIGUE HERRERA &
HERRERA MARGARITA
330 ROSE GARDEN LANE
ALPHARETTA GA 30009

WALLERT RONALD & PAGE W
320 ROSE GARDEN LANE
ALPHARETTA GA 30009

SWOPE DARRELL & ELKET
310 ROSE GARDEN LANE
ALPHARETTA GA 30009

WEST MAIN I LLC
6400 POWERS FERRY RD SUITE 350
ATLANTA GA 30339

WEST MAIN I LLC
6400 LILY GARDEN PL
ATLANTA GA 30339

LUNSFORD SARA H
245 CHINABERRY DR
ROSWELL GA 30076

ATTIG LARRY L & MARGE A
225 OAKMERE DR
ALPHARETTA GA 30009-3268

TAYLOR MORRISON OF GEORGIA LLC
6845 SHILOH RD E SUITE D3
ALPHARETTA GA 30005

ALPHARETTA FIRST UNITED METHODIST CHURCH INC
69 N MAIN ST
ALPHARETTA GA 30009

PROPERTIES OF DUFFY LLC
10 CUMMING ST
ALPHARETTA GA 30004

BROWN & MONDI PROPERTIES INC
18 CUMMING ST
ALPHARETTA GA 30009

BROWN MONDI PROPERTIES INC
11675 CENTURY DR STE D
ALPHARETTA GA 30009

Comments and concerns of all individuals as part of Citizen Participation Program:

Derek Bunch

Parcel Address: 82 NORTH MAIN ST
Owner: BUNCH DEREK

Parcel Address: 88 MAIN ST
Owner: BUNCH DEREK

Property abuts our property to the south. Corner of N. Main St. & Church St.
He has expressed a possible interest in acquiring the small triangle piece adjacent to his property. Has not offered any objections to our plan.
He has asked why we aren't asking for four floors in our application.

Lanny Donoho

Parcel Address: 31 CHURCH ST
Owner: YOUTH MINISTRY RESOURCES INC

Property abuts our property to the south in the back and behind Derek Bunch's on Church St. Mr. Donoho is opposed to our project in every way. He resides in the house on the property. He is not the actual owner since he donated the property to Youth Ministry Resources. Our understanding is he lives on the property for free until his death.

Roberts Brothers

Parcel Address: 116 MAIN ST
Owner: ROBERTS JESSIE M

Parcel Address: 0 CHRISTINE DR
Owner: ROBERTS JESSIE M

Parcel Address: 126 MAIN ST
Owner: ROBERTS ROY C

Three parcels of which two abut our property to the north and the third parcel adjacent to the north. Owners are opposed to the alignment of the side street because it takes too much of the back parcel that abuts our property. They are actively trying to sell and would be happy with no side street. They also have asked why we are not asking for four floors. We did learn that the judge owns his lot solely and the parcels adjacent to ours are owned together with his brothers.

Art Trotter

Parcel Address: 37 CHURCH ST
Owner: TROTTER ART

Parcel Address: 690 E MAIN ST
Owner: TROTTER ART

Called on 9/24/19 and expressed support for an office building on the property. He had no objection to the development.

From:	Woodman, Michael
To:	Taylor, Elicia
Subject:	FW: 100 N. Main Street meeting
Date:	Monday, November 25, 2019 1:59:06 PM

Please include with Part B.

From: Don Rolader <don@roladerandrolader.com>
Sent: Monday, November 25, 2019 1:54 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Cc: debbie@roladerandrolader.com; 'Zac Antonio' <zantonio@mzacre.com>; 'Steve Rowe' <slr@aecatl.com>; 'Matt Street' <mstreet@mzacre.com>; 'Thomas Vandervort' <thomas@avegohc.com>; 'Abdul Amer' <aamer@areng.com>
Subject: FW: 100 N. Main Street meeting

Michael, we met on November 20th in the Community Room. All of the attendees are in the emails below with the addition of Mayor Jim Gilvin, who also attended and participated. There were no formal minutes. The neighbors were happy with the use, the building architecture and the site plan generally. Almost the entire discussion revolved around the impact of traffic on West of Main, whether by access to the lower deck or by creation of the Cumming Street extension. They are having access issues presently on Canton Street. We are amending our traffic study to track the generation numbers with 59 spaces in the lower deck. They thought the number of trips would be much higher than A&R's study shows, and they were not aware that the upper and lower parking decks do not connect. They were afraid the lower deck traffic would be 150 trips per hour during the peak periods. That number should be more like 40 trips. They had not reached a consensus on the Cumming Street extension. They understand it provides relief from the single Canton Street entry via a signalized intersection at North Main Street, but they do not know how many N. Main Street and Cumming Street drivers will be added if the extension is built. The Mayor told them that there was no money presently allocated for the road, it was not approved, and that they could have lots of influence on the decision of the City. The meeting was extremely cordial, the neighbors gained a great deal of information and they await the refinement of our trip generation numbers. After viewing the architecture of the rear entry, there was not much negative reaction to it. Only about 4 or 5 townhomes will see it at all. I am asking the remainder of the team to give you their thoughts. Thanks, Don

From: Don Rolader [mailto:don@roladerandrolader.com]
Sent: Thursday, November 21, 2019 4:43 PM
To: 'Bracken, Larry' <[redacted]
Cc: 'Zac Antonio' <zantonio@mzacre.com>; 'Matt Street' <mstreet@mzacre.com>; 'Thomas Vandervort' <thomas@avegohc.com>; 'Steven Rowe' <slr@aecatl.com>; 'Tracy Ward' <tracy@dtracywardarchitect.com>; 'Abdul Amer' <aamer@areng.com>
Subject: RE: 100 N. Main deferral

Larry, I will list our team for you:

Thomas Vandervort-principal -Avego Healthcare Capital
Zac Antonio- project development manager
Matt Street-supports Zac Antonio
Steve Rowe-AEC (engineers & land planners)-Roswell Georgia
Tracy Ward-Architect-Alpharetta Georgia
Abdul Amer-A&R Engineers-traffic consultant

Thank all of you so much for your time and interest. It is beneficial to all to have the facts. Please let us know what other information we can provide. Thanks, Don

---

From: Bracken, Larry [redacted]
Sent: Thursday, November 21, 2019 4:16 PM
To: Don Rolader <don@roladerandrolader.com>
Subject: RE: 100 N. Main deferral

Don,

I want to thank you and your client's team for meeting with our group yesterday. The information your group provided was exceptionally helpful, and cleared up questions and even some misconceptions our owners had. We will be communicating with all West Main landowners to bring them up to speed.

May I trouble you to send me the names (and perhaps titles) of the people who were at the meeting on behalf of your client? I did my best to record everyone's name but I think I came up a few people short on my list. The West Main attendees were Lindsay Sims, Joanne Hammermaster, Dave LaMonte (on the phone), and me. As I mentioned, I am not representing the West Main residents, individually or collectively, as an attorney, but I would be glad to serve as a conduit of communication with our group as necessary.

Thanks again.

-- Larry Bracken

Lawrence J. Bracken II
Partner
[redacted]

This communication is confidential. If you are not an intended recipient, please advise by return email immediately and then delete this message, including all copies and backups.

-----Original Message-----
From: Don Rolader [redacted]om>
[redacted]>; Kcook@alpharetta.ga.us; 'WM 08 [redacted]mzacre.com>; [redacted]reet' <mstreet@mzacre.com>
Subject: FW: 100 N. Main deferral

Larry, Michele and Peter, I have attached the deferral letter for 100 N. Main Street and my correspondence with Lindsay & Mike. My team looks forward to meeting with you in the near future regarding this application. Thanks, Don

-----Original Message-----
From: Don Rolader [mailto:do[redacted]olader.com]
[redacted]
Cc: 'Kcook@alpharetta.ga.us' <Kcook@alpharetta.ga.us>; 'Zac Antonio' <zantonio@mzacre.com>; 'Thomas Vandervort' <thomas@avegohc.com>; 'Stephanie Prentice Cooper' <stephanie@altivamanagementinc.com>
Subject: 100 N. Main deferral

Mike and Lindsay, I am the attorney representing 100 N. Main, LLC. I have attached a copy of the deferral of this item from the November 2019 Planning Commission and City Council agendas. My client learned yesterday evening that residents of West of Main had concerns about the application. My client owns the property and has spent a great deal of time with the City prior to filing trying to work out a Cumming Street Extension. Since filing, we have worked extensively with Staff to come up with a site plan, landscape design and architecture which compliment the downtown overlay. My client is currently located in Alpharetta and has a strong desire to make its corporate headquarters downtown. There was a good article in The Atlanta Business Chronicle yesterday about the project. My client wants to have a full dialogue and discussion with West of Main residents prior to any public hearings. If we were aware of your concerns earlier, we would have responded. Please contact or expect contact from Zac Antonio to set up a meeting to open this discussion. Thanks for your time and consideration. Don Rolader

-----Original Message-----
From: copier@roladerandrolader.com [mailto:copier@roladerandrolader.com]
Sent: Tuesday, November 05, 2019 11:18 AM
To: Don <don@roladerandrolader.com>
Subject: Message from "RNP002673BF88B9"

This E-mail was sent from "RNP002673BF88B9" (MP 3054).

Scan Date: 11.05.2019 11:18:03 (-0500)
Queries to: copier@roladerandrolader.com

9/3/19

100 N. Main St.
Office Building

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: Stephanie Cooper Telephone: _____

Address: 1055-B Powers Place Suite: _____

City Alpharetta State: GA Zip: 30009 Fax: _____

Mobile Tel: 404-664-3629 Email: stephanie@altivamanagementinc.com

Subject Property Information:

Address: 100 N. Main Street Current Zoning: C-1

District: 2 Section: 2 Land Lot: 1252 Parcel ID: 22-4822-1252-081-5 22-4822-1252-032-8

Proposed Zoning: DTMU Current Use: vacant office

This Application For *(Check All That Apply)*:

☐ Conditional Use
☐ Rezoning
☐ Variance
☐ Comprehensive Plan Amendment
☐ Master Plan Amendment
☐ Master Plan Review
☐ Public Hearing
☐ Other *(Specify)*: _____
☐ Exception

Applicant Request And Intent

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

multistory office building

Applicant's Request (Please itemize the proposal):

Applicant wishes to rezone the property from C-1 to DTMU in order to construct a new, multistory office building and associated parking for use as a corporate headquarters for Applicant's companies, with the remainder of the space being leased to unrelated tenants.

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

Applicant intends to demolish the existing structure and to build a new 30,000 square foot multi-tenant office building with associated parking. The site plan proposed reserves property along the northern boundary to permit the creation of a new street if property is acquired from the abutting property owner in the future. The new street, if constructed, would provide access to N Main Street at a signalized intersection with Cumming Street with connections to Canton Street to the west.

BOARD OF ZONING APPEALS REVIEW CRITERIA

Z-19-03/V-19-16

Please respond to the following ONLY if you are applying for a zoning variance.

Variance to Permit Building Footprint to Exceed 10,000 Square Feet

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

Staff has requested that Applicant preserve right of way on the north boundary, preserve trees and green space on the south boundary and limit the building height to 3 stories, it creates extraordinary and exceptional site conditions. To achieve a 30,000 square foot building, the footprint of the building must be 12,250 square feet on only 2 of 3 levels. Applicant will agree to the City requests if applicant can develop its headquarters building in a reasonable economic manner.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

Zoning Code standards permit 4 stories of building and do not require reservation of a future road right of way. If Applicant complies with staff requests to limit building height, reserve right of way and preserve certain trees, it creates an unnecessary hardship and unduly restricts Applicant's ability to develop an office building on the property.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

The conditions are peculiar because the staff wants Applicant to reserve road right of way for a future road which may never be built. That right of way encroaches into and limits the building area on the property. If not for the right of way reservation, Applicant could construct its building without the requirement of a variance.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

Granting the variance allows Applicant to construct a 30,000 square foot, three story office building with no detriment to the public good. This variance does not impair the purpose and intent of the UDC. The variance simply permits the City to gain future right of way and save trees which might otherwise be lost.

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.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Stephanie Prentice Cooper Telephone: 404-664-3629

Address: 1055 Powers Place Suite: B

City Alpharetta State: GA Zip: 30009 -

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

Identify Authorized Applicant:

Name of Authorized Applicant: 100 N. Main St. Alpharetta,LLC Telephone: 404-664-3629

Address: Suite:

City Alpharetta State: GA Zip: 30009 -

So Sworn and Attested:

Owner Signature: Stephanie P. Cooper Date: 8/28/19

Notary:

Notary Signature: B. TRINH HA NOTARY PUBLIC GEORGIA FULTON COUNTY EXPIRES May 4, 2021 Date: 08/28/19

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: 100 North Main St. Alpharetta, LLC

Subject Public Hearing Case: _____

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: N/A

Description of Contribution: N/A 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: Stephen L. Cooper Date: 8/28/19

~~9/3/19~~

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Surrounding property uses include office, retail, restaurant, churches & residences. Office use is compatible with the surrounding uses.

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

Replacing an outdated structure with a three story office building will enhance the use and value of surrounding properties. Preserving Right of way for a future road will further enhance values.

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

The property is small and narrow. Restricting it to C-1 standards negatively impacts the economic use of the property with buffers and other zoning requirements that limit the development without any corresponding benefit to the City.

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

The traffic impact is minimal due to the size of the building. Resident population increase is zero. Transient population (weekday) is estimated to be 90 persons.

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

There will be no impact to schools. Sufficient utilities are currently available from providers to service the development proposed.

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

The proposal is consistent with the Comprehensive Plan, the FLUP and the downtown overlay.

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

Downtown Alpharetta is rapidly developing as an urban mixed use zone with office, hotel, retail, restaurant and residential uses located in a walkable pedestrian friendly environment. This office use is compatible with that development pattern. Quality office space is in demand in downtown Alpharetta.

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.

100 N. Main St.
Office Building

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: 100 N. Main Street

Contact Name: Donald A. 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.

Those persons listed 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.*

- [x] 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.

CANTON STREET FD DEVELOPMENT PARTNERS LLC
91 W WIEUCA RD BLDG/STE A2000
ATLANTA GA 30342

KOVEN ROBERT P & HARRIS ROBT T
100 NORTH MAIN ST ALPHARETTA LLC
1055 POWERS PL SUITE B
ALPHARETTA GA 30009

STONE MARTHA
1525 HOLBROOK CAMPGROUND RD
CUMMING GA 30040

CHURCH STREET COMMERCIAL PROP LLC
435 ST REGIS DR
ALPHARETTA GA 30022

BEANIES PROP LLC
231 VAUGHAN DR
ALPHARETTA GA 30009

TROTTER HOLDINGS INC
37 CHURCH ST
ALPHARETTA GA 30004

TROTTER HOLDINGS INC
690 E MAIN ST
CANTON GA 30114

ROBERTS JESSIE M
P.O. BOX 535
HOLLY SPRINGS GA 30142-0009

LIGHT INVESTMENTS LLC
145 N MAIN ST
ALPHARETTA GA 30009

BUNCH DEREK
1255 RIVERSIDE RD
ROSWELL GA 30076

O DONNELL ROBERT J & CHERYL C
134 N MAIN ST
ALPHARETTA GA 30004-1623

ROBERTS ROY C
126 NORTH MAIN ST
ALPHARETTA GA 30009

ROBERTS JESSIE M
P.O. BOX 535
HOLLY SPRINGS GA 30142-0009

APPEN RAYMOND C & CHRISTINA B
316 LYNNE CIR
ALPHARETTA GA 30004

100 NORTH MAIN ST ALPHARETTA LLC
1055 POWERS PL SUITE B
ALPHARETTA GA 30009

KIM DOLLEH CENTER LLC
160 N MAIN ST
ALPHARETTA GA 30009

YOUTH MINISTRY RESOURCES INC
31 CHURCH ST
ALPHARETTA GA 30009

OBEROI MADANJIT
OBEROI MADHU
205 W SMOKETREE TER
ALPHARETTA GA 30005

EHORSE L L C
1070 POWERS PL
ALPHARETTA GA 30004

OBEROI MADANJIT & MADHU
205 WEST SMOKETREE TER
ALPHARETTA GA 30005

GRONHOLM SCOTT
12200 KING CIR
ROSWELL GA 30075

ERIC S CHOFNAS PC
1100 POWERS PL
ALPHARETTA GA 30004

MAIN STREET COMMONS OFFICE PARK
OWNERS ASSOCIATION INC
COMMUNITY ONE ASSOCIATES
1102 ABBEY CT
ALPHARETTA GA 30004

GEORGIAN COMMUNITY ASSOCIATION INC THE
958 MCEVER RDG STE B5
GAINESVILLE GA 30504

PAYNE JOHN MARTIN
370 ROSE GARDEN LANE
ALPHARETTA GA 30009

WASHBOURNE JAMES F & LUCINDA
360 ROSE GARDEN LANE
ALPHARETTA GA 30009

CUSICK RICHARD & LAURA M
350 ROSE GARDEN LANE
ALPHARETTA GA 30009

WILKERSON PETER & JULIETTE
340 ROSE GARDEN LANE
ALPHARETTA GA 30004

GALLEGOS ENRIGUE HERRERA &
HERRERA MARGARITA
330 ROSE GARDEN LANE
ALPHARETTA GA 30009

WALLERT RONALD & PAGE W
320 ROSE GARDEN LANE
ALPHARETTA GA 30009

SWOPE DARRELL & ELKET
310 ROSE GARDEN LANE
ALPHARETTA GA 30009

WEST MAIN I LLC
6400 POWERS FERRY RD SUITE 350
ATLANTA GA 30339

WEST MAIN I LLC
6400 LILY GARDEN PL
ATLANTA GA 30339

LUNSFORD SARA H
245 CHINABERRY DR
ROSWELL GA 30076

ATTIG LARRY L & MARGE A
225 OAKMERE DR
ALPHARETTA GA 30009-3268

TAYLOR MORRISON OF GEORGIA LLC
6845 SHILOH RD E SUITE D3
ALPHARETTA GA 30005

ALPHARETTA FIRST UNITED METHODIST CHURCH INC
69 N MAIN ST
ALPHARETTA GA 30009

PROPERTIES OF DUFFY LLC
10 CUMMING ST
ALPHARETTA GA 30004

BROWN & MONDI PROPERTIES INC
18 CUMMING ST
ALPHARETTA GA 30009

BROWN MONDI PROPERTIES INC
11675 CENTURY DR STE D
ALPHARETTA GA 30009

Exhibit "A"

Tract I:

All that tract or parcel of land lying and being in Land Lot 1252, 2nd District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a point on the West side of N. Main Street, also known as State Highway #9, One Hundred Fifty-Eight (158) feet North from the intersection of the North side of Church Street with the West side of N. Main Street, prior to widening; running thence North along the West side of N. Main Street, One Hundred Ninty-Two (192) feet, more or less, to a point; running thence West One Hundred Eighty-Eight (188) feet, more or less to a point; running thence South One Hundred Eleven (111) feet, more or less, to a point; running thence South 66 degrees East, Two Hundred (200) feet to the West side of N. Main Street and the point of beginning.

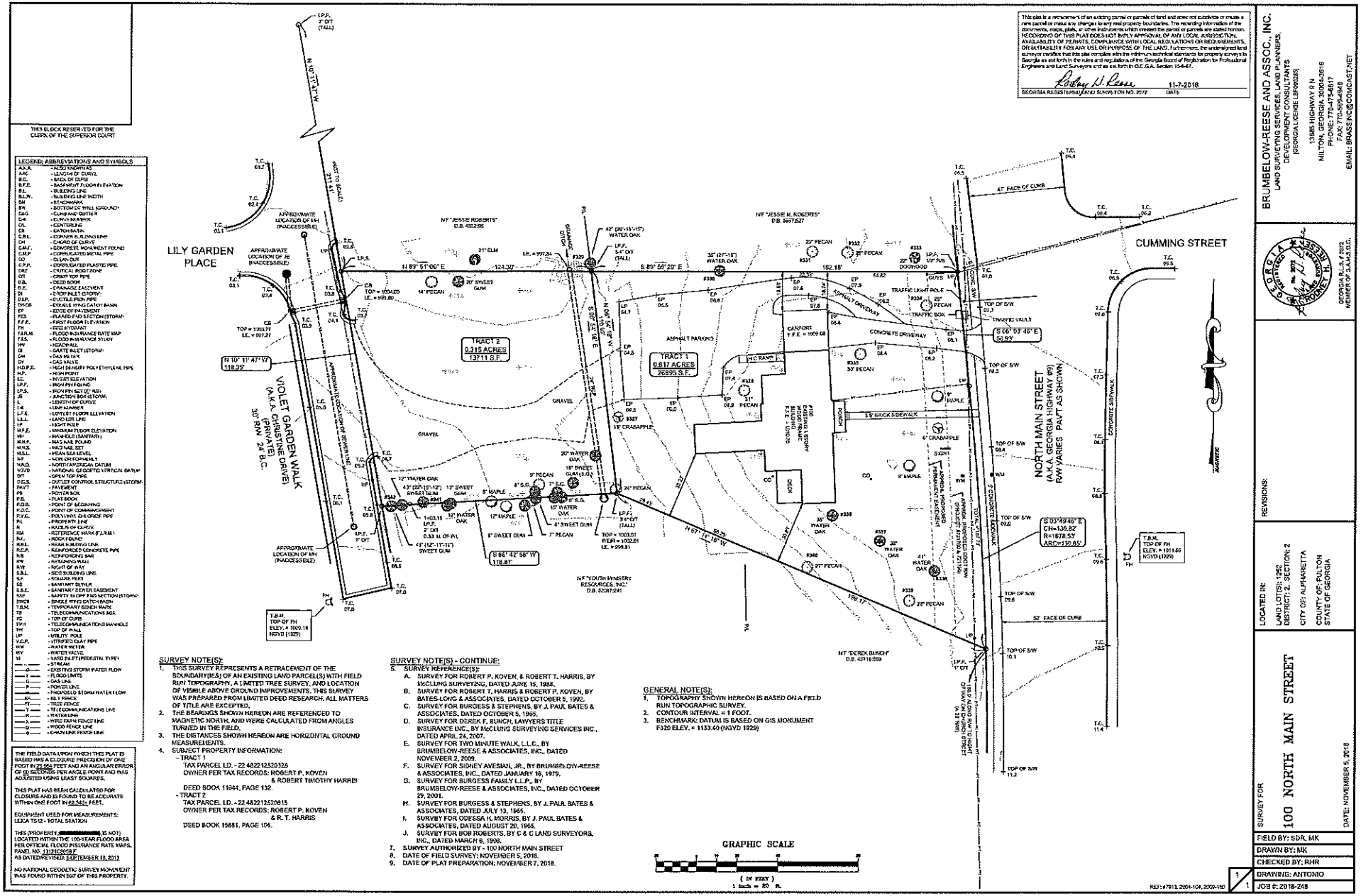
Tract II:

All that tract or parcel of land lying and being in Land Lot 1252 of the Second District and Second Section of formerly Milton, now Fulton County, Georgia, more particularly described as follows:

To find the point of beginning, commence at an iron pin on the East side of Christine Drive which said iron pin is located 307 feet South along the East side of Christine Drive from the intersecting lines of the East side of Christine Drive with the Southern boundary line of the property of Clark Turner and T.D. Grizzle as per plat made by J. Paul Bates and Associates dated September 29, 1965, as attached to an Executor's Deed recorded in Deed Book 15881, Page 105, Public Records of Fulton County, Georgia, and running thence in an Easterly direction 123.9 feet to an iron pin; thence running in a Southerly direction at an interior angle of 97 degrees 18 minutes with the last preceding course 110.5 feet to an iron pin; thence running in a Westerly direction at an interior angle of 85 degrees 53 minutes with the last preceding course, 117 feet to an iron pin located on the Eastern side of Christine Drive; thence Northerly at an interior angle of 97 degrees 6 minutes with the last preceding course along the East side of Christine Drive 118.1 feet to the point of beginning.

9/3/19

100 N. Main St.
Office Building



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND: ABBREVIATIONS AND SYMBOLS

A.K.A.	- ALSO KNOWN AS
ARC	- LENGTH OF CURVE
B.C.	- BACK OF CURB
B.F.E.	- BASEMENT FLOOR ELEVATION
B.L.	- BUILDING LINE
B.L.W.	- BUILDING LINE WIDTH
BM	- BENCHMARK
BW	- BOTTOM OF WALL (GRID,ACT)
C&G	- CURB AND GUTTER
C#	- CURVE NUMBER
CL	- CENTERLINE
CB	- CATCH BASIN
C.B.L.	- CORNER BUILDING LINE
CH	- CHORD OF CURVE
C.M.F.	- CONCRETE MONUMENT FOUND
C.M.P.	- CORRUGATED METAL PIPE
CO	- CLEAN OUT
C.P.P.	- CORRUGATED PLASTIC PIPE
CRZ	- CRITICAL ROOT ZONE
DT	- DRAIN TOP PIPE
D.B.	- DEED BOOK
D.E.	- DRAINAGE EASEMENT
DI	- D-TOP INLET (STORM)
D.I.P.	- DUCTILE IRON PIPE
DYCB	- DOUBLE WING CATCH BASIN
EP	- EDGE OF PAVEMENT
FES	- FLARED END SECTION (STORM)
F.F.E.	- FIRST FLOOR ELEVATION
FH	- FIRE HYDRANT
F.I.R.M.	- FLOOD INSURANCE RATE MAP
F.I.S.	- FLOOD INSURANCE STUDY
HW	- HEADWALL
GI	- GRATE INLET (STORM)
GM	- GAS METER
GV	- GAS VALVE
H.D.P.E.	- HIGH DENSITY POLYETHYLENE PIPE
H.P.	- HIGH POINT
I.E.	- INVERT ELEVATION
I.P.F.	- IRON PIN FOUND
I.P.S.	- IRON PIN SET (0" RB)
JB	- JUNCTION BOX (STORM)
L	- LENGTH OF CURVE
L#	- LINE NUMBER
L.F.E.	- LOWEST FLOOR ELEVATION
L.L.	- LAND LOT LINE
LP	- LIGHT POLE
M.F.E.	- MINIMUM FLOOR ELEVATION
MH	- MANHOLE (SANITARY)
M.N.F.	- MAG NAIL FOUND
M.N.S.	- MAG NAIL SET
M.S.L.	- MEAN SEA LEVEL
N/F	- NOW OR FORMERLY
NAD	- NORTH AMERICAN DATUM
NGVD	- NATIONAL GEODETIC VERTICAL DATUM
OT	- OPEN TOP PIPE
O.C.S.	- OUTLET CONTROL STRUCTURE (STORM)
PAVT	- PAVEMENT
PB	- POWER BOX
P.B.	- PLAT BOOK
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
P.V.C.	- POLYVINYL CHLORIDE PIPE
PL	- PROPERTY LINE
R	- RADIUS OF CURVE
RM	- REFERENCE MARK (F.I.R.M.)
R.M.F.	- RIDGE MEND
R.B.L.	- REAR BUILDING LINE
R.C.P.	- REINFORCED CONCRETE PIPE
R/B	- REINFORCING BAR
RW	- RETAINING WALL
R/W	- RIGHT OF WAY
S.B.L.	- SIDE BUILDING LINE
S.F.	- SQUARE FEET
SS	- SANITARY SEWER
S.S.E.	- SANITARY SEWER EASEMENT
SSS	- SAFETY SLOPE END SECTION (STORM)
SWDI	- SINGLE WING CATCH BASIN
T.B.M.	- TEMPORARY BENCH MARK
TB	- TELECOMMUNICATIONS BOX
TC	- TOP OF CURB
TCH	- TELECOMMUNICATIONS MANHOLE
TW	- TOP OF WALL
UP	- UTILITY POLE
V.C.P.	- VITRIFIED CLAY PIPE
WM	- WATER METER
WV	- WATER VALVE
W	- YARD INLET (PEDESTAL TYPE)
———	- STREAM
——0——	- EXISTING STORM WATER FLOW
——f——	- FLOOD LIMITS
——G——	- GAS LINE
——P——	- POWER LINE
——•——	- PROPOSED STORM WATER FLOW
——SF——	- SILT FENCE
——TF——	- TREE FENCE
——T——	- TELECOMMUNICATIONS LINE
——W——	- WATER LINE
——x——	- WIRE FARM FENCE LINE
——o——	- WOOD FENCE LINE
——•——	- CHAIN LINK FENCE LINE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,954 FEET AND AN ANGULAR ERROR OF 10 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 62,542+ FEET.

EQUIPMENT USED FOR MEASUREMENTS: LEICA TS12 - TOTAL STATION

THIS (PROPERTY [redacted] IS NOT) LOCATED WITHIN THE 100-YEAR FLOOD AREA PER OFFICIAL FLOOD INSURANCE RATE MAPS, PANEL NO.: 13121C0083F AS DATED REVISED: SEPTEMBER 18, 2013

NO NATIONAL GEODETIC SURVEY MONUMENT WAS FOUND WITHIN 500' OF THIS PROPERTY.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDING OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Rodney H. Reese 11-7-2018
GEORGIA REGISTERED LAND SURVEYOR NO. 2072 DATE

SURVEY NOTE(S):
1. THIS SURVEY REPRESENTS A RETRACEMENT OF THE BOUNDARY(IES) OF AN EXISTING LAND PARCEL(S) WITH FIELD RUN TOPOGRAPHY, A LIMITED TREE SURVEY, AND LOCATION OF VISIBLE ABOVE GROUND IMPROVEMENTS. THIS SURVEY WAS PREPARED FROM LIMITED DEED RESEARCH. ALL MATTERS OF TITLE ARE EXCEPTED.
2. THE BEARINGS SHOWN HEREON ARE REFERENCED TO MAGNETIC NORTH, AND WERE CALCULATED FROM ANGLES TURNED IN THE FIELD.
3. THE DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND MEASUREMENTS.
4. SUBJECT PROPERTY INFORMATION:
- TRACT 1
TAX PARCEL I.D. - 22 482212520328
OWNER PER TAX RECORDS: ROBERT P. KOVEN & ROBERT TIMOTHY HARRIS
DEED BOOK 11644, PAGE 132.
- TRACT 2
TAX PARCEL I.D. - 22 482212520815
OWNER PER TAX RECORDS: ROBERT P. KOVEN & R.T. HARRIS
DEED BOOK 15881, PAGE 106.

SURVEY NOTE(S) - CONTINUE:
5. SURVEY REFERENCE(S):
A. SURVEY FOR ROBERT P. KOVEN, & ROBERT T. HARRIS, BY McCLUNG SURVEYING, DATED JUNE 15, 1988.
B. SURVEY FOR ROBERT T. HARRIS & ROBERT P. KOVEN, BY BATES-LOWE & ASSOCIATES, DATED OCTOBER 5, 1992.
C. SURVEY FOR BURGESS & STEPHENS, BY J. PAUL BATES & ASSOCIATES, DATED OCTOBER 5, 1995.
D. SURVEY FOR DEREK F. BURCH, LAWYERS TITLE INSURANCE INC., BY McCLUNG SURVEYING SERVICES INC., DATED APRIL 24, 2007.
E. SURVEY FOR TWO MINUTE WALK, L.L.C., BY BRUMBELOW-REESE & ASSOCIATES, INC., DATED NOVEMBER 2, 2009.
F. SURVEY FOR SIDNEY AVESIAN, JR., BY BRUMBELOW-REESE & ASSOCIATES, INC., DATED JANUARY 16, 1979.
G. SURVEY FOR BURGESS FAMILY L.L.P., BY BRUMBELOW-REESE & ASSOCIATES, INC., DATED OCTOBER 29, 2001.
H. SURVEY FOR BURGESS & STEPHENS, BY J. PAUL BATES & ASSOCIATES, DATED JULY 13, 1995.
I. SURVEY FOR ODESSA H. MORRIS, BY J. PAUL BATES & ASSOCIATES, DATED AUGUST 20, 1965.
J. SURVEY FOR BOB ROBERTS, BY C & C LAND SURVEYORS, INC., DATED MARCH 6, 1990.
7. SURVEY AUTHORIZED BY - 100 NORTH MAIN STREET
8. DATE OF FIELD SURVEY: NOVEMBER 5, 2018.
9. DATE OF PLAT PREPARATION: NOVEMBER 7, 2018.

GENERAL NOTE(S):
1. TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY.
2. CONTOUR INTERVAL = 1 FOOT.
3. BENCHMARK: DATUM IS BASED ON GIS MONUMENT F320 ELEV. = 1133.60 (NGVD 1929)

REF: #7913, 2004-104, 2009-150

BRUMBELOW-REESE AND ASSOC., INC.
LAND SURVEYING SERVICES, LAND PLANNERS, DEVELOPMENT CONSULTANTS
[GEORGIA LICENSE LSF000285]
13685 HIGHWAY 9 N
MILTON, GEORGIA 30004-3816
PHONE: 770-475-4617
FAX: 770-569-4948
EMAIL: BRASSINC@COMCAST.NET

GEORGIA REGISTERED LAND SURVEYOR No. 2072 RODNEY H. REESE
GEORGIA PLS. # 2072
MEMBER OF GAMLS.D.G.

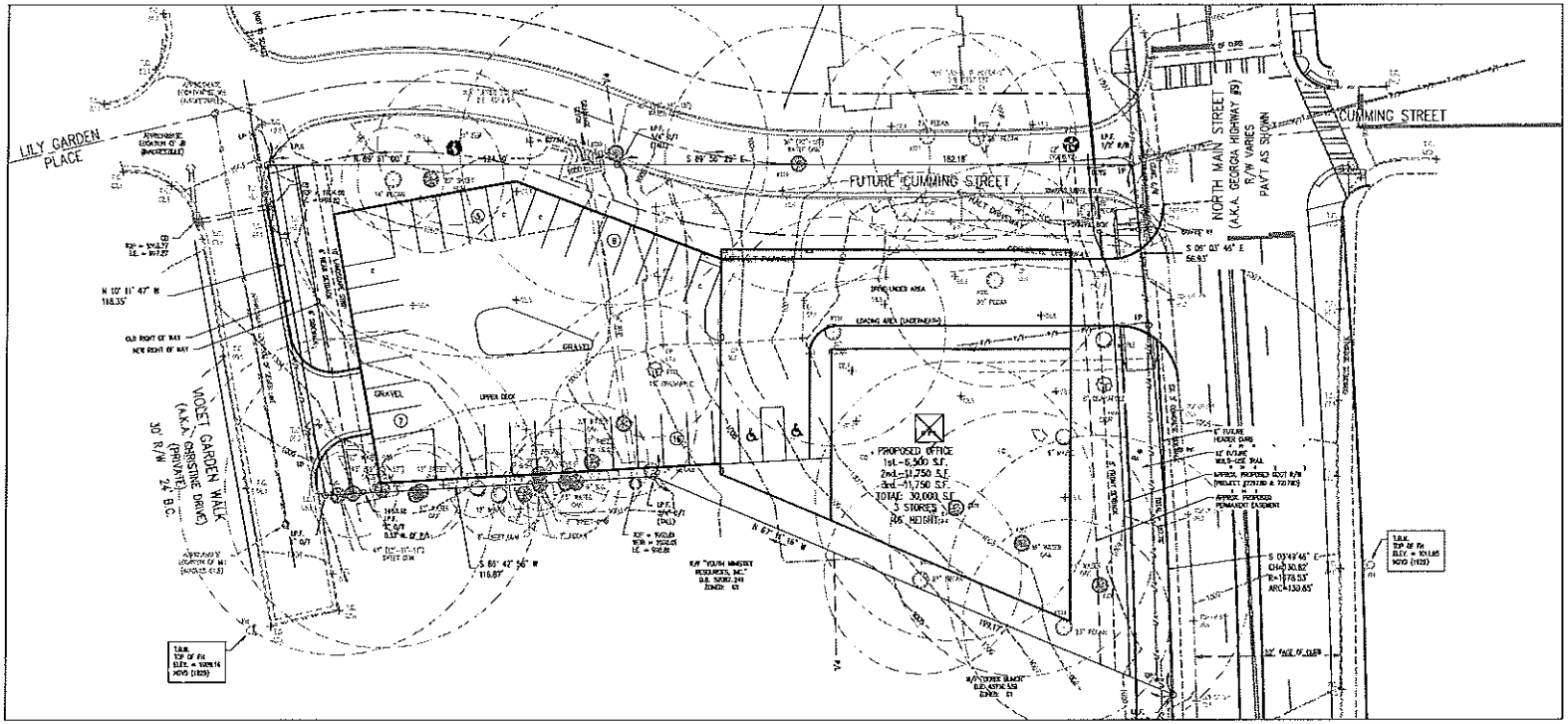
REVISIONS:

LOCATED IN:
LAND LOT(S): 1252
DISTRICT: 2, SECTION: 2
CITY OF: ALPHARETTA
COUNTY OF: FULTON
STATE OF GEORGIA

SURVEY FOR
100 NORTH MAIN STREET
DATE: NOVEMBER 5, 2018

FIELD BY: SDR, MK
DRAWN BY: MK
CHECKED BY: RHR
DRAWING: ANTONIO
JOB #: 2018-248

1 / 1



SITE DATA:

100 NORTH MAIN STREET
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
LAND LOT 1252
2nd DISTRICT 2nd SECTION

TOTAL ACREAGE: 0.92

CURRENT ZONING: C-1
FUTURE LAND USE: MU
PROPOSED ZONING: DT-MU

PROPOSED USE:
- OFFICE: 30,000 s.f.

TOTAL OFFICE PARKING:
62 LOWER DECK
36 UPPER DECK
0 ON STREET
98 SPACES

PARKING RATIO: 3.2 : 1000

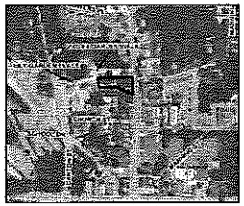
SITE STANDARDS:

MIN OPEN SPACE 10% (4007 SF)
PROP OPEN SPACE 10% (4007 SF)

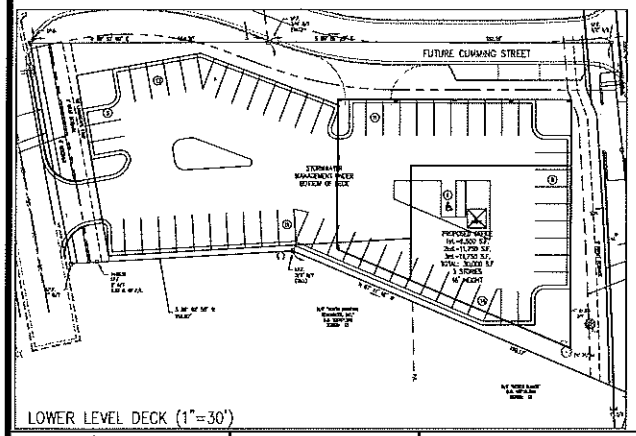
MAX LOT COVERAGE 80%
PROP LOT COVERAGE

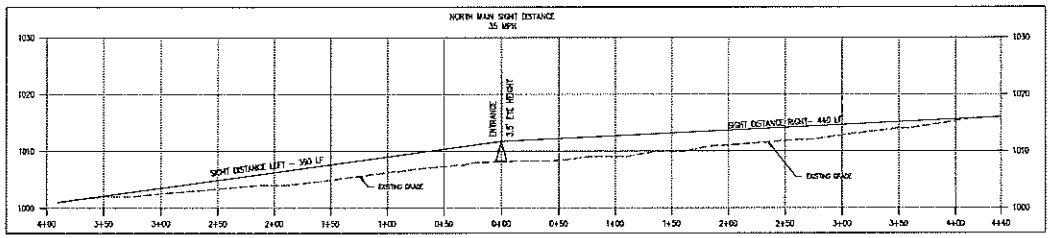
SETBACKS
FRONT 5' MIN / 10' MAX
SIDE 0'
REAR 6' NO ALLEY
REAR 3' ALLEY

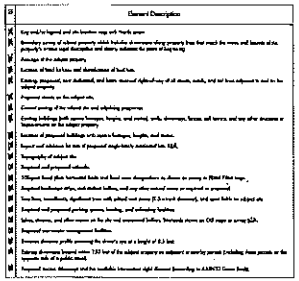
*STORMWATER MANAGEMENT WILL BE HANDLED UNDERGROUND UNDER THE DECK.



FEMA MAP
SCALE 1"=500'
THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE AS IDENTIFIED ON F.I.R.M. COMMUNITY PANEL NO. 13121C0055F, LAST REVISED SEPTEMBER 18, 2013







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Roswell • Georgia • 30075
(770) 641-8342 • www.aecatl.com

NORTH
20 0 20 40

PRELIMINARY SITE PLAN

100 NORTH MAIN STREET

ALPHARETTA, GEORGIA

PROJECT INFORMATION
PROJECT NO.: 18-4233.10
DATE: 10-18-18, REV. 8-22-19
SCALE: 1" = 20'
FILE NAME: 18-4233 P10.dwg
DESIGN/DRAWN: slr/sch/epb

Traffic

USE	PROGRAM TOTAL S.F.		AM Peak Factor	Total AM Peak	PM Peak Factor	Total PM Peak	Total Trips Per Day Factor	Total Trips Per Day
Office	30,000	s.f.	1.56	47	1.49	45	11.01	330
Totals				47		45		330

ROLADER & ROLADER, P.C.
ATTORNEYS AND COUNSELORS AT LAW
1865 LOCKEWAY DRIVE, SUITE 601
ALPHARETTA, GEORGIA 30004
Telephone (770) 442-0330
Fax (770) 442-0641
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DONALD A. ROLADER
don@roladerandrolader.com

D.W. "Pete" ROLADER
1924 - 2011

September 3, 2019

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

RE: Application 100 North Main St. Alpharetta, LLC for Rezoning from C-1 to DTMU on 0.92 acres on North Main Street, City of Alpharetta, Fulton County, Georgia owned by Applicant; **LETTER OF INTENT**

Dear Mayor and Councilpersons:

This firm represents 100 North Main St, LLC, the Applicant, seeking approval of this Rezoning from C-1 to DTMU. This letter shall be construed as the Letter of Intent for this Application.

The subject property contains approximately 0.92 acres and is located on the west side of North Main Street. To the north is property used as a retail violin store. To the east across N. Main Street is the Alpharetta First United Methodist Church with property across Cumming Street north of the church being used for offices. To the south are two former residences used for office or retail purposes. .To the west is property being developed as high density residential development.

Applicant proposes to rezone the property DTMU and construct a 30,000 square foot office building. A portion of the building will house the headquarters of Applicant's associated companies. The remainder of the office space will be offered for lease to office tenants. No variances are requested.

At the request of Staff, the site plan has been adjusted to reserve a portion of a potential future right of way which would permit a connecting street from the west to the signalized intersection at N. Main Street and Cumming Street. To create such a street, right of way would be required from the owners of 101 N. Main Street, the adjoining property. Applicant and the City Staff have contacted the adjoining owner with no success.

In order to meet Staff's request to reserve future right of way along the north property boundary, the building site has to be compressed to the south, making construction difficult and resulting in the loss of developable area and significant trees. In order to meet Staff's request, Applicant will need a waiver of all tree recompense, a waiver of all impact fees, approval of the proposed building footprint and the ability to properly pipe the storm water drainage presently running through the middle of the lot on a north/south axis. In exchange, Applicant will reserve the future right of way as shown on the site plan.

The impact on the surrounding area will be minimal. The proposed use complies with the Comprehensive Land Use Plan, the Future land Use Plan and the Downtown Overlay. The traffic impact is reasonable. There will be no impact on schools and there are adequate utilities in place to supply the project. The development will contribute quality employment downtown. No parking variance is needed. The site has adequate parking. The proposed use is compatible with existing and planned downtown uses.

The granting of this Zoning Application 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. Presently sewer is available through Fulton County. To fail to approve this Application will be of no benefit to the citizens of Alpharetta, Georgia while causing a financial burden upon the property owners and the developer. There is a current demand for high quality office space in downtown Alpharetta.

Applicant has attached Constitutional Objections to this Letter of Intent, and incorporates them herein by reference.

Property Owner/Applicant respectfully requests that the Mayor and City Council approve this Application for Rezoning to allow the use of the property as indicated on the site plan.

Very truly yours,

ROLADER & ROLADER, P.C.

Donald A. Rolader

DAR/ddf

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
Donald A. Rolader
Attorney for Owner
9-3-2019

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

CITY COUNCIL MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: MP-19-07/Z-19-04/CU-19-09 TPA GROUP/360 TECH VILLAGE

PLANNING COMMISSION: DECEMBER 5, 2019

CITY COUNCIL: DECEMBER 16, 2019

II. RECOMMENDATION:

Approve MP-19-07/Z-19-04/CU-19-09 TPA Group/360 Tech Village subject to the following conditions:

Conditions that end with (GRTA) are conditions recommended by the Georgia Regional Transportation Authority. All GRTA recommendations are incorporated in a document dated July 13, 2015, RE: DRI 2499 – Innovation.

1. The 62.47-acre property shall be zoned MU. Site shall be developed substantially similar to plans by Nelson, revised 11/25/2019 (SP-18), subject to the approved conditions.
2. Architectural style of all buildings shall be substantially similar to submitted renderings prepared by Nelson, with non-residential buildings approved by the DRB and residential buildings approved by Staff.
3. Development regulations shall be as follows:
   a. Office – Maximum of 630,080 square feet. Building height shall be limited as depicted on the site plan prepared by Nelson, revised 11/25/2019.
   b. Retail/Restaurant – Maximum of 31,525 square feet and maximum height of 2 stories or 35', whichever is less. No more than 3 single-tenant, freestanding retail buildings shall be permitted. A minimum 3,000 square foot neighborhood grocery shall be required. There shall be no drive-through restaurants. Individual restaurants may be attached via architectural features such as metal arches, outdoor seating areas, patios and similar amenities, as approved by Staff.
   c. 'For-Sale' Residential – Up to 60 townhome units shall be permitted in up to 3-story buildings. No more than 10% of townhomes shall be permitted to be rented, as recorded in the development covenants.
   d. 'For-Rent' Residential – After January 1, 2022, 140 'For-Rent' 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. Building maximum height shall be 4 stories or 60 feet, whichever is less. All units shall be one (1) and two (2) bedrooms with no more than 40% of the units being 2-bedrooms. 'For-Rent' units shall be constructed concurrently with a minimum 125,680 square feet of office use. A Certificate of Occupancy shall not be issued for rental units until 125,680 square feet of office has been constructed or is substantially under construction as determined by Staff. The units shall be part of a mixed-use project containing a minimum of 50 acres and incorporating retail/restaurant, 'For-Sale' residential, neighborhood grocery and a minimum of 125,680 square feet of 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. If a building permit is not issued by December 16, 2022 residential units shall revert to 'For-Sale' only.
   e. Parking Decks – Maximum of 5 levels, except that parking decks along Lakeview Parkway shall be a maximum of 3 levels. Except for the 3 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. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the Design Review Board.

4. 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. residential
5. 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. Computer Supply Store
   g. Copy Center/Print Shop
   h. Drug Store (not to exceed 2,000 SF)
   i. Dry Cleaning Pick-up Station
   j. Fitness Studio
   k. Florist, Retail without Greenhouse
   l. Gourmet Food Store
   m. Office Supply Store (not to exceed 2,000 SF)
   n. Package Shipping/Mail Box Store
   o. Restaurant (no drive-thru)
   p. Retail Sales and Services Establishment
   q. Shop or Studio, Craftsman/Artist
   r. School, Commercial
6. Building setback and landscape strip along Lakeview Parkway shall be 20'.
7. New internal street shall meet the Type 'C' Corridor regulations, as approved by the City's Traffic Engineer, and streets shall be private. Pedestrian bridges, stairs, elevators and escalators may encroach into public spaces if they don't impede pedestrian circulation or safety.
8. Building permit shall not be issued for any freestanding retail building before a building permit is issued for the 125,080 square foot office building.
9. Specimen trees shall be given special consideration and every attempt to incorporate them into the site plan shall be made as stipulated in the City's Tree Protection Ordinance. In addition, specimen trees #473, 477, 512, 545, 563, 566, 568, 821, 591, 593, 596, and 600 shall be saved.
10. A minimum 25.06 acres of civic space and 7.22 acres of amenity space shall be required for the proposed development, as depicted on the 11/25/2019 plan. The greenspace to the west 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, shall be required within an area designated public space, as approved by Staff.

<u>Design Conditions:</u>

11. Developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development. 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.

12. Detention facilities shall not be visible from a public right-of-way, except a decorative water feature approved by Staff.
13. Retaining walls visible from developed areas exceeding 16' in height shall be terraced.
14. Developer shall meet EcoDistrict measures per Page 6 of the applicant's Letter of Intent, dated 10/7/2019. Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure, with final approval by Staff.
15. A bus shelter and dedicated lane shall be incorporated into the plan design 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.
16. Prior to LDP for development, the applicant shall submit for approval a document to be entitled 'TPA Group/360 Tech Village Design Standards'. 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 2019 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.
17. 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.
18. Awnings shall be provided on buildings at street level in commercial areas where reasonably appropriate in order to protect pedestrians from inclement weather.
19. Surface parking areas shall comply with current UDC requirements for screening and tree islands. A decorative, low wall shall be located along Lakeview Parkway, where needed, to obscure views of surface parking from Lakeview Parkway.
20. 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.
21. New driveways within the development shall be private and shall include a planted median with sufficient space for tree plantings, as approved by Staff.
22. The view corridor from Haynes Bridge Road to the lake, along the main boulevard, shall be required, 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 the existing wall, landscaping and a focal point feature (sculpture). Applicant shall provide a minimum of 6 original sculptures located at prominent locations throughout the development, as approved by Staff with input from the local arts committee. Locations shall include the corner of Lakeview Parkway and Haynes Bridge Road. Approval and construction of at least 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. All project components shall be developed in the first phase, except for the 200,000 SF and 150,000 SF office buildings and associated parking decks.
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 open space areas.

27. Each plan submitted for an LDP shall include an on-going density and acreage tabulation.
28. Alcohol license distance requirements from residential development shall be waived.
29. Creative signage is encouraged and rooftop signs shall be permitted, as approved by the DRB.
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-19-07/Z-19-04/CU-19-09 TPA Group/360 Tech Village"

Landscape Conditions:

31. 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. 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.
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 rooftop amenity shall be required within the development. Outdoor dining areas shall not count against the maximum permitted retail/restaurant square footage.
34. Provide detailed street planting for Haynes Bridge Road, Morrison Parkway and Lakeview Parkway. Landscape plan shall be approved prior to issuance of an LDP and shall try to save the existing mature 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. Developer shall be responsible for 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). Investigate the possibility of adding shade structures and/or trees on the top floor of parking decks to cover a minimum 15% of this surface.
37. Developer shall dedicate a permanent easement and construct a 12' multi-use trail (Alpha Loop) as depicted on the site plan prepared by Nelson, revised 11/25/2019, with final alignment/design/materials approved by Staff and construction completed prior to the first residential CO. Alpha Loop shall be clearly delineated and separate from private sidewalk associated with storefronts on the 'For-Rent' building. A crosswalk shall be provided across Morrison Parkway at the existing signalized intersection at Lakeview Parkway and shall be constructed of a material approved by Staff. Trail entrance gateways/arches shall be provided on Morrison Parkway and Haynes Bridge Road. Alpha Loop shall include seating/gathering areas, lighting, landscape, hardscape, and Zagster bike station (per applicant's Letter of Intent). Multi-use trail shall be promoted 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. Wayfinding signage shall be placed at key locations along the trail. Developer shall dedicate a minimum 20' permanent easement through the GA 400 buffer for the purpose of a future Alpha Loop trail alignment. Alpha Loop improvements shall be eligible for impact fee credits, as approved by Staff. Alpha Loop shall maintain a minimum 20' setback from all buildings.
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, 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.
39. The 32,124 square foot Central Green shall include landscape and hardscape for public space for recreation, entertainment, and/or civic purposes.
40. Lake shall be designed for active recreation, including terraced amphitheater, plaza area, food truck staging area, and pier.

41. Wetlands shall be counted as park space, if applicant improves the area with boardwalks, walkways, or educational amenities.
42. Site access off Lakeview Parkway shall be unsignalized. The right-in/right-out only drive on Lakeview Parkway shall be channelized to prevent unlawful turning movements. A roundabout shall be required on Lakeview Parkway, as depicted on the plan, at site driveway 3. Design of roundabout shall meet City LOS standards, as 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 12/16/2021.

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 1,000' from the existing signal at the intersection of Haynes Bridge Road and Lakeview Parkway.
    - 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.

III. REPORT IN BRIEF:

The applicant, TPA Group, is requesting a master plan amendment to the 360 Tech Village Master Plan (F.K.A. Metropolitan Life/Peridot/Innovation) to change the development mix and previous conditions of zoning on the 62.47-acre property. Rezoning is requested for 7.47 acres from O-I (Office-Institutional) to MU (Mixed-Use), as well as a conditional use to allow 'For-Rent' and 'For-Sale' residential uses. The mixed-use development would consist of 31,525 square feet of retail/restaurant, 630,080 square feet of office (475,680 square feet is new), 255 'For-Rent' units, 60 'For-Sale' townhome units, and over 32 acres of open space. The property is located west of Haynes Bridge Road, south of Lakeview Parkway and north of Georgia 400.

DISCUSSION

The submitted request, if approved, will allow for the construction of a 62.47-acre mixed-use development consisting of 31,525 square feet of retail/restaurant uses, 630,080 square feet of office use (475,680 square feet is new), 60 'For-Sale' townhome units, 255 'For-Rent' units and over 32 acres of open space. The proposed residential density is 5.04 dwelling units per acre. The subject property is located west of Haynes Bridge Road, south of Lakeview Parkway and north of Georgia 400.

The subject property is currently zoned MU (Mixed Use) and O-I (Office-Institutional) and subject to the North Point Overlay and 360 Tech Village Master Plan. Surrounding properties are zoned O-I to the north and east and LI (Light Industrial) to the west. The property is bound by Lakeview Parkway and Morrison Parkway to the north, Georgia 400 to the south and Haynes Bridge Road to the east. The Comprehensive Land Use Plan designation of the property is Mixed Use, which allows the proposed development mix.

The applicant requests a master plan amendment to change the development mix and previous conditions of zoning. The site reverted to the 2015 conditions on May 27, 2019 and is currently approved for 100,035 square feet of retail, 211-room hotel, 447,200 square feet of office and 470 'For-Sale' residential units. A rezoning is requested for 7.47 acres from O-I to MU, of which the zoning on the 7.47-acre property also reverted on May 27, 2019. A conditional use is requested to allow 'Dwelling, 'For-Rent' and 'For-Sale' uses.

A conceptual development plan for the assembled tract was submitted in August 2007, at which time Staff forwarded the application to the Atlanta Regional Commission (ARC) and Department of Community Affairs (DCA) for Development of Regional Impact (DRI) Review. In 2008, ARC issued a finding that the proposal was in the best interest of the Region, and therefore the State. In 2011, a master plan amendment was approved along with a stream buffer variance, which did not require DRI review. GRTA submitted a "Notice of Decision" stating the project was approved as submitted with recommended conditions. Master plan amendments were approved in 2015 and 2017, which included changes to previous conditions of zoning.

The table below provides a comparison between the applicant's current proposal and previously proposed and approved master plan and amendments for the subject property.

New Plan vs Previous Plans					
	2019 Proposed Plan	**2017 Plan (Reverted)**	**2011/2015 Plan (Current Approval)**	**1988 Plan**	**Change 2015-2019**
Acreage	62.47 acres	62.47 acres	47.05 acres	45.5 acres	+15.42 acres
Retail/Rest.	31,525 SF	57,700 SF*	100,035 SF	119,700 SF	-68,510 SF
Residential	315 Total Units: 255'For-Rent' & 60 'For-Sale' Townhomes	417 Total Units*: 276 'For-Rent', 36 'For-Sale' Condo & 105 'For-Sale' Attached/Detached	470 Total Units: 445 'For-Sale' Condo, 25 'For-Sale' Townhomes	0	+255 'For-Rent' -410 'For-Sale' Attached
Density	5.04 du/ac	6.68 du/ac	10 du/ac	0	-4.96 du/ac
Hotel	0	0*	211 rooms	200 rooms	-211 rooms
Office	630,080 SF	664,400 SF	447,200 SF	1,015,520 SF	+182,880 SF
Parking	2,647 spaces	3,069 spaces	3,415 spaces	N/A	-768 spaces
Open/Park	32.28 acres	31.96 acres	11.08 acres	N/A	+21.2 acres

*2017 plan amended on 12/4/2017 to increase retail SF for food hall, reduce number of 'For-Sale' units and eliminate the hotel.

The property is in the Tier 1 North Point Development Node as depicted on the 2035 Future Land Use Plan. The City's Comprehensive Land Use Plan describes the North Point Activity Center Character Area in the following way:

> "PRESERVE the North Point area as a regional destination for shopping, jobs and entertainment, and ENHANCE the area with improvements and new development that supports a walkable and vibrant community destination with places to shop, work, entertain and live."
>
> "Future development should emphasize connectivity, uses that generate a high level of activity and transit-oriented development that anticipates the extension of MARTA transit service to the area. It should reinforce a walkable, mixed-use destination supported by a range of housing types and transportation modes. It should also focus on expanding the street network, enhancing public transit service, creating a pedestrian-friendly environment by adding sidewalks and supporting bicycle use with infrastructure that makes biking safe and convenient. This complete transportation system should link adjacent residential, office and commercial areas to major destinations within the activity center or serve as a safe and convenient connection to other destinations in the community. Expand entertainment uses and capitalize on amphitheater location."

In addition, the property is designated Mixed-Use Commercial Center Area in the North Point Activity Center LCI, which is described in the following way:

> "Mixed-use Commercial Centers seek to take advantage of Georgia 400, Mansell Road, and Haynes Bridge Road to accommodate significant vehicular traffic by locating high intensity uses within a short distance of the Georgia 400 interchanges. While still providing pedestrian connectivity to the mixed-use village center, the two commercial centers are better suited to accommodate taller, regional serving development with higher vehicular traffic demands."

'FOR-RENT' RESIDENTIAL

The applicant requests a conditional use to allow 255 'For-Rent' units in a 4-story building with a parking deck. Two (2) sides of the building will contain 1st floor retail, loft office and leasing office along the new storefront street and a town green. The building will consist of 1- and 2-bedroom units with rents starting at $1,400 for 700 – 900 square feet 1-bedroom units and starting at $1,900/month for 1,000 – 1,250 square foot 2-bedroom units. Residents will have access to parking and a variety of amenities, including a pool, courtyard, club/events room, fitness center and business center.

Careful consideration should be given to maintaining a balance between 'For-Rent' versus 'For-Sale' product in the City. The 2035 Comprehensive Land Use Plan identifies the following policy as it relates to maintaining a balance of 'For-Sale' versus 'For-Rent' housing in the City:

> *Housing Policy 2: Maintain a balance between 'owner-occupied' and 'renter-occupied' in Alpharetta such that at least 68% of the housing stock is 'owner-occupied'.*

There are several factors that should be considered with requests for apartments, such as mix of uses, design, long-term viability, impacts to City facilities and services, as well as traffic and school impacts.

The *Alpharetta Rental Housing Study Benchmark Update 2019* shows that the City is moving toward its goal of 68% owner-occupied housing units but not at the projected rate. As stated in that document, between 2015 and 2017 the percentage of renter-occupied housing units in the City decreased from 37.4% to 36.3%. However, it was projected the City would be closer to the 68% owner-occupied goal than we currently are before the next update in 2021. The City has only moved toward the goal by less than 1% when it was projected the goal would be met by 2020. The *2016 Rental Housing Study* recommends that the City target an annual approval of between 93 and 159 'For-Rent' units per year in order to achieve 32% renter-occupied units within five (5) years. Since Northwinds Summit (mixed-use development across Haynes Bridge Road) was approved for 140 'For-Rent' units, it is recommended that no more than 140 'For-Rent' units be approved at 360 Tech Village with a Certificate of Occupancy no sooner than January 1, 2022. No additional rentals should be approved past 2022 since the City plans to review U.S. Census updated information that will be received in 2021and possibly update the *Alpharetta Rental Housing Study*.

'FOR-SALE' RESIDENTIAL

The applicant requests a conditional use to allow 60, 3-story 'For-Sale' townhome units, which represents a reduction of 410 'For-Sale' Attached/Detached units from the 2015 Master Plan. Most of the townhomes are depicted between the 'For-Rent' building and the lake. Another 16 townhome units are depicted flanking one side of the Central Green. It is recommended that a mixed-use development contain a variety of residential types. The applicant's proposed development mix would provide 19% 'For-Sale' vs. 'For-Rent' residential product. For comparison, Avalon has approximately 16% 'For-Sale' product, Milton Park has over 25%, City Center and Northwinds Summit both have 19% and North Point Mall currently has 0%. It is recommended that the applicant's development include at least 25% 'For-Sale' units.

OFFICE

The applicant proposes 475,680 square feet of new office on the site, which is in addition to the 154,400 square feet of office building at the southwest corner of Lakeview Parkway and Morrison Parkway. If the applicant's request is approved, a total of 630,080 square feet of office could be constructed within the master plan. For comparison, Northwinds is approved for 2.8 million square feet of office on 260 acres and Avalon for 660,000 square feet on 86 acres.

Office space already exists on the site and the existing 406,853 square feet of office employs approximately 2,034 people and the 475,680 square feet of new office would generate approximately 2,378 employees (1 employee per 200 square feet). Therefore, 4,412 office employees could be generated to support the residential and retail uses.

The request includes two (2) low-rise, loft-style office buildings; 3-story, 200,000 square foot office building along Lakeview Parkway and a 2-story, 120,000 square foot office building near the lake. A third office building is proposed at the corner of Morrison Parkway and Lakeview Parkway and is six (6) story, 150,000 square feet. An additional 5,680 square foot of loft office is depicted on the ground floor of the 'For-Rent' building along the new storefront street. The applicant states that the 120,000 square foot office building and 5,680 loft office will be constructed in the first phase of the development. The existing office buildings in the vicinity of the subject property are six (6) and seven (7) stories in height and are approximately 93% occupied. According to the applicant, TPA Group is currently negotiating with two (2) companies to take approximately 220,000 square feet of office at the proposed development.

RETAIL/RESTAURANT

31,525 square feet of retail/restaurant use is proposed in four (4) freestanding buildings flanking one side of the Central Green, as well as in the 'For-Rent' building along the storefront street. This represents a 68,510 square foot reduction in retail/restaurant use from the 2015 Master Plan. The applicant proposes 9,625 square feet of retail space and 21,900 square feet of restaurant space. A minimum 3,000 square foot neighborhood grocery is required in conjunction with the 'For-Rent' product. According to the applicant's Letter of Intent, retail uses will be lifestyle retail and will support office employees and residential uses.

HOTEL

The 2015 master plan allows a 211-room hotel, of which the applicant is asking to eliminate the hotel approval.

PARK & PUBLIC SPACE

The North Point Overlay requires that new developments designate a minimum 15% of the land area as open space (10% civic space and 5% amenity space). Therefore, a minimum of 9.37 acres of open space (6.25 acres of civic space and 3.12 acres of amenity space) is required for the proposed development. The applicant's site plan depicts 25.06 acres of civic space and 7.22 acres of amenity space, or 51.7% of the site. Proposed open space includes 2.7 miles of Alpha Loop, a 9.83-acre lake amenity and a 4.2-acre lakeside park with an amphitheater. According to the applicant, the estimated cost of the lakeside park and Alpha Loop improvements are approximately $2.8 million dollars. Also, there is a 4.5-acre wetland area on the south side of the property that may be counted as park space, if improvements such as boardwalks, walkways, or educational amenities are included.

The 32,124 square foot Central Green will be surrounded with retail, restaurant and townhomes and will function as a community gathering area. There are two (2) Greens depicted in the area of the townhomes and 'For-Rent' building, which are both approximately 1/3 of an acre. A much larger amenity space green is proposed between the 200,000 square foot office building and Parking Deck B.

A 9.83-acre lake will be activated as a recreational amenity, as well as serving as stormwater management. The lake already includes pedestrian bridges and a 1-mile walking path, which will be widened to 12' and tied into the City's Alpha Loop system. The applicant proposes to add a 2.85-acre Lakeside Civic Space, which will include a plaza area, food truck staging area, pier and terraced amphitheater.

A 12' multi-use path will be provided through the subject property and connecting into the City's Alpha Loop system. The site plan depicts the Alpha Loop entering the site by way of a pedestrian crossing at Morrison Parkway. The trail runs south along Lakeview Parkway before entering the property at the existing office building driveway and connecting to the trail system around the lake. The Alpha Loop connects to Haynes Bridge Road by running through the middle of the development along the primary driveway and connecting to the Lakeside Civic Space. Staff recommends that the developer provide an easement through the Georgia 400 buffer for a future Alpha Loop alignment.

BUILDING ELEVATIONS

The 360 Tech Village Master Plan was amended on September 28, 2015, which included a condition of zoning requiring 'Mercantile' architectural style. According to the applicant's architect and as described below, the current proposal will also employ the Mercantile style.

> *"The architectural building style of the new vertically integrated mixed-use "360 Tech Village" project will be eclectic in nature, but generally lean towards a "Mercantile" vernacular. This style will reflect back on solid, timeless values and an aesthetic that is not trendy but enduring. This will be accomplished by the selection of defining materials: brick, stone, painted cementitious lap siding in the varying sizes, painted stucco and cementitious panels. Where sloped roofs occur, which will be minimal, architectural shingles or standing seam metal will be used."*

> *"We are in the "Eco District" of the Northpoint Overlay and thereby want to employ earth tones in our color palette as well as soft off whites, greys and neutrals. Clearly there will be featured areas of contrast in the overall elevations with a breakdown of the massing at the pedestrian level. We intend to employ great drought tolerant landscaping with bio-swales and inviting hard surfaced pedestrian areas. Overall it will embrace the "Eco District" nomenclature."*

ECODISTRICT

The North Point Overlay requires that EcoDistrict measures be incorporated into new developments and redevelopments. The applicant's proposal represents new development on an undeveloped site. Therefore, the applicant must incorporate a minimum of seven (7) EcoDistrict points into the proposed development. According to the site plan and as shown in the table below, the applicant is requesting credit for 22 EcoDistrict points. EcoDistrict measures proposed on the property include Building Energy Efficiency, Bio-Retention, Building Water Efficiency, Transportation Demand Management, Connected Open Space, Consolidated Open Space, Enhanced Bicycle Amenities, Alternative Transportation and Additional Landscaped Civic Space. If approved, the developer should provide the EcoDistrict measures as requested on the applicant's site plan.

EcoDistrict Measure	Description	Available Points	Requested Points
Building Energy Efficiency	Meet minimum requirement for newly constructed buildings.	3	3
Bio-Retention	Meet minimum requirements that address landscaped bioretention areas, drainage swales, plant species, and wheel stops and curbing.	2	2
Building Water Efficiency	Meet minimum requirement for indoor water use in new buildings.	2	2
Transportation Demand Management	Provide bicycle rentals, electric vehicle charging stations, and accommodation of future MARTA Bus Rapid transit station.	2-3	2
Connected Open Space	Planned open space (amenity space) exceeds 2-acre minimum requirement with multiple office amenity spaces, a residential green, and the central green interconnected by the Alpha Loop trail.	2	2
Consolidated Open Space	Planned open space (civic space) exceeds 2-acre minimum requirement within the ground-level contiguous area of the Lakeside Civic Space.	2	2

Enhanced Bicycle Amenities	Provide 200% of bicycle parking requirement, bicycle rental stations, and bicycle paths (multi-use trail).	1-2	2
Alternative Transportation	Provide designated Uber stops (2 locations).	1-2	2
Additional Landscaped Civic Space	Planned civic space exceeds requirement by 30.2%.	1-5	5
TOTAL		**17-27 pts**	**22 pts**

TRAFFIC

Kimley-Horn and Associates, Inc. prepared an update to the previous Traffic Impact Analysis. A comparison of trip generation from the applicant's current proposal versus the 2015 proposal and the 2017 reverted plan is provided below. The analysis found that the current proposal will result in a 56.6% reduction in Daily trips, 57.8% reduction in AM Peak Hour trips, and 60.6% reduction in PM Peak Hour trips, as compared to the 2015 proposal.

Trip Generation Comparison

Site Plan	Daily Trips	AM Peak Hour Trips	PM Peak Hour Trips
Applicant's Current Proposal	8,930	779	848
360 Tech Village (2017 - reverted)	14,858	1,420	1,525
Innovation Mixed-Use (2015)	20,581	1,844	2,151
Percentage Difference	**-56.6%**	**-57.8%**	**-60.6%**

The proposed access concept for the current site plan is similar to the plan studied in detail for the 2015 Innovation DRI Traffic Report. Even with the reduction in traffic for the current plan, traffic operations are generally expected to follow the findings from previous studies. Specifically, the intersection at Morrison Parkway is expected to operate well with the proposed development traffic. At Haynes Bridge Road, the recommendations from the DRI study remain relevant; add duel northbound left-turn lanes along Haynes Bridge Road at Lakeview Parkway and provide duel eastbound right-turn lanes along Lakeview Parkway onto southbound Haynes Bride Road. The added right-turn lane would connect to an extension of the Georgia 400 right-turn lane along Haynes Bridge Road. Analysis of the site access driveways also fair reasonably well. All site driveways are unsignalized. With the full build out of the development, Lakeview Parkway movements are anticipated to have very little delay.

SCHOOLS

Residential development is known to increase school enrollment. Fulton County Schools calculated the potential number of children who may live on the property by using their standard calculation to distinguish the number of children that a residential development will generate. The following table outlines these figures:

FULTON COUNTY SCHOOLS – 63 Townhomes & 255 Apartments

School	Estimated # New FCS Students Generated
Manning Oaks Elementary School	9 – 69
Northwestern Middle School	5 – 30
Milton High School	8 – 72
Total	22 – 171

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 22 – 171 school age children. All three schools are shown to be over capacity.

STANDARDS FOR ZONING CHANGES

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

a. Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property.

Response: The proposed rezoning would permit uses that are consistent with the North Point Activity Center LCI and Comprehensive Land Use Plan designation of the property.

b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Response: The proposed rezoning would permit a mixed-use development, which would complement adjacent and nearby properties. Surrounding properties are also located with the North Point Activity Center LCI and North Point Overlay, which envisions a mix of uses in a walkable environment.

c. Whether the zoning proposal will adversely affect the natural environment.

Response: The proposed development respects the on-site stream buffers. If approved, staff recommends a condition to save certain specimen trees.

d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: The 7.47-acre property is currently zoned O-I and has rights to the proposed office use, density and height, subject to the original Met Life/Peridot Master Plan.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: While the proposed mixed-use development would have impacts on public facilities and services, the purpose of a such a development is to reduce impacts on facilities and services by promoting a place to live, work and play. If approved, the applicant's proposal would result in a net reduction in traffic as compared to the 2015 Master Plan.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: The proposed MU zoning district is consistent with the Comprehensive Land Use Plan designation of the property, which is Mixed Use.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

Response: The request to rezone a portion of the property from O-I to MU reflects a reasonable balance as the proposed zoning is consistent with the Comprehensive Land Use Plan designation of the property, which is Mixed Use.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: The 7.47-acre property is currently zoned O-I and has rights to the proposed office use, density and height, subject to the original Met Life/Peridot Master Plan.

i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: The subject property is consistent with the Comprehensive Land Use Plan designation, which is Mixed Use.

CONDITIONAL USE REVIEW CRITERIA

City staff has reviewed the applicant's request and compared it to the conditional use standards established in UDC Sec. 4.2.3 (B) which are as follows:

A conditional use otherwise permitted within a zoning district shall be considered to be compatible with other uses permitted in the district, provided that due consideration is given to the following objective criteria at a public hearing and satisfactory provisions or arrangements are made for:

1. Access into and out of the property with regard to traffic and pedestrian safety, volume of traffic flow, and emergency vehicles, as well as the type of street providing access;

Response: The project has three (3) full-access driveways and a right-in/right-out driveway on Lakeview Parkway. The proposed development consists of a network of streets featuring connectivity throughout. The proposed development mix would result in a reduction in vehicular trips from the 2015 Master Plan.

2. The extent to which refuse areas, loading and service areas, off street parking, and buffers and screening are provided on the property;

Response: The proposed mixed-use development can sufficiently address all development requirements mentioned above.

3. Ensuring that the conditional use will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity or diminish and impair property values within the surrounding neighborhood;

Response: The applicant proposes 'For-Sale' and 'For-Rent' products in association with a mixed-use development, which is consistent with the vision of the Comprehensive Land Use Plan and future land use designation of the property. The Georgia 400 corridor is identified as an

appropriate location to establish mixed-use activity centers and higher residential densities. Staff recommends limiting 'For-Rent' use to no more than 140 dwelling units. However, careful consideration should be given to the desired ratio of rental units in the City. Although there has been an increase in owner-occupied since the 2015 Study, the City has not achieved its policy goal.

4. Ensuring that the conditional use will not increase local or state expenditures in relation to the cost of servicing or maintaining neighboring properties;

Response: Not applicable.

5. Ensuring that the conditional use will not impede the normal and orderly development of surrounding property for uses predominant in the area; and

Response: The proposed residential uses would not impede the normal and orderly development of surrounding properties. The subject property is currently approved as a mixed-use development, including office, retail, and 'For-Sale' use. The applicant's current proposal would result in a reduction to the overall residential density from ten (10) dwelling units per acre (2015 Master Plan) to 5.04 dwelling units per acre.

6. Ensuring that the location and character of the conditional use is considered to be consistent with a desirable pattern of development for the city, in general.

Response: The applicant proposes 'For-Sale' and 'For-Rent' products in association with a mixed-use development, which is consistent with some of the policies within the Comprehensive Land Use Plan and future land use designation of the property. The Georgia 400 corridor is identified as an appropriate location to establish mixed-use activity centers and higher residential densities. However, careful consideration should be given to the desired ratio of owner- versus renter-occupied units, since the City has not met the goal of 68% owner-occupied.

CONCURRENCES

Staff has reviewed the application and is in general agreement with the request for master plan amendment, rezoning, and conditional use with fewer requested units. The proposed rezoning of 7.47 acres to MU is consistent with the vision in the North Point LCI and Comprehensive Land Use Plan designation of the property, which includes a mix of uses within a walkable environment. However, the proposed 'For-Rent' units exceed the recommended annual target in the City's Rental Housing Study and exceed the City's desired balance between owner- and renter-occupied dwelling units. Therefore, staff recommends that no more than 140 'For-Rent' units be approved on the subject property in order to further the desired housing balance in the City. The reduction in 'For-Rent' units would also bring the percentage of 'For-Sale' units to 30%, which is consistent with Staff's recommendation of at least 25% 'For-Sale' product within mixed-use developments.

The applicant's request is consistent with the following land use, transportation, housing and community services and facilities strategies in the 2035 Comprehensive Plan:

LU Strategy 8.1: Allow mixed use patterns that will create activity nodes in appropriate areas, as established by the Future Development Map, that provide jobs and services within walking distance of residences, preserve open spaces, and make public transportation more effective.
LU Strategy 8.3: Encourage owners/developers with large land holdings to plan for multiple land uses.
LU Strategy 8.4: Establish varying levels of mixed-use development densities, through overlay districts or other means, such that the highest densities of office, retail and residential development will be located along the GA-400 corridor.

T Strategy 1.2: Support transit friendly streets, bicycle routes and walkable communities that provide linkages to activity centers within the city.
T Strategy 1.3: Promote the development of compact mixed-use and transit-oriented development particularly in the GA-400 corridor.
T Strategy 2.4: Encourage an interconnected public sidewalk and trail network within new developments and enhance connectivity area wide by linking new sidewalks and trails to existing sidewalks and trails in adjacent neighborhoods. In addition, the system should link residential areas to commercial, schools, employment centers, transit and parks.
T Strategy 4.2: Encourage development designs to promote pedestrian activity that reduces on-site vehicular dependence.

H Strategy 1.2: Encourage higher residential densities and appropriate mix of uses close to Downtown Alpharetta and in the GA-400 corridor.

CSF Strategy 3.7: Encourage developers to build recreational opportunities in conjunction with new development and encourage permanent protection of open space for future generations to enjoy.

Current U.S. Census information estimates that the City is currently at 63.7% owner-occupied. Therefore, the applicant's zoning proposal is not consistent with the following policy:

Housing Policy 2: Maintain a balance between 'owner-occupied' and 'renter-occupied' in Alpharetta such that at least 68% of the housing stock is 'owner-occupied'.

'For-Rent' residential use should only be considered within mixed-use developments along the Georgia 400 corridor. These mixed-use developments should provide sufficient office density to generate jobs/employees to live in the residential units and utilize on-site retail services, grocery and parks and recreational uses to reduce vehicular trips.

It has been the City's experience that successful mixed-use developments typically include 'For-Sale' product. Avalon has 101 'For-Sale' units and 526 'For-Rent' units resulting in a 16:84 ratio of 'For-Sale' to 'For-Rent'. Milton Park, which was zoned in 1999 and was developed prior to 2013, has 490 'For-Rent' units and 150 'For-Sale' units representing over 25% 'For-Sale' units. If the applicant's request is approved, it is recommended that the development have at least 25% 'For-Sale' product.

In order to achieve the City's desired balance between owner- and renter-occupied dwelling units, it is recommended that a Certificate of Occupancy not be issued for the 'For-Rent' building until January 2022. In addition, concurrent construction of retail, office, residential and open space should be required in order to ensure that a reduction in vehicular trips is realized.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on November 13, 2019. There was one (1) public comment on the sign-in sheet with concern over adding more retail space in the City.

IV. ATTACHMENTS:

- Site Plan
- Architectural Elevations and Renderings

Approve MP-19-07/Z-19-04/CU-19-09 TPA Group/360 Tech Village subject to the following conditions:

Conditions that end with (GRTA) are conditions recommended by the Georgia Regional Transportation Authority. All GRTA recommendations are incorporated in a document dated July 13, 2015, RE: DRI 2499 – Innovation.

1. The 62.47-acre property shall be zoned MU. Site shall be developed substantially similar to plans by Nelson, revised 11/25/2019 (SP-18), subject to the approved conditions.
2. Architectural style of all buildings shall be substantially similar to submitted renderings prepared by Nelson, with non-residential buildings approved by the DRB and residential buildings approved by Staff.
3. Development regulations shall be as follows:
   a. Office – Maximum of 630,080 square feet. Building height shall be limited as depicted on the site plan prepared by Nelson, revised 11/25/2019.
   b. Retail/Restaurant – Maximum of 31,525 square feet and maximum height of 2 stories or 35', whichever is less. No more than 3 single-tenant, freestanding retail buildings shall be permitted. A minimum 3,000 square foot neighborhood grocery shall be required. There shall be no drive-through restaurants. Individual restaurants may be attached via architectural features such as metal arches, outdoor seating areas, patios and similar amenities, as approved by Staff.
   c. 'For-Sale' Residential – Up to 60 townhome units shall be permitted in up to 3-story buildings. No more than 10% of townhomes shall be permitted to be rented, as recorded in the development covenants.
   d. 'For-Rent' Residential – After January 1, 2022, 255~~140~~ 'For-Rent' 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. Building maximum height shall be 4 stories or 60 feet, whichever is less. All units shall be one (1) and two (2) bedrooms with no more than 40% of the units being 2-bedrooms. 'For-Rent' units shall be constructed concurrently with a minimum 125,680 square feet of office use. A Certificate of Occupancy shall not be issued for rental units until 125,680 square feet of office has been constructed or is substantially under construction as determined by Staff. The units shall be part of a mixed-use project containing a minimum of 50 acres and incorporating retail/restaurant, 'For-Sale' residential, neighborhood grocery and a minimum of 125,680 square feet of 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. If a building permit is not issued by December 16, 2022 residential units shall revert to 'For-Sale' only.
   e. Parking Decks – Maximum of 5 levels, except that parking decks along Lakeview Parkway shall be a maximum of 3 levels. Except for the 3 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. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the Design Review Board.
4. 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. residential

5. 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. Computer Supply Store
   g. Copy Center/Print Shop
   h. Drug Store (not to exceed 2,000 SF)
   i. Dry Cleaning Pick-up Station
   j. Fitness Studio
   k. Florist, Retail without Greenhouse
   l. Gourmet Food Store
   m. Office Supply Store (not to exceed 2,000 SF)
   n. Package Shipping/Mail Box Store
   o. Restaurant (no drive-thru)
   p. Retail Sales and Services Establishment
   q. Shop or Studio, Craftsman/Artist
   r. School, Commercial
6. Building setback and landscape strip along Lakeview Parkway shall be 20'.
7. New internal street shall meet the Type 'C' Corridor regulations, as approved by the City's Traffic Engineer, and streets shall be private. Pedestrian bridges, stairs, elevators and escalators may encroach into public spaces if they don't impede pedestrian circulation or safety.
8. Building permit shall not be issued for any freestanding retail building before a building permit is issued for the 125,080 square foot office building.
9. Specimen trees shall be given special consideration and every attempt to incorporate them into the site plan shall be made as stipulated in the City's Tree Protection Ordinance. In addition, specimen trees #473, 477, 512, 447~~545~~, 563, 566, 568, 821, 591, 593, 596, and 820~~600~~ shall be saved subject to Alpha Loop and roadway improvement requirements.
10. A minimum 25.06 acres of civic space and 7.22 acres of amenity space shall be required for the proposed development, as depicted on the 11/25/2019 plan. The greenspace to the west 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, shall be required within an area designated public space, as approved by Staff.

Design Conditions:

11. Developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development. 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.
12. Detention facilities shall not be visible from a public right-of-way, except a decorative water feature approved by Staff.

13. Retaining walls visible from developed areas exceeding 16' in height shall be terraced.
14. Developer shall meet EcoDistrict measures per Page 6 of the applicant's Letter of Intent, dated 10/7/2019. Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure, with final approval by Staff.
15. A bus shelter ~~and dedicated lane~~ shall be incorporated into the plan design 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. Applicant shall not be required to construct a bus shelter if MARTA does not add 360 Tech Village to its route system.
16. Prior to LDP for development, the applicant shall submit for approval a document to be entitled 'TPA Group/360 Tech Village Design Standards'. 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 2019 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.
17. 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.
18. Awnings shall be provided on buildings at street level in commercial areas where reasonably appropriate in order to protect pedestrians from inclement weather.
19. Surface parking areas shall comply with current UDC requirements for screening and tree islands. A decorative, low wall shall be located along Lakeview Parkway, where needed, to obscure views of surface parking from Lakeview Parkway.
20. 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.
21. New driveways within the development shall be private and shall include a planted median with sufficient space for tree plantings, as approved by Staff.
22. The view corridor from Haynes Bridge Road to the lake, along the main boulevard, shall be required, 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 ~~the existing wall~~a wall approved by the DRB, landscaping and a focal point feature (sculpture). Applicant shall provide a minimum of 6 original sculptures located at prominent locations throughout the development, as approved by Staff with input from the local arts committee. Locations shall include the corner of Lakeview Parkway and Haynes Bridge Road. Approval and construction of at least 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. All project components shall be developed in the first phase, except for the 200,000 SF and 150,000 SF office buildings and associated parking decks.
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 open space areas.
27. Each plan submitted for an LDP shall include an on-going density and acreage tabulation.
28. Alcohol license distance requirements from residential development shall be waived.
29. Creative signage is encouraged and rooftop signs shall be permitted, as approved by the DRB.
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-19-07/Z-19-04/CU-19-09 TPA Group/360 Tech Village"

<u>Landscape Conditions:</u>

31. 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. 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.
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 rooftop amenity shall be required within the development. Outdoor dining areas shall not count against the maximum permitted retail/restaurant square footage.
34. Provide detailed street planting for Haynes Bridge Road, Morrison Parkway and Lakeview Parkway. Landscape plan shall be approved prior to issuance of an LDP and shall try to save the existing mature 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. Developer shall be responsible for 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). Investigate the possibility of adding shade structures and/or trees on the top floor of parking decks to cover a minimum 15% of this surface.
37. Developer shall dedicate a permanent easement and construct a 12' multi-use trail (Alpha Loop) as depicted on the site plan prepared by Nelson, revised 11/25/2019, with final alignment/design/materials approved by Staff and construction completed prior to the first residential CO. Alpha Loop shall be clearly delineated and separate from private sidewalk associated with storefronts on the 'For-Rent' building. A crosswalk shall be provided across Morrison Parkway at the existing signalized intersection at Lakeview Parkway and shall be constructed of a material approved by Staff. Trail entrance

gateways/arches shall be provided on Morrison Parkway and Haynes Bridge Road and shall count towards the original sculptures requirement. Alpha Loop shall include seating/gathering areas, lighting, landscape, hardscape, and Zagster (or comparable bike sharing provider) bike station (per applicant's Letter of Intent). Multi-use trail shall be promoted 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. Wayfinding signage shall be placed at key locations along the trail. Developer shall dedicate a minimum 20' permanent easement through the GA 400 buffer for the purpose of a future Alpha Loop trail alignment. Alpha Loop improvements shall be eligible for impact fee credits, as approved by Staff. Alpha Loop shall maintain a minimum 20' setback from all buildings, except along the ground floor storefront associated with the For-Rent building.

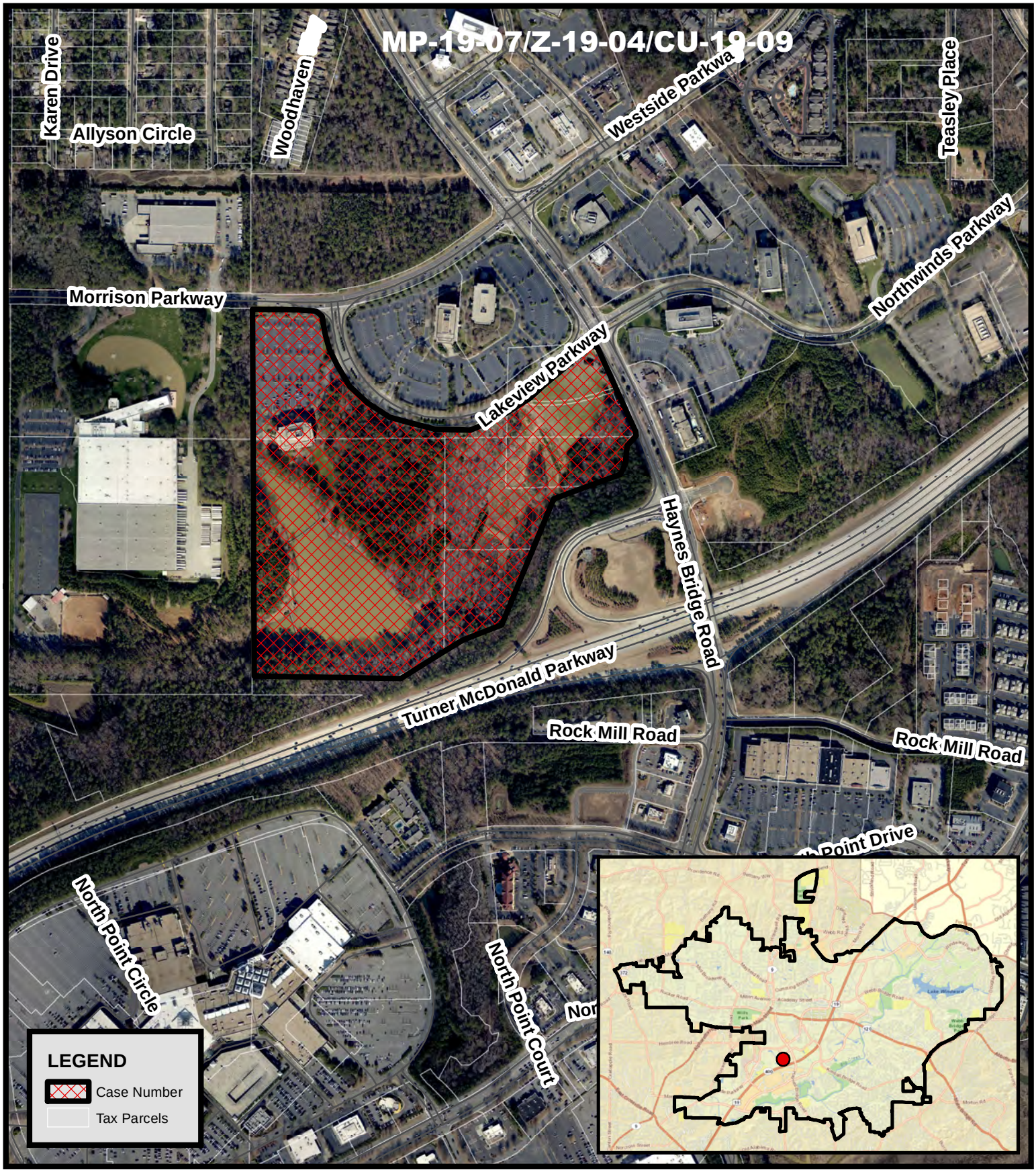
38. The 50' perimeter around the lake shall include a minimum 12' wide multi-use trail and gathering areas (gazebo, grilling stations, fire pits, benches, etc.) and exercise stations, as approved by Staff. The width of the multi-use trail may be reduced to save trees, as approved by Staff. The condition 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.
39. The 32,124 square foot Central Green shall include landscape and hardscape for public space for recreation, entertainment, and/or civic purposes.
40. Lake shall be designed for active recreation, including terraced amphitheater, plaza area, food truck staging area, and pier.
41. Wetlands shall be counted as park space, if applicant improves the area with boardwalks, walkways, or educational amenities.
42. Site access off Lakeview Parkway shall be unsignalized. The right-in/right-out only drive on Lakeview Parkway shall be channelized to prevent unlawful turning movements. A roundabout shall be required on Lakeview Parkway, as depicted on the plan, at site driveway 3. Design of roundabout shall meet City LOS standards, as 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 12/16/2021.~~

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 1,000' from the existing signal at the intersection of Haynes Bridge Road and Lakeview Parkway.
    - 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
    - C~~C~~onstruct 1 additional northbound left-turn lane along Haynes Bridge Road onto Lakeview Parkway creating dual northbound left-turn lanes. This requirement will be removed if a new study by DRI determines it unnecessary.
    - C~~C~~onstruct 1 additional eastbound right-turn lane along Lakeview Parkway onto Haynes Bridge Road creating dual eastbound right-turn lanes. This requirement will be removed if a new study by DRI determines it unnecessary.
    - All intersections with Haynes Bridge Road and Lakeview Parkway shall be designed as directed by staff.



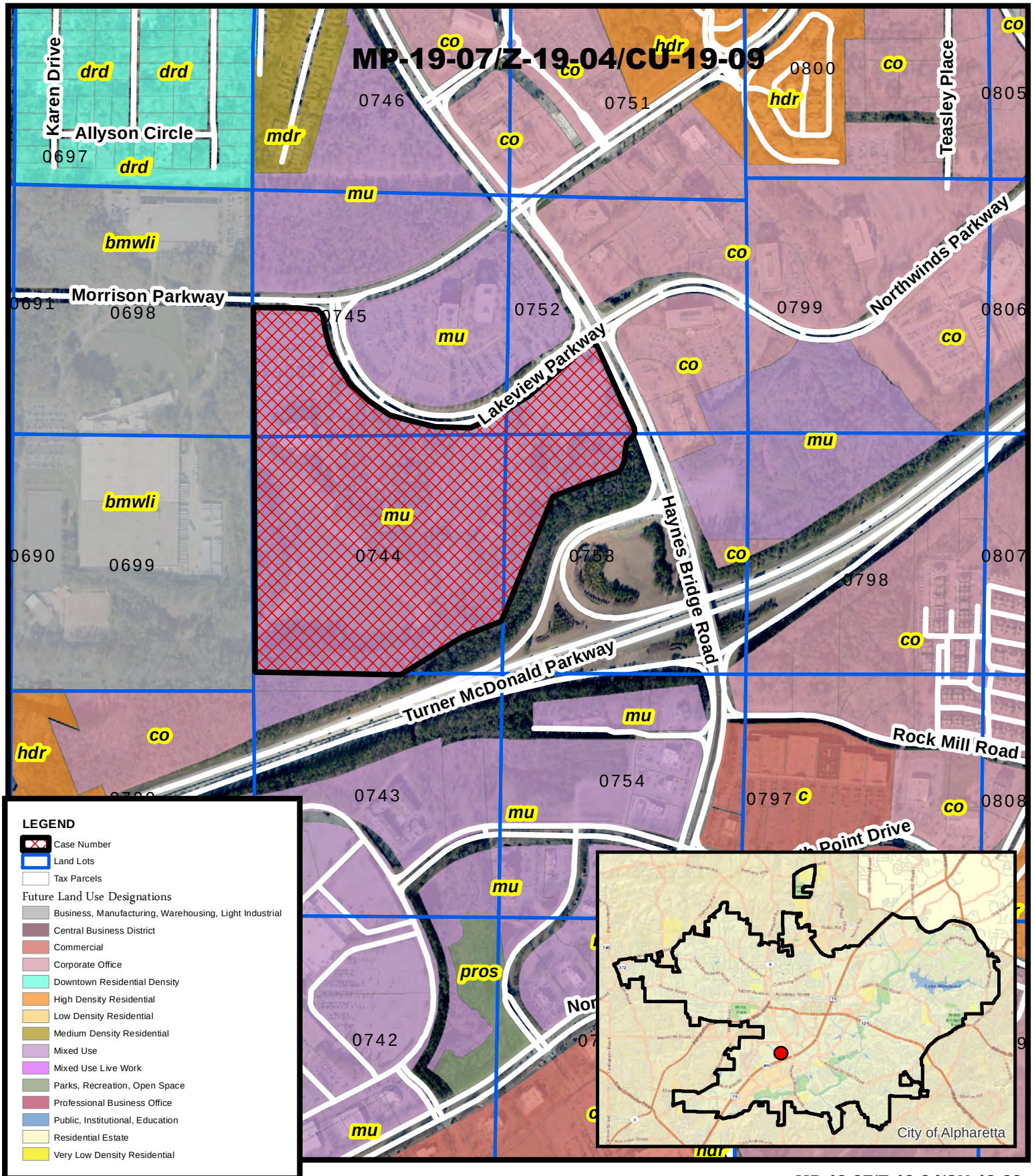
MP-19-07/Z-19-04/CU-19-09
D/LL: 1/2/744, 745, 752, 753
PC: 12/05/19
CC: **12/16/19**

Aerial Map

TPA Group/360 Tech Village

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS

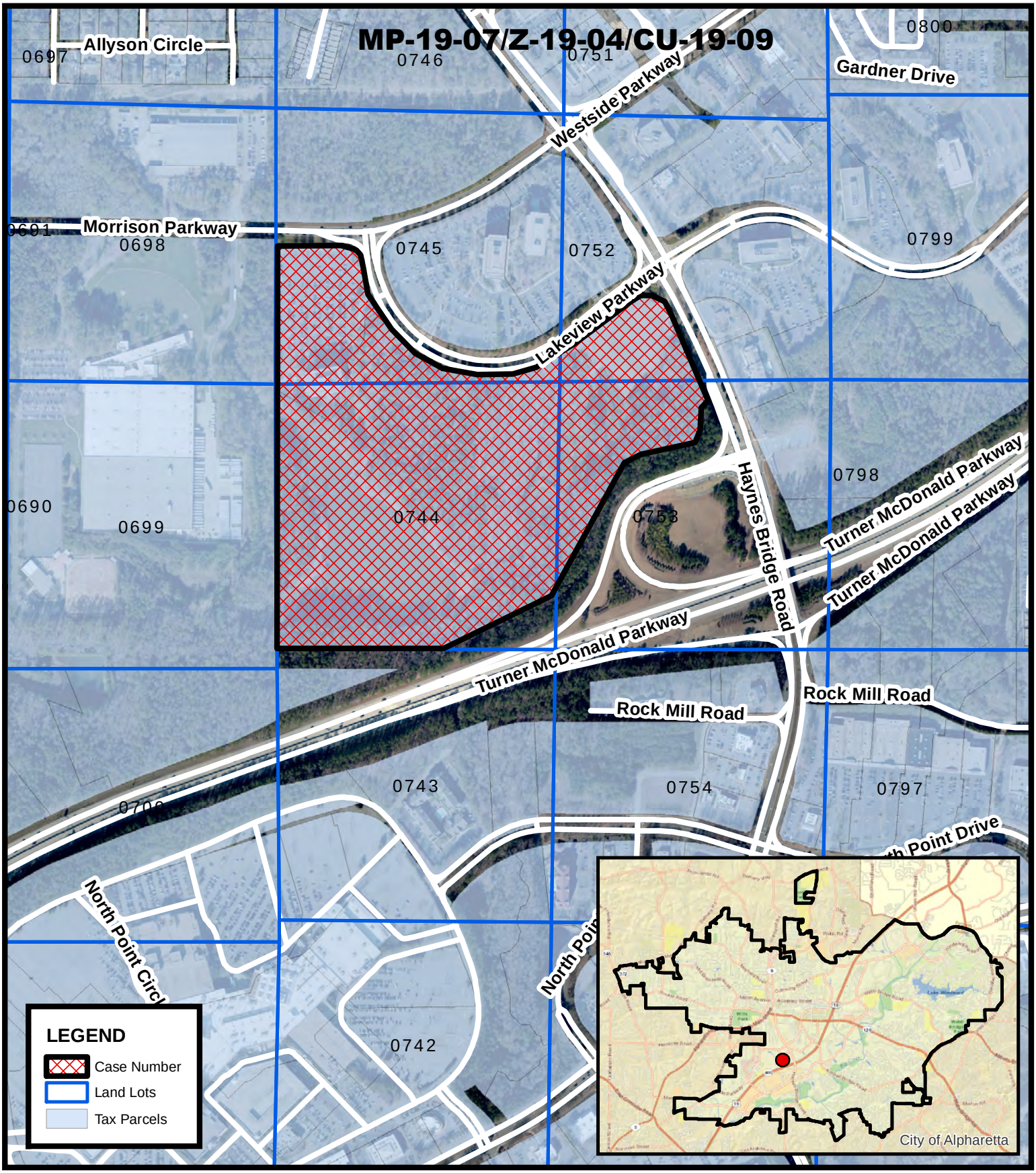


Future Land Use

TPA Group/360 Tech Village

MP-19-07/Z-19-04/CU-19-09
D/LL: 1/2/744, 745, 752, 753
PC: 12/05/19
CC: 1**2/16**/19

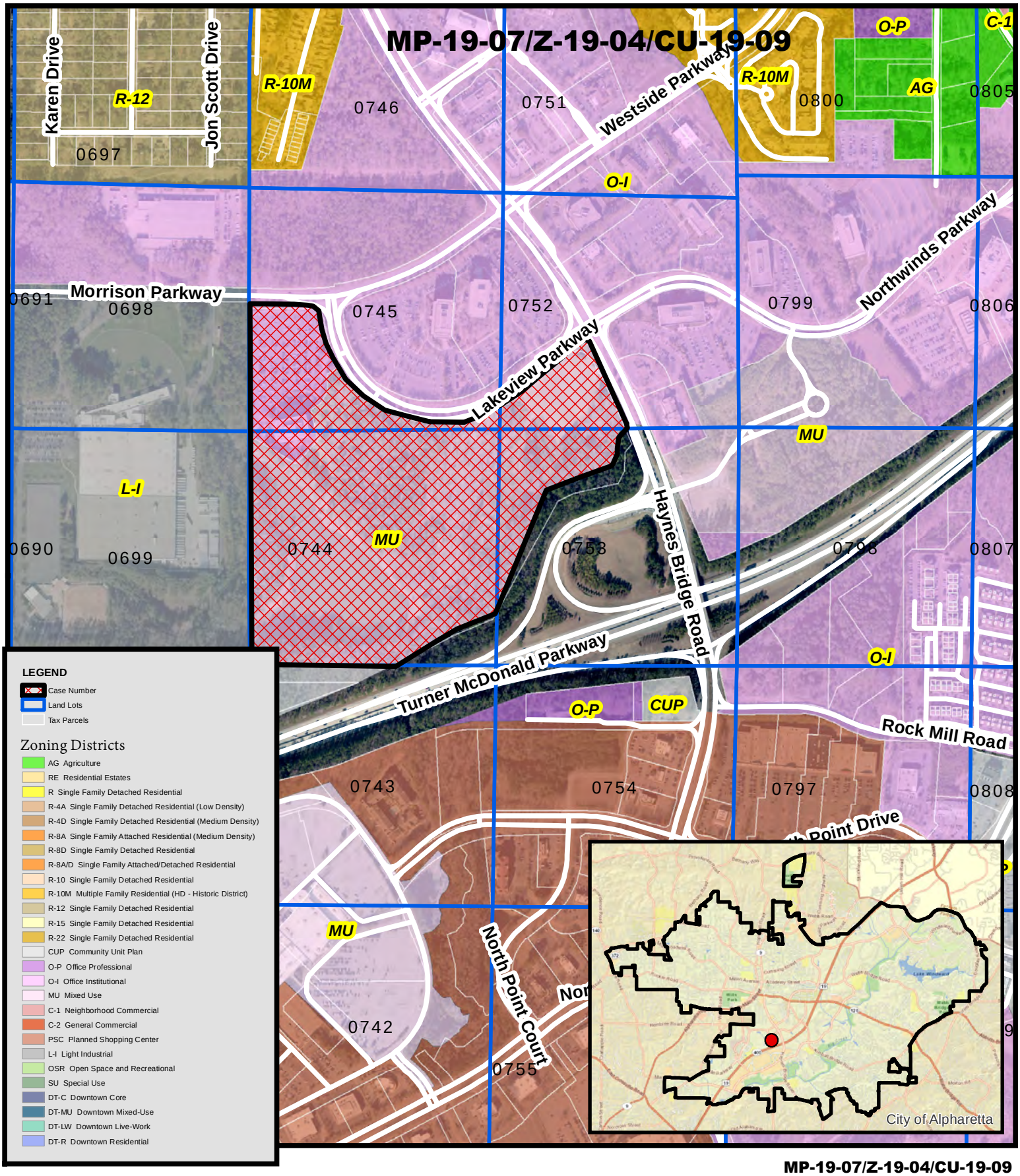
Location Map Provided by:
Community Development - GIS



MP-19-07/Z-19-04/CU-19-09
D/LL: 1/2/744, 745, 752, 753
PC: 12/05/19
CC: 1**2/16**/19

Location Map
TPA Group
360 Tech Village

Location Map Provided by:
Community Development - GIS



THE CITY OF ALPHARETTA GEORGIA

Zoning Map

TPA **Group**

360 Tech Village

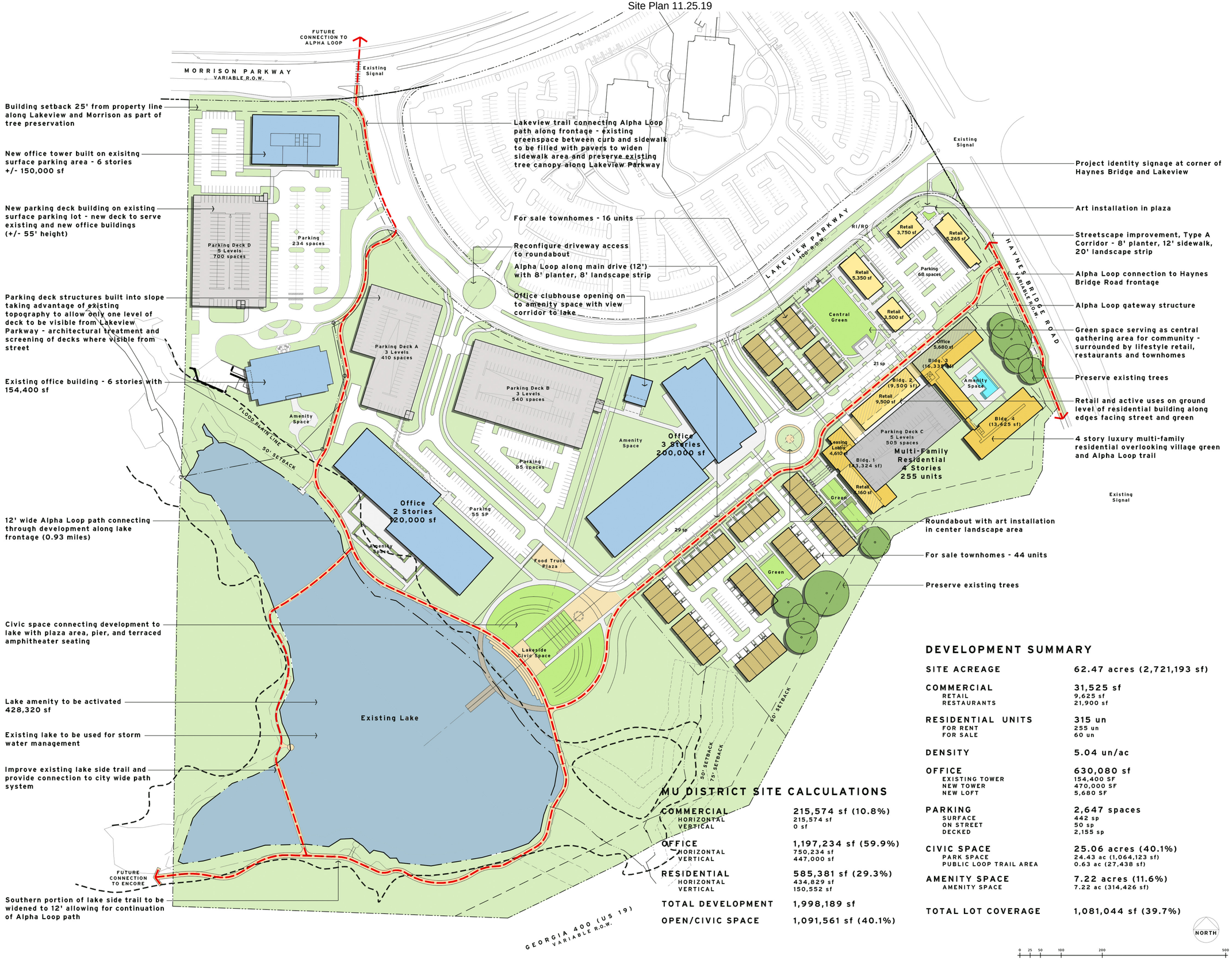
MP-19-07/Z-19-04/CU-19-09

D/LL: 1/2/744, 745, 752, 753

PC: 12/05/19

CC: 1**2/16**/19

Location Map Provided by:
Community Development - GIS



MU DISTRICT SITE CALCULATIONS

COMMERCIAL		**215,574 sf (10.8%)**
	HORIZONTAL	215,574 sf
	VERTICAL	0 sf
OFFICE		**1,197,234 sf (59.9%)**
	HORIZONTAL	750,234 sf
	VERTICAL	447,000 sf
RESIDENTIAL		**585,381 sf (29.3%)**
	HORIZONTAL	434,829 sf
	VERTICAL	150,552 sf
TOTAL DEVELOPMENT		**1,998,189 sf**
OPEN/CIVIC SPACE		**1,091,561 sf (40.1%)**

DEVELOPMENT SUMMARY

SITE ACREAGE		**62.47 acres (2,721,193 sf)**
COMMERCIAL		**31,525 sf**
	RETAIL	9,625 sf
	RESTAURANTS	21,900 sf
RESIDENTIAL UNITS		**315 un**
	FOR RENT	255 un
	FOR SALE	60 un
DENSITY		**5.04 un/ac**
OFFICE		**630,080 sf**
	EXISTING TOWER	154,400 SF
	NEW TOWER	470,000 SF
	NEW LOFT	5,680 SF
PARKING		**2,647 spaces**
	SURFACE	442 sp
	ON STREET	50 sp
	DECKED	2,155 sp
CIVIC SPACE		**25.06 acres (40.1%)**
	PARK SPACE	24.43 ac (1,064,123 sf)
	PUBLIC LOOP TRAIL AREA	0.63 ac (27,438 sf)
AMENITY SPACE		**7.22 acres (11.6%)**
	AMENITY SPACE	7.22 ac (314,426 sf)
TOTAL LOT COVERAGE		**1,081,044 sf (39.7%)**

NORTH

0 25 50 100 200 500

NELSON

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

stamp

STATE OF GEORGIA · RICHARD L. WAKEFIELD · CERTIFICATE NO. 34812 · REGISTERED ARCHITECT

360 TECH VILLAGE

TPA Group
Crawford Arnold
1776 Peachtree Street NW
Atlanta, GA
P | 770.436.3400

print record

25 NOVEMBER 2019 - SUBMITTED FOR ZONING

revisions

date	job number
25 NOVEMBER 019	1508064.00

drawing title

CONCEPTUAL SITE PLAN

drawing number

SP-18

SUBMITTED FOR ZONING

OPEN SPACE SUMMARY

SITE ACREAGE	**62.47 acres (2,721,193 sf)**
CIVIC SPACE	**25.06 acres (40.1%)**
PARK SPACE	24.43 ac (1,064,123 sf)
PUBLIC LOOP TRAIL AREA	0.63 ac (27,438 sf)
AMENITY SPACE	**7.22 acres (11.6%)**
AMENITY SPACE	7.22 ac (314,426 sf)

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TOTAL DEVELOPMENT		1,998,189 sf
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NELSON

5200 Avalon Boulevard
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stamp

STATE OF GEORGIA
RICHARD L. WAKEFIELD
CERTIFICATE NO. 34813
REGISTERED ARCHITECT

360 TECH VILLAGE

TPA Group
Crawford Arnold
1776 Peachtree Street NW
Atlanta, GA
P | 770.436.3400

print record

25 NOVEMBER 2019 - SUBMITTED FOR ZONING

revisions

date: 25 NOVEMBER 019
job number: 1508064.00

drawing title

CONCEPTUAL SITE PLAN OPEN SPACE OVERLAY

drawing number

SP-18

SUBMITTED FOR ZONING

11/25/19

Revised Elevations

360 TECH VILLAGE
REVELATOR
COFFEE COMPANY

360 TECH VILLAGE
360 TECH
360 TECH

THE 2010
URBAN BURGER
STATION
TRUFFLE
RESTAURANT & BAR

Kimley»Horn

October 18, 2019

Andrew Smith
Atlanta Regional Commission (ARC)
40 Courtland Street, NE
Atlanta, Georgia 30303

RE: ***Memorandum for 360 Tech Village***
(Previously *Innovation Mixed-Use* DRI #2499 in 2015)
(Previously *Haynes Bridge Mixed-Use* in 2016 and 2017)
Development of Regional Impact (DRI) Thresholds – Request for DRI Determination
City of Alpharetta, Georgia

Dear Andrew:

Kimley-Horn is preparing this letter regarding the Development of Regional Impact (DRI) that was submitted as *Innovation Mixed-Use* DRI #2499. *Innovation Mixed-Use* DRI #2499, an approximately 55.09-acre site, was submitted to the Georgia Regional Transportation Authority (GRTA) and the Atlanta Regional Commission (ARC) on July 2, 2015. GRTA's final Notice of Decision was issued on July 23, 2015, and ARC's Final Report was dated July 29, 2015. A previously proposed plan in October 2016 called *Haynes Bridge Mixed-Use* was granted a rezoning request with the City of Alpharetta in 2017. The memorandum referencing the *Innovation Mixed-Use* DRI #2499 (July 2015) and the *Haynes Bridge Mixed-Use* (October 2016) can be found in the **Appendix**. The current proposed plan is now called the 2019 Master Plan and it consists of approximately 62.47 acres.

Since the current site plan densities differ from the approved DRI densities, it is important for the applicant to obtain correspondence from ARC regarding DRI re-review. For your convenience, this correspondence provides density, site plan, and trip generation information for the following two (2) options: Innovation DRI dated July 1, 2015, and the 2019 Master Plan dated June 26, 2019.

DETERMINATION REQUESTS

The purpose of this memorandum is to obtain correspondence from ARC as follows:

- Correspondence with the determination that the currently-proposed 2019 site plan is (or is not) subject to DRI re-review.

To assist you with your determination, a summary of the previously revised and approved July 2015 DRI densities and the currently-proposed densities for the proposed development project site are provided below in **Table 1**.

Table 1: Innovation Mixed-Use DRI #2499 vs 2019 Master Plan
Land Uses and Densities - Comparison

Land Use	Innovation Mixed-Use July 2015 (DRI #2499) – 55.09 acres	Current Proposed 2019 Master Plan (June 2019) – 62.47 acres
Multifamily Housing (Low-Rise)	N/A	63 Units (63,000 SF) *
Multifamily Housing (Mid-Rise)	439 Units (439,000 SF) *	255 Units (255,000 SF) *
Hotel	200 Rooms (120,000 SF)	N/A
General Office Building	751,500 SF	470,000 SF
Shopping Center	65,800 SF	5,000 SF
High-Turnover (Sit-Down) Restaurant	40,000 SF	19,000 SF
Total	**1,416,300 SF**	**812,000 SF**

** Note: residential dwelling units are calculated at 1,000 SF per unit per ARC's Area Type (Regional Employment Corridor).*

Based on the densities shown in **Table 1**, the July 2015 DRI was approved for a total of 1,416,300 SF and the 2019 Master Plan land use densities total 812,000 SF. A summary of the percent change in densities are shown in **Table 2**.

Table 2: Innovation Mixed-Use DRI #2499 vs 2019 Master Plan
Previous Density vs. Proposed Density

Land Use	Innovation Mixed-Use July 2015 (DRI #2499) – 55.09 acres	Current Proposed 2019 Master Plan (June 2019) – 62.47 acres	% Change
Multifamily Housing (Low-Rise)	N/A	63 Units	N/A
Multifamily Housing (Mid-Rise)	439 Units	255 Units	- 41.9%
Hotel	200 Rooms	N/A	N/A
General Office Building	751,500 SF	470,000 SF	- 37.5%
Shopping Center	65,800 SF	5,000 SF	- 92.4%
High-Turnover (Sit-Down) Restaurant	40,000 SF	19,000 SF	- 52.5%
Total	**1,416,300 SF**	**812,000 SF**	**- 42.7%**

Based on the results shown in **Table 2**, the currently-proposed land use densities total of 812,000 SF represents a 42.7% decrease from the July 2015 DRI total size. While the total square footage has decreased, it is important to estimate the anticipated traffic impacts. The summary of projected traffic generation comparison between the approved July 2015 DRI and the currently-proposed plan (June 2019) is shown in **Table 3**. The trip generation was based on the ITE 10th Edition rates.

Table 3: Innovation Mixed-Use DRI #2499 vs 2019 Master Plan
Anticipated Trip Generation Comparison of Gross Trips

Site Plan	Weekday Daily	AM Peak Hour	PM Peak Hour
Innovation Mixed-Use DRI #2499 (2015, 55.09 acres)	18,285	1,445	1,719
2019 Master Plan (2019, 62.47 acres)	8,930	779	848
% Difference in Gross Project Trips	**- 51.2%**	**- 46.1%**	**- 50.7%**

Based on the projected trip generation comparison of gross trips shown in **Table 3**, the currently-proposed plan (June 2019) will generate approximately 51.2% less gross daily trips than the previously approved July 2015 DRI.

SUMMARY

Based on this information, we are requesting confirmation that this currently-proposed project (2019 Master Plan) is not subject to DRI review or Re-Review. We hope this information is helpful. Please contact me at (404) 201-6157 should you have any questions.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

Jin Seo, P.E.
Project Engineer

John D. Walker, P.E., PTOE
Senior Vice President/Senior Associate

Attachments:

- Trip Generation Analyses (2015, 2019)
- Previously-Approved DRI Site Plan (2015)
- 2019 Master Plan

APPENDIX

Memorandum for Haynes Bridge Mixed-Use – DRI #2499

kimley-horn.com | 11720 Amber Park Drive, Suite 600, Alpharetta, GA 30009 | 770 619 4280

Trip Generation Analysis (10th Ed.)
Innovation Mixed-Use DRI #2499 (July 2015) - 55.09 acres
City of Alpharetta Georgia

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
221 Multifamily Housing (Mid-Rise) - General Urban/Subu	439 d.u.	2,390	146	34	112	183	112	71
310 Hotel	200 rooms	1,417	106	63	43	120	61	59
710 General Office Building - General Urban/Suburban	751,500 s.f.	7,506	733	630	103	774	124	650
820 Shopping Center	65,800 s.f. gross leasable area	2,484	62	38	24	251	120	131
932 High-Turnover (Sit-Down) Restaurant	40,000 s.f.	4,488	398	219	179	391	242	149
Total		**18,285**	**1,445**	**984**	**461**	**1,719**	**659**	**1,060**

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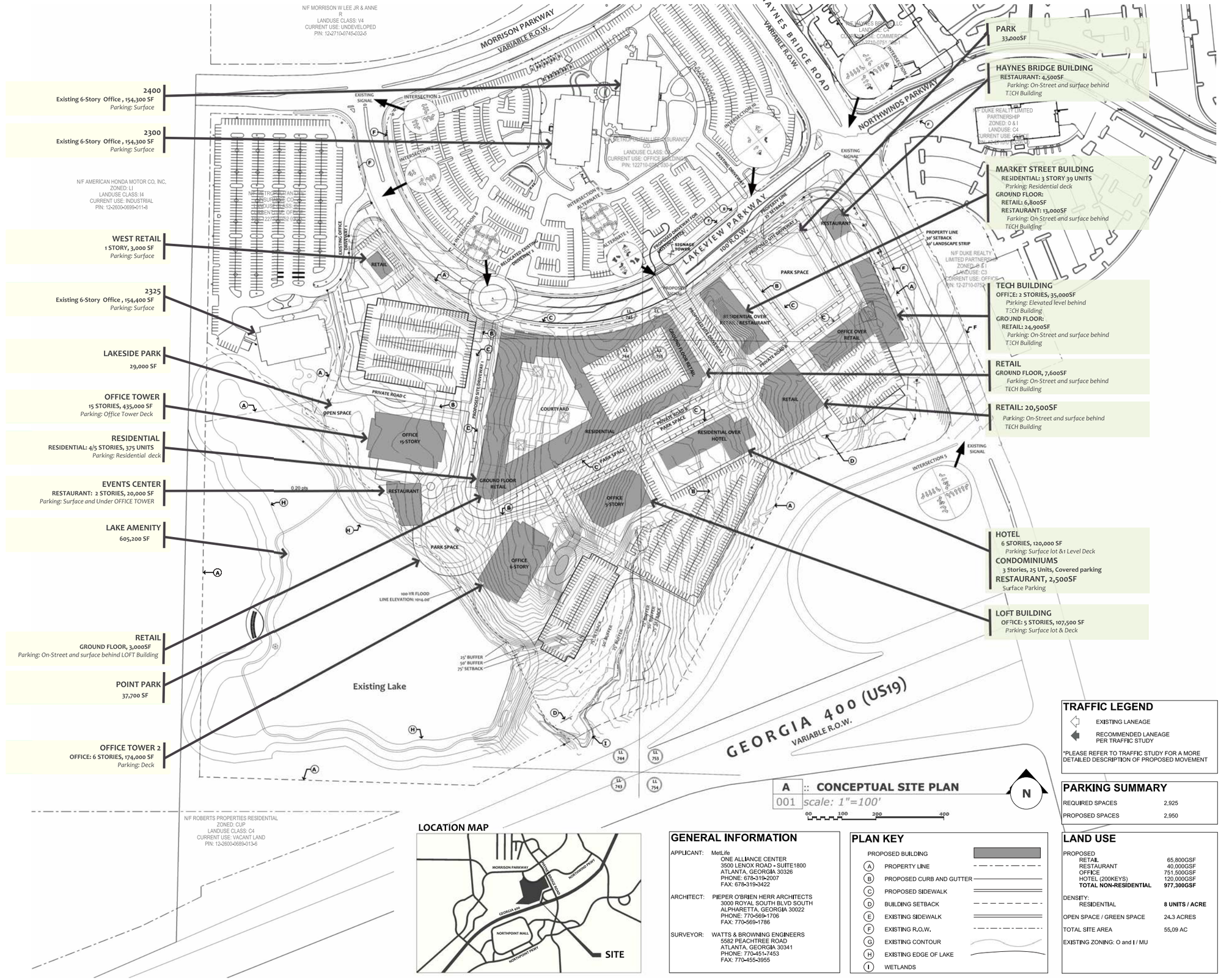
Trip Generation Analysis (10th Ed.)
360 Tech Village
City of Alpharetta Georgia

Land Use		Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out
Revised 2019 Master Plan (Currently Proposed)										
220	Multifamily Housing (Low-Rise) - General Urban/Sub	63	d.u.	462	31	7	24	39	25	14
221	Multifamily Housing (Mid-Rise) - General Urban/Subu	255	d.u.	1,388	86	20	66	109	66	43
710	General Office Building	470,000	s.f.	4,760	468	402	66	495	79	416
820	Shopping Center	5,000	s.f.	188	5	3	2	19	9	10
932	High-Turnover (Sit-Down) Restaurant	19,000	s.f.	2,132	189	104	85	186	115	71
Total				**8,930**	**779**	**536**	**243**	**848**	**294**	**554**

k:\alp_tpto\015002003_360 tech village (previously innovation dri) - alpharetta - june 2019\analysis\[2019-08-27_360 tech village_trip generation comparison.xls]trip generation

Kimley»Horn



2400
Existing 6-Story Office , 154,300 SF
Parking: Surface

2300
Existing 6-Story Office , 154,300 SF
Parking: Surface

WEST RETAIL
1 STORY, 3,000 SF
Parking: Surface

2325
Existing 6-Story Office , 154,400 SF
Parking: Surface

LAKESIDE PARK
29,000 SF

OFFICE TOWER
15 STORIES, 435,000 SF
Parking: Office Tower Deck

RESIDENTIAL
RESIDENTIAL: 4/5 STORIES, 375 UNITS
Parking: Residential deck

EVENTS CENTER
RESTAURANT: 2 STORIES, 20,000 SF
Parking: Surface and Under OFFICE TOWER

LAKE AMENITY
605,200 SF

RETAIL
GROUND FLOOR, 3,000SF
Parking: On-Street and surface behind LOFT Building

POINT PARK
37,700 SF

OFFICE TOWER 2
OFFICE: 6 STORIES, 174,000 SF
Parking: Deck

PARK
33,000SF

HAYNES BRIDGE BUILDING
RESTAURANT: 4,500SF
Parking: On-Street and surface behind TECH Building

MARKET STREET BUILDING
RESIDENTIAL: 3 STORY 39 UNITS
Parking: Residential deck
GROUND FLOOR:
RETAIL: 6,800SF
RESTAURANT: 13,000SF
Farking: On-Street and surface behind TECH Building

TECH BUILDING
OFFICE: 2 STORIES, 35,000SF
Parking: Elevated level behind TECH Building
GROUND FLOOR:
RETAIL: 24,900SF
Parking: On-Street and surface behind TECH Building

RETAIL
GROUND FLOOR, 7,600SF
Farking: On-Street and surface behind TECH Building

RETAIL: 20,500SF
Parking: On-Street and surface behind TECH Building

HOTEL
6 STORIES, 120,000 SF
Parking: Surface lot &1 Level Deck
CONDOMINIUMS
3 Stories, 25 Units, Covered parking
RESTAURANT, 2,500SF
Surface Parking

LOFT BUILDING
OFFICE: 5 STORIES, 107,500 SF
Parking: Surface lot & Deck

A :: CONCEPTUAL SITE PLAN
001 scale: 1"=100'
00 100 200 400

LOCATION MAP

GENERAL INFORMATION

APPLICANT: MetLife
ONE ALLIANCE CENTER
3500 LENOX ROAD - SUITE1800
ATLANTA, GEORGIA 30326
PHONE: 678-319-2007
FAX: 678-319-3422

ARCHITECT: PIEPER O'BRIEN HERR ARCHITECTS
3000 ROYAL SOUTH BLVD SOUTH
ALPHARETTA, GEORGIA 30022
PHONE: 770-569-1706
FAX: 770-569-1786

SURVEYOR: WATTS & BROWNING ENGINEERS
5582 PEACHTREE ROAD
ATLANTA, GEORGIA 30341
PHONE: 770-451-7453
FAX: 770-455-3955

PLAN KEY

PROPOSED BUILDING
(A) PROPERTY LINE
(B) PROPOSED CURB AND GUTTER
(C) PROPOSED SIDEWALK
(D) BUILDING SETBACK
(E) EXISTING SIDEWALK
(F) EXISTING R.O.W.
(G) EXISTING CONTOUR
(H) EXISTING EDGE OF LAKE
(I) WETLANDS

LAND USE

PROPOSED	
RETAIL	65,800GSF
RESTAURANT	40,000GSF
OFFICE	751,500GSF
HOTEL (200KEYS)	120,000GSF
TOTAL NON-RESIDENTIAL	**977,300GSF**
DENSITY:	
RESIDENTIAL	**8 UNITS / ACRE**
OPEN SPACE / GREEN SPACE	24.3 ACRES
TOTAL SITE AREA	55.09 AC

EXISTING ZONING: O and I / MU

TRAFFIC LEGEND

EXISTING LANEAGE
RECOMMENDED LANEAGE PER TRAFFIC STUDY

*PLEASE REFER TO TRAFFIC STUDY FOR A MORE DETAILED DESCRIPTION OF PROPOSED MOVEMENT

PARKING SUMMARY

REQUIRED SPACES	2,925
PROPOSED SPACES	2,950

INNOVATION
PROPOSED MIXED-USE
ALPHARETTA, GEORGIA
DRI# 2499

PIEPER O'BRIEN HERR ARCHITECTS
3000 ROYAL BOULEVARD SOUTH
ALPHARETTA, GEORGIA 30022
770.569.1706 FAX 569.1786

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- NOT VALID UNLESS SIGNED AND SEALED

PROJECT NO	2014161
DATE	1 JULY 2015
SHEET TITLE	SITE PLAN
SHEET NO	SP-43

DEVELOPMENT SUMMARY

SITE ACREAGE		**62.47 acres (2,721,193 sf)**
COMMERCIAL		**24,000 sf**
	RETAIL	5,000 sf
	RESTAURANTS	19,000 sf
RESIDENTIAL UNITS		**318 un**
	FOR RENT	255 un
	FOR SALE	63 un
DENSITY		**5.09 un/ac**
OFFICE		**624,400 sf**
	EXISTING	154,400 SF
	NEW	470,000 SF
PARKING		**2,653 spaces**
	SURFACE	451 sp
	ON STREET	96 sp
	DECKED	2,106 sp
OPEN/GREEN SPACE		**34.56 acres (55.3%)**
	PARK SPACE	5.38 ac (234,507 sf)
	PUBLIC LOOP TRAIL AREA	2.70 ac (117,424 sf)
	OPEN SPACE	12.15 ac (529,108 sf)
	LAKE AREA	9.83 ac (428,320 sf)
	WETLAND AREA	4.50 ac (196,000 sf)
TOTAL LOT COVERAGE		**1,216,373 SF (44.7%)**

WAKEFIELD BEASLEY & ASSOCIATES

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

stamp

STATE OF GEORGIA · RICHARD L. WAKEFIELD · CERTIFICATE NO. 3610 · REGISTERED ARCHITECT

360 TECH VILLAGE

Alpharetta, Georgia

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

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print record

revisions
12 JULY 2019

date	job number
26 JUNE 2019	1508064.00

drawing title
CONCEPTUAL SITE PLAN

drawing number
SP-14

SUBMITTED FOR ZONING

APPENDIX

Memorandum for Haynes Bridge Mixed-Use – DRI #2499

kimley-horn.com | 11720 Amber Park Drive, Suite 600, Alpharetta, GA 30009 | 770 619 4280

Kimley»Horn

October 7, 2016

Andrew Smith
Atlanta Regional Commission (ARC)
40 Courtland Street, NE
Atlanta, Georgia 30303

RE: ***Memorandum for* Haynes Bridge Mixed-Use – *DRI #2499***
(Previously *Innovation Mixed-Use DRI #2499* in 2015)
Development of Regional Impact (DRI) Thresholds – Request for DRI Determination
City of Alpharetta, Georgia

Dear Andrew:

Kimley-Horn is preparing this letter regarding the Development of Regional Impact (DRI) that was submitted as *Innovation Mixed-Use DRI #2499*. *Innovation Mixed-Use DRI #2499*, an approximately 55.09-acre site, was submitted to the Georgia Regional Transportation Authority (GRTA) and the Atlanta Regional Commission (ARC) on July 2, 2015. GRTA's final Notice of Decision was issued on July 23, 2015, and ARC's Final Report dated July 29, 2015. The current proposed plan is now called *Haynes Bridge Mixed-Use* (October 2016) and consists of 62.47 acres. The additional 7.38 acres is the existing office and the surrounding area, including parking, located just south of Lakeview Parkway.

Per our recent conversation, this development is currently undergoing a Rezoning with the City of Alpharetta. Since the current site plan densities differ from the approved DRI densities, it is important for the applicant to obtain correspondence from ARC regarding DRI re-review. For your convenience, this correspondence provides density, site plan, and trip generation information for the following two (2) options: Innovation DRI dated July 1, 2015, and the Current Proposed Plan dated October 7, 2016 (approximately 62.47-acre site).

DETERMINATION REQUESTS

With new densities for the site (*Haynes Bridge Mixed-Use*), a Rezoning request was submitted to the City of Alpharetta on August 1st, but amended on October 3, 2015. The purpose of this memorandum is to obtain correspondence from ARC as follows:

- Correspondence with the determination that the currently-proposed 2016 site plan is (or is not) subject to DRI re-review.

To assist you with your determination, a summary of the previously revised and approved July 2015 DRI densities and the currently-proposed densities for the proposed development project site are provided below in **Table 1**.

Table 1: *Innovation Mixed-Use* DRI #2499 vs *Haynes Bridge Mixed-Use*
Land Uses and Densities – Comparison

Land Use	Innovation Mixed-Use July 2015 (DRI #2499) - 55.09 acres	Current Proposed October 2016 - 62.47 acres
Residential	439 units (439,000 SF) *	500 units (500,000 SF) *
Hotel	200 rooms (120,000 SF)	200 rooms (106,280 SF)
Office	751,500 SF	510,000 SF
Retail and Restaurant	105,800 SF	51,200 SF
TOTAL	**1,416,300 SF**	**1,167,480 SF**

** Note: residential dwelling units are calculated at 1,000 SF per unit per ARC's Area Type (Regional Employment Corridor).*

Based on the densities shown in **Table 1**, the July 2015 DRI was approved for 1,416,300 SF total and the currently-proposed land use densities total 1,167,480 SF. A summary of the percent change in densities is shown in **Table 2**.

Table 2: *Innovation Mixed-Use* DRI #2499 vs *Haynes Bridge Mixed-Use*
Previous Density vs. Proposed Density

Land Use	Innovation Mixed-Use July 2015 (DRI # 2499) - 55.09 acres	Current Proposed October 2016 - 62.47 acres	% Change
Residential	439 units	500 units	+ 13.9%
Hotel	200 rooms	200 rooms	No Change
Office	751,500 SF	510,000 SF	- 32.1%
Retail and Restaurant	105,800 SF	51,200 SF	- 51.6%
TOTAL	**1,416,300 SF**	**1,167,480 SF**	**- 17.6%**

Based on the results shown in **Table 2**, the currently-proposed land use densities total of 1,167,480 SF represents a 17.6% decrease from the July 2015 DRI total size. While the total square footage has decreased, it is important to estimate the anticipated traffic impacts. The summary of projected traffic generation comparison between the approved July 2015 DRI and the currently-proposed plan (October 2016) is shown in **Table 3**. The trip generation were based on the ITE 9th Edition rates.

Table 3: *Innovation Mixed-Use* DRI #2499 vs *Haynes Bridge Mixed-Use* *Anticipated Trip Generation Comparison of Gross Trips*			
Site Plan	**Weekday Daily**	**AM Peak Hour**	**PM Peak Hour**
Innovation Mixed-Use DRI #2499 (2015, 55.09 acres)	20,581	1,844	2,151
Haynes Bridge Mixed-Use (2016, 62.47 acres)	15,737	1,506	1,595
Percentage Difference in Gross Project Trips	***- 23.5%***	***- 18.3%***	***- 25.9%***

Based on the projected trip generation comparison of gross trips shown in **Table 3**, the currently-proposed plan (October 2016) will generate approximately 23.5% less gross daily trips than the previously revised and approved July 2015 DRI.

SUMMARY

Based on this information, we are requesting confirmation that this currently-proposed project (*Haynes Bridge Mixed-Use*) is not subject to DRI Review or Re-Review. We hope this information is helpful. Please contact me at (404) 201-6157 should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

John D. Walker, P.E., PTOE
Senior Vice President/Project Engineer

Attachments:

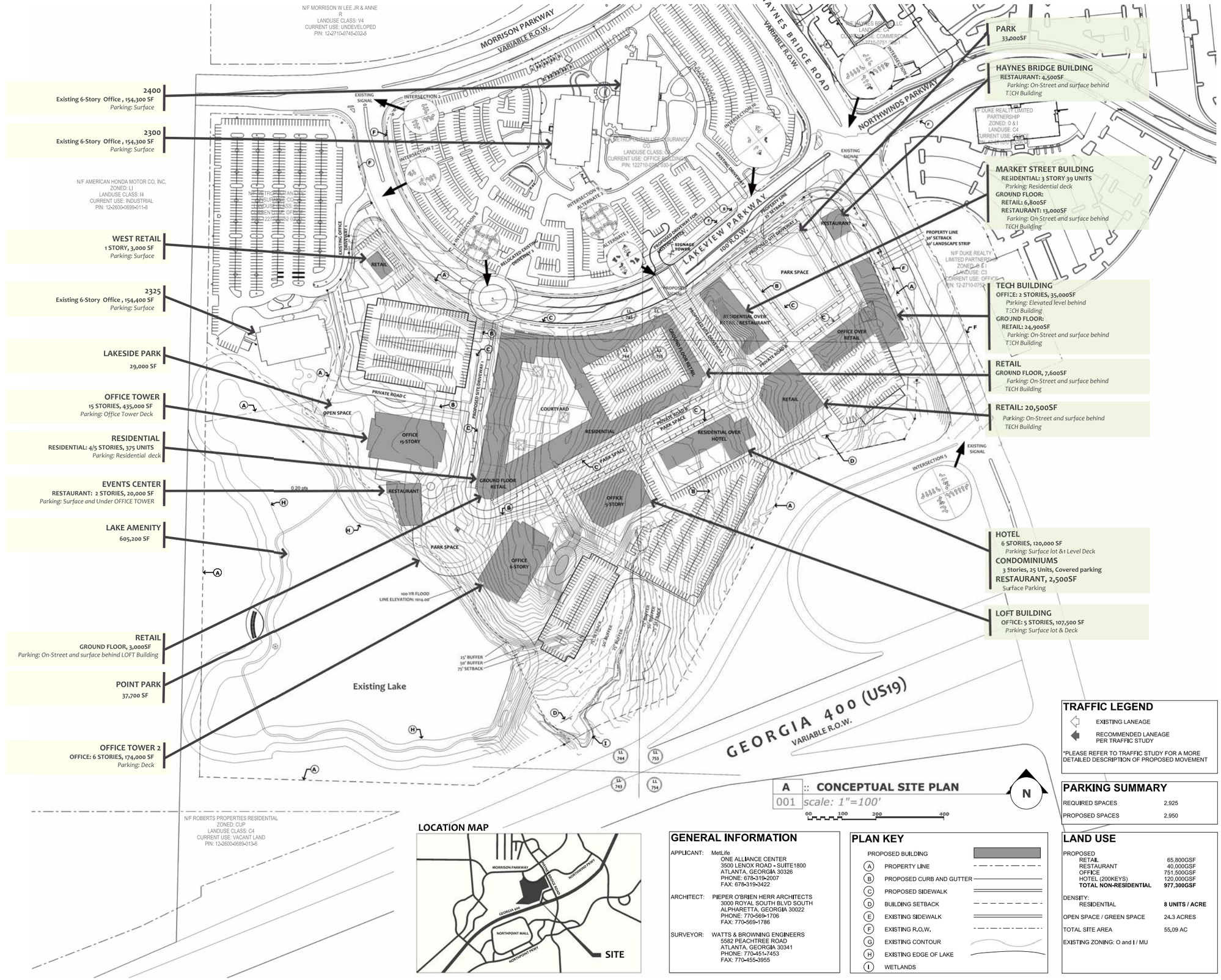
- Trip Generation Analyses (2015, 2016)
- Previously-Approved DRI Site Plans (2015)
- Currently-Proposed Site Plan (2016)

Trip Generation Analysis (9th Ed.)
Innovation Mixed-Use DRI #2499 (July 2015) - 55.09 acres
Alpharetta, GA

Land Use		Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out
Proposed Site Traffic										
220	Apartment	414	d.u.	2,632	207	41	166	245	159	86
230	Residential Condominium/Townhouse	25	d.u.	193	17	3	14	19	13	6
310	Hotel	200	rooms	1,417	106	63	43	120	61	59
710	General Office Building	751,500	s.f.	6,080	961	846	115	920	156	764
820	Shopping Center	65,800	s.f. gross leasable area	5,173	121	75	46	453	217	236
932	High-Turnover (Sit-Down) Restaurant	40,000	s.f.	5,086	432	238	194	394	236	158
Gross Trips				**20,581**	**1,844**	**1,266**	**578**	**2,151**	**842**	**1,309**

Trip Generation Analysis (9th Ed.)
Haynes Bridge Mixed-Use (October 2016) - 62.47 acres
Alpharetta, GA

Land Use		Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out
Proposed Site Traffic										
220	Apartment	430	d.u.	2,729	214	43	171	254	165	89
230	Residential Condominium/Townhouse	70	d.u.	472	39	7	32	45	30	15
310	Hotel	200	rooms	1,417	106	63	43	120	61	59
710	General Office Building	510,000	s.f.	4,529	705	620	85	650	111	539
820	Shopping Center	14,800	s.f. gross leasable area	1,962	49	30	19	167	80	87
932	High-Turnover (Sit-Down) Restaurant	36,400	s.f.	4,628	393	216	177	359	215	144
Gross Trips				**15,737**	**1,506**	**979**	**527**	**1,595**	**662**	**933**



2400
Existing 6-Story Office , 154,300 SF
Parking: Surface

2300
Existing 6-Story Office , 154,300 SF
Parking: Surface

WEST RETAIL
1 STORY, 3,000 SF
Parking: Surface

2325
Existing 6-Story Office , 154,400 SF
Parking: Surface

LAKESIDE PARK
29,000 SF

OFFICE TOWER
15 STORIES, 435,000 SF
Parking: Office Tower Deck

RESIDENTIAL
RESIDENTIAL: 4/5 STORIES, 375 UNITS
Parking: Residential deck

EVENTS CENTER
RESTAURANT: 2 STORIES, 20,000 SF
Parking: Surface and Under OFFICE TOWER

LAKE AMENITY
605,200 SF

RETAIL
GROUND FLOOR, 3,000SF
Parking: On-Street and surface behind LOFT Building

POINT PARK
37,700 SF

OFFICE TOWER 2
OFFICE: 6 STORIES, 174,000 SF
Parking: Deck

PARK
33,000SF

HAYNES BRIDGE BUILDING
RESTAURANT: 4,500SF
Parking: On-Street and surface behind TECH Building

MARKET STREET BUILDING
RESIDENTIAL: 3 STORY 39 UNITS
Parking: Residential deck
GROUND FLOOR:
RETAIL: 6,800SF
RESTAURANT: 13,000SF
Farking: On-Street and surface behind TECH Building

TECH BUILDING
OFFICE: 2 STORIES, 35,000SF
Parking: Elevated level behind TECH Building
GROUND FLOOR:
RETAIL: 24,900SF
Parking: On-Street and surface behind TECH Building

RETAIL
GROUND FLOOR, 7,600SF
Farking: On-Street and surface behind TECH Building

RETAIL: 20,500SF
Parking: On-Street and surface behind TECH Building

HOTEL
6 STORIES, 120,000 SF
Parking: Surface lot &1 Level Deck
CONDOMINIUMS
3 Stories, 25 Units, Covered parking
RESTAURANT, 2,500SF
Surface Parking

LOFT BUILDING
OFFICE: 5 STORIES, 107,500 SF
Parking: Surface lot & Deck

A :: CONCEPTUAL SITE PLAN
001 scale: 1"=100'
00 100 200 400

LOCATION MAP

GENERAL INFORMATION

APPLICANT: MetLife
ONE ALLIANCE CENTER
3500 LENOX ROAD - SUITE1800
ATLANTA, GEORGIA 30326
PHONE: 678-319-2007
FAX: 678-319-3422

ARCHITECT: PIEPER O'BRIEN HERR ARCHITECTS
3000 ROYAL SOUTH BLVD SOUTH
ALPHARETTA, GEORGIA 30022
PHONE: 770-569-1706
FAX: 770-569-1786

SURVEYOR: WATTS & BROWNING ENGINEERS
5582 PEACHTREE ROAD
ATLANTA, GEORGIA 30341
PHONE: 770-451-7453
FAX: 770-455-3955

PLAN KEY

PROPOSED BUILDING
(A) PROPERTY LINE
(B) PROPOSED CURB AND GUTTER
(C) PROPOSED SIDEWALK
(D) BUILDING SETBACK
(E) EXISTING SIDEWALK
(F) EXISTING R.O.W.
(G) EXISTING CONTOUR
(H) EXISTING EDGE OF LAKE
(I) WETLANDS

LAND USE

PROPOSED	
RETAIL	65,800GSF
RESTAURANT	40,000GSF
OFFICE	751,500GSF
HOTEL (200KEYS)	120,000GSF
TOTAL NON-RESIDENTIAL	**977,300GSF**
DENSITY:	
RESIDENTIAL	**8 UNITS / ACRE**
OPEN SPACE / GREEN SPACE	24.3 ACRES
TOTAL SITE AREA	55.09 AC

EXISTING ZONING: O and I / MU

TRAFFIC LEGEND

EXISTING LANEAGE
RECOMMENDED LANEAGE PER TRAFFIC STUDY

*PLEASE REFER TO TRAFFIC STUDY FOR A MORE DETAILED DESCRIPTION OF PROPOSED MOVEMENT

PARKING SUMMARY

REQUIRED SPACES	2,925
PROPOSED SPACES	2,950

INNOVATION
PROPOSED MIXED-USE
ALPHARETTA, GEORGIA
DRI# 2499

PIEPER O'BRIEN HERR ARCHITECTS
3000 ROYAL BOULEVARD SOUTH
ALPHARETTA, GEORGIA 30022
770.569.1706 FAX 569.1786

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PROJECT NO	2014161
DATE	1 JULY 2015
SHEET TITLE	SITE PLAN
SHEET NO	SP-43

DEVELOPMENT SUMMARY

SITE ACREAGE	**62.47 acres (2,721,193 sf)**
COMMERCIAL	**157,480 sf**
RETAIL	14,800 sf
RESTAURANTS	36,400 sf
HOTEL	106,280 sf (200 keys)
RESDIENTIAL UNITS	**500 un**
FOR RENT	430 un
FOR SALE	70 un
DENISTY	**8.00 un/ac (500 un)**
OFFICE	**664,400 sf**
EXISTING	154,400 SF
NEW	510,000 SF
PARKING	**3,307 spaces**
SURFACE/ON STREET	549 sp
DECKED	2,758 sp
OPEN/GREEN SPACE	**22.49 acres**
PARK SPACE	2.78 ac (121,360 sf)
OTHER PUBLIC SPACE	5.05 ac (219,900 sf)
LAKE AREA	10.16 ac (442,500 sf)
WETLAND AREA	4.50 ac (196,000 sf)
TOTAL LOT COVERAGE	**1,100,000 SF 40.4%**

WAKEFIELD BEASLEY & ASSOCIATES

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

stamp

STATE OF GEORGIA · RICHARD L. WAKEFIELD · CERTIFICATE NO. 3610 · REGISTERED ARCHITECT

HAYNES BRIDGE MIXED-USE

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

01 AUGUST 2016 - SUBMITTED FOR ZONING
25 AUGUST 2016 - REVISED SITE PLAN
28 SEPTEMBER 2016 - REVISED SITE PLAN
07 OCTOBER 216 - REVISED SITE PLAN

revisions

01 AUGUST 2016
25 AUGUST 2016
28 SEPTEMBER 2016
07 OCTOBER 2016

date	job number
07 OCTOBER 2016	1508064.00

drawing title

CONCEPTUAL SITE PLAN

drawing number

SP-2

SUBMITTED FOR ZONING

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: TPA Group, LLC (variance and rezoning)

Contact Name: Donald Rolader Telephone: 770-442-0330

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.

None

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.*

- [x] 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.

See Exhibit "A" attached

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: Donald A Rolader Date: 11/20/2019

Print Form

TPAGROUP

October 1, 2019

1776 Peachtree Street, NW
Suite 100
Atlanta, GA 30309

T: 770.436.3400
F: 770.436.3484
tpa-grp.com

Dear Property Owner:

This letter is to inform you that a Variance Application has been submitted to the City of Alpharetta on land located within 500 feet of your property. Please be advised of the following information pertaining to the Application and public hearings:

CASE NUMBER:	V-19-13
APPLICANT NAME:	TPA Group LLC
REQUEST:	Variance to request consideration of a rezoning, Master Plan Amendment, Conditional Use and Change of Conditions within twelve months of previous consideration
STREET LOCATION:	Southwest corner of Haynes Bridge Road and Georgia 400

CITY COUNCIL HEARING

October 21, 2019

6:30 pm

If you have any questions about this application, please contact Don Rolader at (770) 442-0330 or don@roladerandrolader.com

Sincerely,

Crawford Arnold
for TPA Group LLC

EXHIBIT "A"

TRUGLOBE INC.

10315 Old Woodland Entry

Alpharetta, GA 30022

HAYNES BRIDGE LLC

1064 Eighty Fifth Street

Brooklyn, NY 11228

AREG HDP FFIS ALPHARETTA OWNER LLC

3414 Peachtree Road NE

Atlanta, GA 30326

F7 NWO LLC

3455 Peachtree Road NE, Suite 650

Atlanta, GA 30326

NORTHWINDS LAND LLC

3330 Cumberland Blvd., Suite 300

Atlanta, GA 30339

F7 NWRET LLC

3455 Peachtree Road NE, Suite 1700

Atlanta, GA 30326

AMERICAN HONDA MOTOR CO INC.

1919 Torrance Blvd.

Torrance, CA 90501-2722

TPA Group/360 Tech Village

CZIM

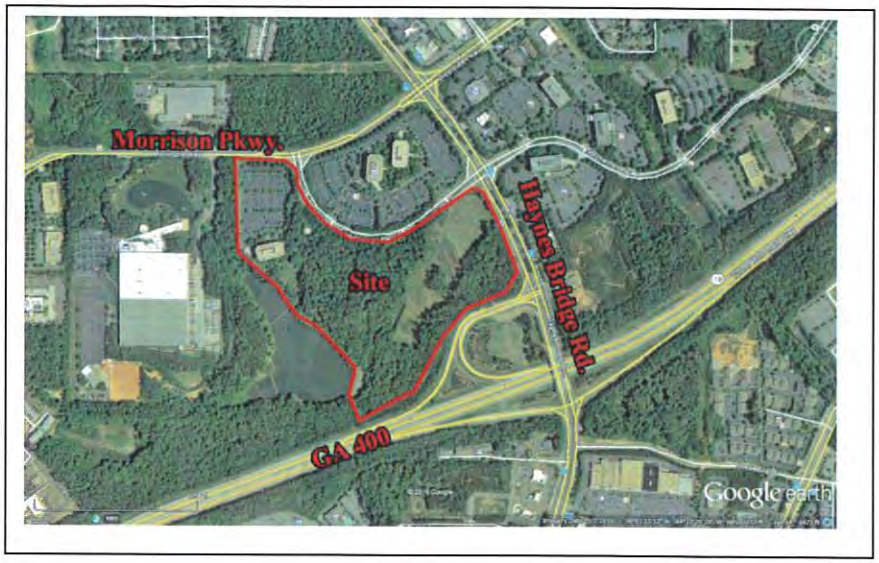
11.13.19

NAME	ADDRESS	Comments
Clifford Martin	700 Anna Lane	I worry about the retail space. There is so much empty retail now in the city that I question the need for more retail space.

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

Arborist Report

Reference UDC
Alpharetta, Georgia



Location Map North

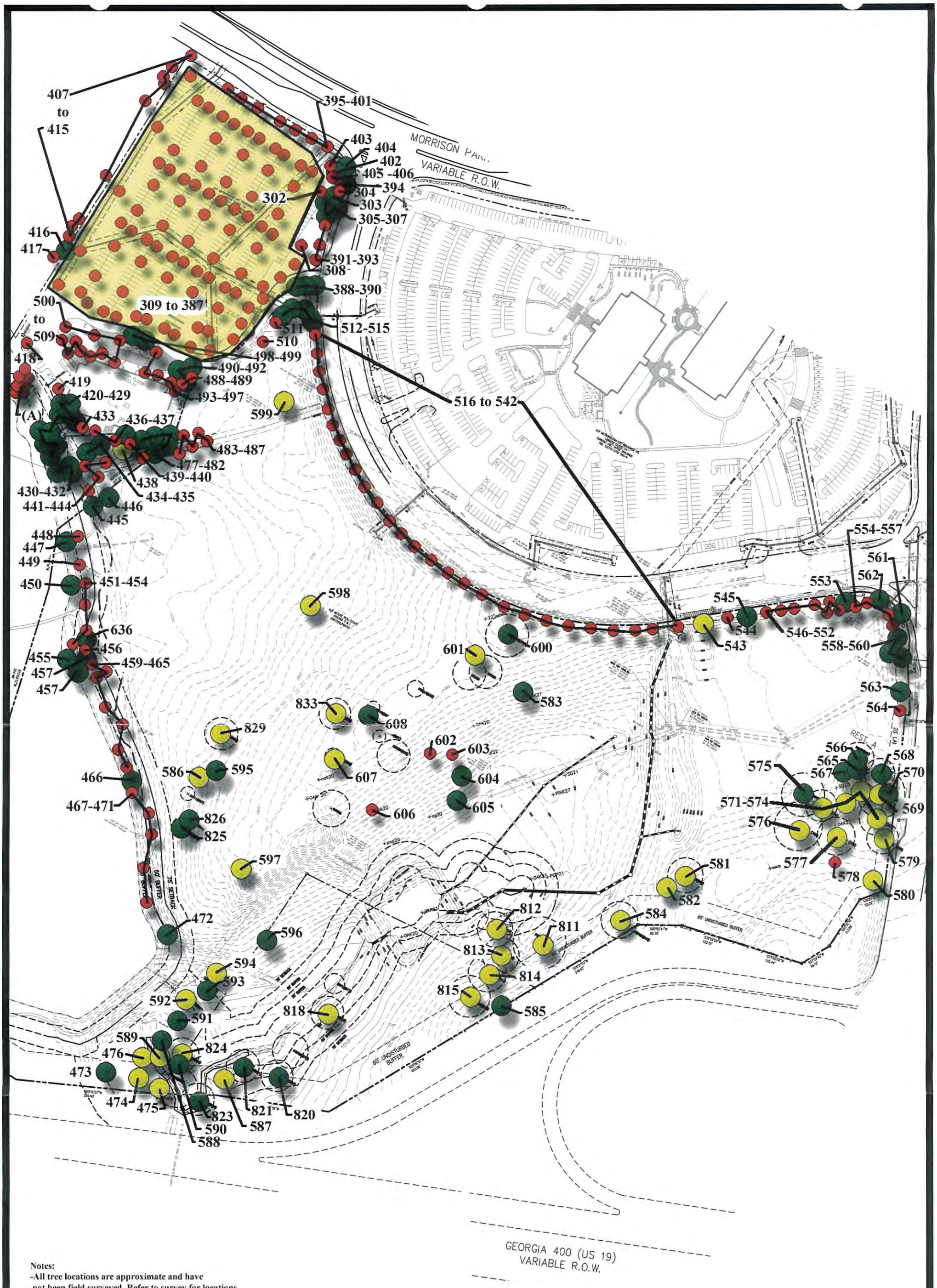
All of the following information is based upon visual field observations and 25 years of practical horticultural experience. No scientific or lab tests have been performed. I certify that all information in this report is true and inclusive to the best of my knowledge and is prepared in good faith.

Outdoor Spaces, LLC

By Scott Hall, Owner

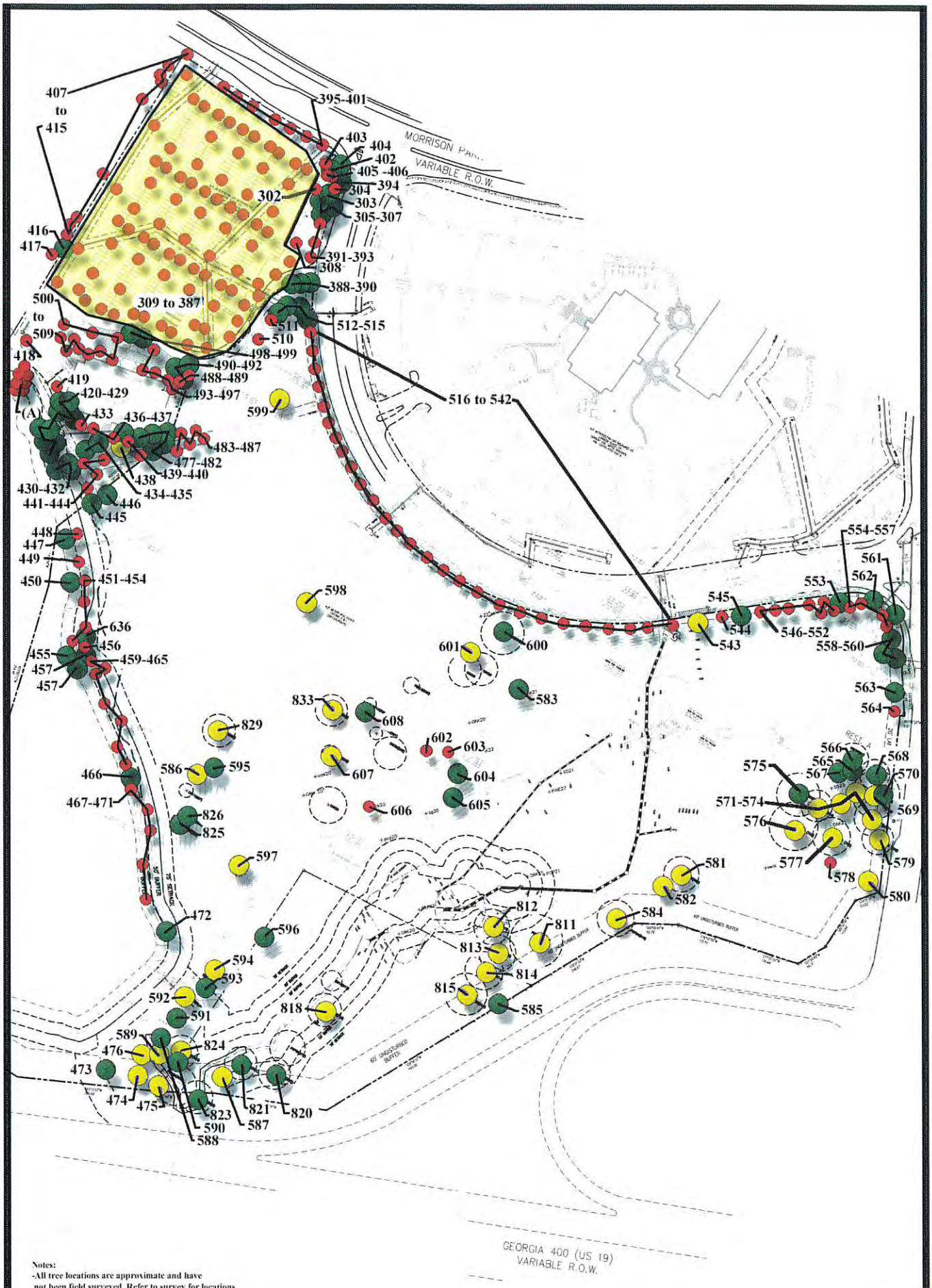
On Site Specimen Evaluation Date: August 8, 10, 11, 16, 2016
Report Date: August 17, 2016
Revised Date:

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



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



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

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 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
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 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
330	10" Wilow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
331	10" Wilow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
332	13" Wilow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Thin canopy an indication tree has out grown landscape island.		No
333	12" Wilow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Thin canopy an indication tree has out grown landscape island.		No
334	10" Wilow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
335	11" Wilow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
336	11" Wilow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
337	9" Wilow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
338	10" Wilow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Thin canopy an indication tree has out grown landscape island.		No
339	10" Wilow 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. 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
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. 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
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. 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
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. 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
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. 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
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. 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
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. 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.)**

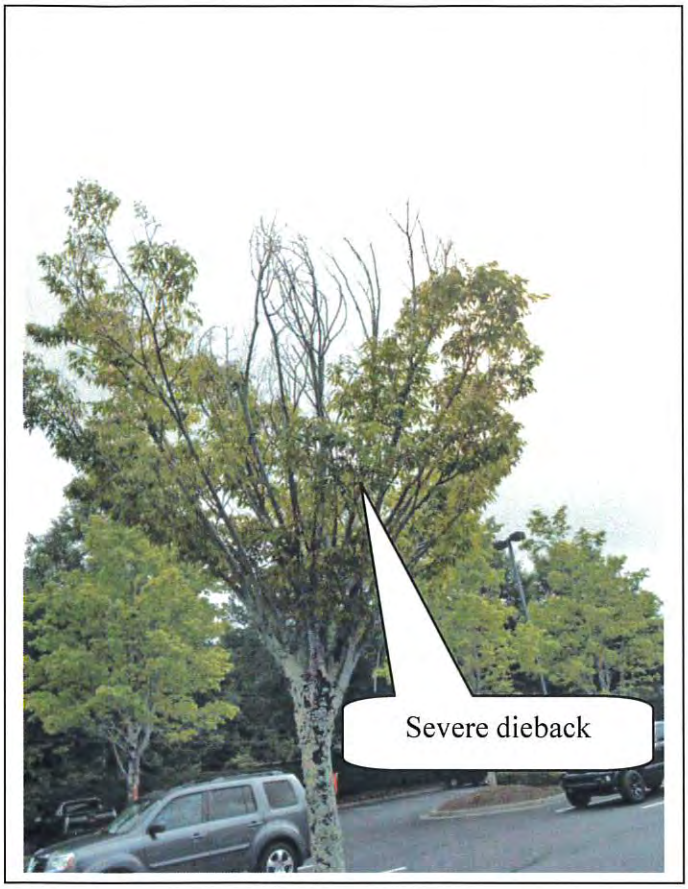
Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
563	25" Willow Oak	Good	Good	Yes			Yes
564	23" Willow Oak	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	65	No
565	9" Sourwood	Fair	Fair	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 Hypoxlyon 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 Hypoxlyon 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. 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
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 Hypoxlyon 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. 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
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



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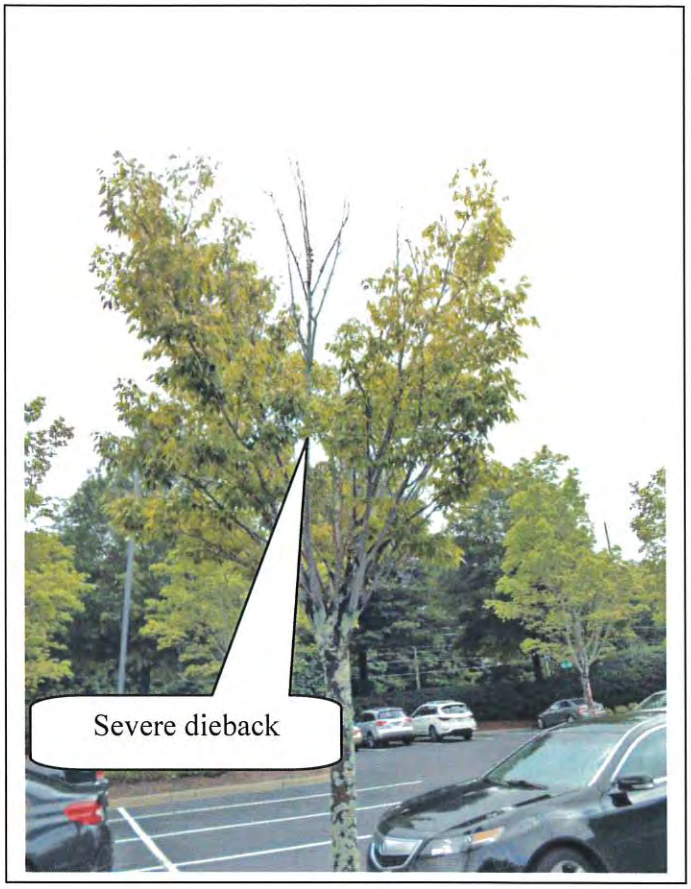

Photo 2

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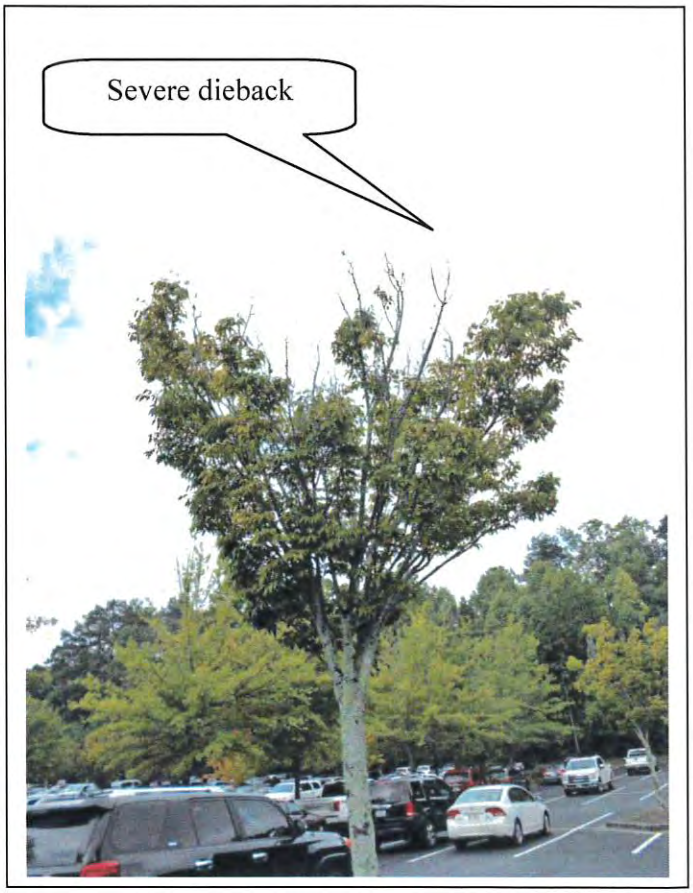

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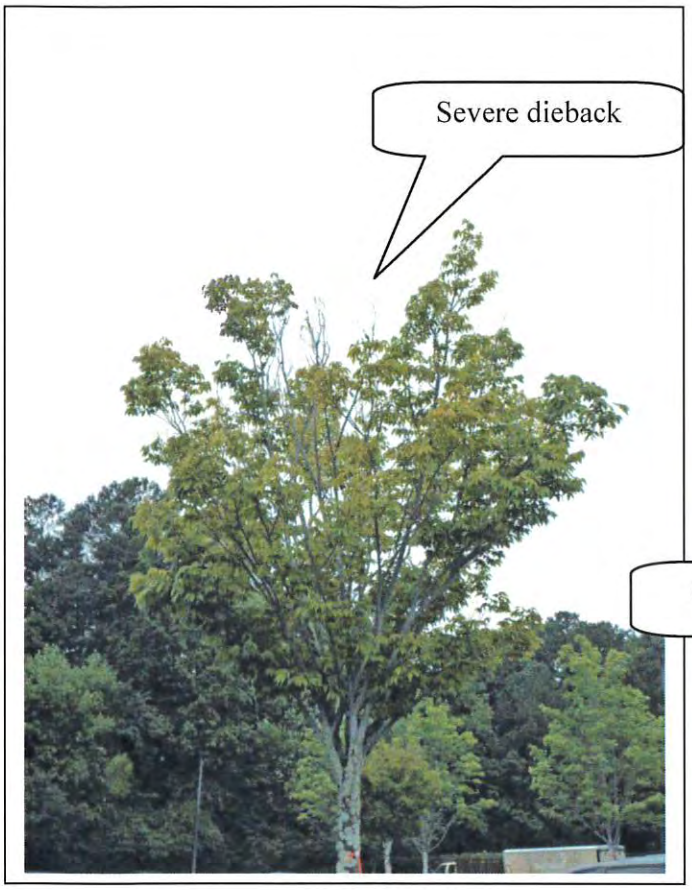

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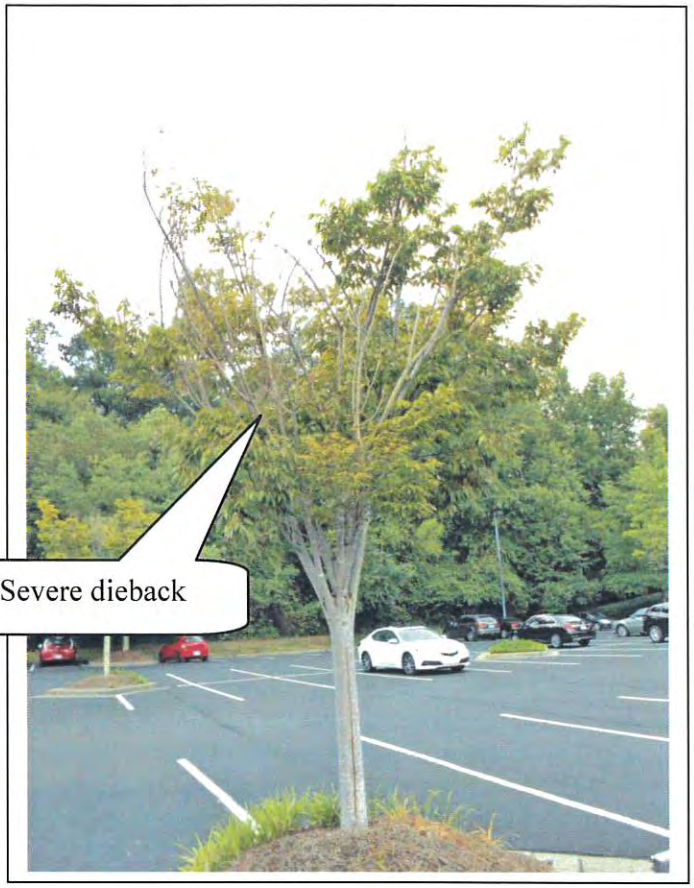
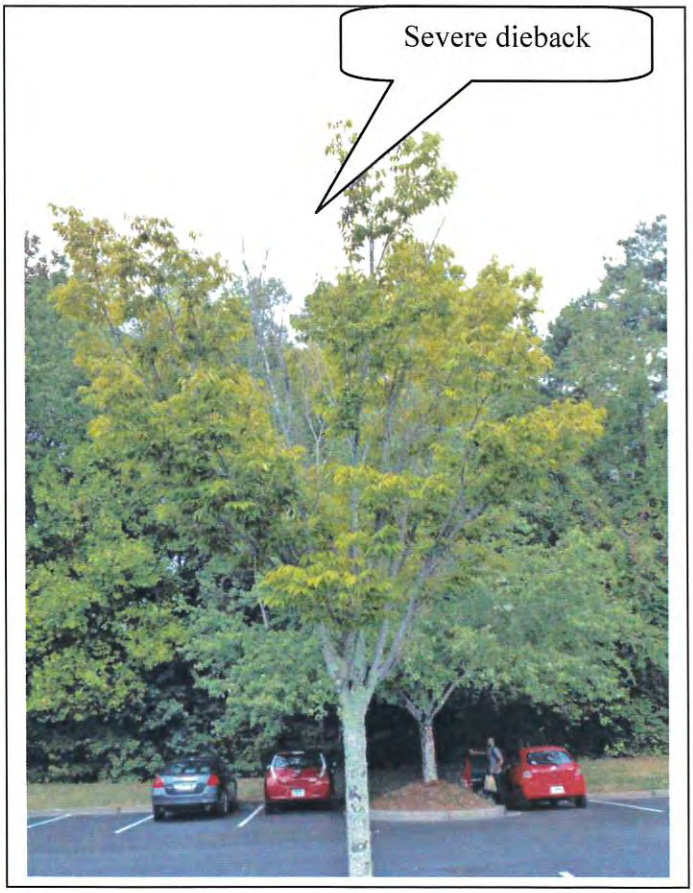


Photo 6

Photo 7



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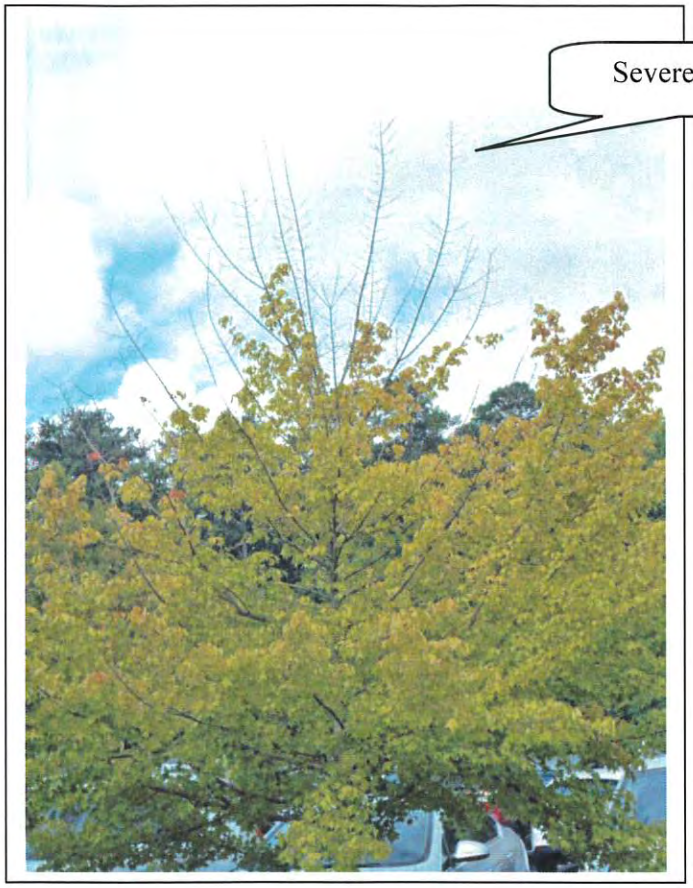
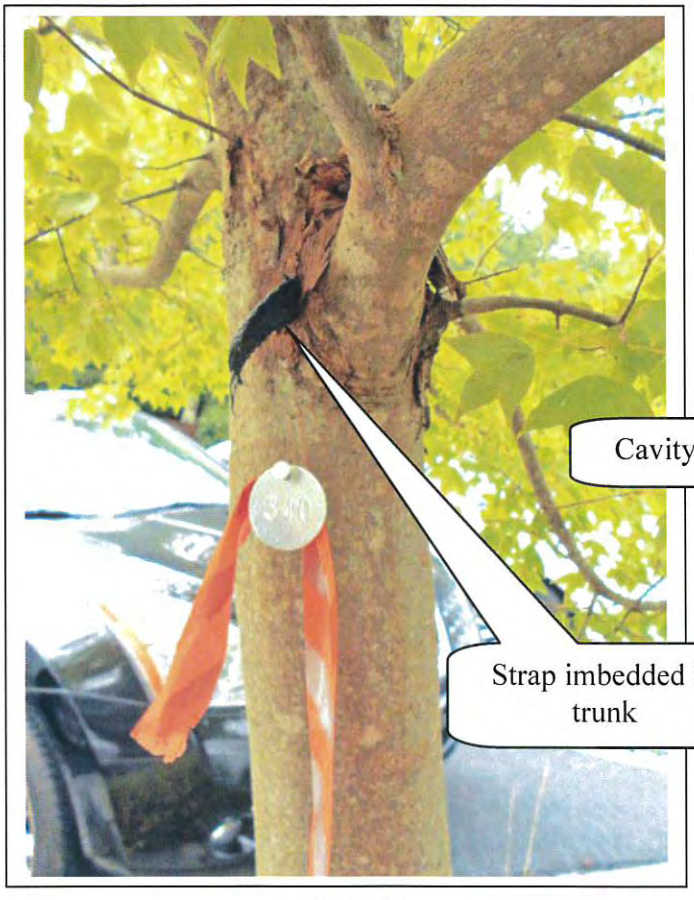


Photo 9

Photo 10



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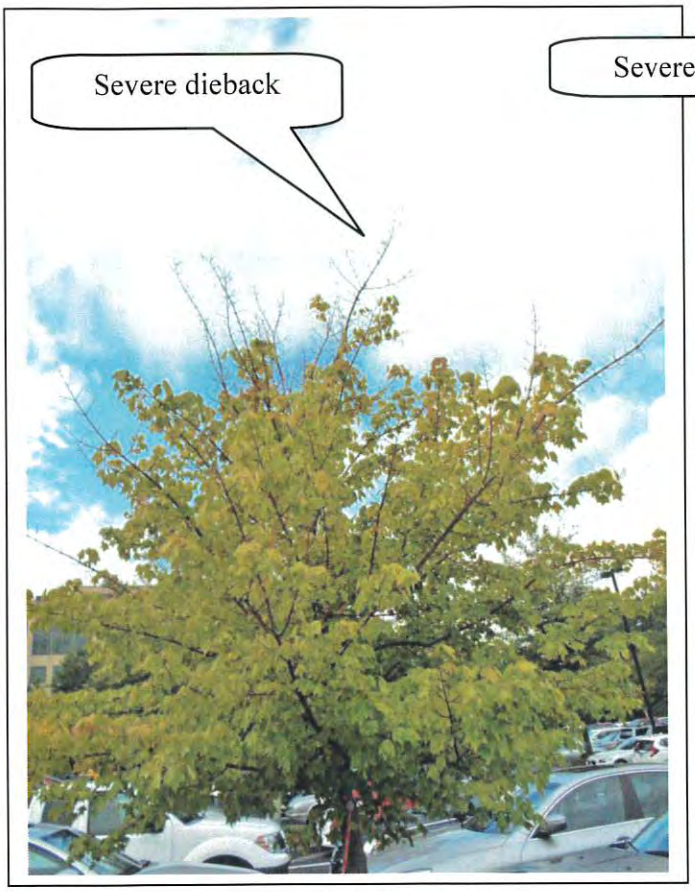

Photo 13

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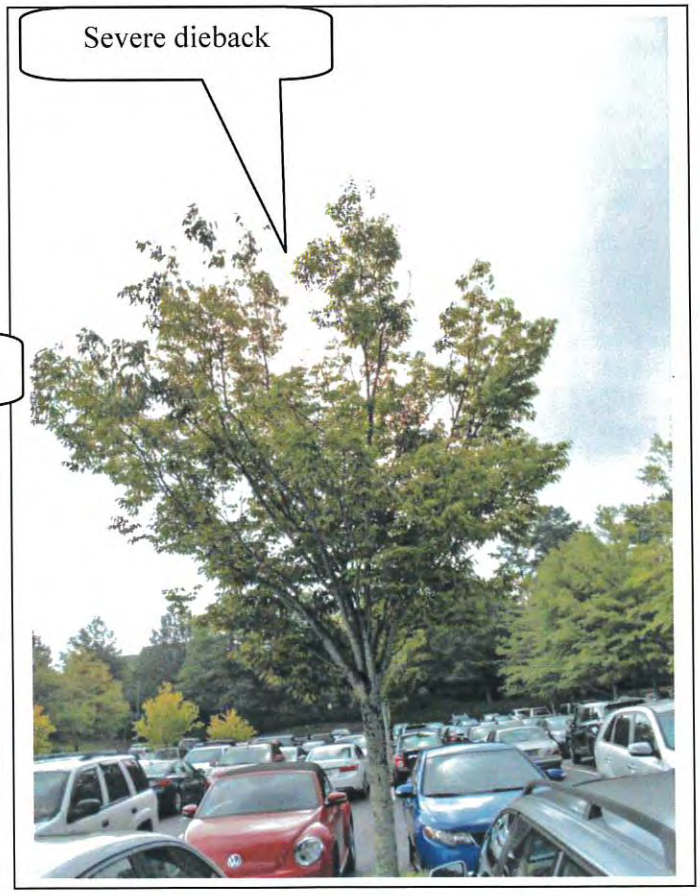

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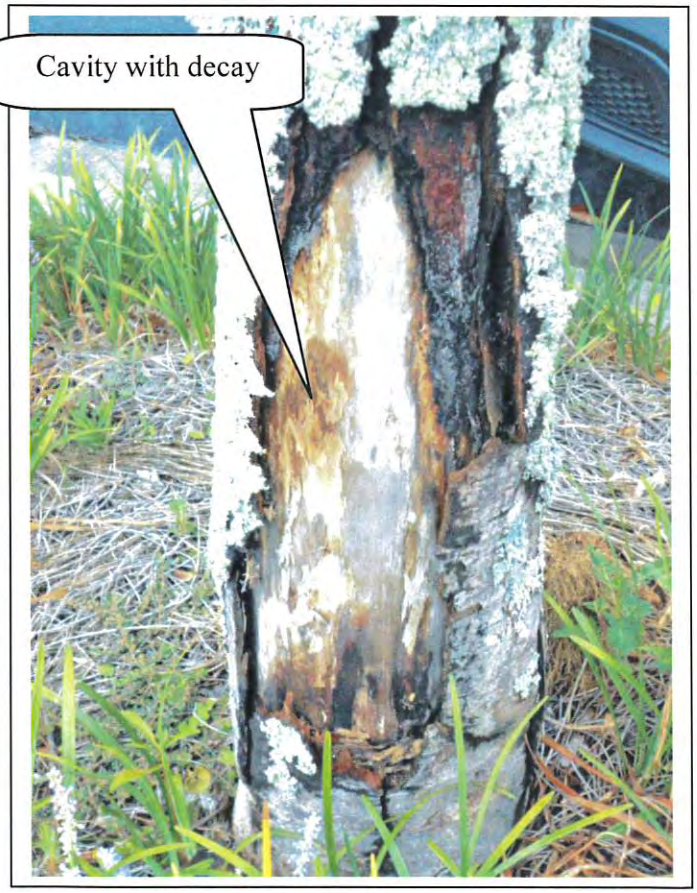

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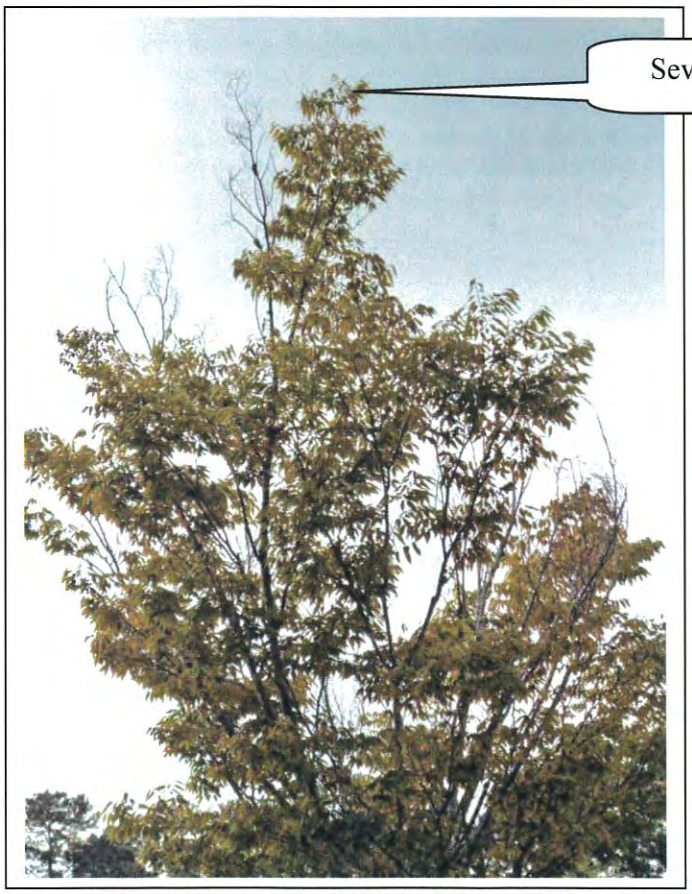

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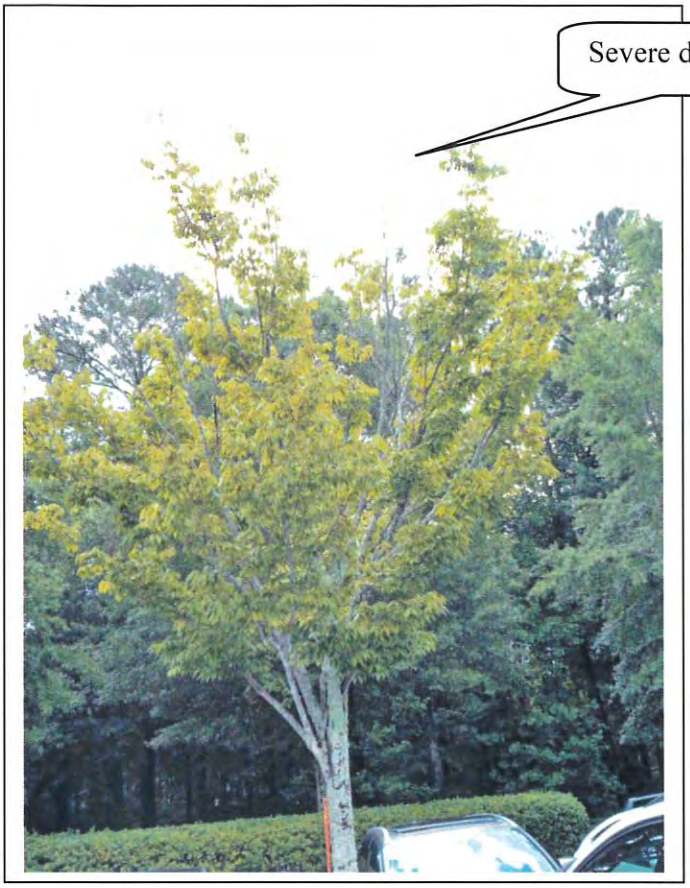

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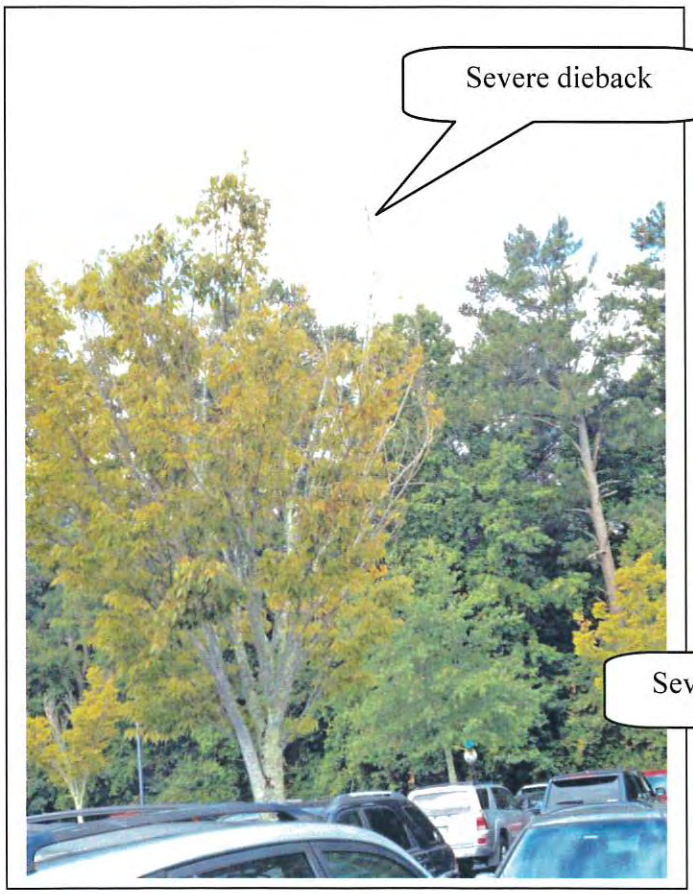

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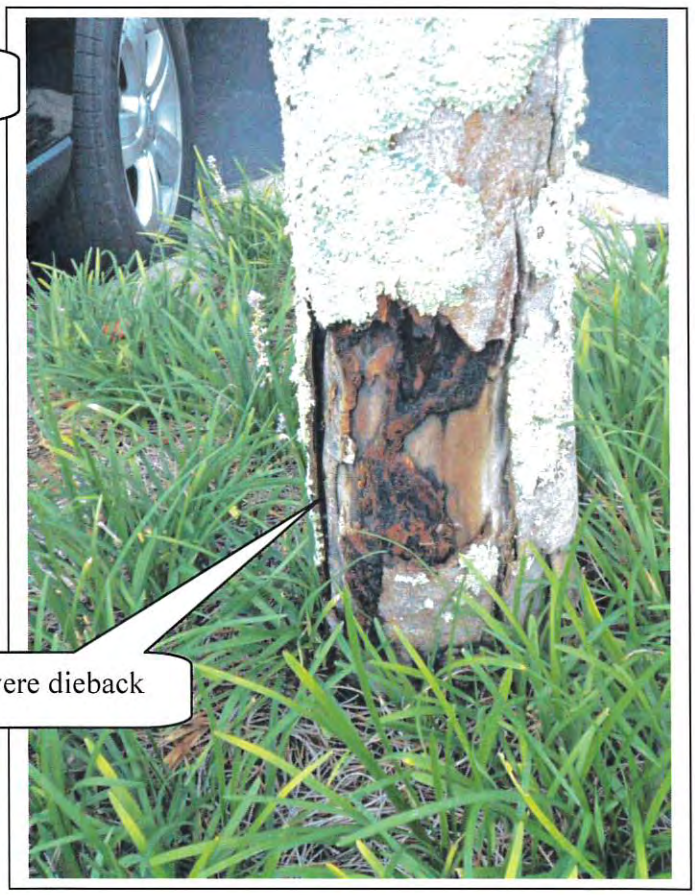

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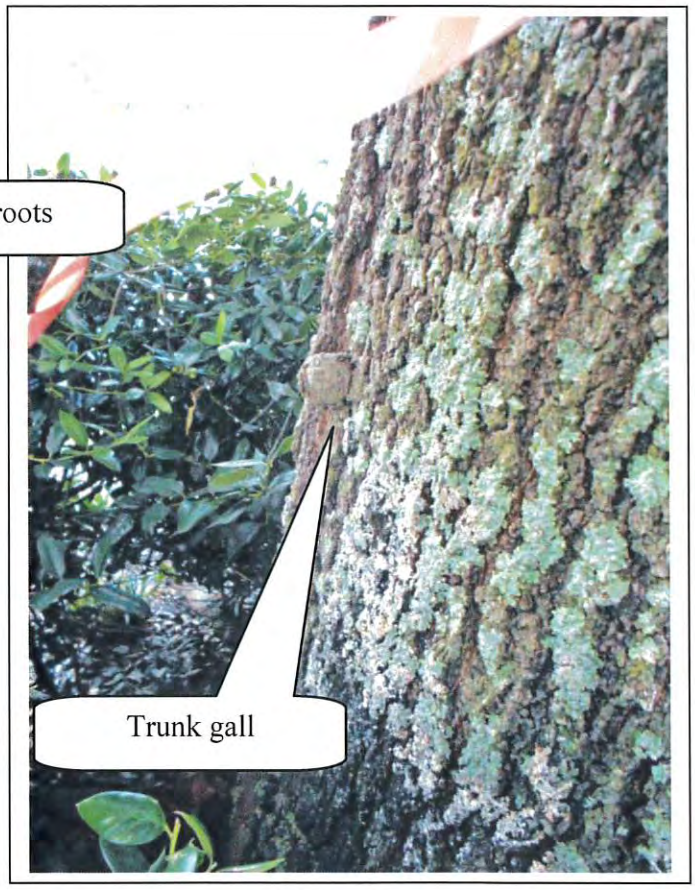

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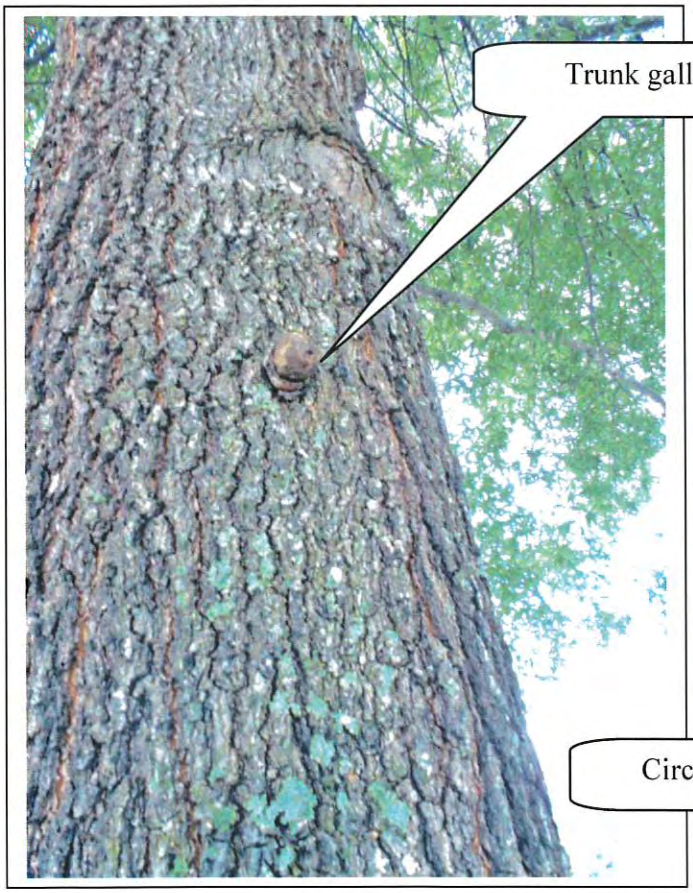
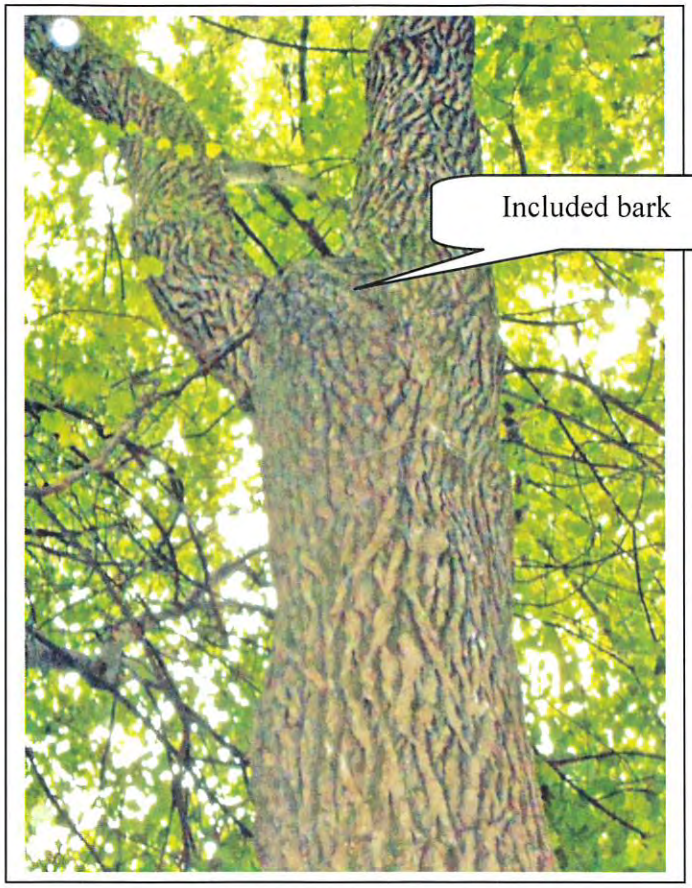


Photo 31

Photo 32



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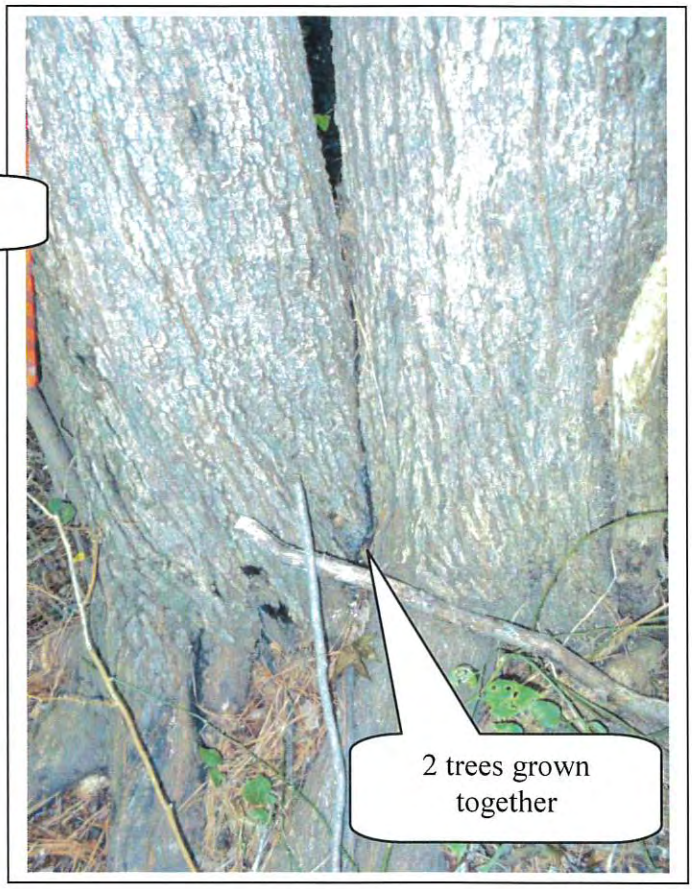

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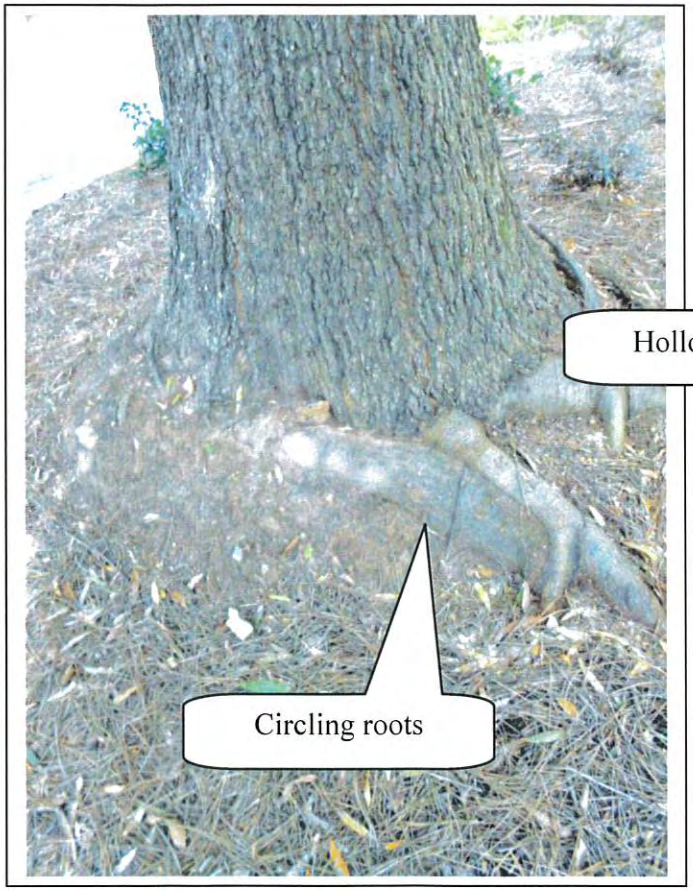

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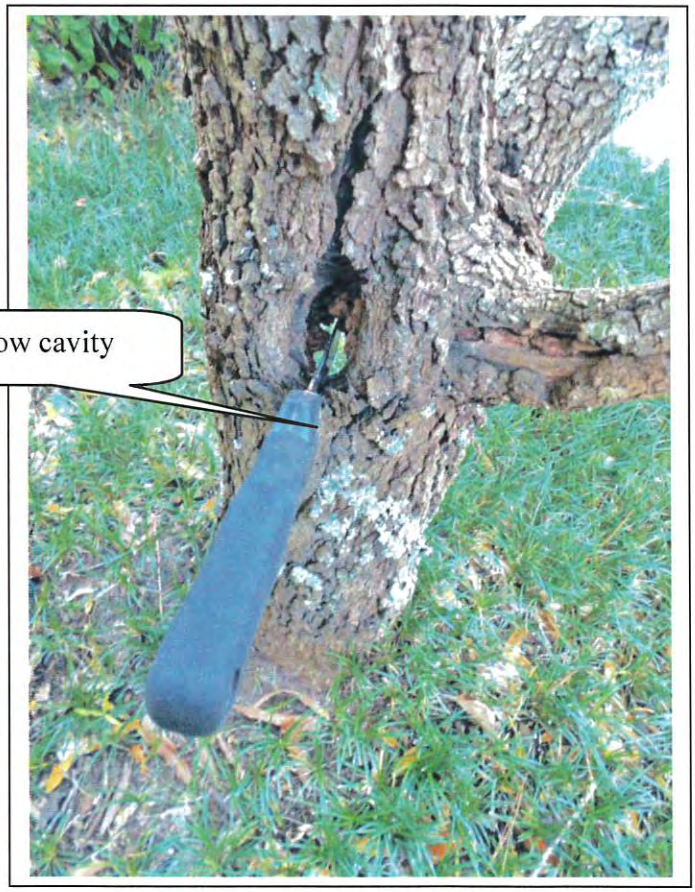

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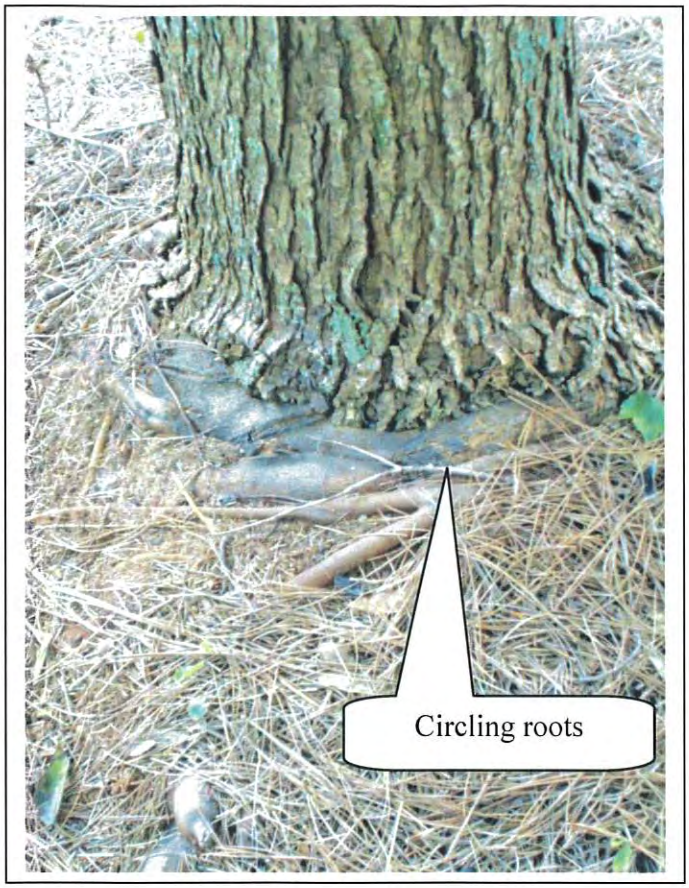

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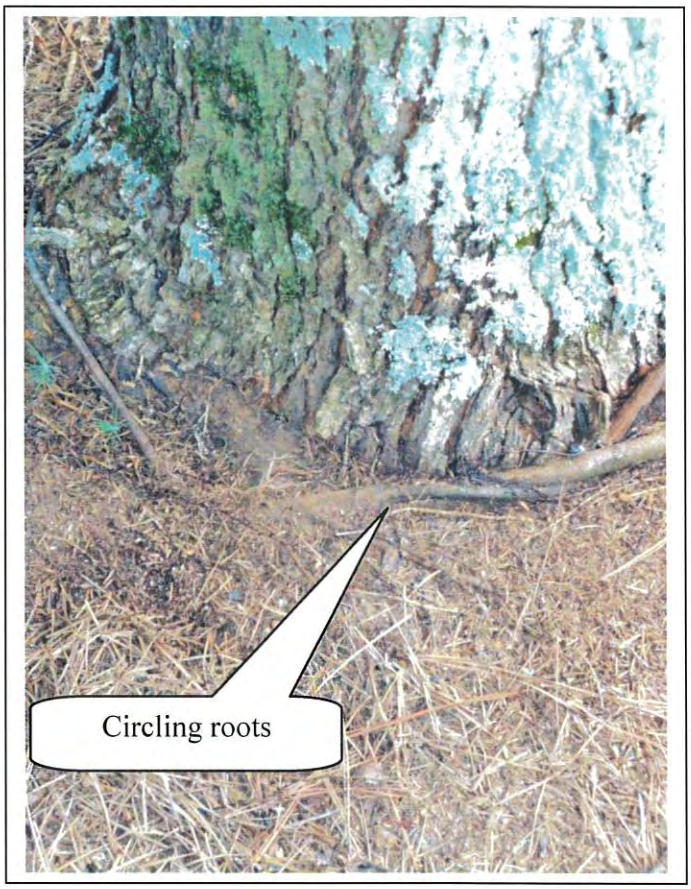

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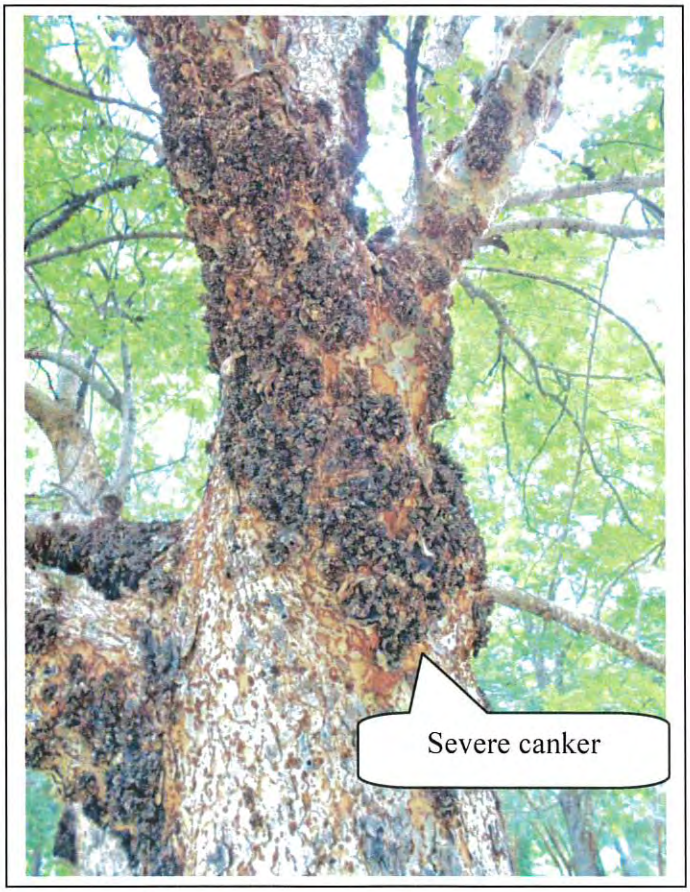

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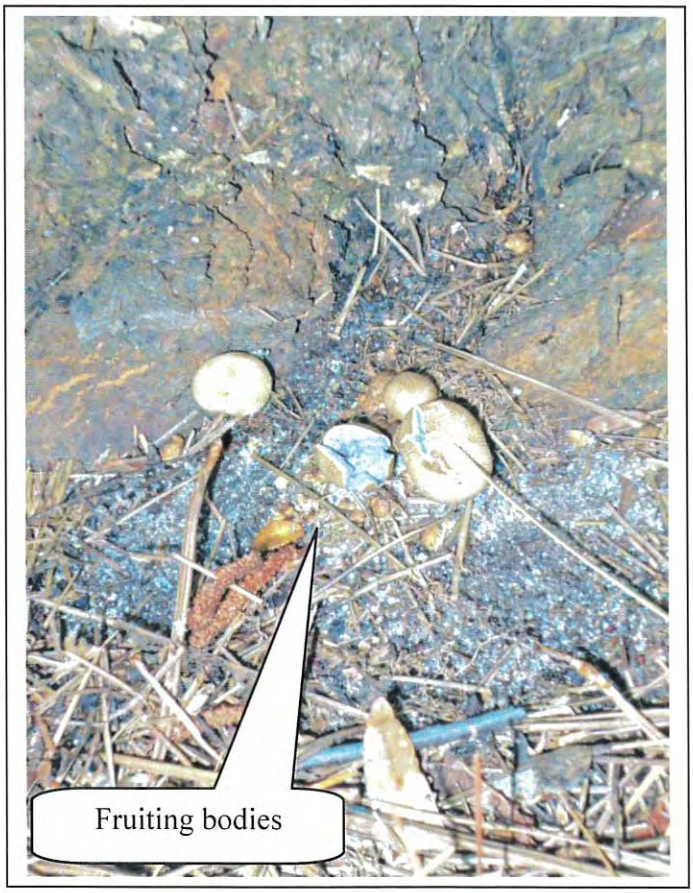

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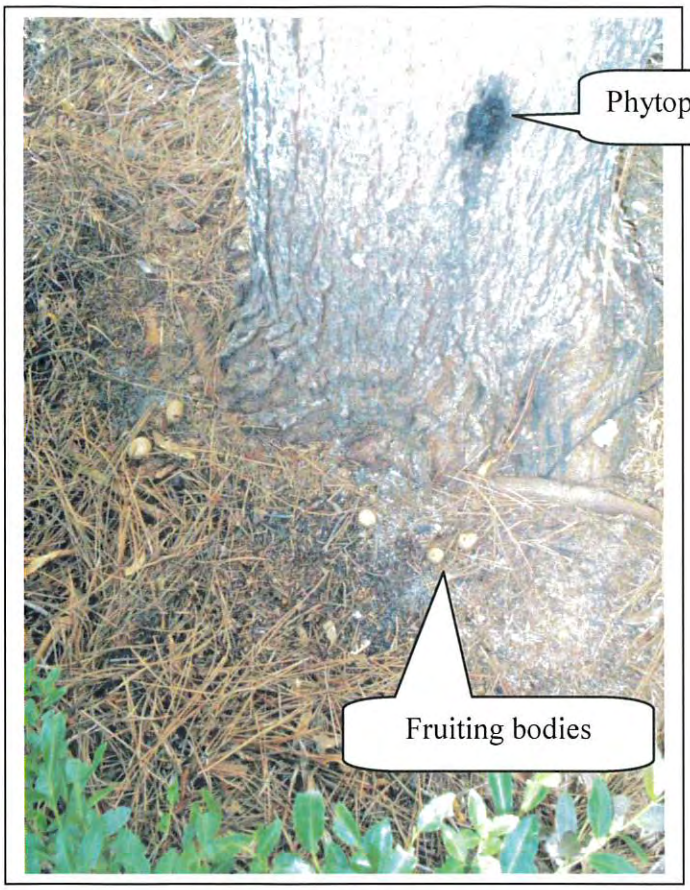

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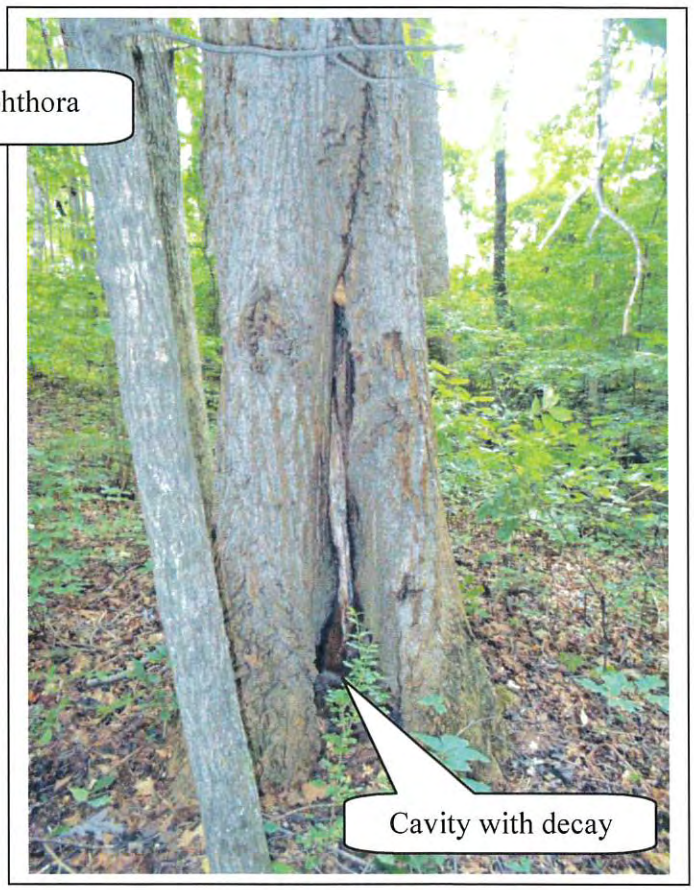

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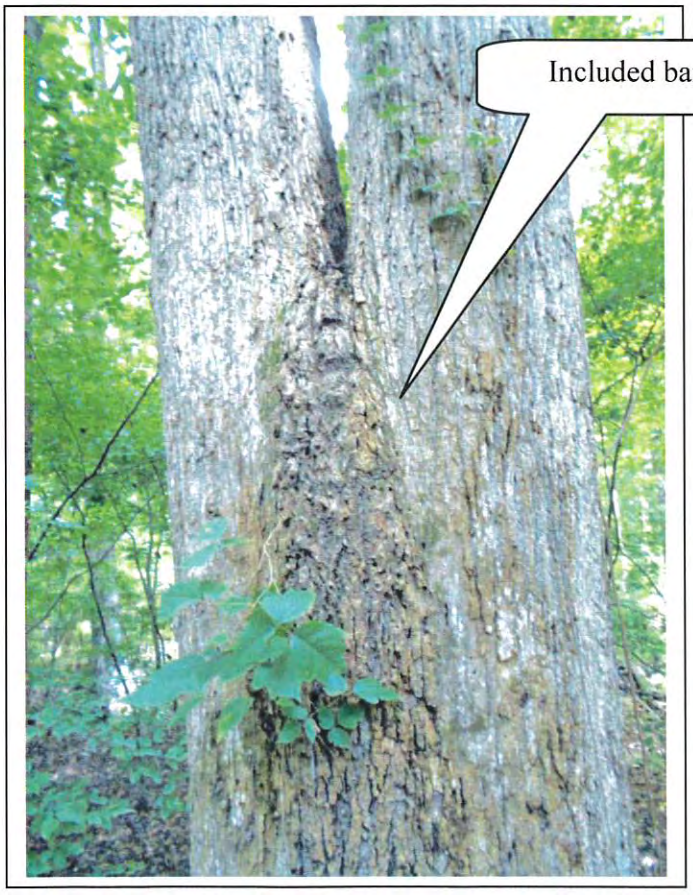

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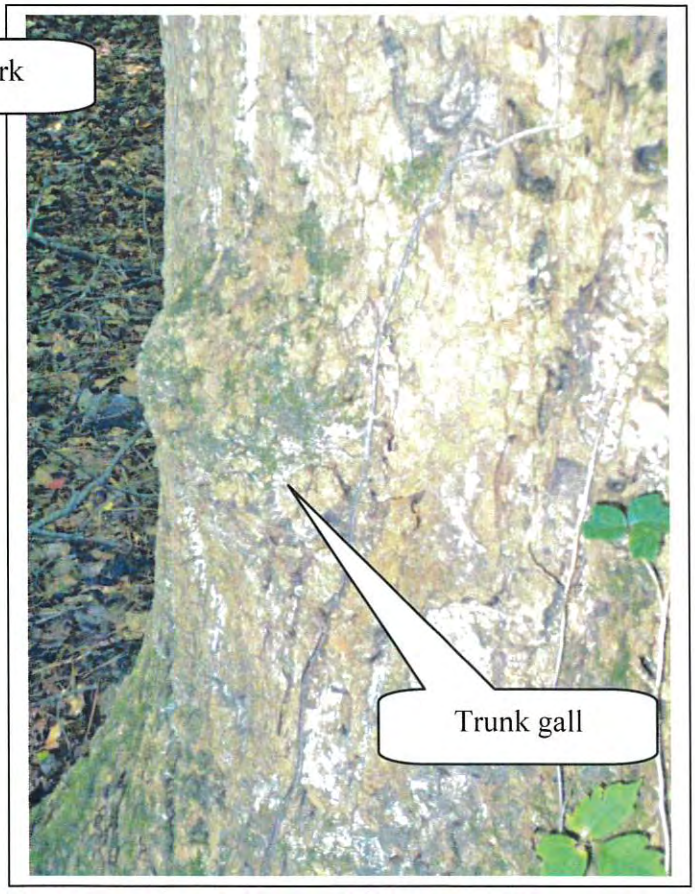

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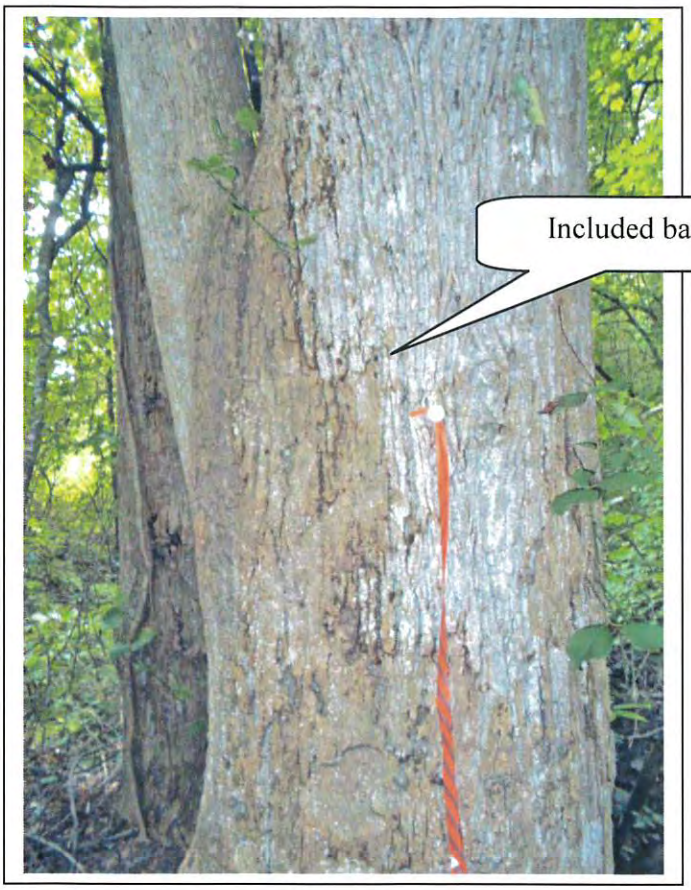

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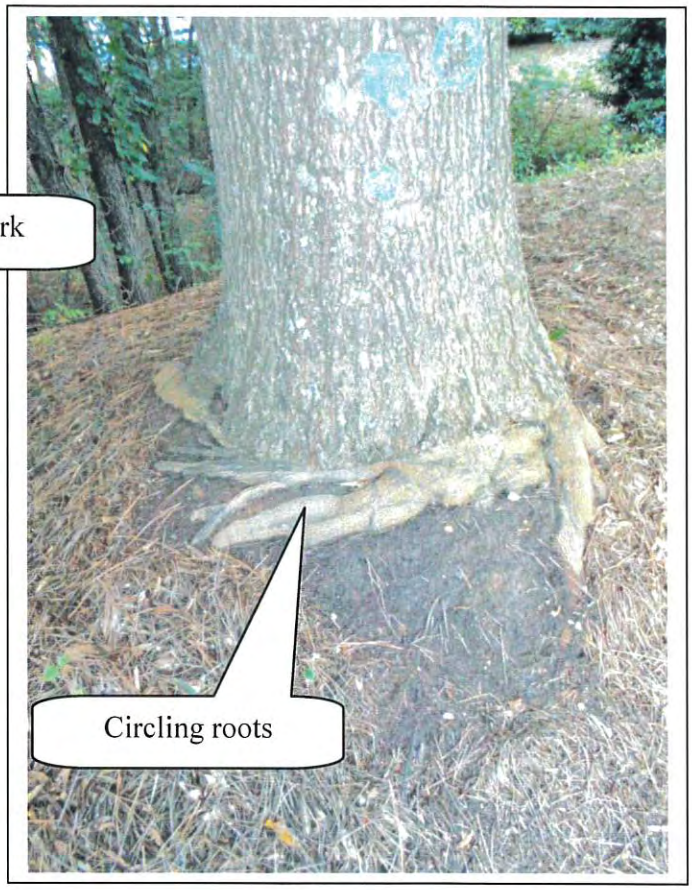

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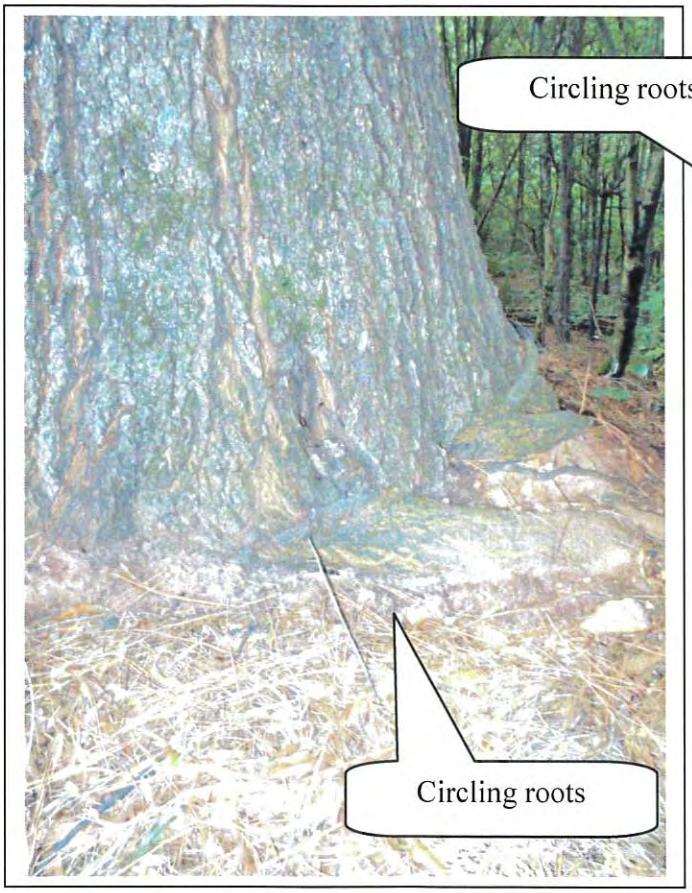

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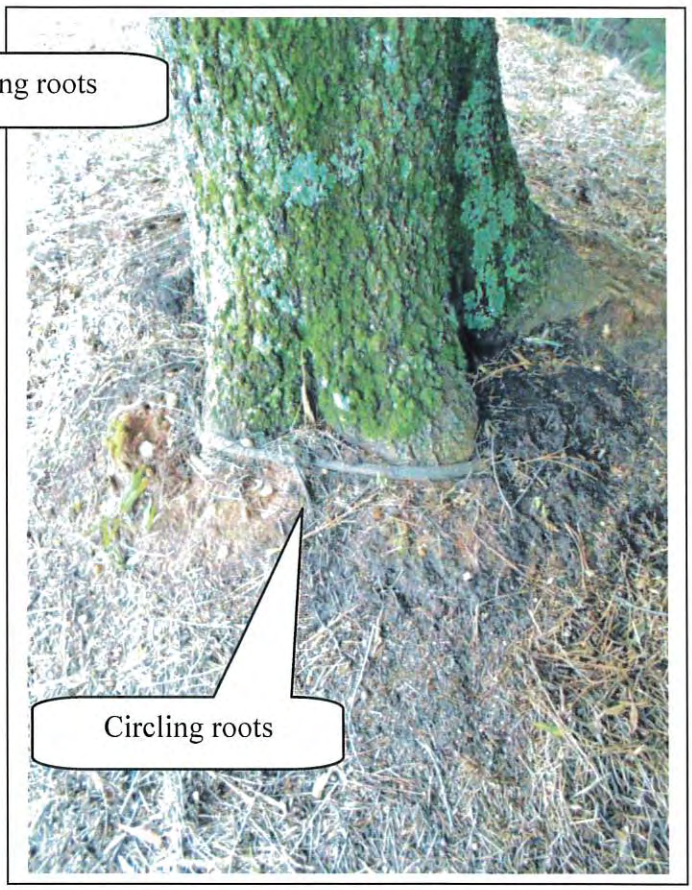

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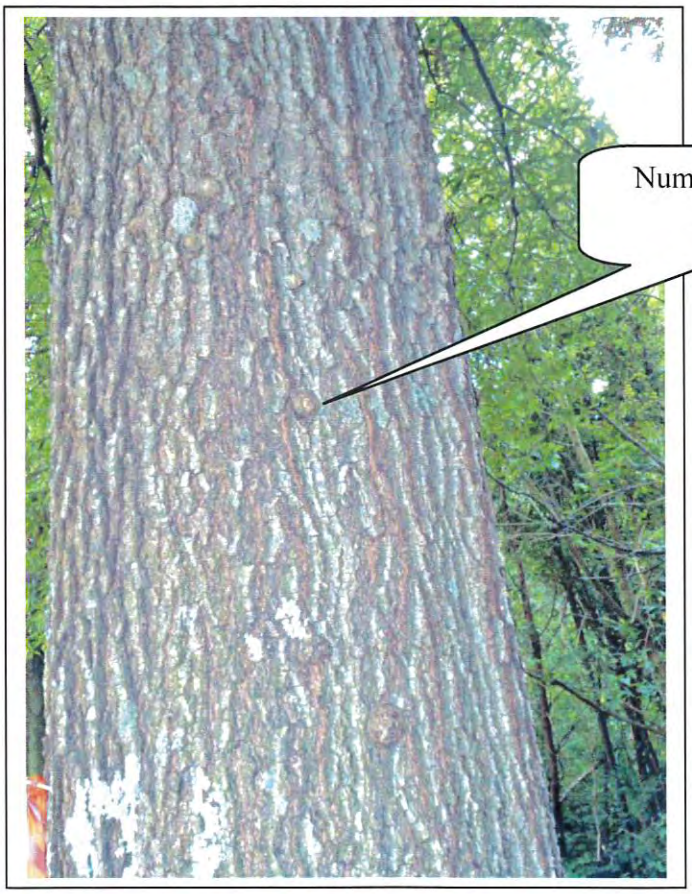

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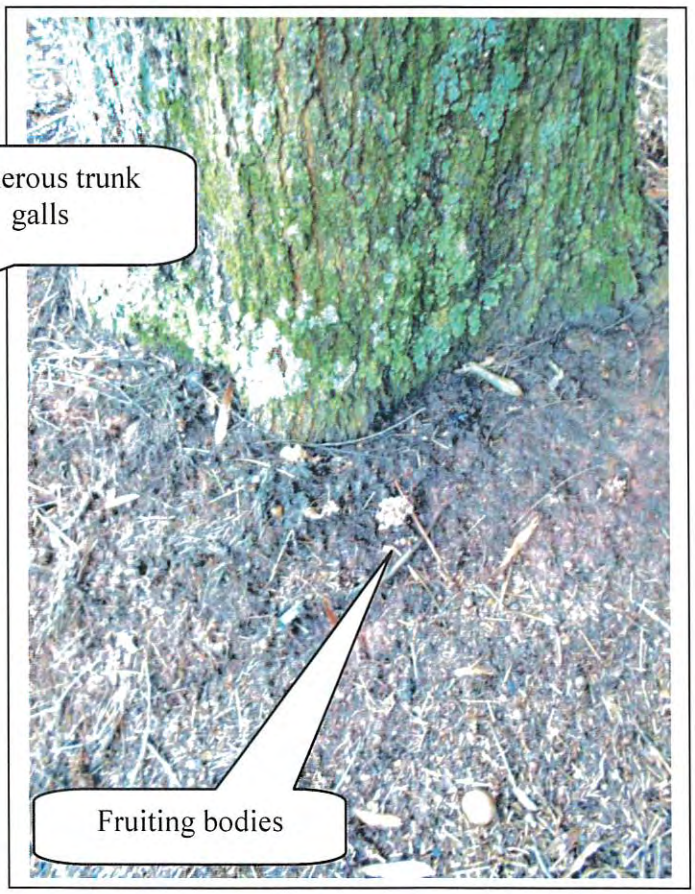

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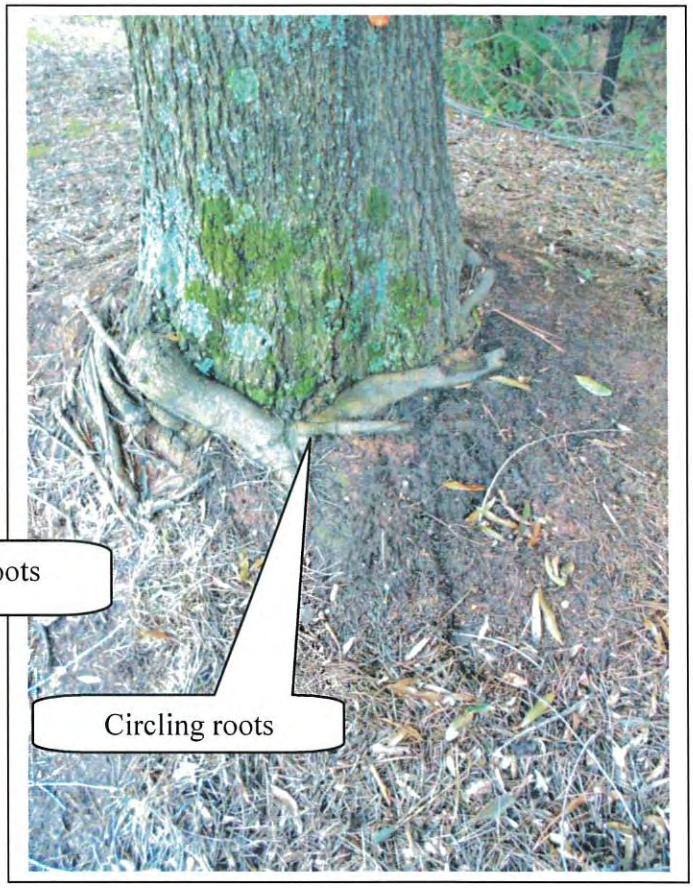

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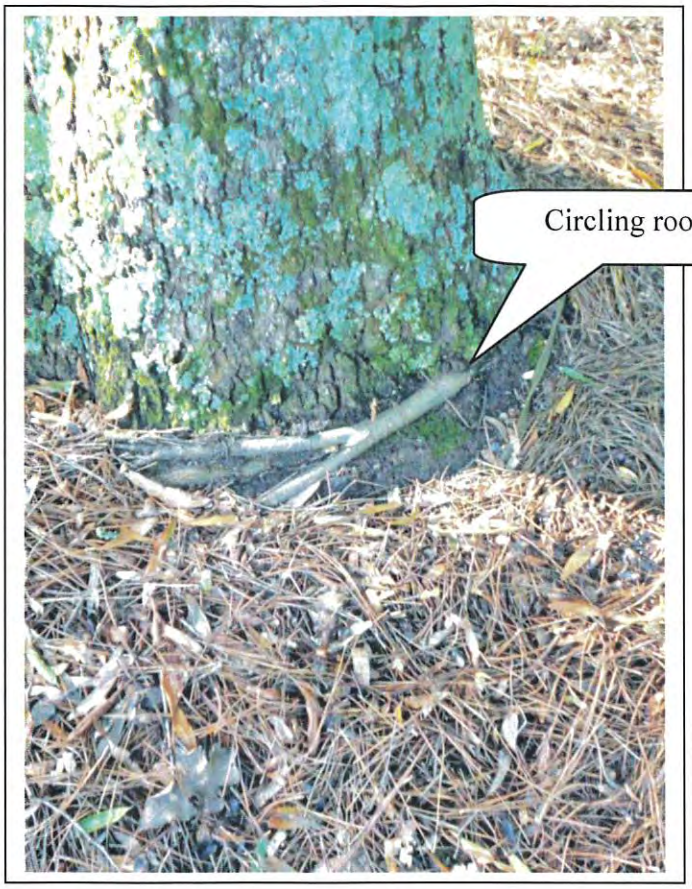

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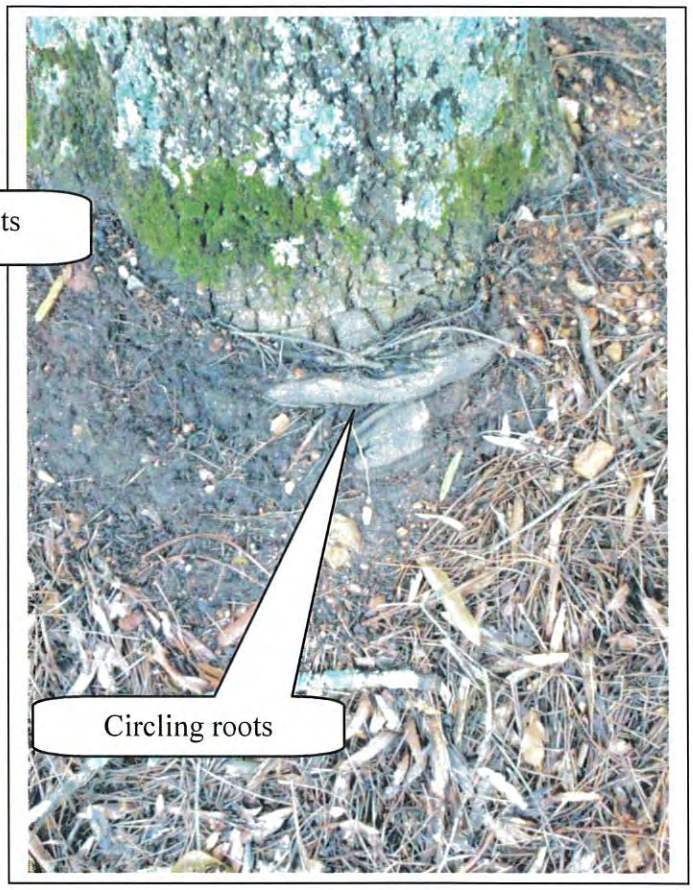

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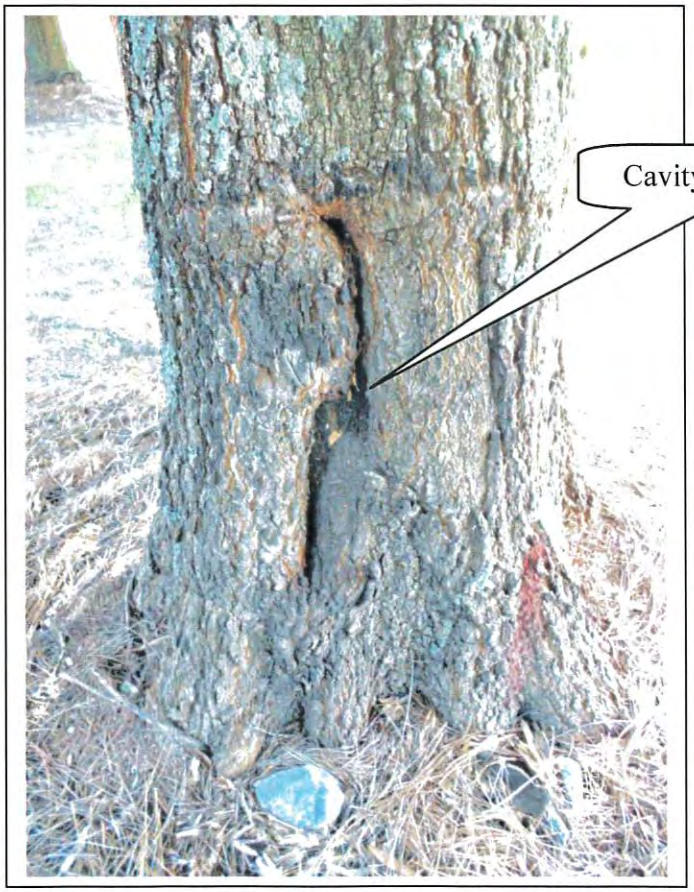

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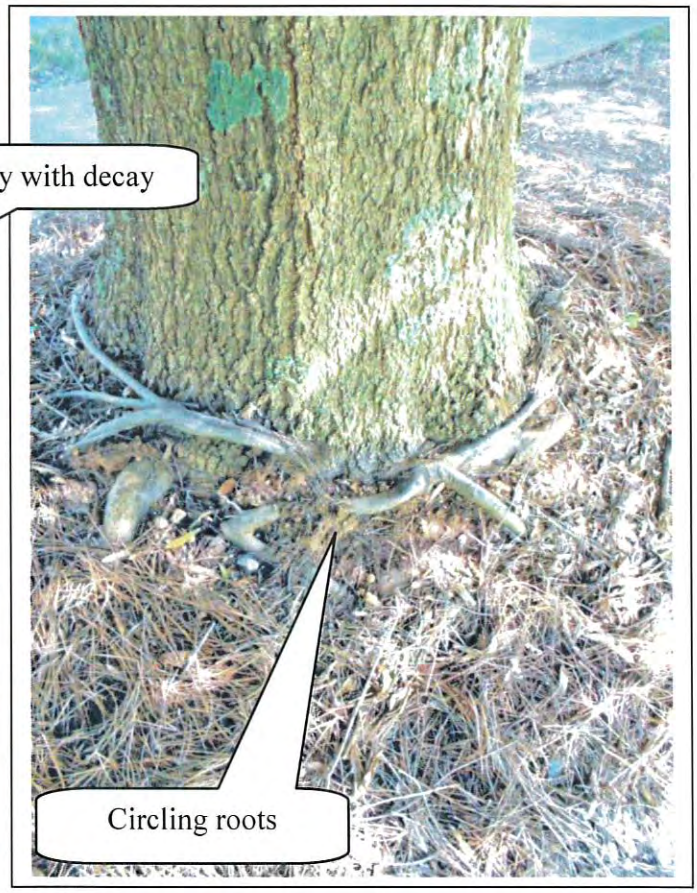

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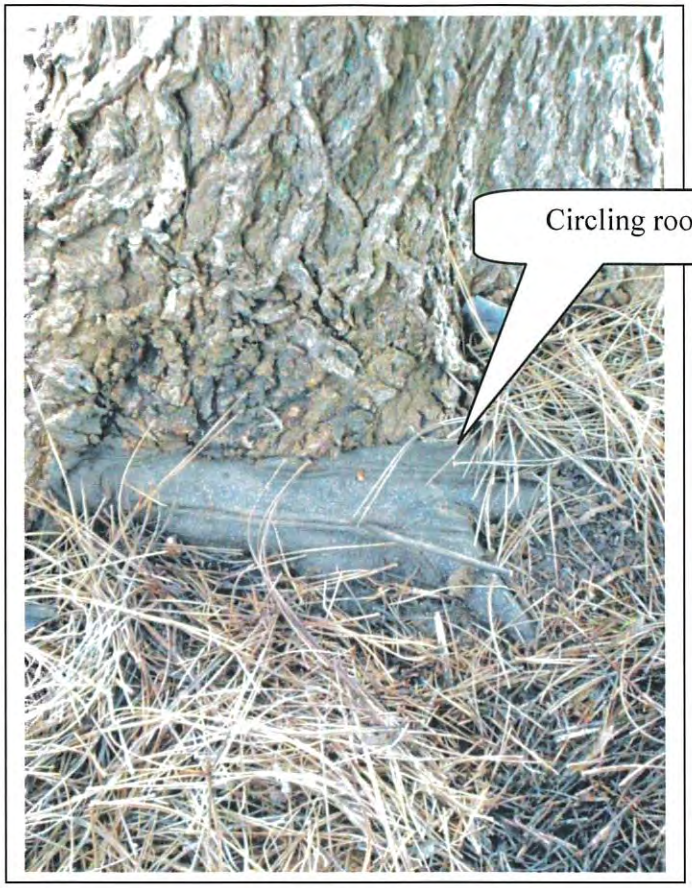

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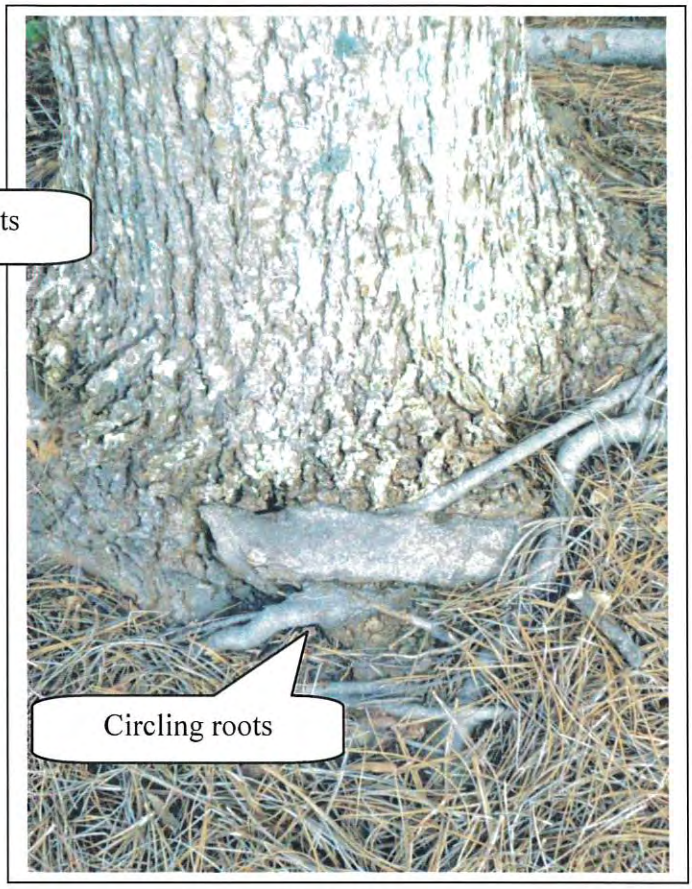

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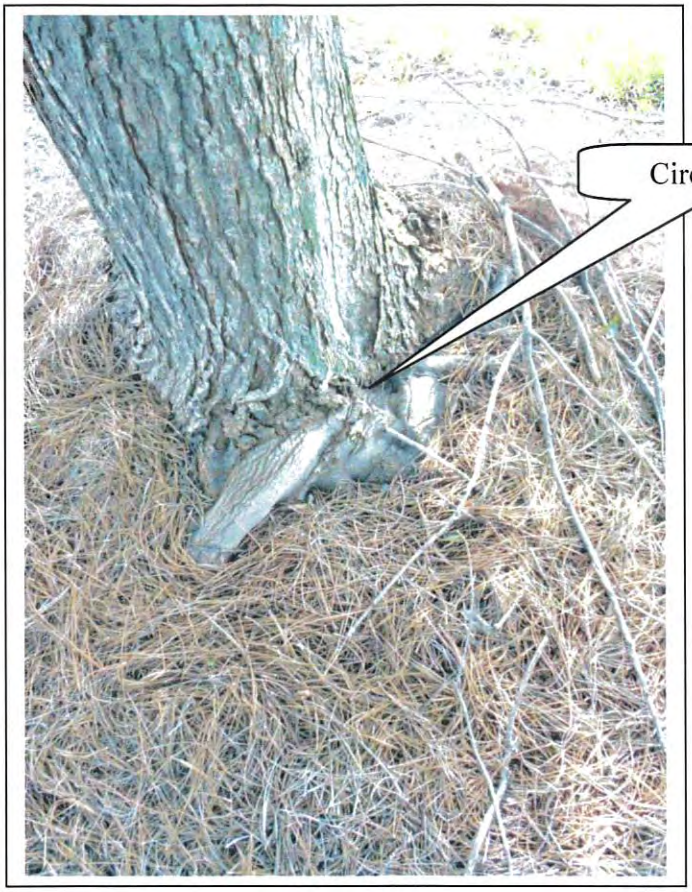

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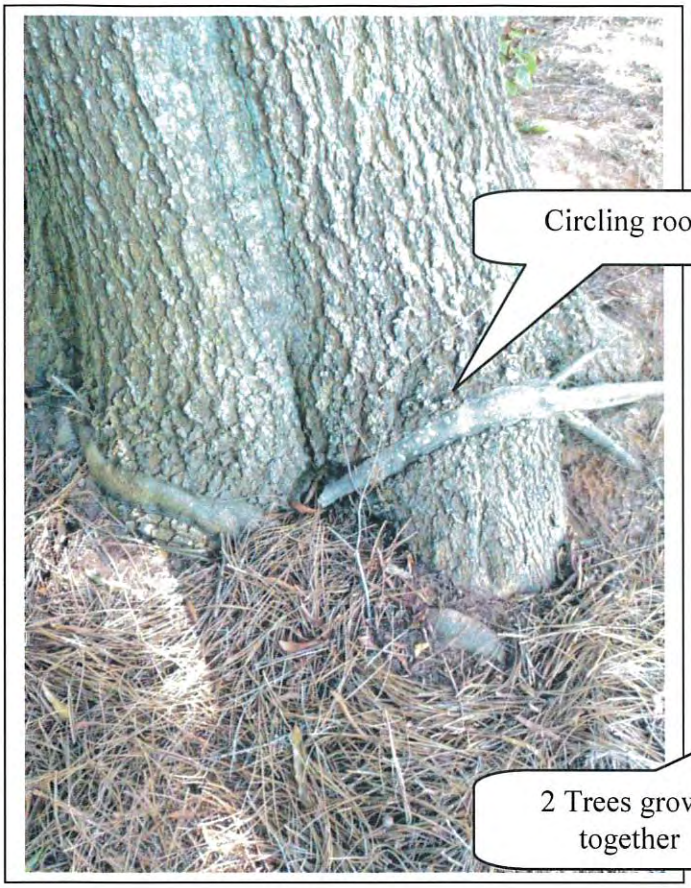

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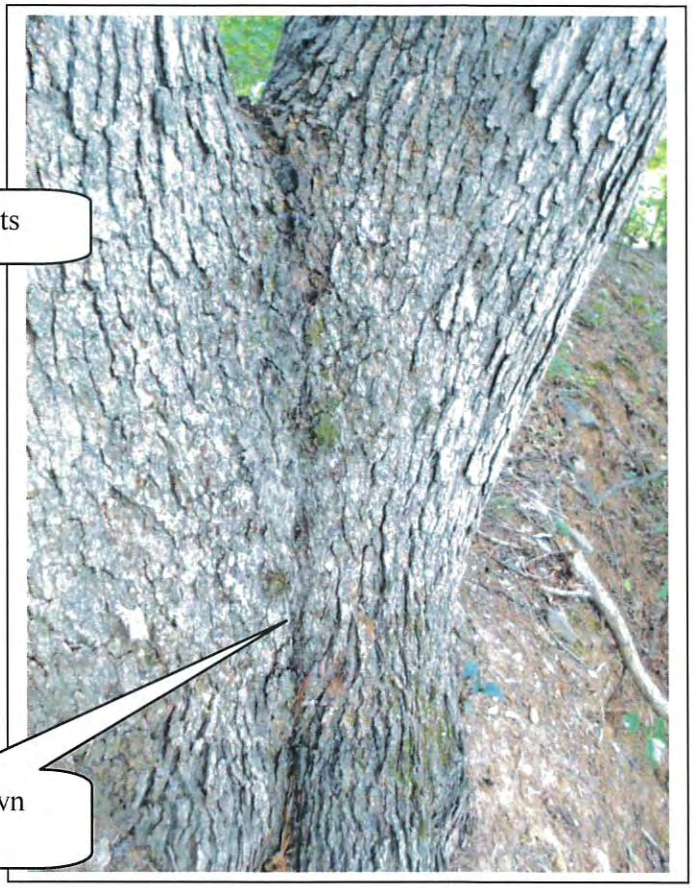

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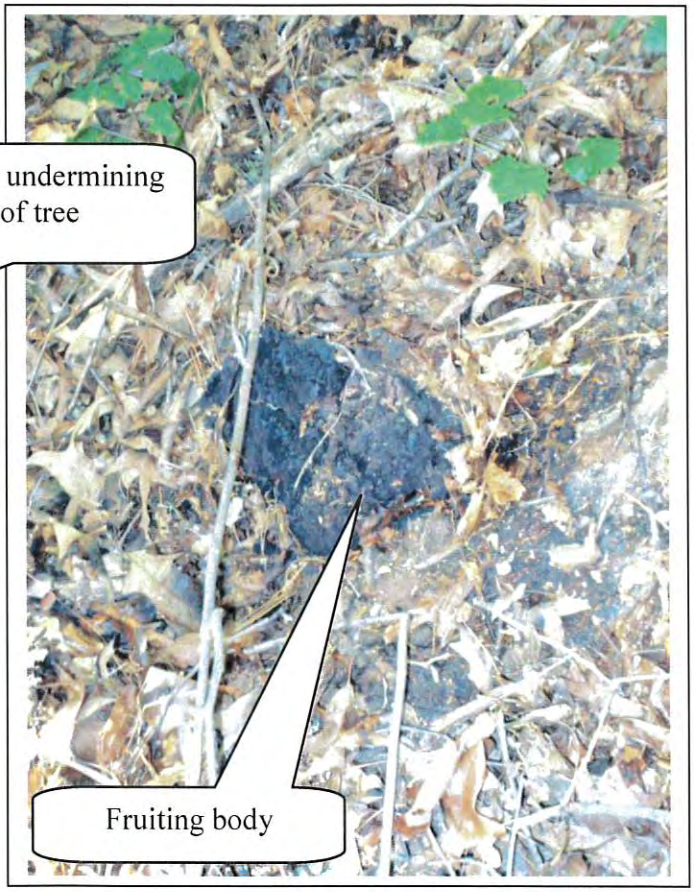

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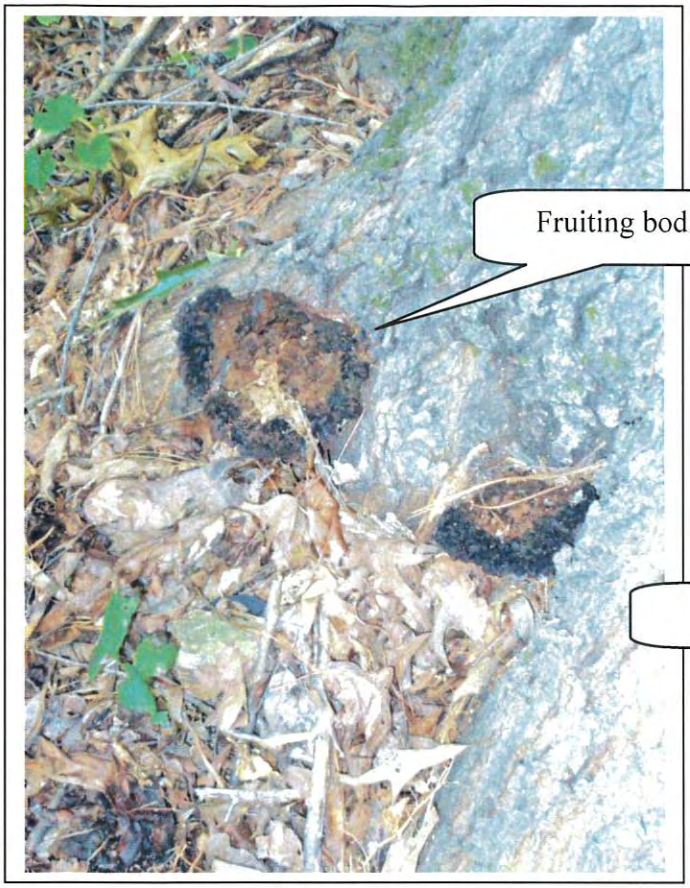

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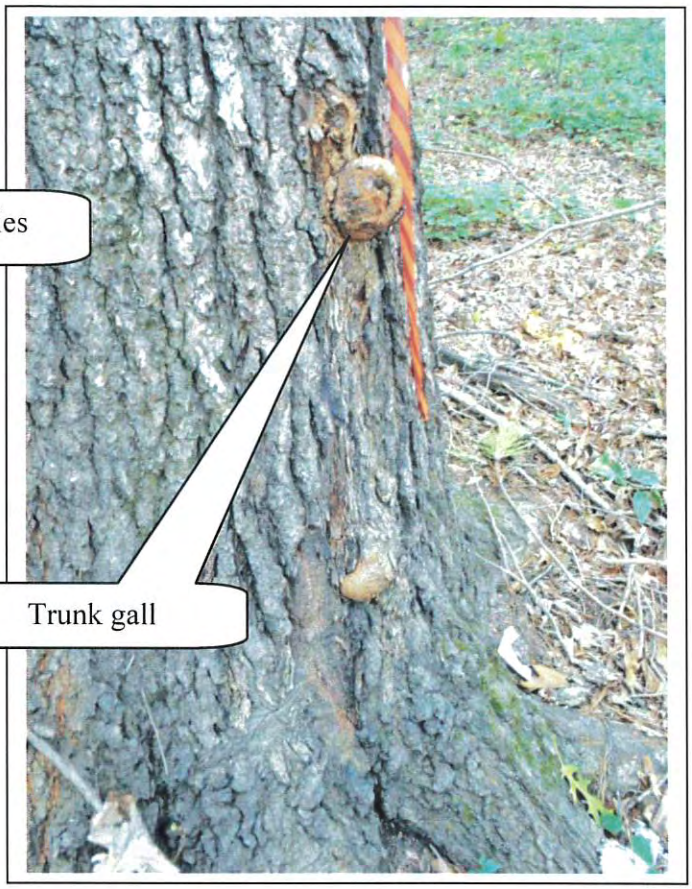

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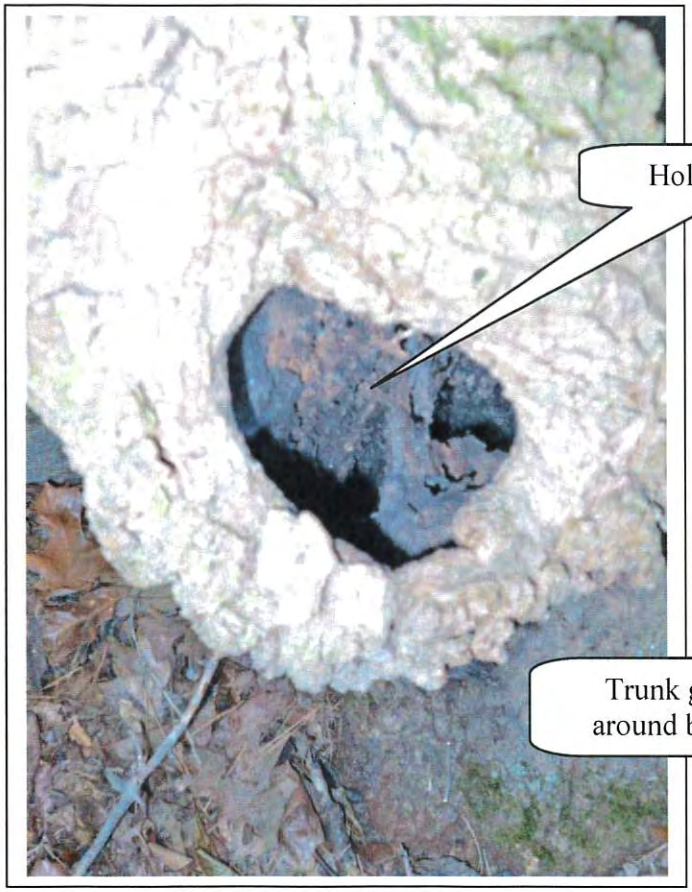

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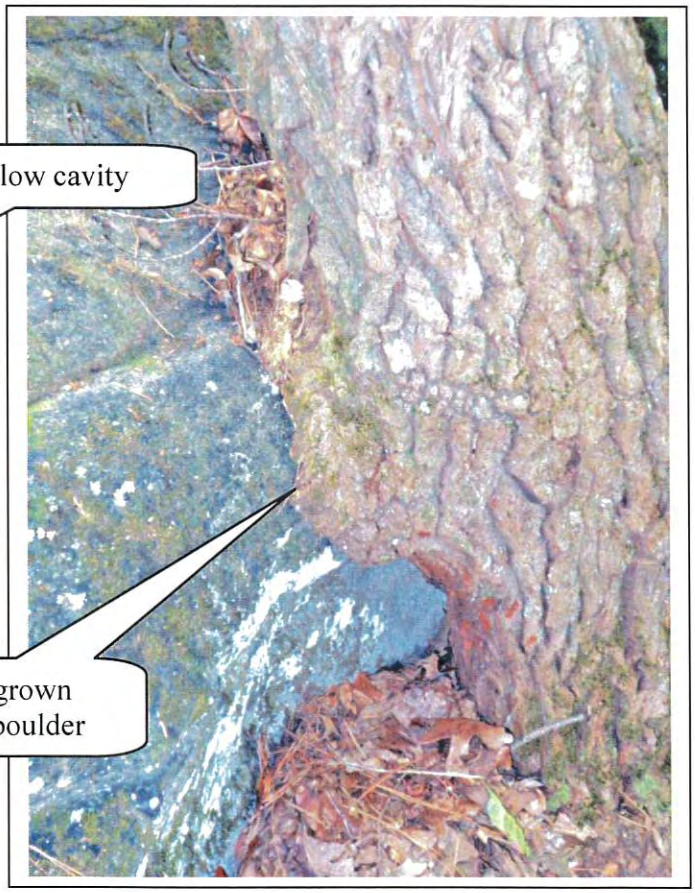

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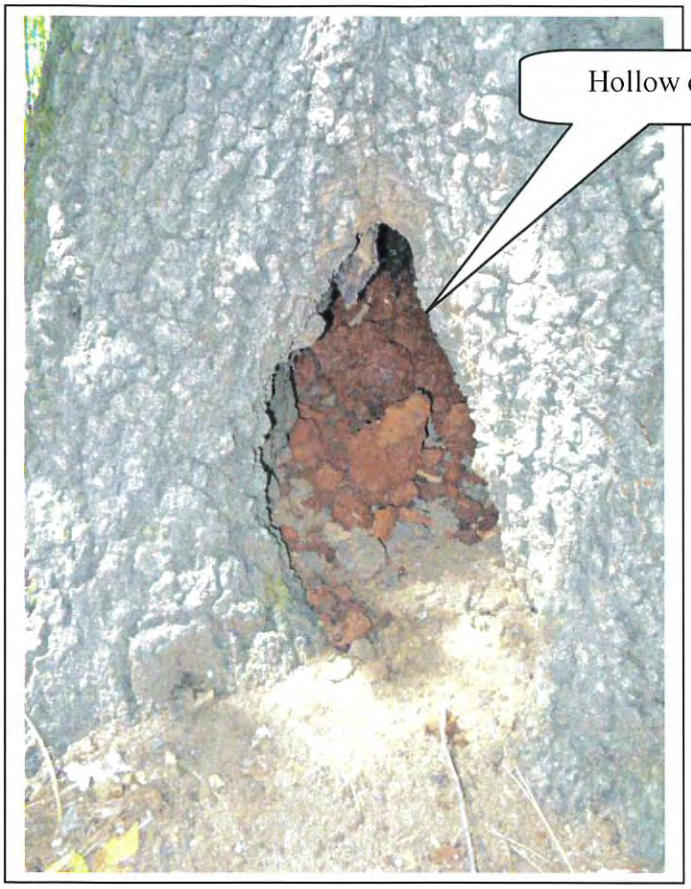

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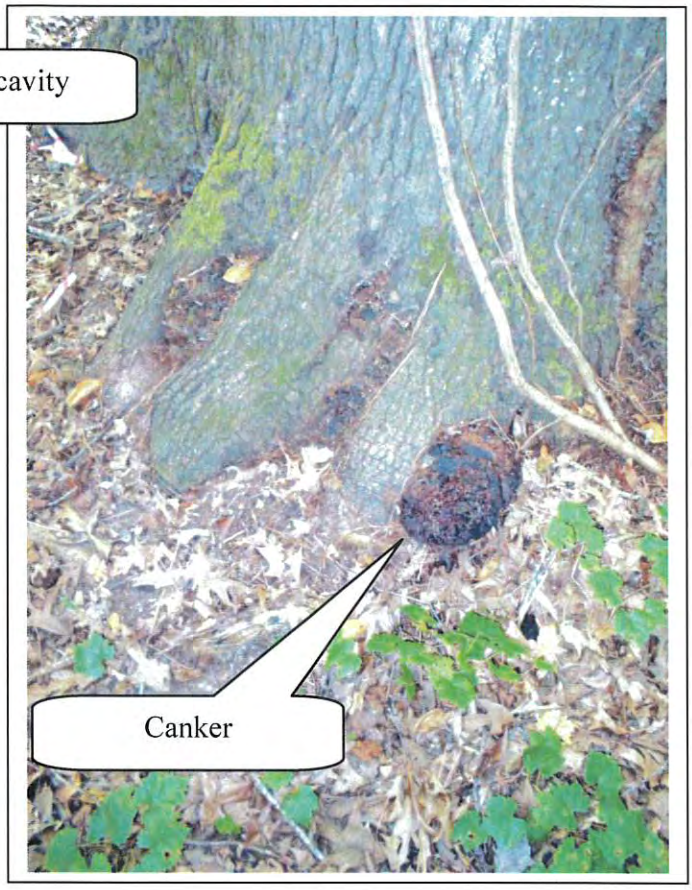

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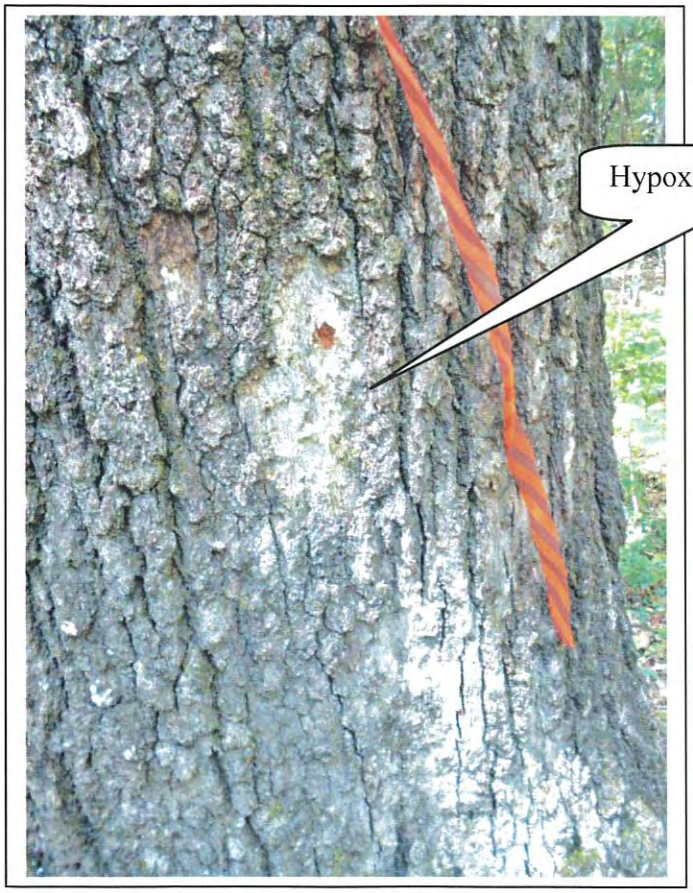

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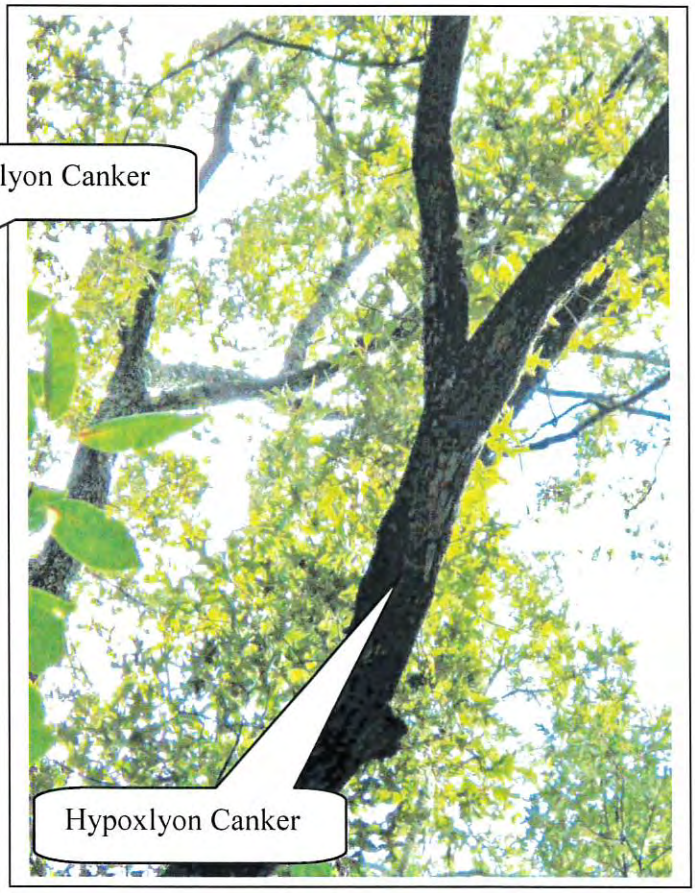

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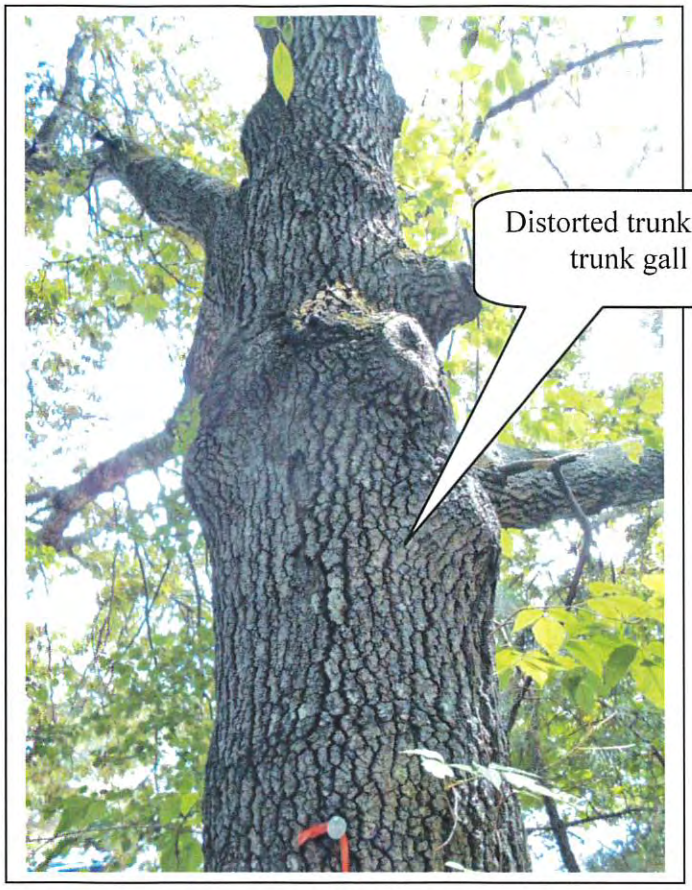

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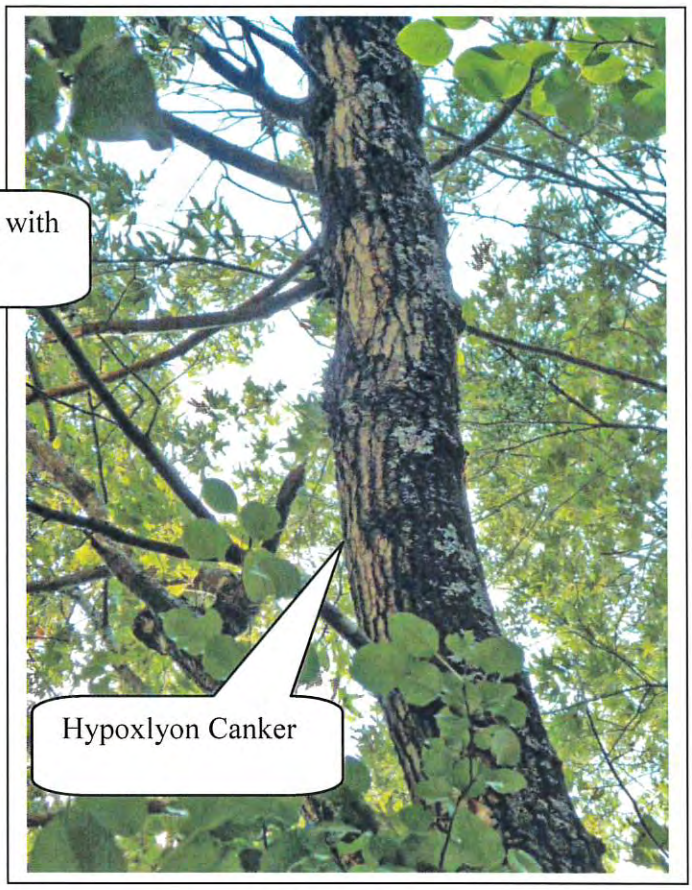

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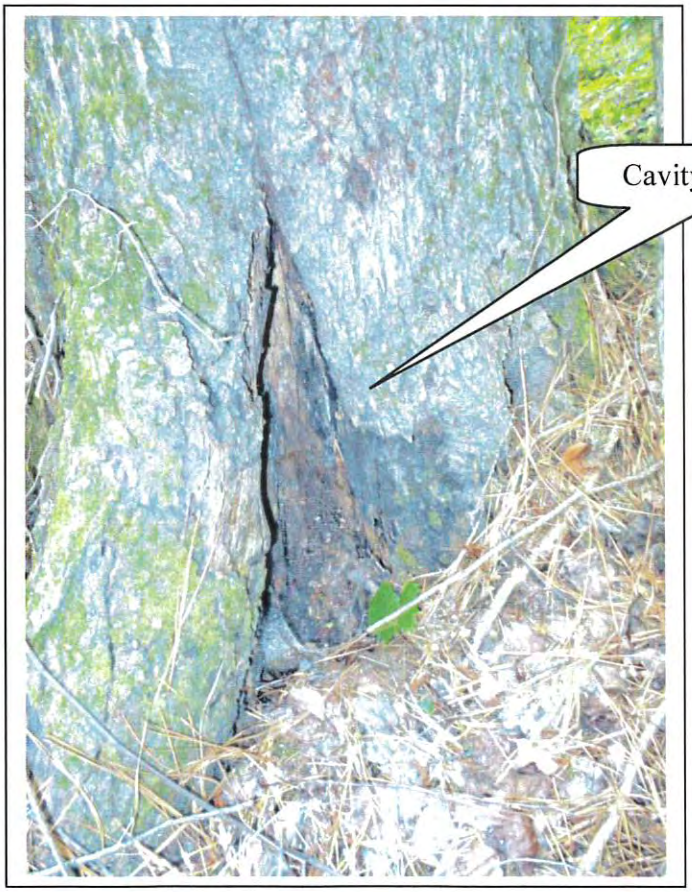

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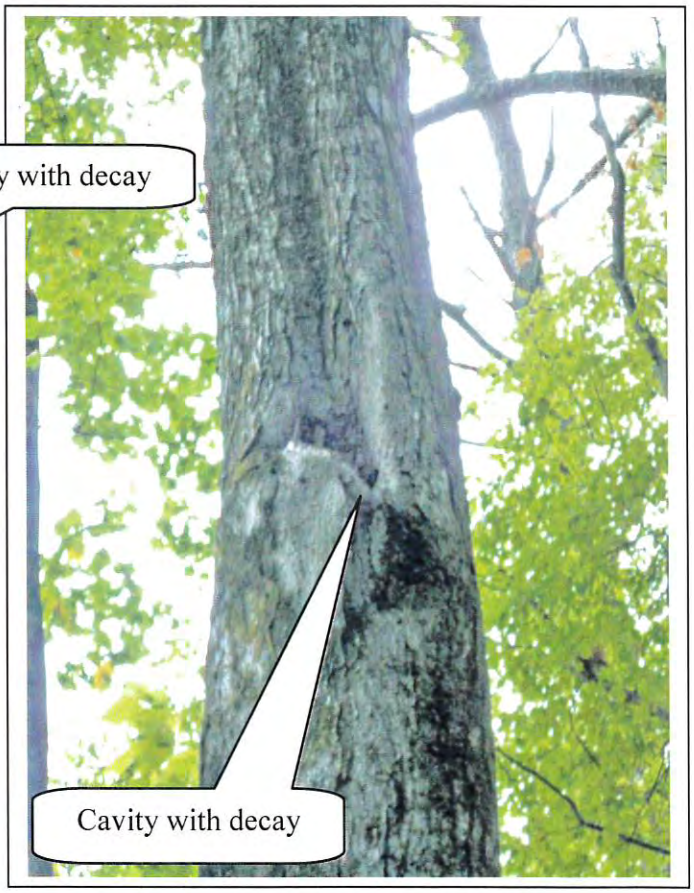

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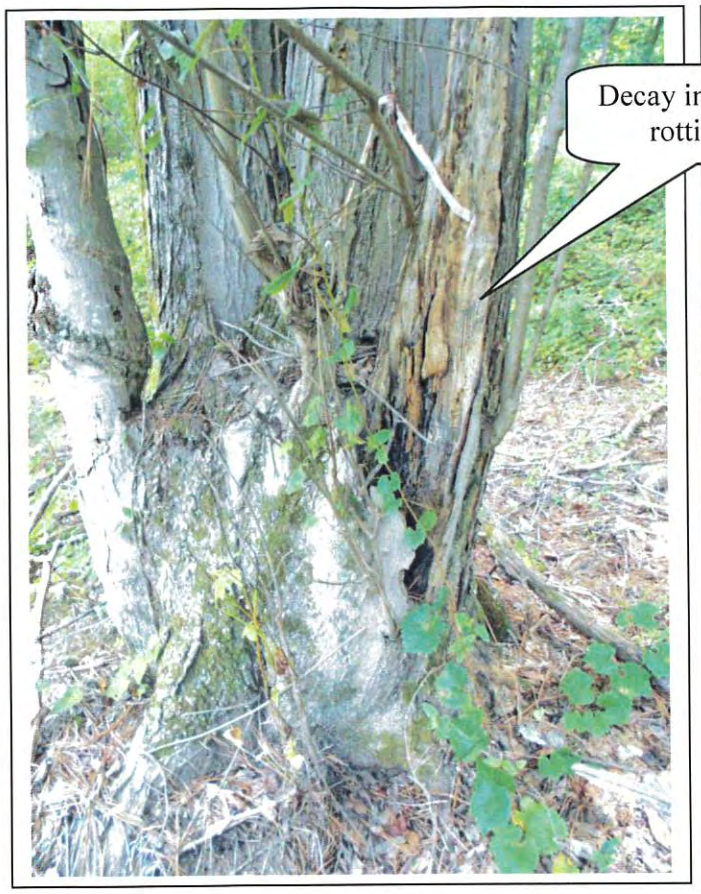

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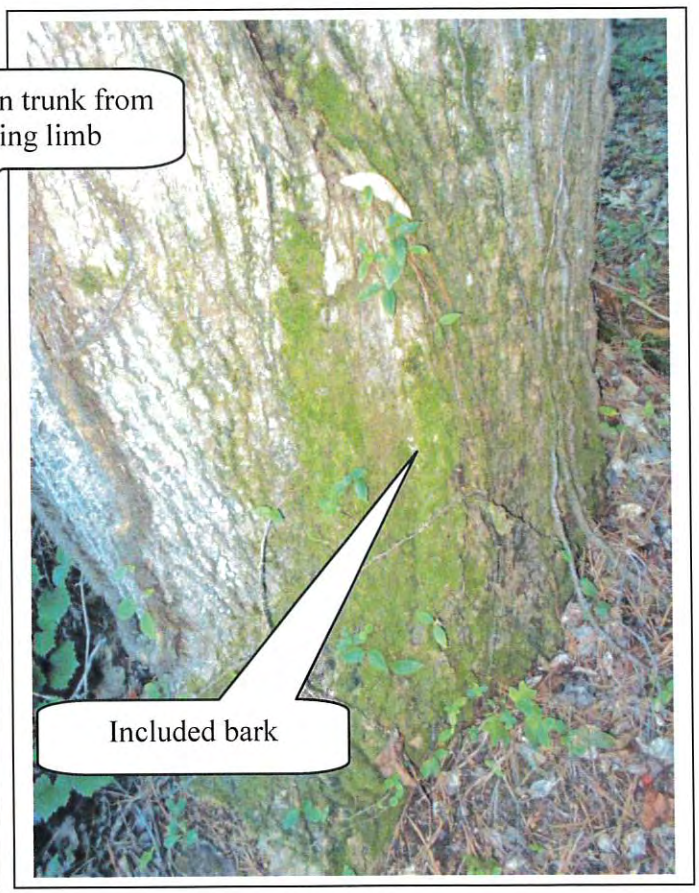

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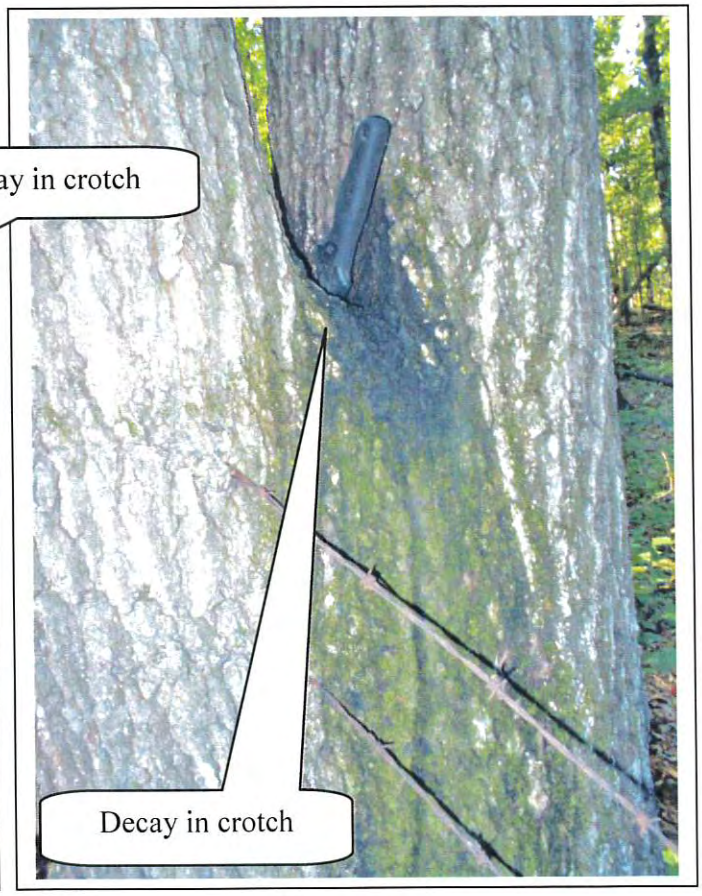

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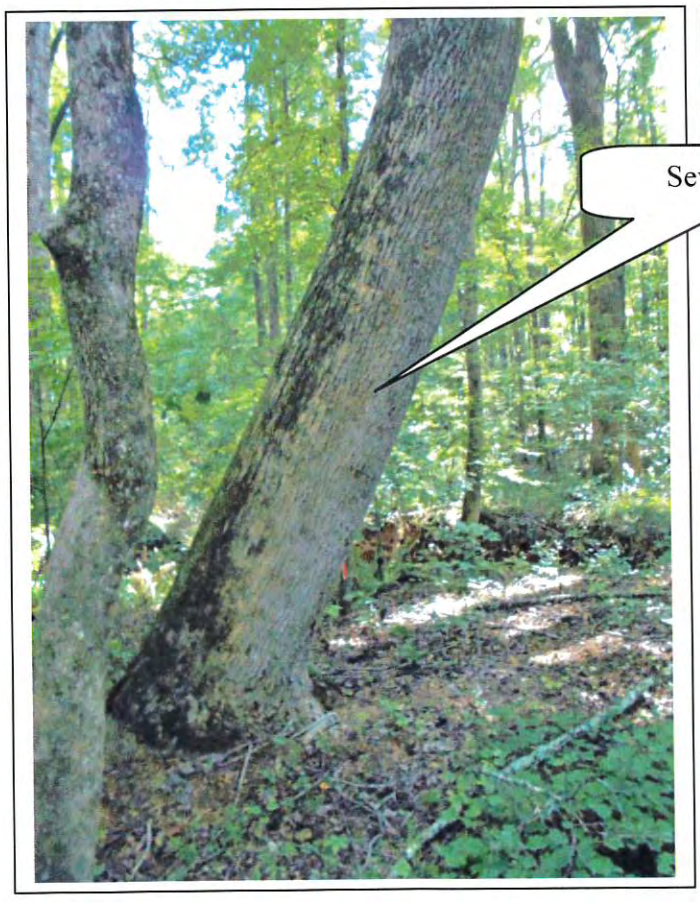

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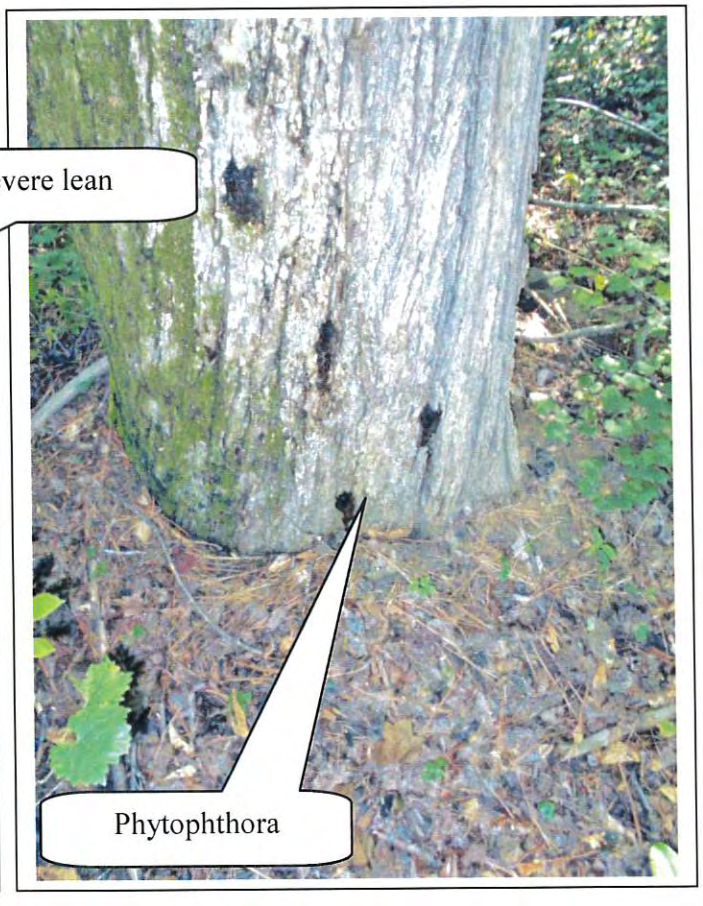

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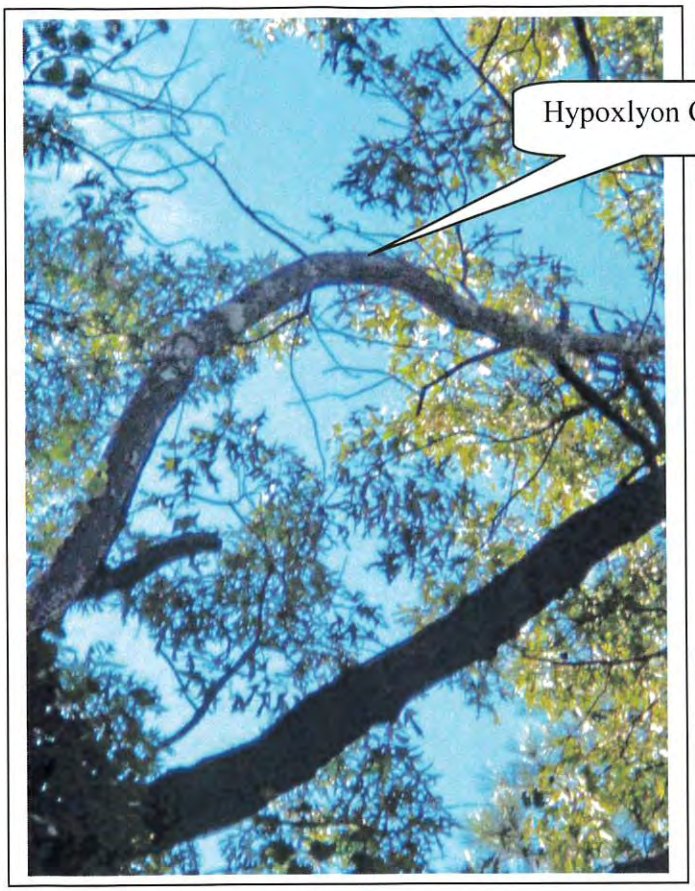

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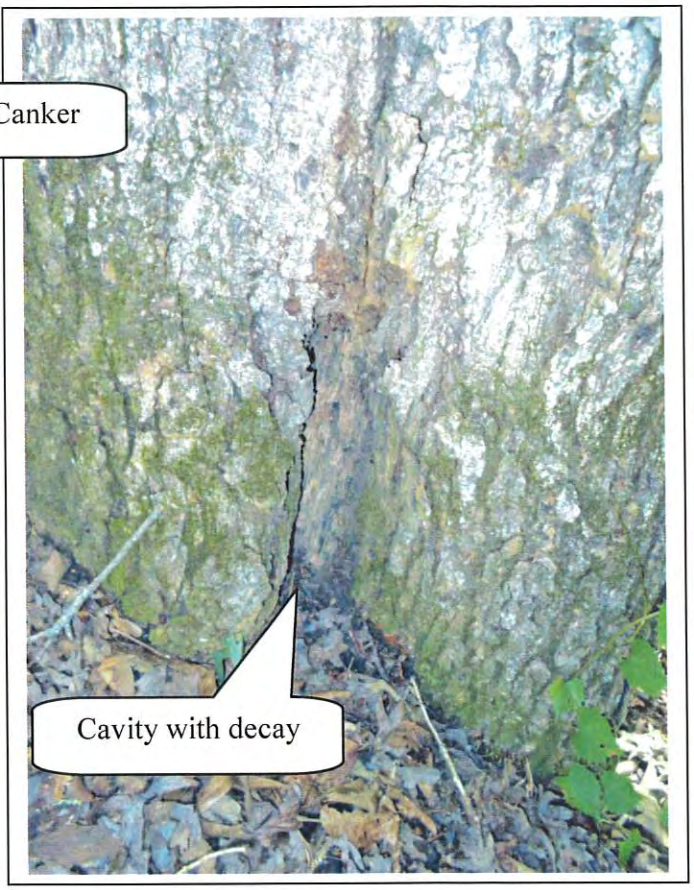

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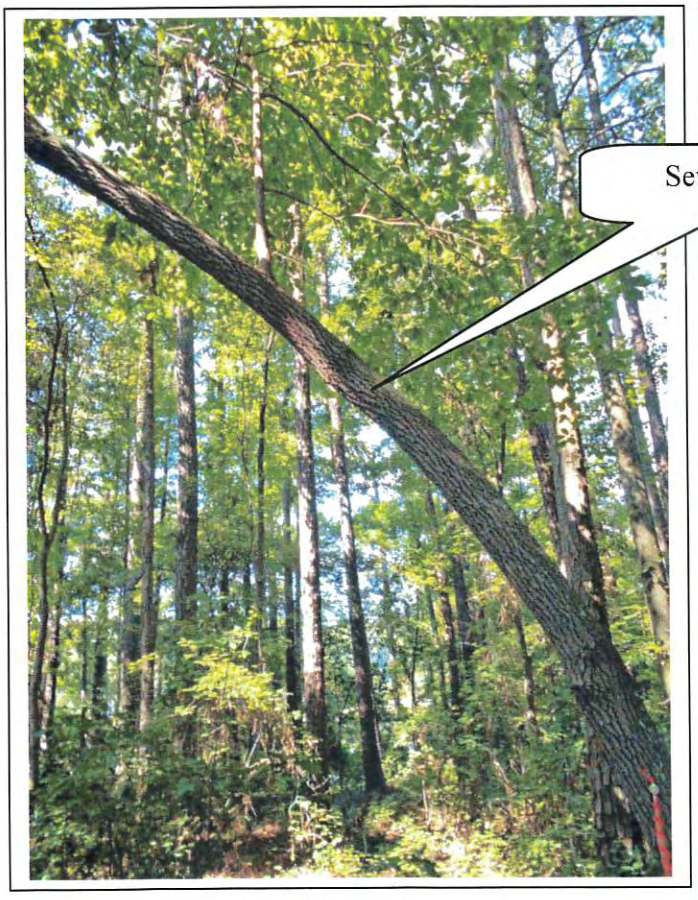

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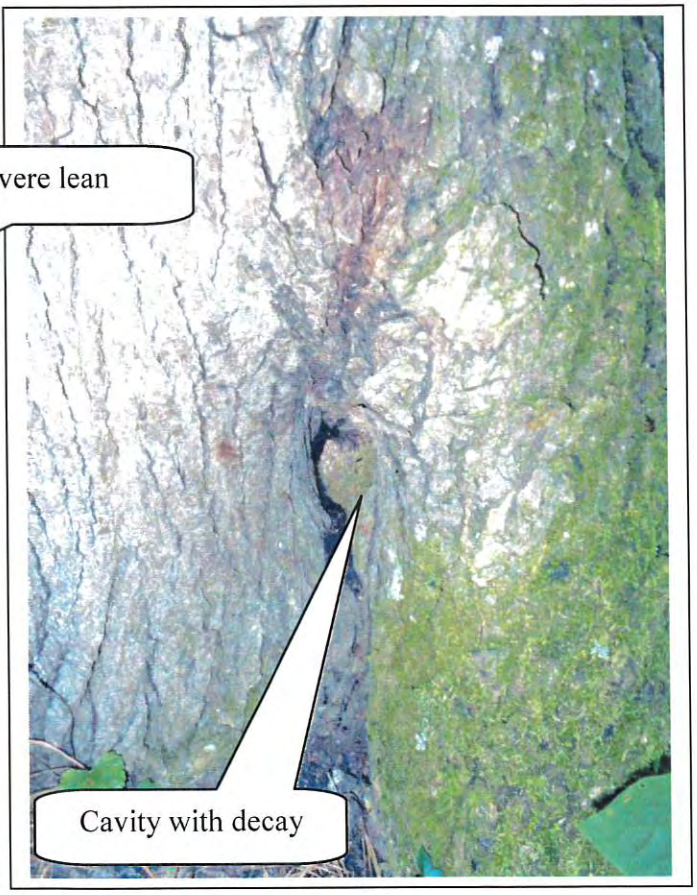

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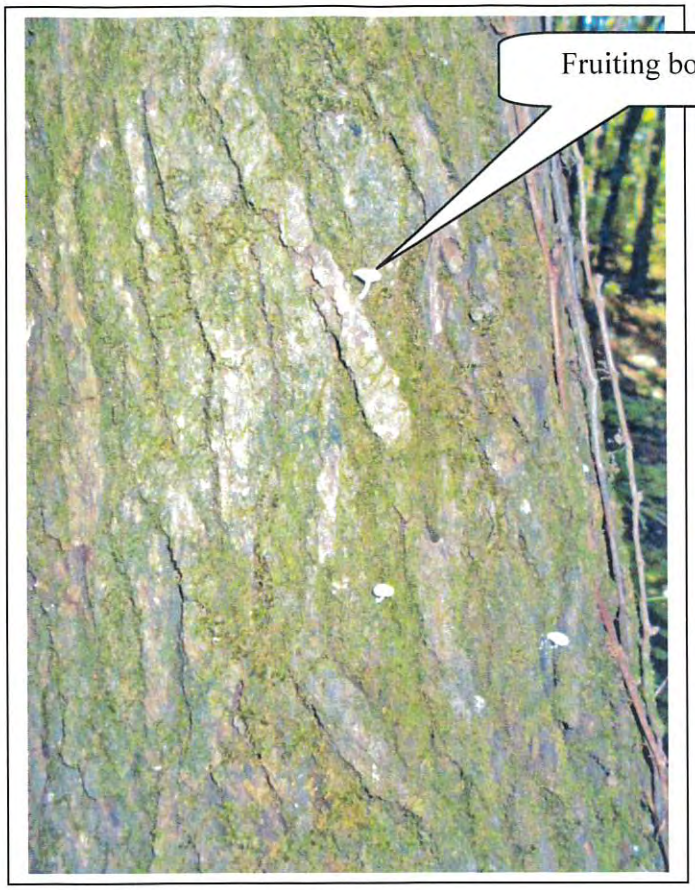

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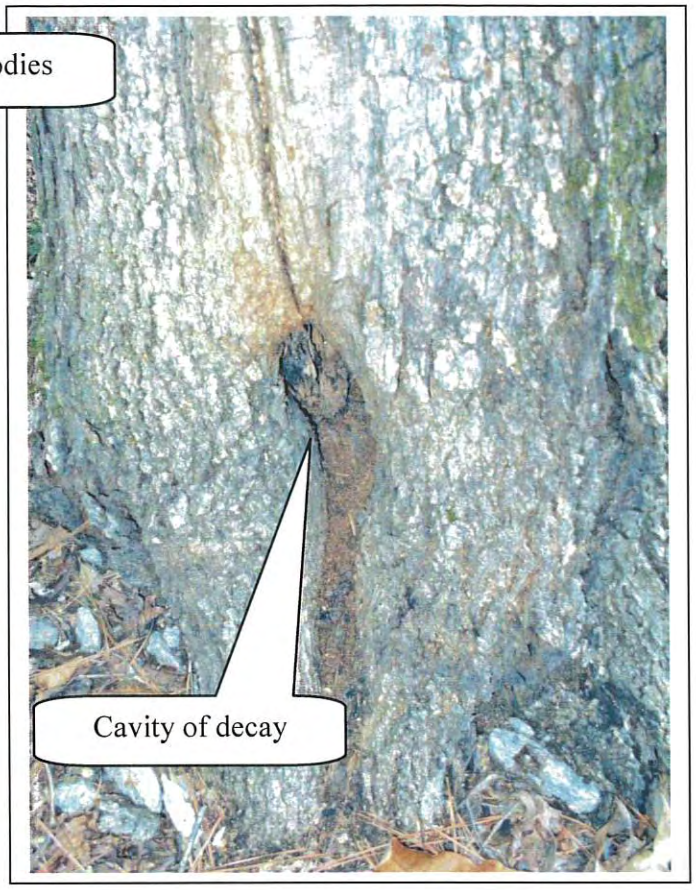

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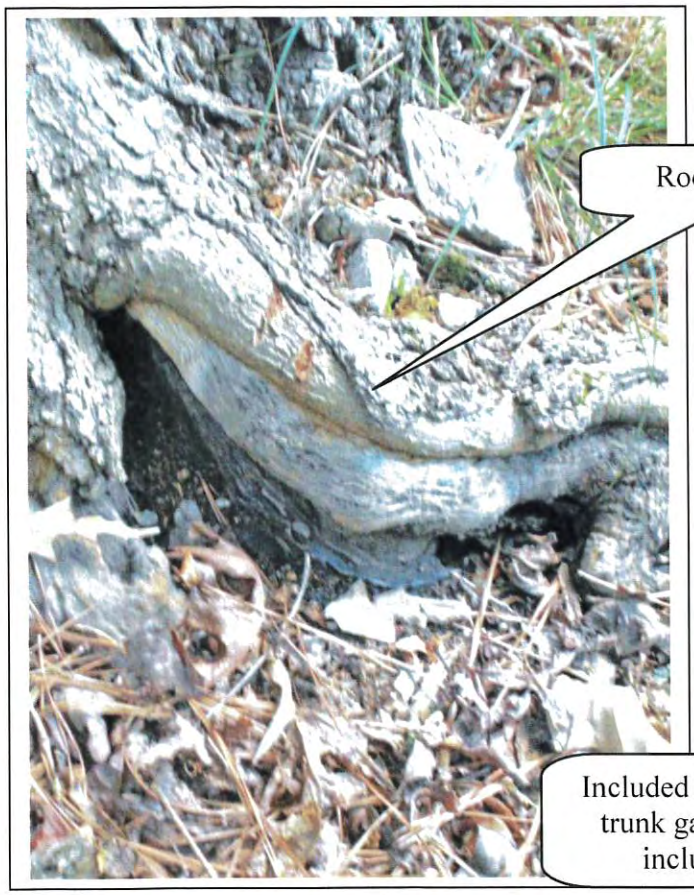

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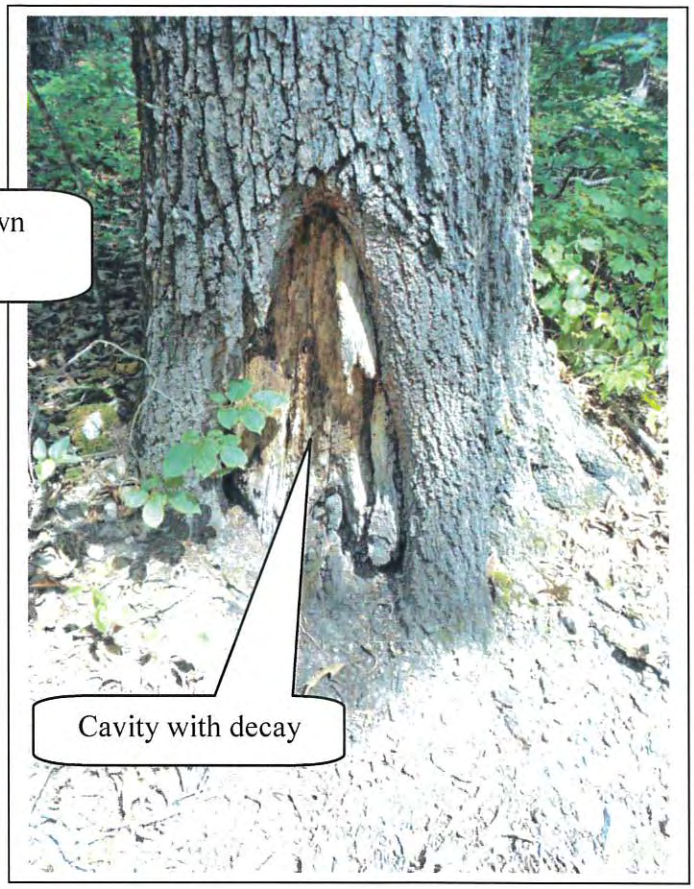

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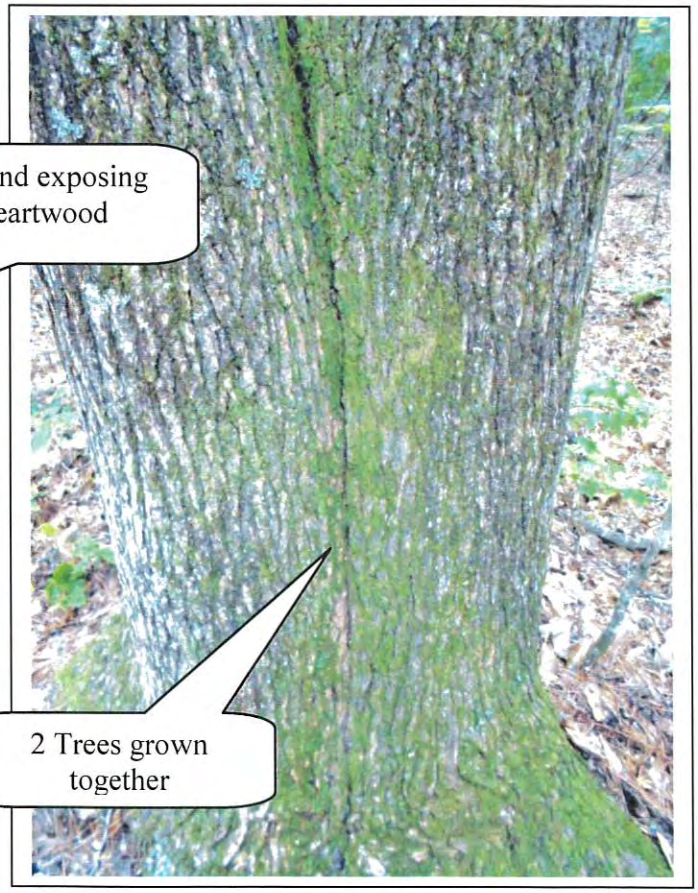


Photo 100

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: TPA Group / Crawford Arnold Telephone: 770-436-3400

Address: 1776 Peachtree Street NW Suite: 100

City Atlanta State: GA Zip: 30309 Fax: _____

Mobile Tel: 678-576-6393 _____ Email: carnold@tpa-grp.com

Subject Property Information:

Address: Lakeview Parkway 7.47 ac Lot 3 / 55.0007 ac Lot 4 Current Zoning: MU-OI

District: 1 Section: 2 Land Lot: 744, 745, 752, 753 Parcel ID: 12-2710-0745-050-7 (7.47 ac) 12-2720-0744-051-4 (55 ac)

Proposed Zoning: N/A Current Use: vacant land

This Application For *(Check All That Apply)*:

- ☒ Conditional Use
- ☒ Rezoning
- ☐ Variance
- ☐ Comprehensive Plan Amendment
- ☒ Master Plan Amendment
- ☐ Master Plan Review
- ☐ Public Hearing
- ☐ Exception
- ☒ Other *(Specify)*: Change of Conditions

APPLICANT REQUEST AND INTENT

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

a mixed use development pursuant to the site plan filed with the application

Applicant's Request (Please itemize the proposal):

To receive approval of a mixed use development as shown on the site plan filed, incorporating office use, retail/restaurant use, for rent and for sale housing open space and a portion of the Alpha Loop.

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

To develop a mixed use community of office development, retail/restaurant amenities, for rent housing, for sale housing in a setting with a park, the Alpha Loop and substantial open space.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: LWV TPA GA 400, LLC Telephone: 770-436-3400

Address: 1776 Peachtree St., NW Suite: 100

City Atlanta State: GA Zip: 30309 -

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
- ☒ Rezoning
- ☐ Variance
- ☐ Land Use Application
- ☐ Special Use
- ☒ Conditional Use
- ☒ Master Plan Amendment
- ☒ Other Change of Conditions

Identify Authorized Applicant:

Name of Authorized Applicant: LWV TPA GA 400, LLC Telephone: 770-436-3400

Address: 1776 Peachtree St., NW Suite: 100

City Atlanta State: GA Zip: 30309 -

So Sworn and Attested:

Owner Signature: _____ Date: 6/20/19

J. Bradford Smith, Manager

Notary:

Notary Signature: _____ Date: 6/20/19

STEPHANIE STOBBE GRAVES NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 02, 2021

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: TPA Group, LLC / LWV TPA GA 400, LLC

Subject Public Hearing Case: change in conditions / Fuqua TPA Peridot

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: 6/20/19

J. Bradford Smith, Manager

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: KBS SOR GEORGIA 400 Center, LLC Telephone: 949-797-0309

Address: 800 Newport Center Drive Suite: 700

City Newport Beach State: CA Zip: 92660 -

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
- ☐ Rezoning
- ☐ Variance
- ☐ Land Use Application
- ☐ Special Use
- ■ Conditional Use
- ■ Master Plan
- ☒ Other Change of Conditions

Identify Authorized Applicant:

Name of Authorized Applicant: LWV TPA GA 400, LLC Telephone: 770-436-3400

Address: 1776 Peachtree Street Suite: 100

City Atlanta State: GA Zip: 30309 -

So Sworn and Attested:

Owner Signature: _____ Date: 9/3/19

Notary:

Notary Signature: _____ Date: 9/3/19

LAURIE SELWITZ
Notary Public - California
Orange County
Commission # 2275289
My Comm. Expires Feb 11, 2023

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: TPA Group, LLC / LWV TPA GA 400, LLC

Subject Public Hearing Case: change in conditions / Fuqua TPA Peridot

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: 9/18/19

KBS SOR GEORGIA 400 CENTER, LLC

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The property is zoned MU and is compatible with surrounding and nearby properties, including Northwinds Summit.

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

The development of this property as proposed would increase the value and enhance the use of surrounding properties.

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

As presently zoned and with the reverter to the 2015 site plan and the elimination of the for rent housing, the property cannot be developed for a reasonable economic use. The 2015 site plan does not include all of the property. The property cannot compete with Avalon, City Center, Northwinds Summit and Northpoint Mall as a mixed use development.

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

There would be a decrease in population and traffic compared to what was previously approved in 2017. The application includes a traffic study showing a decrease in traffic of more than Thirty precent.

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

The impact to schools and utilities would be less than what was approved in 2017. All utilities are available in sufficient quantities. There are fewer dwelling units in the proposed plan, reducing school impact.

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

The property is zoned MU and is consistent with the Comprehensive Plan and the Future land Use Map.

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

Across the street, Northwinds Summit is under construction. It is mixed use with for rent housing as a component. The proposed site plan reduces the amount of retail and residential use in the project. Applicant has an interested tenant who will take delivery of 120,000 square feet of office space in 2021.The applicant proposes to construct over one mile of the Alpha Loop completing the southern portion of the Loop at no expense to the City. Open space is increased to 55.3% of the site.

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: TPA Fuqua Peridot

Contact Name: Donald A. 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.

See Exhibit "A" attached hereto and incoporated herein by reference.

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.*

- [X] 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.
Responses may be by letter, phone call, faxed response, email or personal contact.

EXHIBIT "A"

Property Owners within 500 foot Radius

TRUGLOBE INC.
10315 Old Woodland Entry
Alpharetta, GA 30022

HAYNES BRIDGE LLC
1064 Eighty Fifth Street
Brooklyn, NY 11228

AREG HDP FFIS ALPHARETTA OWNER LLC
3414 Peachtree Road NE
Atlanta, GA 30326

F7 NWO LLC
3455 Peachtree Road NE, Ste. 650
Atlanta, GA 30326

NORTHWINDS LAND LLC
3330 Cumberland Blvd., Ste. 300
Atlanta, GA 30339

F7 NWRET LLC
3455 Peachtree Road NE, Suite 1700
Atlanta, GA 30326

AMERICAN HONDA MOTOR CO INC.
1919 Torrance Blvd.
Torrance, CA 90501-2722

Survey Description of Property
Georgia 400 Center
Proposed Lot 3

All of that tract or parcel of land lying and being in Land Lots 744 & 745 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 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) and proceed 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 w/cap & tack);
2. thence North 02°18'29" East for a distance of 435.55 feet to an iron pin placed (1/2" rebar) and the **Point of Beginning**.

From the **Point of Beginning** thus established continue North 02°18'29" East along said westerly line of Land Lot 744 for a distance of 16.42 feet to an iron pin found (1 1/8" crimped top pipe) located at the southwesterly corner of Land Lot 745 (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 depart said westerly line of Land Lot 745 and proceed in an easterly direction along said southerly right-of-way line of Morrison Parkway 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 at an iron pin placed (1/2" rebar) located at 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 depart said southerly right-of-way line of Morrison Parkway and proceed in a southeasterly direction along said westerly right-of-way line of Lakeview Parkway 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 263.05 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 18°18'47" East, 261.16 feet to a point;

thence depart said westerly right-of-way line of Lakeview Parkway (100' r/w) and proceed South 59°42'27" West for a distance of 71.94 feet to a point; thence 18.42 feet along the arc of a curve to the Left, said curve having a radius of 53.42 feet and being subtended by a chord of South 10°53'07" West, 18.33 feet to a point; thence South 01°00'28" West for a distance of 50.59 feet to a point; thence 164.69 feet along the arc of a curve to the Right, said curve having a radius of 140.55 feet and being subtended by a chord of South 34°34'39" West, 155.43 feet to a point; thence South 11°39'39" East for a distance of 176.35 feet to a point; thence South 44°20'42" West

for a distance of 175.28 feet to a point; thence North 39°44'27" West for a distance of 9.36 feet to a point; thence North 60°04'16" West for a distance of 305.89 feet to an iron pin placed (1/2" rebar) on the westerly line of Land Lot 744 (said line being common to Land Lots 699 & 744) and the **Point of Beginning**.

Said tract or parcel containing 7.47407 acres or 325,571 square feet.

Survey Description of Property
Georgia 400 Center
Proposed Lot 4

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 the 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) with the southwesterly right-of-way line of Haynes Bridge Road (variable r/w) and proceed in a southeasterly direction along said southwesterly right-of-way line of Haynes Bridge Road 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 monument found located on the northwesterly right-of-way line of Georgia 400 (variable r/w, Project No. APD-F056-I(6));

thence depart said southwesterly right-of-way line of Haynes Bridge Road and proceed in a southwesterly direction along said northwesterly right-of-way line of Georgia 400 the following course and distances:

1. South 39°23'33" West for a distance of 53.11 feet to a concrete monument found;
2. thence South 02°53'30" West for a distance of 113.88 feet to a concrete monument found;
3. thence South 27°29'06" West for a distance of 66.46 feet to a concrete monument found;
4. thence South 77°33'49" West for a distance of 135.42 feet to an iron pin found (7/8" open top pipe);
5. thence South 76°59'48" West for a distance of 122.49 feet to a concrete monument found;
6. thence South 60°55'26" West for a distance of 90.77 feet to a concrete 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);
8. thence South 28°07'18" West for a distance of 493.06 feet to a concrete monument found;
9. thence South 67°55'34" West for a distance of 233.45 feet to a concrete monument found;
10. thence South 60°45'04" West for a distance of 114.02 feet to a concrete monument found;
11. thence South 65°05'28" West for a distance of 4.60 feet to an iron pin found (3/8" square rod);
12. thence South 64°06'50" West for a distance of 296.05 feet to an iron pin found (1 1/8" crimped top pipe) located on the southerly line of Land Lot 744 (said line being common to Land Lots 743 & 744);

thence depart said northwesterly right-of-way line of Georgia 400 and proceed North 87°59'14" West along said southerly line of Land Lot 744 for a distance of 814.59 feet to an iron pin found (5/8" open top pipe) located at the southwesterly corner of said 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:

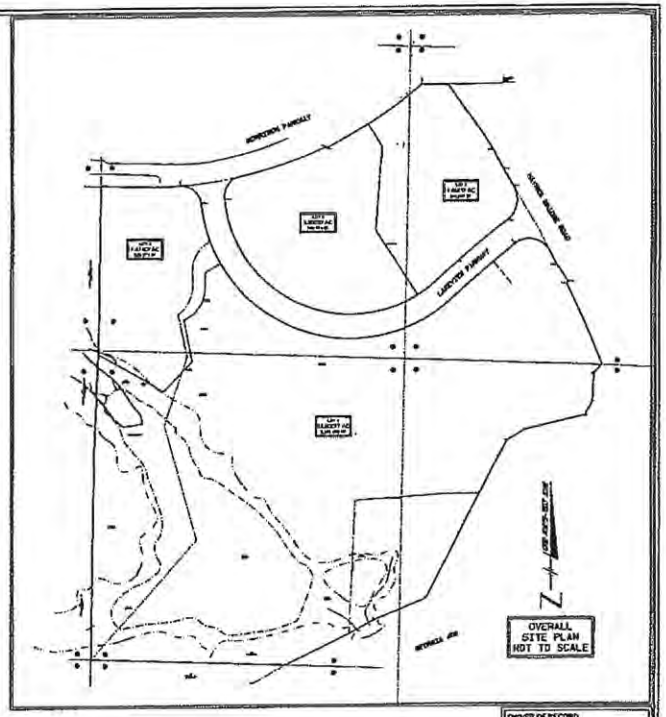
1. North 00°48'49" East for a distance of 833.90 feet to an iron pin found (1/2" open top pipe w/cap & tack);
2. thence North 02°18'29" East for a distance of 435.55 feet to an iron pin placed (1/2" rebar);

thence depart said westerly line of Land Lot 744 and proceed South 60°04'16" East for a distance of 305.89 feet to a point; thence South 39°44'27" East for a distance of 9.36 feet to a point; thence North 44°20'42" East for a distance of 175.28 feet to a point; thence North 11°39'39" West for a distance of 176.35 feet to a point; thence 164.69 feet along the arc of a curve to the Left, said curve having a radius of 140.55 feet and being subtended by a chord of North 34°34'39" East, 155.43 feet to a point; thence North 01°00'28" East for a distance of 50.59 feet to a point; thence 18.42 feet along the arc of a curve to the Right, said curve having a radius of 53.42 feet and being subtended by a chord of North 10°53'07" East, 18.33 feet to a point; thence North 59°42'27" East for a distance of 71.94 feet to a point on the southwesterly right-of-way line of Lakeview Parkway (100' r/w; Plat Book 209, Page 41); thence in a southeasterly, easterly and northeasterly direction along the southwesterly, southerly and southeasterly right-of-way line of said Lakeview Parkway (100' r/w) the following courses and distances:

1. 1101.43 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 80°06'53" East, 967.44 feet to a point;
2. thence North 49°59'53" East for a distance of 160.00 feet to a point;
3. 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);
4. 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) and the **Point of Beginning**.

Said tract or parcel containing 55.00077 acres or 2,395,833 square feet.

MP-19-07/Z-19-04/CU-19-09
TPA GROUP/ CRAWFORD ARNOLD
10/8/19

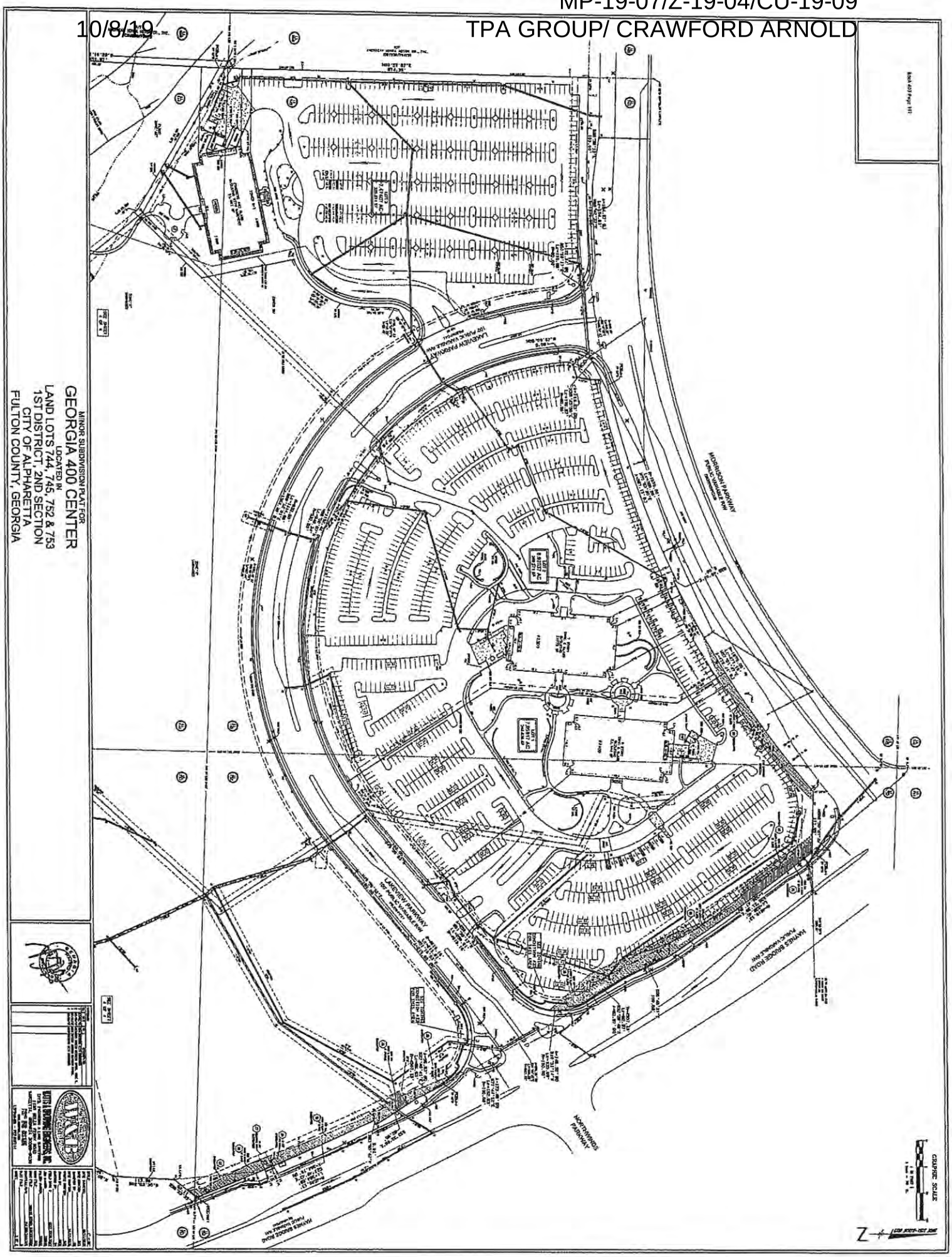


MINOR SUBDIVISION PLAT FOR
GEORGIA 400 CENTER
LOCATED IN
LAND LOTS 744, 745, 752 & 753
1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

MP-19-07/Z-19-04/CU-19-09

10/8/19

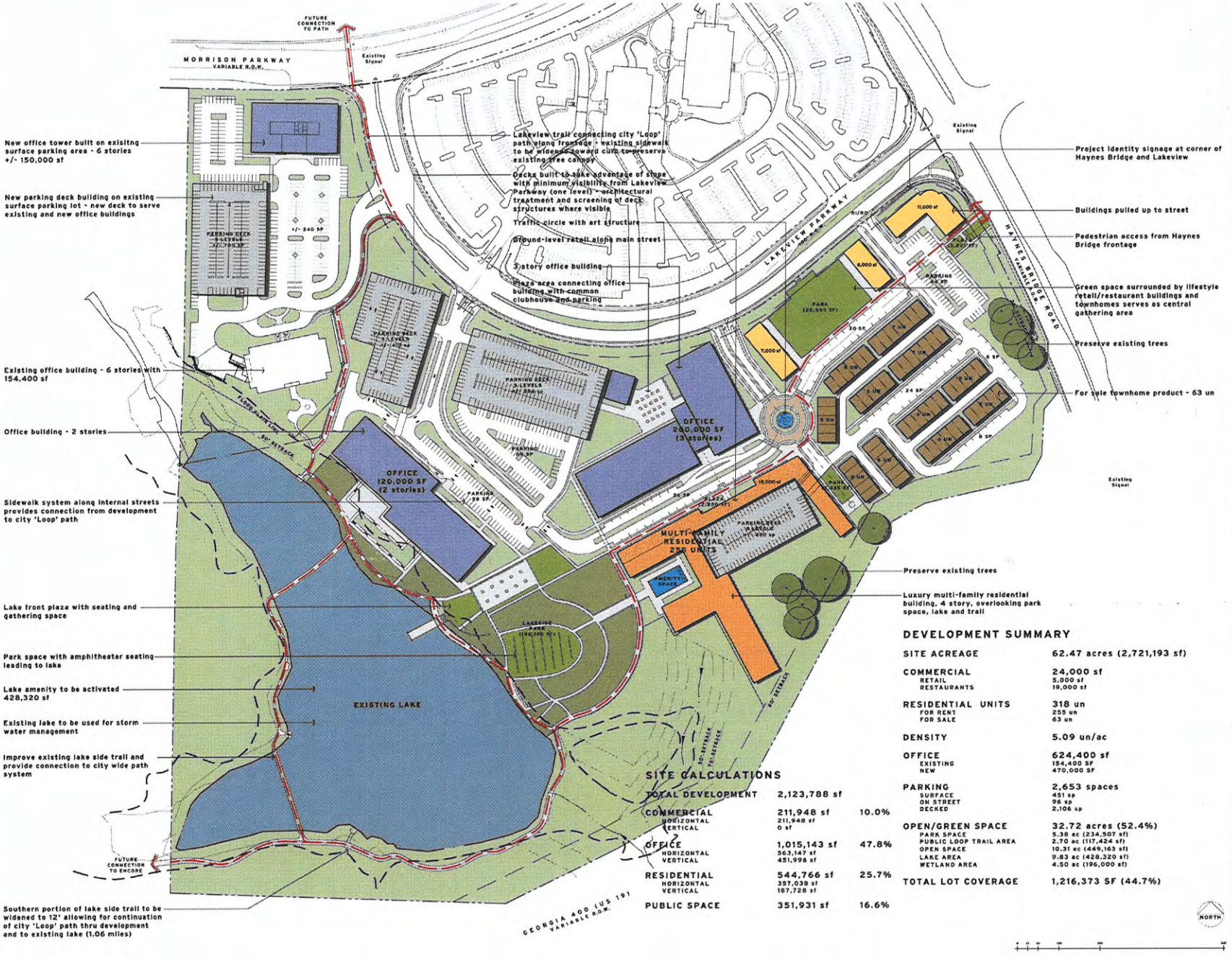
TPA GROUP/ CRAWFORD ARNOLD



MP-19-07/Z-19-04/CU-19-09
TPA GROUP/ CRAWFORD ARNOLD
10/8/19

MINOR SUBDIVISION PLAT FOR
GEORGIA 400 CENTER
LOCATED IN
LAND LOTS 744, 745, 752 & 753
1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

WATTS & BROWNE ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1360 WILLS FERRY ROAD
MARIETTA, GEORGIA 30066-6030



SITE CALCULATIONS

TOTAL DEVELOPMENT	2,123,788 sf	
COMMERCIAL	211,948 sf	10.0%
HORIZONTAL	211,948 sf	
VERTICAL	0 sf	
OFFICE	1,015,143 sf	47.8%
HORIZONTAL	563,147 sf	
VERTICAL	451,996 sf	
RESIDENTIAL	544,766 sf	25.7%
HORIZONTAL	357,038 sf	
VERTICAL	187,728 sf	
PUBLIC SPACE	351,931 sf	16.6%

DEVELOPMENT SUMMARY

SITE ACREAGE	62.47 acres (2,721,193 sf)
COMMERCIAL	24,000 sf
RETAIL	5,000 sf
RESTAURANTS	19,000 sf
RESIDENTIAL UNITS	318 un
FOR RENT	255 un
FOR SALE	63 un
DENSITY	5.09 un/ac
OFFICE	624,400 sf
EXISTING	154,400 SF
NEW	470,000 SF
PARKING	2,653 spaces
SURFACE	451 sp
ON STREET	96 sp
DECKED	2,106 sp
OPEN/GREEN SPACE	32.72 acres (52.4%)
PARK SPACE	5.38 ac (234,507 sf)
PUBLIC LOOP TRAIL AREA	2.70 ac (117,424 sf)
OPEN SPACE	10.31 ac (449,163 sf)
LAKE AREA	9.83 ac (428,320 sf)
WETLAND AREA	4.50 ac (196,000 sf)
TOTAL LOT COVERAGE	1,216,373 SF (44.7%)

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

stamp

STATE OF GEORGIA — RICHARD V. WAKEFIELD — REGISTERED ARCHITECT

360 TECH VILLAGE

Alpharetta, Georgia

TPA Group
Crawford Arnold
1776 Peachtree Street, NW
Atlanta, GA 30339
P | 770.436.3400

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print record

revisions
12 JULY 2019
03 OCTOBER 2019

date: 26 JUNE 2019
job number: 1508064.00

drawing title
CONCEPTUAL SITE PLAN

drawing number
SP-15

SUBMITTED FOR ZONING

10/8/19

MP-19-07/Z-19-04/CU-19-09
TPA GROUP/ CRAWFORD ARNOLD

ROLADER & ROLADER, P.C.
ATTORNEYS AND COUNSELORS AT LAW
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Fax (770) 442-0641
www.roladerandrolader.com

DONALD A. ROLADER
don@roladerandrolader.com

D.W. "Pete" ROLADER
1924 - 2011

October 7, 2019

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

RE: Application of TPA Group, LLC for Master Plan Amendment/Change of Conditions/Conditional Use/Rezoning O&I to MU/Variance; MP-15-25; Letter of Intent

Dear Ms. Cook:

Please accept this letter as our amended letter of intent for the above-referenced Applications.

As you know, this firm represents TPA Group (also known as "Applicant") in its efforts to realize a mixed-use, ecofriendly development that would bring a unique atmosphere Alpharetta by activating the natural features of its property located at the intersection of Haynes Bridge Road and Lakeview Parkway. TPA Group's goal is to develop this site, one of the best undeveloped sites in Alpharetta, into a generational destination campus for Fortune 500 companies that covers all the aspects of the live/work/play dynamic they seek while also providing multiple features and amenities that will benefit all the citizens of Alpharetta. In order to achieve this vision for the property, the Applicant is seeking a Master Plan Amendment to the current zoning, Change of Conditions, Conditional Use and Rezoning of a portion of the property.

The proposed Master Plan includes a mix of office, residential, restaurant, retail and civic/amenity spaces. The goal is to activate the existing lake on the property with an extension of the Alpha Loop, a new lake pier, park space and an open outdoor amphitheater. These critical components will allow end users of the office and residential spaces to enjoy outdoor areas in a way that is currently unavailable in Alpharetta. A current and significant office "resident" of Alpharetta who values the environmental components that are being planned would remain in the Alpharetta office market and occupy 120,000 square feet of office space with 500-600 employees. The availability of residential and recreational spaces within the same ecosystem is extremely desirable.

Approval of the application would allow Retail/ Restaurant space of no more than 24,000 SF; 63 for-sale townhome units; 255 luxury residential for-rent units; 32.7 acres of Open Space (52.4% of the

site), including a 4.2 acre lakefront park; a 1-mile Alpha Loop extension, taking advantage of the lake and providing connectivity throughout the development while completing the south end of the loop; Zagster bike racks connected into the existing network available in City Center, Avalon and the Alpharetta Greenway; electric charging stations; dedicated ride share drop off/pick-up locations; a significant reduction in traffic (approximately one third less as compared to previous Master Plans); and significant immediate construction of approximately 120,000 square feet of office space.

The proposed uses are outlined in detail on the Site Plan prepared by Wakefield Beasley and Associates titled "SP-15" and dated 10/03/2019 and is attached to the application. The project components would be developed concurrently as proposed.

These improvements require the following approvals:

1. Substitution of a new Master Plan, via a Master Plan Amendment, to replace the plan approved by MP-15-05 with the attached Site Plan prepared by Wakefield Beasley and Associates titled "SP-15" and dated 10/03/2019.
2. Conditional Use Permits, pursuant to Alpharetta's Unified Development Code ("UDC") § 2.2.20.C.1 for:
    a. Residential 'For-Sale' Attached
    b. Residential 'For-Rent'
3. Rezoning of a reverted portion of the property from O&I to MU
4. Change of existing conditions of zoning to reflect the terms of the amended master plan

The Applicant's request supports Alpharetta's stated policies within its 2035 Comprehensive Plan document in the areas of Land Use; Transportation; Housing; Natural, Historic and Cultural Resources; and Community Services and Facilities. The property falls within the North Point Activity Center; was included in the previous North Point Livable Centers Initiative Study (LCI) and is subject to the new Eco-District development regulations. Community desire, as expressed in the 2035 Comprehensive Plan, is to revise focus away from linear growth patterns and move toward a cluster/nodal growth pattern that targets strategic development based on three node tiers. The North Point area was designated as "Node Tier 1" and is expected to receive the most intense and concentrated development.

Land Use Policies 6 and 8 are specifically supported by the Applicant's proposed development. Land Use Policy 6 calls for the City to "support the success and expansion of employment centers", particularly to "designate major entranceways to the City, (the interchanges along GA-400) for office use in order to preserve the corporate business environment". The property is situated at the northwestern

corner of Haynes Bridge Road and GA-400, with easy access to/from the freeway ramps. Construction of 120,000 square feet of new office space will add 500-600 new jobs on the site.

Land Use Policy 8 states that the City will "support mixed-use neighborhood and community centers" by: "allowing mixed use patterns that will create activity nodes in appropriate areas, established by the Future Development Map, that provide jobs and services within walking distance of residences, preserve open spaces and make public transportation more effective"; and, to "encourage owners/developers with large land holdings to plan for multiple land uses"; and to "establish varying levels of mixed use development densities, through overlay districts or other means, such that the highest densities of office, retail and residential development will be located along the GA-400 corridor". The Applicant's property lies within the City's designated Tier 1 node, North Point, and meets these stated policies and strategies.

Transportation policies outlined in the 2035 Comprehensive Plan identify sidewalks and pedestrian paths as a key community asset, with the goal of providing connections between the City's Greenway and pedestrian system to "schools, parks, neighborhoods, activity centers and other civic attractions". Two key strategies identified by the City include supporting "bicycle routes and walkable communities that provide linkages to activity centers within the City" and promoting the "development compact mixed-use and transit-oriented development particularly in the GA-400 corridor". The application attached to this letter includes construction of over one mile of Alpha Loop trails through and around the development including incorporation of the existing lake. Being located at the northwestern corner of Haynes Bridge Road and GA-400, the property is in a strategic location between Downtown Alpharetta and North Point Mall, including the City's recent visioning workshop that includes connections to the Alpharetta Greenway.

The City's stated Housing Policy is to "capture the major market share of executive housing while providing opportunities for first-time home buyers and limited number of quality rental options". Stated strategies include encouraging higher residential densities and appropriate mix of uses along the GA-400 corridor; encouraging large land holdings to plan for multiple land uses and to promote development that fosters a sense of community, promotes pedestrian mobility, the natural environment, community recreation and open space. The Applicant's proposed plan includes executive housing and high-quality rental options within a complementary mix of uses along the GA-400 corridor. It also provides an extensive trail and sidewalk system that allows for access to and enjoyment of the existing lake, along with expanded park and open spaces.

Natural, Historic and Cultural Resources policies are being addressed by the Applicant through the installation of over 1 mile of Alpha Loop trails, preservation and enhancement of the existing lake and by designating over 52% of the development land area as open space. Supported policies contained in the 2035 Comprehensive Plan include "permanently protect existing greenspace to meet a 20% open space objective".

The City strives to "enhance the quality of life for residents through the provision of greenspace, parks and recreational facilities and cultural opportunities" as stated by its Community Services and Facilities goals. Two key strategies are addressed by the Applicant: "construct a greenway trail to enhance pedestrian connectivity between the Big Creek Greenway, Wills Park and the Downtown Core", and to "encourage developers to build recreational opportunities in conjunction with new development, and encourage permanent protection of open space for future generations to enjoy". The open space proposed is in excess of 52% of the total land area, and the plan includes a significant trail and sidewalk network that will activate the existing lake and amenities such as a lakefront park and open-air amphitheater.

In the mid-2000s the City of Alpharetta conducted its first LCI review of the North Point Area, which resulted in the 2008 North Point LCI. The plan then designated the Applicant's property as "Mixed Use Commercial Center". Therefore, for a decade a mixture of uses, including residential, was contemplated. However, that mix did not materialize. The 2008 LCI area remains predominantly commercial with 3.5 million square feet of retail space. In 2017 the City re-evaluated the LCI area and specifically noted that the Applicant's property was zoned MU, understandably turning its attention to the Mall and surrounding areas. An updated 2018 North Point LCI resulted from these efforts, along with a new North Point Overlay District, the limits of which follow the original 2008 North Point LCI and include the Applicant's property.

The Applicant's proposed Master Plan aligns directly with a number of the LCI's goals and includes many of its targeted improvements. The North Point Overlay District regulations are also being met.

I. Project Description

A. Summary

The overall property contains ±62.47 acres of land, currently partially developed with one 154,400 SF office building and ±240 surface parking spaces. A lake covering ±9.8 acres is located along the western edge of the property. The remaining land area, generally between the lake and Haynes Bridge Road, along Lakeview Parkway will be improved with 470,000 SF of office and parking decks, 24,000 SF of commercial uses (retail/restaurant), 63 for-sale attached residential units, 255 for-rent residential units, ±5.3 acres of

park space, ±2.7 acres of public Alpha Loop Trail, and ±10.3 acres of open space. These areas are in addition to the existing lake and ±4.5 acres of wetland area that is protected by State and Federal regulation.

The existing office space is in a traditional 6-story configuration, located north of the existing lake, facing Morrison Parkway with a surface parking lot. A second 6-story building is proposed in that same vicinity, in keeping with the surrounding development patterns along Morrison Parkway. The remaining 320,000 SF of office space will be a more modern, low-rise configuration providing open floor plans that are sought after by many technology companies. A 120,000 SF, 2-story building will front a new lakeside park while a 200,000 SF, 3-story building will engage the proposed boulevard street front. Parking for the new office buildings will be provided largely by multilevel structured parking that is set into the existing grade to minimize its view. On-street parking will also be provided along the internal development blocks as an integrated park of the streetscape.

A lakeside park with amphitheater style seating facing the water will be built along the southeastern shore of the existing lake. This park and the one adjacent to the 2-story office building will engage an extension of the Alpha Loop. Approximately one mile of multiuse trail will be installed around the lake, connecting the parks to the public right-of-way and adjacent developments that either have built or will be building Alpha Loop sections. A key feature of the existing lake is that it drains under GA 400 and into the recently approved North Point Eco-Park, located along the northeastern edge of the Mall parking area. The Applicant will explore conceptual studies of a direct connection between its existing lake and the planned Eco-Park. Artwork and sculptures will be used as gateway features and in key locations throughout the development.

New residential components will be included in the southeastern portion of the property. These will include 63 for-sale attached units and a 4-story, 255 unit for-rent building with luxury amenities overlooking the lakefront park. The for-rent building will address the proposed boulevard-style Storefront street with non-residential uses and amenities. Its amenities also will include a courtyard, an outdoor pool, a club/events room, fitness center, and a business center. The 165 one-bedroom units would vary between 700 to 900 square feet in size and have rents beginning in the low $1,400/month range. The 90 two-bedroom units will vary between 1,000 and 1,250 square feet in size with rents starting in the $1,900/month range. These units will feature modern floor plans with solid surface countertops and stainless-steel appliances.

24,000 SF of new retail and restaurant uses will be focused on serving the residents and on-site office workforce. An appropriately scaled "neighborhood market" concept selling prepared and packaged foods is planned in the tenant mix.

B. Mixture of Uses

The breakdown is as follows:

	Square Footage	% of Whole
Total size at Buildout	**2,123,788**	**100%**
Commercial	211,948	10%
Office	1,015,143	48%
Residential	544,766	26%
Public Space	351,931	17%

C. Eco-District Ecopoints Calculation

The North Point Overlay requires that all new development meet the minimum EcoDistrict measures outlined in UDC § 2.10.11. The Applicant's project proposal would require a minimum of 7 EcoDistrict "points". The point values planned for the development include:

Measure	Points Available	Points Planned
Building Energy Efficiency	3	3
Bio-Retention	2	2
Building Water Efficiency	2	2
Transportation Demand Management	2-3	2
Connected Open Space	2	2
Consolidated Open Space	2	2
Enhanced Bicycle Amenities	2	2
Alternative Transportation Measure	1-2	2
Additional Landscaped Civic Space	1-5	3
Totals	17-27	20

D. Architectural Design

The architectural building style of the new vertically integrated mixed-use "360 Tech Village" project will be eclectic in nature but generally lean towards a "mercantile" vernacular. This style will reflect back on solid, timeless values and an aesthetic that is not trendy but enduring. This will be accomplished by the selection of defining materials: brick, stone, painted cementitious lap siding in the varying sizes, painted stucco and cementitious panels. Where sloped roofs occur, which will be minimal, architectural shingles or standing seam metal will be used.

We are in the "Eco District" of the Northpoint Overlay and thereby want to employ earth tones in our color palette as well as soft off whites, greys and neutrals. Clearly there will be featured areas of contrast in the overall elevations with a breakdown of the massing at the pedestrian level. We intend to employ great drought tolerant landscaping with bioswales and inviting hard surfaced pedestrian areas. Overall it will embrace the "Eco District" nomenclature.

E. Phasing

All project components will be developed in one phase, with exception of the 200,000 SF Office Building and the 150,000SF Office Building and their associated parking structures.

II. Zoning History

The property is currently zoned MU and O&I, pursuant to MP-15-05 Metropolitan Life/Innovation.

III. Analysis of Proposed Uses and Factors

The MU Zoning District is intended to promote specific objectives. The UDC § 2.2.20.E outlines 16 review criteria to be considered by the City when reviewing a MU Master Plan:

1. Retail, restaurant, office, and personal service uses at ground level.
2. Pedestrian connectivity to all uses.
3. Large parking areas below grade, in decks or screened. Design efforts to provide shared parking will also be considered.
4. Accommodations for public transportation.
5. Buildings that face or appear to face public roadways.
6. Appearance standards for buildings and structured parking.

7. Limitations on uninterrupted building elevations.
8. Creation of vistas and view corridors within development.
9. Focal point features at prominent locations and ends of vistas.
10. Incorporation of natural site features.
11. Block lengths conducive to pedestrian traffic.
12. Detention and retention facilities designed to be aesthetically pleasing.
13. Creative methods for stormwater management to provide additional open space.
14. Attractive and usable street furniture in public spaces.
15. Emphasis on a high-quality landscape plan.
16. Number of office jobs internally captured on-site.

Each and every one of the 16 criteria are being met by the Applicant's proposed plan. Retail, restaurant and personal services are located at ground level. The entire Master Plan is linked by streetscape and over one mile of Alpha Loop multi-use trails. Parking garages are planned to be partially underground where possible to screen views and reduce perceived height of the structures. They will also be screened with landscaping or architectural treatments. Public transportation options are built into the design, including rideshare, bicycle rental, multi-use trails and MARTA bus shelters. All buildings will be designed to face, or appear to face, public roadways with architectural design standards applied to break up long, uninterrupted elevations. The existing lake will be a focal point, and amenities will provide vistas to the lake and throughout the planned development. Streetscapes will connect all uses with attractive landscaping, hardscape and seating areas throughout. Office tenants have already expressed interest in leasing space due to the amenities and services that will be available to their workforce.

IV. Approvals Required

A. Substitution of a new Master Plan, via a Master Plan Amendment, to replace the plan approved by MP-15-05 with the attached Site Plan prepared by Wakefield Beasley and Associates titled "SP-15" and dated 10/03/2019.

B. Conditional Use Permits, pursuant to Alpharetta's Unified Development Code ("UDC") § 2.2.20.C.1 for:
    1. Residential 'For-Sale' Attached
    2. Residential 'For-Rent'

C. Rezoning of a portion of the property from O&I to MU

D. Change of existing conditions of approval to MP-15-05

V. Preservation of rights language is attached hereto and incorporated herein by reference.

Applicant respectfully requests approval of the Master Plan Amendment, Change of conditions, Conditional Use and rezoning set forth in this Letter of Intent.

Rolader & Rolader, P.C.

By: _____
Donald A. Rolader, Esq.
Attorney for Applicant

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
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TPAGROUP

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2019 Revised Master Plan, October 7, 2019 – 360 Tech Village

The purpose of this package is to present a revised 2019 Master Plan for the 62.47-acre site at Haynes Bridge Road and GA 400 currently being referred to as 360 Tech Village. Below is a summary of the 2019 Revised Master Plan and the changes that have been made compared to the 2015 Master Plan.

TPA Group, one of the most active developers in the southeast and known for its carefully conceived master plan parks (e.g. Technology Park Atlanta, The City of Johns Creek, and Lenox Park) owns one of the best, undeveloped sites in the Southeast in 360 Tech Village. TPA's goal is to develop this site into a generational destination campus for Fortune 500 companies that covers all the aspects of the live/work/play dynamic they seek while also providing multiple features and amenities that will benefit all the citizens of Alpharetta and the surrounding area.

The 2019 Master Plan features:

- 4.2-acre park with amphitheater seating, an outdoor fitness area that ties into the Alpha Loop. This amenity will highlight and activate the pristine lake setting. Estimated cost of $600,000.
- Lakefront Plaza with amphitheater seating and gathering areas that lead to a proposed pier. Estimated cost of $400,000.
- One mile of Alpha Loop trails that extend around the lake, the park and through the heart of the Master Plan as well as enabling connections across Haynes Bridge Rd, Morrison Parkway and to the Honda Property. Estimated cost of $1,800,000.
- 24K square feet of lifestyle retail/restaurants.
- 470K square feet of new office; of which 320K square feet will be 2- and 3-story Class A loft style buildings that cater to the needs of today's tenants with high ceiling heights and core-free, highly efficient floor plates. This type of product is unique to this area of Alpharetta.
- 255 high-end multi-family units.
- 63 for sale townhomes.

This 2019 Revised Master Plan has many differences from the 2015 Master Plan; namely:

- Reduced overall residential units from 470 units to 318 units. The change includes a reduction of For-Sale condos from 455 to 0 units; an increase of For-Sale townhomes from 25 to 63; and an increase of For-Rent units from 0 to 255 units.
- Relocated of the multi-family residential to the south border, internal to the site and has been re-classed into a high-end Class A style project.
- Addition of 1 mile of Alpha Loop trails that lead around the lake, the park and through the heart of the site. This, as opposed to, the 2015 Site Plan which did not contemplate the Alpha Loop.
- Created a 4.2-acre park with amphitheater seating, an outdoor fitness area that connects to the Alpha Loop and activates the lake. All of which is surrounded by a very unique and one of a kind lakefront setting.
- Reduced and reconfigured the retail village to create a more pedestrian friendly experience with all of the lifestyle retail/restaurants centered around an expansive central lawn. The retail was reduced from 100K to 24K square feet.
- Removed 211 room hotel.
- Transitioned the proposed office from the more traditional 12-story building to 2- and 3-story loft office product that today's tenants covet for its high ceiling, core-free, highly efficient floor plates and limited elevator time. **TPA is currently in late stage negotiations with a Fortune 500 company to take 120K square feet and is in early stage negotiations with another company, valued at over $40B, to take another ~100K square feet.**

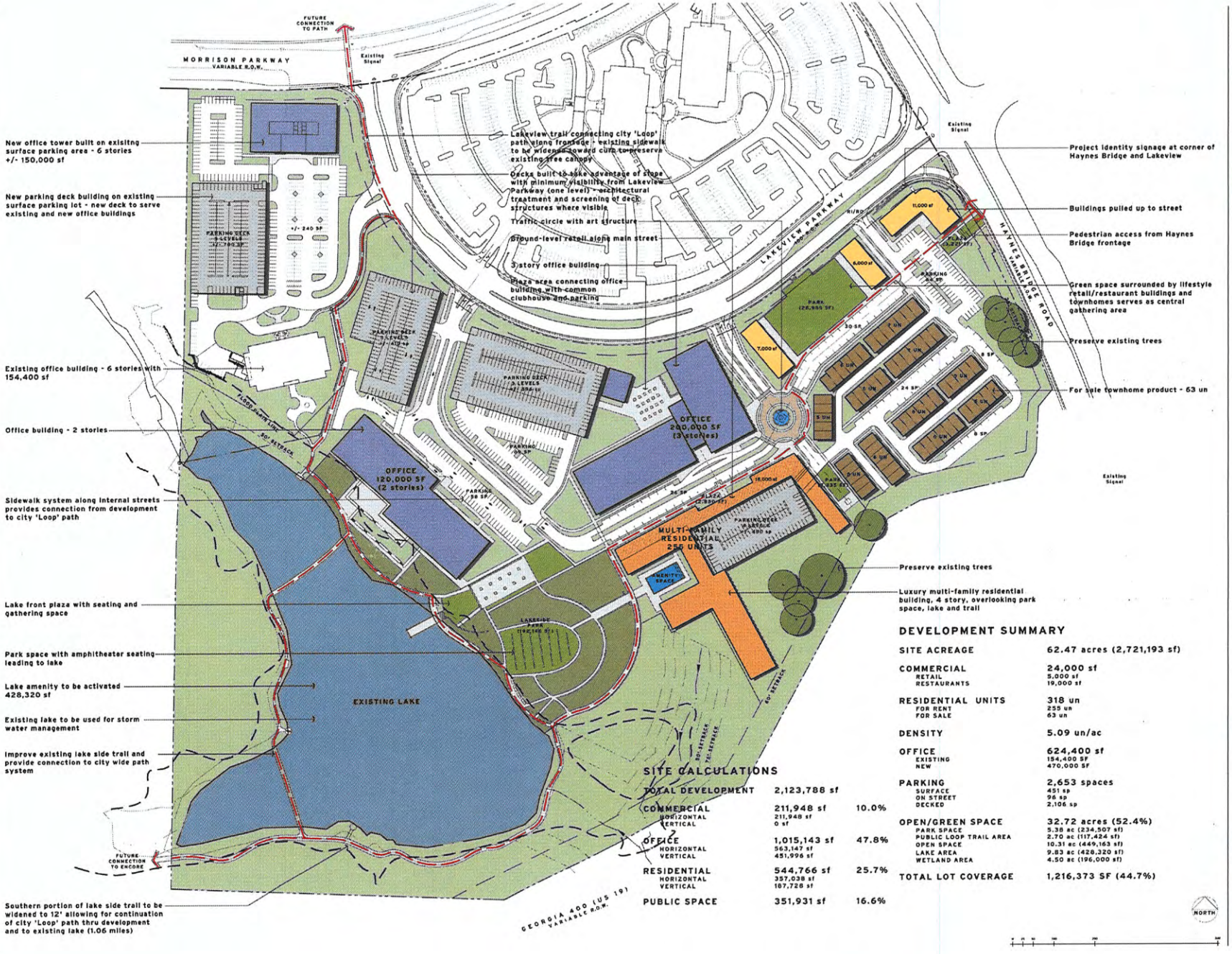
Below is table showing the changes:

Master Plan Comparison - 360 Tech Village			
	2015 Plan *	**2019 Plan**	**Change**
Acreage	47.05	62.47	15.42
Retail/Restaurant (square feet)	100,035	24,000	-76,035
Residential (units)			
For Sale Condos	445	0	-445
For Sale Towns	25	63	38
For Rent	0	255	255
Total Residential	470	318	-152
Density (units per acre)	10.0	5.1	-4.9
Hotel (rooms)	211	0	-211
Office (square feet)	447,200	664,400	217,200
Parking (spaces)	3,415	3,360	-55
Open/Park (acres)	11.08	32.72	21.64
**Note that the 2015 plan excludes 15.42 acres that are included in the 2019 plan*			

We believe the 2019 Site Plan creates a generational environment that will attract top office tenants with its live/work/play dynamic while also providing the citizens of Alpharetta a tremendous experience through the planned trails, parks and retail.

On the following pages please find:

1. 2019 Site Plan
2. Concept Images showing the new design and aesthetic of the proposed plan



SITE CALCULATIONS

TOTAL DEVELOPMENT	2,123,788 sf	
COMMERCIAL	211,948 sf	10.0%
HORIZONTAL	211,948 sf	
VERTICAL	0 sf	
OFFICE	1,015,143 sf	47.8%
HORIZONTAL	563,147 sf	
VERTICAL	451,996 sf	
RESIDENTIAL	544,766 sf	25.7%
HORIZONTAL	357,038 sf	
VERTICAL	187,728 sf	
PUBLIC SPACE	351,931 sf	16.6%

DEVELOPMENT SUMMARY

SITE ACREAGE	62.47 acres (2,721,193 sf)
COMMERCIAL	24,000 sf
RETAIL	5,000 sf
RESTAURANTS	19,000 sf
RESIDENTIAL UNITS	318 un
FOR RENT	255 un
FOR SALE	63 un
DENSITY	5.09 un/ac
OFFICE	624,400 sf
EXISTING	154,400 SF
NEW	470,000 SF
PARKING	2,653 spaces
SURFACE	451 sp
ON STREET	96 sp
DECKED	2,106 sp
OPEN/GREEN SPACE	32.72 acres (52.4%)
PARK SPACE	5.38 ac (234,507 sf)
PUBLIC LOOP TRAIL AREA	2.70 ac (117,424 sf)
OPEN SPACE	10.31 ac (449,163 sf)
LAKE AREA	9.83 ac (428,320 sf)
WETLAND AREA	4.50 ac (196,000 sf)
TOTAL LOT COVERAGE	1,216,373 SF (44.7%)

WAKEFIELD BEASLEY & ASSOCIATES
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Alpharetta, GA 30009
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F | 770.209.7050
www.wbassociates.com

stamp

STATE OF GEORGIA · RICHARD V. WAKEFIELD · REGISTERED ARCHITECT

360 TECH VILLAGE

Alpharetta, Georgia

TPA Group
Crawford Arnold
1776 Peachtree Street, NW
Atlanta, GA 30339
P | 770.436.3400

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print record

revisions
12 JULY 2019
03 OCTOBER 2019

date: 26 JUNE 2019
job number: 1508064.00

drawing title
CONCEPTUAL SITE PLAN

drawing number
SP-15

SUBMITTED FOR ZONING

THE LOOK

ALPHARETTA TPA

TPAGROUP

WAKEFIELD BEASLEY & ASSOCIATES
A NELSON Brand

THE LOOK

ALPHARETTA TPA

THE LOOK

ALPHARETTA TPA

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WAKEFIELD BEASLEY & ASSOCIATES
A NELSON Company

TPAGROUP

OFFICE BUILDING CONCEPT

ALPHARETTA, GEORGIA

6th JUNE, 2019

entry at morning

tvsdesign TPAGROUP

office building concept

1

July 16, 2019

entry at evening

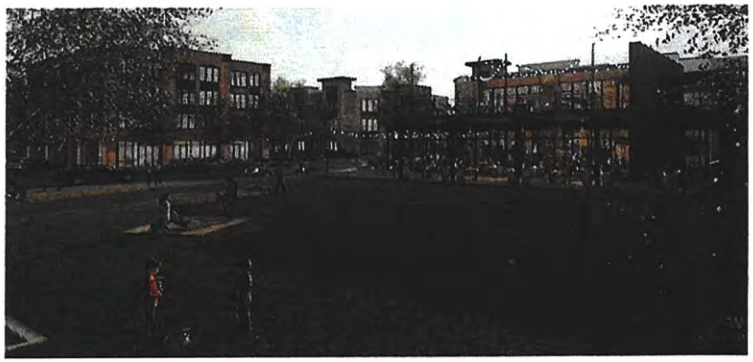
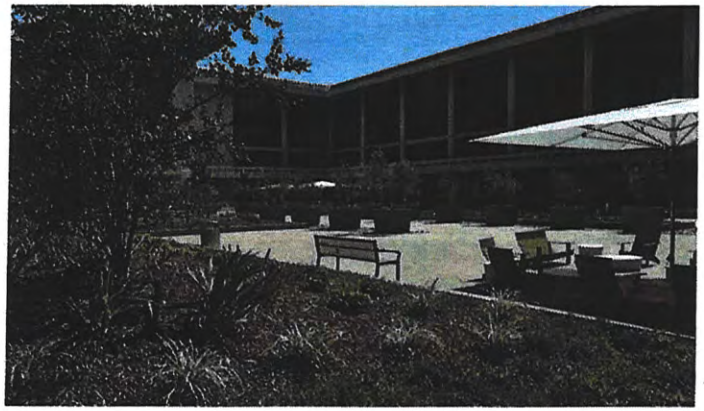
tvsdesign TPAGROUP

office building concept

aerial lake view

tvsdesign TPAGROUP

office building concept

LANDSCAPE VISION

WAKEFIELD BEASLEY & ASSOCIATES
A NELSON Company

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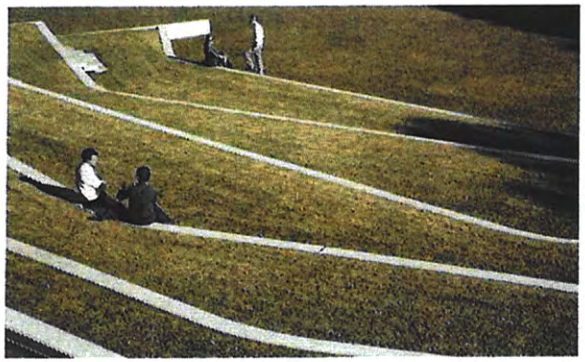
LAWN AND PLAZAS

ALPHARETTA, GEORGIA

6th JUNE, 2019



LANDSCAPE VISION

WAKEFIELD BEASLEY & ASSOCIATES
A NELSON Company

TPAGROUP

PARK AND TRAILS

ALPHARETTA, GEORGIA

6th JUNE, 2019

Kimley»Horn

MEMORANDUM

To: Mr. Crawford Arnold, TPA Group

From: Mr. Jin Seo, P.E., Kimley-Horn and Associates, Inc.
Mr. John D. Walker, P.E., PTOE, Kimley-Horn and Associates, Inc.

Date: October 7, 2019

RE: ***360 Tech Village – City of Alpharetta, Georgia - Trip Generation***

Kimley-Horn is pleased to provide this memorandum regarding the project trip generation for the proposed *360 Tech Village* development in the City of Alpharetta, Georgia.

PROJECT OVERVIEW

The *360 Tech Village* development is a proposed mixed-use development on an approximately 62.47-acre site located south of Lakeview Parkway and west of Haynes Bridge Road in the City of Alpharetta, Georgia. Please see **Figure 1** for an aerial of the site.

As currently envisioned (per the revised 2019 Master Plan), *360 Tech Village* will consist of 24,000 SF of retail/restaurants, 470,000 SF of new office space, and 318 residential units (255 multi-family units for rent and 63 townhomes for sale). The trip generation will be based on the following scenario:

1. Revised 2019 Master Plan (Currently Proposed)

The purpose of this memorandum is to show the trip generation potential of the 2019 Master Plan.

TRIP GENERATION

Project traffic, for the purposes of this evaluation, is defined as the vehicle trips expected to be generated by the proposed development. Anticipated trip generation for the *360 Tech Village* development was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 10th Edition, 2017*.

The density and the anticipated project trip generation are summarized in **Table 1**.

Table 1: Trip Generation (Gross Trips) *360 Tech Village*										
Land Use	**ITE Code**	**Density**	**Daily Traffic**			**AM Peak**			**PM Peak Hour**	
			Total	**Enter**	**Exit**	**Total**	**Enter**	**Exit**	**Total**	**Enter**	**Exit**
Multifamily Housing (Low-Rise)	*220*	*63 Units*	462	231	231	31	7	24	39	25	14
Multifamily Housing (Mid-Rise)	*221*	*255 Rooms*	1,388	694	694	86	20	66	109	66	43
General Office Building	*710*	*470,000 SF*	4,760	2,380	2,380	468	402	66	495	79	416
Shopping Center	*820*	*5,000 SF*	188	94	94	5	3	2	19	9	10
High-Turnover (Sit-Down) Restaurant	*932*	*19,000 SF*	2,132	1,066	1,066	189	104	85	186	115	71
Total			**8,930**	**4,465**	**4,465**	**779**	**536**	**243**	**848**	**294**	**554**

Based on **Table 1**, the revised 2019 Master Plan is projected to generate approximately 8,930 daily project trips (4,465 in; 4,465 out), 779 AM peak hour project trips, and 848 PM peak hour project trips.

We hope this information is helpful. If you have any questions concerning this letter or need additional information, please do not hesitate to contact me.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

Jin Seo, P.E.
Project Engineer

John D. Walker, P.E., PTOE
Senior Vice President/Senior Associate

Attachments:

- Figure 1: Site Aerial
- Trip Generation Analysis
- Revised 2019 Master Plan

Kimley»Horn	*360 Tech Village* Trip Generation Comparison Memo	Site Aerial	Figure 1 Page 4

Trip Generation Analysis (10th Ed.)
360 Tech Village
City of Alpharetta Georgia

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Revised 2019 Master Plan (Currently Proposed)								
220 Multifamily Housing (Low-Rise) - General Urban/Sub	63 d.u.	462	31	7	24	39	25	14
221 Multifamily Housing (Mid-Rise) - General Urban/Subu	255 d.u.	1,388	86	20	66	109	66	43
710 General Office Building	470,000 s.f.	4,760	468	402	66	495	79	416
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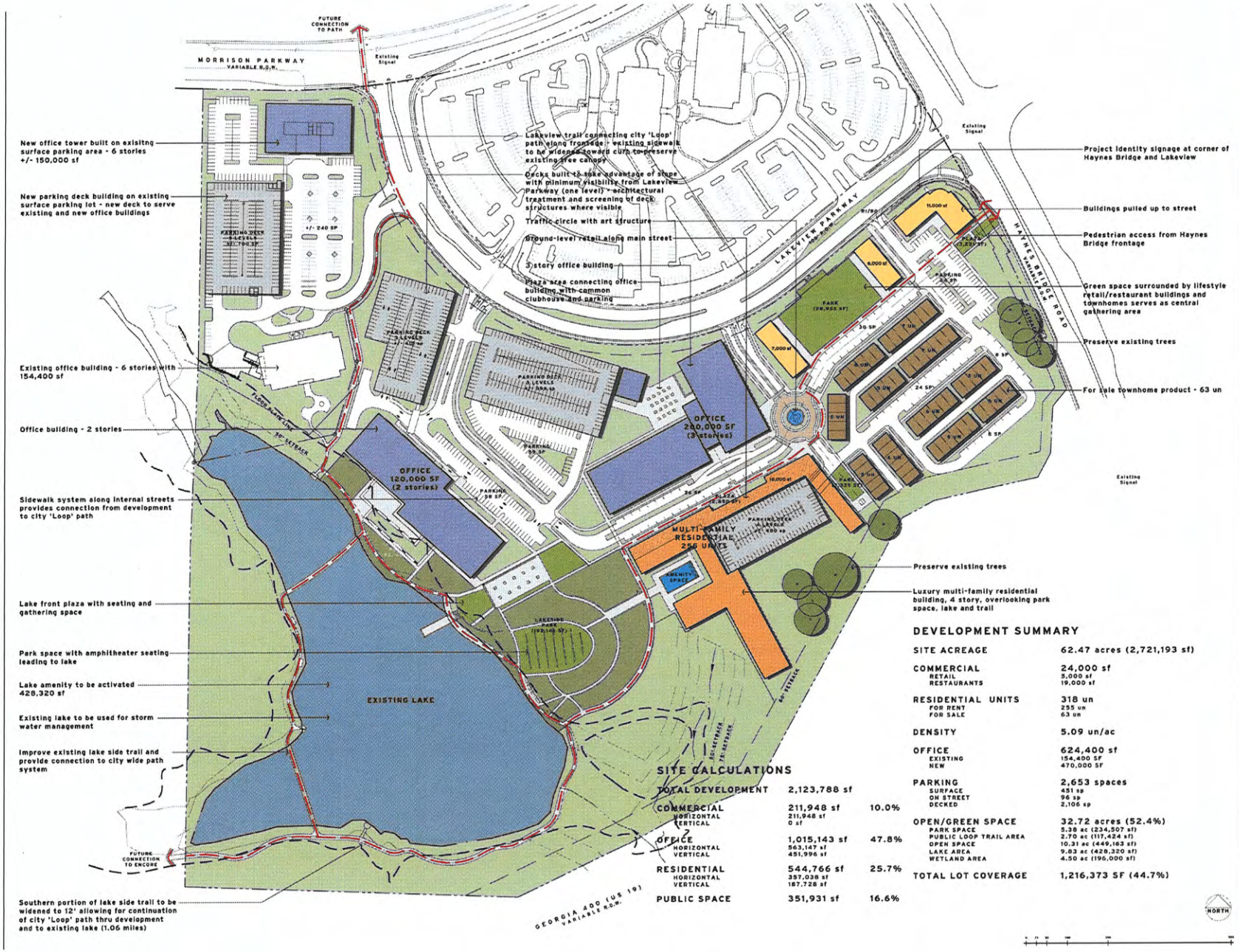
Kimley»Horn



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OPEN SPACE	10.31 ac (449,163 sf)
LAKE AREA	9.83 ac (428,320 sf)
WETLAND AREA	4.50 ac (196,000 sf)
TOTAL LOT COVERAGE	1,216,373 SF (44.7%)

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stamp

STATE OF GEORGIA — RICHARD W. WAKEFIELD — CERTIFICATE NO. — REGISTERED ARCHITECT

360 TECH VILLAGE

Alpharetta, Georgia

TPA Group
Crawford Arnold
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Atlanta, GA 30339
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