SANDY SPRINGS
GEORGIA

APPLICATION

REZONING, USE PERMIT, ZONING MODIFICATION AND CONCURRENT VARIANCE

Application checklist:

Page No.	Item	Completed/ Included in Submittal*
1	Project Information Sheet	☑
2 - 4	Detailed process and instructions	N/A
5	Application Form	☑
6 - 8	Authorization and Disclosure forms	☑
	Additional requirements:	
9	Letter of Intent	☑
9	Zoning Impact Analysis	☑
9	Use Permit Analysis	☑
10	Concurrent Variance Analysis	☑
11	Environmental Site Analysis	☑
12	Environmental Impact Report	☐ or N/A ☑
12	Traffic Impact Study	☐ TBD or N/A ☐
12	Development of Regional Impact	☑ or N/A ☐
12	Chattahoochee River Corridor Certificate	☐ or N/A ☑
12	Public Participation Report	N/A
13 - 14	Survey, Site Plan and Legal Description	☑
15	Meeting schedule	N/A
16	Fee schedule	N/A
17	Sign specifications	N/A
18	Sign-in sheet suggested format	N/A

Provide also:

All the documents electronically (CD/DVD, thumb drive or via email) Note: The Legal Description must be in a Word document	☐
Site plan: one (1) copy on 11"x17" and two (2) full-scale copies	☐
Sign-in sheet completed at CM1	☐

The Director reserves the right to request additional information deemed necessary to analyze the request.

Incomplete applications will not be accepted.

Planner's initials: _____

SANDY SPRINGS
GEORGIA

Case No.:

Planner's initials:

PROJECT INFORMATION SHEET

PROPERTY		
Address(es): 1117 Perimeter Center West		
Parcel Tax ID: 17 0019 LL1119		
Land Lot(s):	District(s):	
Total acreage: 13.260 acres	Council district: 3	
Current zoning: O-I	Current use: Office	
Overlay district: PCID	Future land use: LWR	

APPLICATION	
Purpose of the application: Development of mixed use project	
Check all that apply: ☑ Rezoning ☐ Modification ☑ Use permit(s) ☑ Concurrent variance(s)	
Detailed request (include Code/Ordinance Section No. for concurrent variances):	
SEE ATTACHED	
Applicant: 1117 Sandy Springs LLC, c/o Stonewalk Companies, LLC (Robert Forrest)	
Applicant's address: 1117 Perimeter Center West, W111 Atlanta, Georgia 30338	
Phone: (404) 514-8575	Email: rob@stonewalkco.com

OWNER	
Property owner: 1117 Sandy Springs LLC	
Owner's address: 1117 Perimeter Center West W111 Atlanta, Georgia 30338	
Phone: (404) 514-8575	Email: rob@stonewalkco.com
Signature (authorizing initiation of the process):	
If the property is under contract and the owner is unavailable to sign, provide a copy of the contract	

- TO BE FILLED OUT BY P&Z STAFF -

Pre-application meeting date: 12/7/15	Anticipated application date: 2/2/16
ADDITIONAL INFORMATION NEEDED:	

SANDY SPRINGS
GEORGIA

Case No.:

Planner's initials:

APPLICATION FORM

APPLICATION

Purpose of the application: Development of mixed use project

Check all that apply:

☑ Rezoning ☐ Modification ☑ Use permit(s) ☑ Concurrent variance(s)

Detailed request (include Zoning Ordinance section No. for concurrent variances):

Rezone from O-I to MIX, use permit to increase height and concurrent variances.
See Letter of Intent and Concurrent Variance response for additional details.

COMMUNITY MEETING 1 REPORT

Date and location of CM1: January 20, 2016 at 1117 Perimeter Center West

Beginning time: 7 PM | End time: 8:30 PM

Summary of concerns discussed:

SEE ATTACHED LIST OF PARTICIPANTS AND ISSUES RAISED

Does the application address the concerns discussed at the CM1? ☑ Yes ☑ No

Explain:

Many concerns were expressed at the CM1. To the extent possible at this stage the application responds to issues raised but many issues, such as traffic concerns, will require more time to address.

- TO BE FILLED OUT BY P&Z STAFF -

Application date:	
CM1 date and time:	Location:

OFFICIAL REQUEST (FOR PUBLICATION):

1117 Sandy Springs
Community Meeting No. 1 – Sign-in Sheet
Meeting Date/Time: January 20, 2016 - 7:00pm
Meeting Location: 1117 Perimeter Center West, Sandy Springs, GA 30338

Name	Address	Phone	Email
Tom Jackson	6500 Scott Valley, ATL 30328		taj10194@bellsouth.net
Benny + Chanel Watts, III	2050 Peachtree Ind. Blvd, Chamblee 30341	678-558-3228	4455-gm@whgextstay.com
Kristal Dixon	4101 Noble Creek Dr. Atlanta		kristal.dixon@patch.com
Jeff Taylor	3340 Peachtree Rd	770.329.0191	jeff.taylor@transeastern.com
Jeannette Prince	2457 Cedar Wood Ct	7709779077	jtjezeri@aol.com
Michelle Cathey	1002 Wagateway Atlanta GA	770 391-0484 ext 9802	mhcathey@georgiasown.org
Julie Willard	10486 Williamson Drive	404 641 7915	julesanna@gmail.com
Lynn Willard	795 Hammond Drive #103	678-477-3553	lynncwillard@gmail.com
Kristin Marino	6404 Paulzen Place	404 557 0000	kristymarino@yahoo.com
David Berger	6990 Hunters Kal 30328	770-392-7921	daberger@comcast.net
Steve Berson	715 Glenairy Drive SS 30328	404-797-2400	stevenleeberson@gmail.com
Larry Jensen	1155 PCW	7.232.6081	larry.jensen@piedmontrect.com
Wayne Robinson	1155 PCW	4-550-0656	wrobinson1@mac.com
Paul + Crystal Reeves	227 Sandy Springs Place		
JARED CARLSON	6359 CHERRY TREE LN.	678 362-6685	rjaredcarlson@gmail.com
A Stephen Saussy	180 Landsdowne Dr 30328	678-613-5710	SSAUSSY@GMAIL.COM
Brian Twyham	5974 Brookgreen Rd	770-856-0394	briantwyham@gmail.com
BILL GROSSMAN	5061 HIDDEN BRANCHES DRIVE	770-551-0324	BILL.GROSSMAN@COMCAST.NET
EDDIE FARROW	495 HERITAGE WAY	404-951-9845	eddie_farrow@hotmail.com
Tom Myers	765 Mabry Rd	770.393-4784	tommyers@personalmail.com

1117 Sandy Springs

Community Meeting No. 1 – Sign-in Sheet

Meeting Date/Time: January 20, 2016 - 7:00pm

Meeting Location: 1117 Perimeter Center West, Sandy Springs, GA 30338

Name	Address	Phone	Email
Dawn Stark	6406 Paulson Place Sandy Springs	770-598 6070	dawnmstark@gmail.com
Robert Axt	105 River Landing	770.998.2365	Bob Axt@GMAIL.COM
RONDA SMITH	7660 LONG ISLAND PL SS 30328	678-429-0542	msna_email@yahoo.com
Diane Black	7040 Hunters Knoll 30328	404-771-3543	DianeBlack@kw.com
Bill Black	"	770-598-3522	BillBlack@mindspring.com
TERRY D. SATURDAY	250 GLEN MEADOW CT SS 30328	—	tsaturday@comcast.net
JOHN RUCH	REPORTER NEWSPAPERS, SS		JOHNRUCH@REPORTERNEWSPAPERS.NET
R. GRONEK	1015 Manorwood Ct NE 30328	—	rgrunk678@gmail.com
Brian Enfinger	6292 Mt Vernon Oaks Drive, 30328	404-[redacted]247-3245	enfinger@gmail

1117 Sandy Springs

Community Meeting No. 1 – Sign-in Sheet

Meeting Date/Time: January 20, 2016 - 7:00pm

Meeting Location: 1117 Perimeter Center West, Sandy Springs, GA 30338

Name	Address	Phone	Email
Tochie Blad	7320 Hunters Branch Dr.	770/845-4529	tblad18comcast.net
TRISH THOMPSON	145 River No Dr NW	770 395-7449	
DOUG FALCIGLIA	5925 BROOKGREEN RD	404-255-6506	DMA3@JUNO.COM
Scott Quesinberry	6535 Burdett Dr.		squesinberry@hotmail.com
Jim Esuleman	5970 Hilderbrand Drive	678-464-5478	jamesmatthew71@yahoo.com
FRED JEWELL	1520 BAKERS GLEN DRIVE	770-361-8329	FREDJEWELL@BELLSOUTH.NET
Larry Young	260 Riverhill Drive, SSpgs	(404) 252-1885	ldyoung54@bellsouth.net
TIM COLLINS	540 DOGWOOD VALLEY DR.	404 274-5962	timcollins.atl@gmail.com

Kimley»Horn

1117 PERIMETRER CENTER WEST
COMMUNITY MEETING SESSION #1
MEETING NOTES

WEDNESDAY, JANUARY 20, 2016 at 7:00PM
Project team present: Jessica Hall (Morris, Manning, & Martin, LLP.), Robert Forrest (Stonewalk Companies), John Walker (Kimley-Horn), Jim Hamilton (Kimley-Horn), Dave Morgan (Kimley-Horn), Lauren Garren (Kimley-Horn)

1. INTRODUCTION
    - Welcome and Introduction of team members
    - Housekeeping rules for the evening

2. PROPOSED PROJECT SCOPE
    - Property - 13.5 Acres
    - Existing building to be renovated
        - First two floors – retail, restaurants, patio, open space
        - Opening up 25 foot sections, two stories high on three sides of the building to allow for circulation throughout the property
    - Five proposed new towers – two office, three residential
        - Two office buildings – approximately 1.5M additional square footage
        - Three residential buildings – approximately 1600 units
        - 200,000 ± SF of commercial (retail/restaurants)
        - Avenue of street parking with retail and restaurants in between proposed towers and existing building.
        - Rooftop restaurants
    - Mt. Vernon Road to include street level retail
    - Perimeter Center West, Mt. Vernon Road, and Peachtree Dunwoody frontages to include outdoor dining
    - Direct Marta tunnel connection to Sandy Springs station
    - Proposed Traffic Study
        - Project requires DRI (Developments of Regional Impact), traffic study will not be included in application
        - Access
            - Currently served by two traffic signals
            - Proposed to add access points at Mt. Vernon Road and Peachtree Dunwoody Road

3. QUESTION/ANSWER SESSION
    - Will the numbers from the traffic studies of surrounding new projects (Mercedes, Hines, etc.) be added to this traffic study?
        - If it is an approved DRI then typically the numbers will be included but it subject to the scoping meeting with GRTA.
    - What are the calculated numbers on how the development will impact the utilities including school utilities?
        - Utility impact is preliminarily being looked at. The Atlanta Regional Commission looks at it in totality.

- What is the mix of residential?
  - Condo and apartment
- What is the mix of for sale to for rent?
  - Not yet determined
- What is the mix of bedrooms? What is the impact on schools?
  - It is not yet determined
- What is the square footage of retail?
  - 200,000 SF
- Will existing tenants be expected to leave?
  - No, we want tenants to stay, but that is a business decision for the tenants and the owner
- Does the zoning plan get approved before the traffic study?
  - No, the traffic study is required before public hearings can take place.
- What is the timing of the process?
  - Entitlement will be completed in the fall of 2016, development to commence following entitlement
- What is the current entitlement?
  - Zoned 1989 – 25 Acres; approved for 1.8M SF over 25 acres, 31 stories
- How many proposed parking spots?
  - 5,200 ± which reflects a 35% reduction in required parking
- Will the construction be phased?
  - Most likely but some buildings will need to be constructed at the same time due to central parking deck.
- What will happen to the tenants on the first and second floors of the existing building?
  - Hopefully they will relocate to the new office building
- When will the renovations on the current existing building begin?
  - The have already begun internally. The opening up of the building will happen after some amount of new construction takes place.
- What is the current tenant occupancy rate?
  - 93%
- Would the demolition of the current parking deck make you non-compliant under the current zoning laws?
  - The parking deck would not be completely demolished at one time. It would be done in phases to provide adequate parking to the existing tenants. A variance will likely be requested for a reduction during construction.
- What is the approximate value of proposed buildings?
  - Unknown
- Who handles the coordination with the new GDOT and surrounding road improvements?
  - That will all be discussed at the DRI meeting
- Will there be fire lanes and emergency access?
  - Yes, the site will meet the code enforced by the City of Sandy Springs.
- Do you have an anchor tenant lined up?
  - Not at this time
- Will the multifamily towers be built first? It is requested that there be a condition that residential have office concurrence.
  - Some component of the office buildings will be built with the residential
- Did the Hines project get approved?

    - It is currently in litigation

- What traffic improvements will be done?
    - Improvements will be determined in the DRI process
- What is the current MARTA usage by existing tenants?
    - Approximately 25%
- What about the commuters and residents leaving at the same time?
    - Reverse commute is a positive
- What is the LEED certification projected?
    - Undetermined at this stage but likely will seek a LEED or similar certification
- What else will be out of the ordinary about this project?
    - Hopes to have a small grocery store, possible Wi-Fi hotspot.
- Who looks at the whole picture in terms of traffic impact?
    - The Atlanta Regional Commission wants high density at transit stations. City of Sandy Springs just recently passed a plan for high density here. This project is less than recommended.
- Is there a time expiration after the zoning is approved?
    - No
- Why would tenants be interested in this office space as opposed to office space in Cumberland or surrounding areas?
    - The proximity to transit and the mixed use environment.
- Can less than required parking be a condition?
    - We are proposing 35% reduction from a minimum required parking to take advantage of MARTA and alternative modes of transportation
- What is being done to emphasize the Play aspect of "Live, Work, Play"? Residents want more park space.
    - Could be a movie theater. We will also look at open space. There will also be access to a 14 acre park across GA-400.
- What will the impact fees be?
    - That is currently being looked at
- Are adjacent cities invited to participate in the DRI process?
    - Yes, Dunwoody will be invited to participate

4. CONCERNS/REQUESTS

- Request a pedestrian bridge across Perimeter Center West to avoid crossing in traffic. Discussion about utilizing the proposed MARTA tunnel for pedestrians crossing the intersection NOT riding MARTA
- Request to provide an overlay of MARTA connections on site plan at next community meeting
- Request that we consider all forms of transportation
- Concern that with Mercedes and State Farm in construction, the area does not have adequate infrastructure to support this development
- Request to consider incentives for local businesses to use residential
- Request for creative ways to commute via light rail or other mode of transportation so people can park and not have to get back into their car to drive down the street.
- Request for an amenities list.
- Is a Mt. Vernon off ramp on GA-400 an option?

SANDY SPRINGS
GEORGIA

AUTHORIZATION FORM – PART I

A- If the applicant is also the owner of the subject property, fill out the following section:

Owner sates under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.	
Owner's name: 1117 Sandy Springs LLC	Sworn and subscribed before me this
Address: 1117 Perimeter Center West, W111	18th day of February 20 16
City, State, Zip Code: Atlanta, Georgia 30338	Notary public:
Email address: rob@stonewalkco.com	Seal:
Phone number: (404) 514-8575	
Owner's signature:	Commission expires:

B- If the applicant is *not* the owner of the subject property, fill out the following section and check the appropriate statement: N/A

Applicant states under oath that: ☐ He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (*attach a copy of the contract*); or ☐ He/she has an option to purchase the subject property (*attach a copy of the contract*); or ☐ He/she has an estate of years which permits the applicant to apply (*attach a copy of the lease*)	
Applicant's name:	Sworn and subscribed before me this
Company name:	
Address:	th day of _____ 20 ___
City, State, Zip Code:	Notary public:
Email address:	Seal:
Phone number:	
Applicant's signature:	Commission expires:

SANDY SPRINGS
GEORGIA

AUTHORIZATION FORM – PART II

If an agent or attorney will represent the owner and/or the applicant, fill out the following section:

Agent's name:	Carl Westmoreland and Jessica Hill
Company:	Morris, Manning & Martin, LLP
Address:	3343 Peachtree Road, Suite 1600
City, State, Zip Code:	Atlanta, Georgia 30326
Email address:	CWestmoreland@mmmlaw.com jhill@mmmlaw.com
Phone number:	(404) 233-7000
Agent's signature:	
Applicant's signature:	

Sworn and subscribed before me this 18th day of February 20 16
Notary public:
Seal:
Commission expires:

SANDY SPRINGS
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DISCLOSURE OF CONTRIBUTION FORM

Within the (2) years immediately preceding the filing of this zoning application have you made any campaign contributions aggregating $250.00 or more or made gifts having an aggregate value of $250.00 to the Mayor or any member of the City Council? ☐ Yes ☒ No

List all individuals or business entities which have an ownership interest in the property which is the subject of this application:
1117 Sandy Springs, LLC

Campaign Contributions:			
Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at $250.00 or more
N/A			

The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name: Robert Fanvist	
Signature:	Date: 2/1/16

Note: Each party involved in the application must sign an individual copy of this form.

LETTER OF INTENT AND VARIANCE RESPONSE

This Application proposes to rezone 13.26 acres of real property located at 1117 Perimeter Center West from the O-I zoning district to the MIX zoning district. The site is currently improved with an existing 419,700 gross square foot, five (5) story office building. This Application proposes to redevelop the site with (a) 1,522,754 square feet of new office use in two buildings (b) 1,673,360 square feet of new residential dwelling units consisting of 1587 units in three buildings and (c) 188,033 square feet of commercial space within the proposed and existing buildings. The existing 419,700 square foot office building will be renovated to remove square feet for the purpose of opening up corridors and to convert the first floor and a portion of the second floor consisting of 101,405 square feet in the aggregate to retail/restaurant use. Upon renovation the existing office building will include approximately 313,044 square feet of office use. The lower level commercial uses are included in the 188,033 square foot allocation. The development will provide an underground pedestrian tunnel under Perimeter Center West from the site to the MARTA station to provide direct access to transit from the site.

The development standards proposed pursuant to Section 8.2.3 of the MIX district are as follows:

(a) Minimum Front Yard = 0' (subject to PCID standards for streetscape);
(b) Minimum Side Yard = 25'
(c) Minimum Rear Yard = 25'
(d) Minimum Internal Setbacks, Separations, Landscaping Buffering Between Uses = 0'
(e) Minimum Heated Floor Area per Dwelling Unit = 600 square feet

Pursuant to Section 19.4.5, a use permit to increase the allowable height from 60 feet to 393 feet (35 stories) for the new residential buildings, 448 feet (35 stories) for the new office buildings and 65 feet (5 stories) for the existing office building.

In addition to rezoning, this Application also seeks the following concurrent variances: (a) variance from Section 18.2.1 to reduce the required parking from 8,034 parking spaces required to 5,222 parking spaces provided; and (b) variance from Section 4.23.1.A to eliminate the 10' landscape area along the interior lot line (southeast corner of the site).

The Sandy Springs Zoning Ordinance permits a variance upon a showing that: (1) the relief, if granted, would be in harmony with, or could be made to be in harmony with, the general purpose and intent of the Zoning Ordinance; (2) the application of a particular provision of the Zoning Ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape or topography, would create an unnecessary hardship for the owner while causing no detriment to the public; or (3) conditions resulting from an existing foliage or structures bring about a hardship whereby a sign meeting minimum letter size, square footage and height requirements can not be read from an adjoining public road. The proposed variances meet the first criteria.

The request to reduce the number of required parking spaces by over 35% will help address the primary issue in this area, which is the amount of traffic. The proposed direct connection to the MARTA station should dramatically increase the percentage of MARTA ridership, and thus reduce the need for parking. Even without such connection, the proximity of the station has resulted in a historical under-utilization of parking for the existing uses on the site. Therefore, the proposed reduction is justified by the MARTA connection and will further public policies contained in the Zoning Ordinance to encourage mass transit use and reduce traffic.

The request to eliminate the interior landscape strip will simply allow continuation of a condition which has existed on this site since its original development. The property line is crossed by a common drive providing access to the signalized intersection with Perimeter Center West.

Carl E. Westmoreland, Jr.
Attorney for Applicant

IMPACT ANALYSIS
FORM – B

Analyze the impact of the proposed rezoning:

1. **Does the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?**

   The adjacent and nearby property is used for a mix of uses including predominantly high rise office and commercial uses. Market trends project that there will be an increasing demand for such uses over the next several years, and greater density on sites such as this one will be best able to accommodate the growth, encouraging a more efficient use of the MARTA system, and preventing the spread of the office center to more residential areas.

2. **Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**

   As noted, adjacent and nearby properties are already developed with a high intensity mix of uses. This proposal will continue the trend of a more compact mixed use center, which has proven elsewhere in the Atlanta region, to be a benefit to the properties in the area.

3. **Does the property to be rezoned have a reasonable economic use as currently zoned?**

   The property has a reasonable, if somewhat depressed, value as zoned, but because of its location adjacent to the MARTA station, represents a unique opportunity to accommodate inevitable growth with minimal disruption to the area.

4. **Will the zoning proposal result in a use that could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?**

   The scale of the development triggers a Development of Regional Impact review which will assess the impact on streets and transportation facilities. The project does benefit by the adjacency to three public rights-of-way and the proximity to MARTA. No excessive burden is anticipated on utilities. There will be an impact on schools based on the number of new residences; however, the Applicant does not anticipate it to be overly burdensome.

5. **Is the rezoning proposal in conformity with the policies and intent of the land use plan?**

   The land use plan designates the property as Living Working Regional and the proposal is also consistent with the City's Interim Development Guidelines approved in December, 2015.

6. **Are there existing or changing conditions that affect the use and development of the property which support either approval or denial of the zoning proposal?**

   The relevant conditions are the increasing market pressure for office development in the Sandy Springs/Perimeter Center area. The proposed residential and commercial uses will balance the office use and provide an opportunity for internal capture to reduce traffic impact. The location of this site adjacent to a MARTA station should accommodate the increasing need and desire to use rapid transit.

7. **Does the zoning proposal permit a use that can be considered environmentally adverse to the natural resources, environment and citizens of the City of Sandy Springs?**

   No.

USE PERMIT CONSIDERATIONS
Building Height

A. Whether the proposed Use is consistent with the Comprehensive Plan and/or other plans adopted by the City Council;

The proposed building heights exceeding the allowable 60' in the MIX district for the proposed development is consistent with the existing Living Working Regional Comprehensive Plan recommendations for the property. The new office buildings proposed are 35 stories (448 feet) in height. The new residential buildings are 35 stories (393 feet) in height. The existing office building is 5 stories (65 feet) in height. Further, the height is consistent with the Interim Development Guidelines adopted by the Sandy Springs City Council on December 15, 2015 providing for height of 8 to 40 stories for projects within ¼ mile of MARTA and good access to existing MARTA stations.

B. Whether the proposed Use is compatible with land Uses and Zoning Districts in the vicinity of the Property for which the Use Permit is proposed;

There are several high rise office buildings in the immediate area. A request to increase height above the 60 feet permitted by the existing zoning is commensurate with existing development in the immediate area. Further, the existing zoning on the site from 1989 provides for a maximum height of 31 stories. The proposed use is compatible with those in the area.

C. Whether the proposed Use may violate local, state and/or federal statutes, ordinances or regulations governing land Development;

No violation of local, state or federal statute, ordinance or regulation will occur based on the increase in height.

D. The effect of the proposed Use on traffic flow, vehicular and pedestrian, along the Adjoining Streets;

While the development as proposed will increase traffic flow in the area, such an increase will be inevitable, regardless of this project. An increase of density in a development which contains a mix of uses, has a direct pedestrian connection to a MARTA rail station, and dramatically reduces otherwise required parking, offers the best chance to address the issue.

E. The location and number of off-Street Parking Spaces;

Parking for the development is provided in a combination of deck and surface parking. Approximately 5,222 parking spaces are proposed on the site which represents a significant reduction. This reduction will encourage and reflects the intent that users within the project will use methods of transportation other than single-occupancy

vehicles. The site plan provides additional information about the exact location of the parking.

F. The amount and location of Open Space;

The development will comply with applicable regulations regarding open space, which will be located to provide an amenity to the various elements of the development.

G. Protective Screening;

No protective screening is necessitated based on the proposal.

H. Hours and manner of operation;

The development will maintain a 24 hour presence based on the inclusion of residential uses. The increased height will not impact the hours and manner of operation.

I. Outdoor lighting; and

Outdoor lighting is not impacted by the increased height of the proposed buildings. Exterior lighting will be designed in a manner sensitive to and consistent with the nearby uses.

J. Ingress and egress to the Property.

Access will continue to be provided from each of the three roads which border the site, which will allow options and disbursement of traffic. Most important, direct pedestrian access to the MARTA station will be provided by way of attached under Perimeter Center West.

In Section 19.4.5 of Chapter XIX, the ordinance accommodates increases in height by use permit in the MIX zoning district. The required standards are to (1) submit a site plan with the application depicting open space and spatial arrangement of buildings and facilities and (2) that sources of exterior illumination shall be shielded and not visible from adjoining residences. The applicant shall meet these requirements.

ENVIRONMENTAL SITE ANALYSIS (ESA) FORM

Analyze the impact of the proposed rezoning and provide a written point-by-point response to Points 1 through 3:

1. **CONFORMANCE WITH THE COMPREHENSIVE PLAN.**

a. **Describe the proposed project and the existing environmental conditions on the site. Describe adjacent properties. Include a site plan that depicts the proposed project.**

The existing 13.26 site is developed with a 419,700 gross square foot, five (5) story office building with surface parking and a three (3) story parking deck. The proposed development consists of (a) 1,522,754 square feet of new office use in two buildings (b) 1,673,360 square feet of new residential dwelling units consisting of 1,587 units in three buildings and (c) 188,033 square feet of commercial space within the proposed and existing buildings. The existing building will remain and be extensively renovated on the interior and exterior with portions demolished and the first and a portion of the second floor converted into commercial space. The existing parking deck structure will be demolished and new one constructed in its place to accommodate the development. A portion of the existing surface parking will remain. The existing environmental conditions are discussed in Section 2 of this ESA form.

The site is bounded on three sides by public streets - Mt. Vernon Highway to the northwest, Perimeter Center West to the northeast, and Peachtree-Dunwoody Road to the southwest. The immediately adjacent property to the southeast is mixed-use development with office, residential, and retail components. Immediately across Mount Vernon Highway is undeveloped on a portion of the property with a MARTA access to the Sandy Springs station. Immediately across Perimeter Center West is the Perimeter Pointe shopping development as well as the Sandy Springs MARTA station parking deck and access. Immediately across Peachtree-Dunwoody Road are commercial developments that include ExtraSpace Storage, Home Depot, and Costco.

A copy of the site plan is included in the application submittal, of which this ESA is a part.

b. Describe how the project conforms to the Comprehensive Land Use Plan. Include the portion of the Comprehensive Plan Land Use Map which supports the project's conformity to the Plan. Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies.

The proposed building heights exceeding the allowable 60' in the MIX district for the proposed development is consistent with the existing Living Working Regional Comprehensive Plan recommendations for the property. Further, the height is consistent with the Interim Development Guidelines adopted by the Sandy Springs City Council on December 15, 2015 providing for height of 8 – 40 stories for projects within ¼ mile of MARTA and good access to existing MARTA stations.

2. **ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT**. For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect an environmental site

feature. Information on environmental site features may be obtained from the indicated source(s).

a. Wetlands

- U. S. Fish and Wildlife Service, National Wetlands Inventory (http://wetlands.fws.gov/downloads.htm)
- Georgia Geologic Survey (404-656-3214)
- Field observation and subsequent wetlands delineation/survey if applicable

The 13.26 acre site is currently fully developed. A field visit was conducted by Kimley-Horn and Associates, Inc. on January 19, 2016. No wetlands or streams were identified on the property.

b. Floodplain

- **Federal Emergency Management Agency (http://www.fema.org)**
- **Field observation and verification**

The property is located in Zone "X" as defined by the F.E.M.A. Flood Insurance Rate Map of Fulton County, Georgia Community-Panel Number 13121C0161F, effective date, September 18, 2013.

A field visit was conducted by Kimley-Horn and Associates, Inc. on January 19, 2016. No flooding conditions were identified on the property.

c. Streams/stream buffers

- **Field observation and verification**

A field visit was conducted by Kimley-Horn and Associates, Inc. on January 19, 2016. No streams/stream buffers were identified on the property.

d. Slopes exceeding 25 percent over a 10-foot rise in elevation

- **United States Geologic Survey Topographic Quadrangle Map**
- **Field observation and verification**

Boundary Zone, Inc. performed a field run topographic survey of the entire project site on October 1, 2015. The survey information is shown on the Site Plan (included as part of the Zoning Application/package). The tract contains slopes in excess of 25%, the majority of which are slopes from the public roadways down to the development. These slopes were created as part of the initial construction of the site.

e. Vegetation

- **United States Department of Agriculture, Nature Resource Conservation Service**
- **Field observation**

The site contains several mature trees that were planted as part of the initial development of the site.

f. Wildlife Species (including fish)

- **United States Fish and Wildlife Service**
- **Georgia Department of Natural Services, Wildlife Resources Division, Natural Heritage Program**
- **Field observation**

The property is included on the U.S. Geological Survey quarter-quadrangle maps of Chamblee NW and Chamblee SW. According to the U.S. Fish and Wildlife Service (USFWS) endangered species Information, Planning, and Conservation System (IPaC), the property is not located within the potential range for any federally protected species.

g. Archeological/Historical Sites

- **Historic Resources Survey**
- **Georgia Department of Natural Resources, Historic Preservation Division**
- **Field observation and verification**

No historic resources or structures are located on the property.

2. **PROJECT IMPLEMENTATION MEASURES**. Describe how the project implements each of the measures listed below as applicable. Indicate specific implementation measures required to protect environmental site feature(s) that may be impacted.

a. Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors.

The existing slopes on site that exceed 25 percent will be redeveloped. The proposed development will structurally bring the site up to street level thereby eliminating these slopes.

b. Protection of water quality

The submitted zoning plan layout generally follows the sites existing features resulting in a lower impact site design.

Final site design has not been completed at the time of zoning submittal, but measures will be incorporated to address Water Quality in accordance with City requirements (as per GA Stormwater Management Manual) could include several non-structural and structural measures: the use of natural drainageways instead of piped storm sewers where feasible, overland filtration, stormwater ponds, and porous pavement.

c. Minimization of negative impacts on existing infrastructure

The project is considered a Development of Regional Impact (DRI) and therefore, an extensive analysis will be conducted to analyze the impacts on existing infrastructure.

d. Minimization on archeological/historically significant areas

See response to 2.g. above.

e. Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (e.g., solid waste and wastewater treatment facilities, utilities, airports, and railroads) and industrial (e.g., landfills, quarries and manufacturing facilities) uses.

Stormwater discharge from the project site eventually drains to Nancy Creek, a tributary of the Chattahoochee River. Portions of Nancy Creek are listed as impaired stream on the 305(b) and 303(d) lists, however the project site is located outside of the NPDES 1 mile buffer. There is no Total Maximum Daily loading (TMDL) Plan for stormwater discharges in the project area. To prevent potential degradation downstream from the construction site, erosion and sediment control Best Management Practices (BMPs), consistent with the current Manual for Erosion and Sediment Control in Georgia, published by the Georgia Soil and Water Conservation Commission (GSWCC), shall be designed and implemented.

f. Creation and preservation of green space and open space

Pursuant to the site plan, 66% of the site will be undeveloped open space. The project has significant green space and open space.

g. Protection of citizens from the negative impacts of noise and lighting

The lighting for the development will be commensurate with the security and urban mixed use scale lighting in other similar developments.

h. Protection of parks and recreational green space

As mentioned in the Water Quality section, the submitted zoning plan layout prioritized and embraced the sites existing features (topography/drainage/existing drives/vegetation/etc), resulting in a lower impact site design.

i. Minimization of impacts to wildlife habitats

As mentioned above, the USFWS IPaC does not list the property location as being within the presumed range of any federally protected plant or animal species.

LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 19 OF THE 17TH DISTRICT, CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR & CAP MARKING THE NORTHERLY INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MOUNT VERNON ROAD (VARIABLE R/W) AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PEACHTREE DUNWOODY ROAD (VARIABLE R/W); THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: N 61°25'59" E A DISTANCE OF 72.80 FEET TO A 1/2" REBAR; 500.91 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2362.30 FEET TO BEAR N 55°20'15" E WITH A CHORD OF 499.98 FEET TO A NAIL; 100.66 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 64.50 FEET TO BEAR S 86°01'05" E WITH A CHORD OF 90.75 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PERIMETER CENTER WEST (VARIABLE R/W); THENCE DEPART SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND RUN ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: S 41°18'31" E A DISTANCE OF 77.89 FEET TO A POINT; S 22°47'43" E A DISTANCE OF 68.03 FEET TO A POINT; N 51°07'58" E A DISTANCE OF 21.62 FEET TO A POINT; S 41°18'27" E A DISTANCE OF 76.16 FEET TO A POINT; S 26°38'59" E A DISTANCE OF 51.79 FEET TO A POINT; 215.28 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2359.83 FEET TO BEAR S 44°33'31" E WITH A CHORD OF 215.21 FEET TO A POINT; S 44°32'23" W A DISTANCE OF 5.11 FEET TO A POINT; S 04°57'35" W A DISTANCE OF 25.87 FEET TO A POINT; S 50°45'25" E A DISTANCE OF 25.30 FEET TO A POINT; N 43°26'54" E A DISTANCE OF 24.31 FEET TO A POINT; 36.81 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2359.83 FEET TO BEAR S 48°37'13" E WITH A CHORD OF 36.81 FEET TO A POINT; N 40°55'58" E A DISTANCE OF 12.25 FEET TO A POINT; S 49°27'33" E A DISTANCE OF 32.12 FEET TO A 1/2" REBAR & CAP; THENCE DEPART SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND RUN ALONG THE WESTERLY LINE OF TWO TRACTS OR PARCELS OF LAND NOW OR FORMERLY OWNED BY ELEVEN FIFTY FIVE PERIMETER WEST, LLC. AND FINGER FSC PERIMETER, LTD. THE FOLLOWING COURSES AND DISTANCES: S 40°17'08" W A DISTANCE OF 49.75 FEET TO A POINT; S 73°30'22" E A DISTANCE OF 36.48 FEET TO A POINT; S 74°55'21" E A DISTANCE OF 48.67 FEET TO A 1/2" REBAR; S 39°33'15" W A DISTANCE OF 48.17 FEET TO A POINT; S 30°02'59" W A DISTANCE OF 97.09 FEET TO A POINT; S 50°32'30" W A DISTANCE OF 631.36 FEET TO A 1/2" REBAR & CAP ON THE AFOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE OF PEACHTREE DUNWOODY ROAD (VARIABLE R/W); THENCE DEPART SAID WESTERLY LINE AND RUN ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: N 24°13'43" W A DISTANCE OF 15.00 FEET TO A POINT; 169.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 514.04 FEET TO BEAR N 31°17'04" W WITH A CHORD OF 168.46 FEET TO A POINT; N 48°43'38" E A DISTANCE OF 13.02 FEET TO A POINT; N 41°16'24" W A DISTANCE OF 10.00 FEET TO A POINT; S 48°43'38" W A DISTANCE OF 13.02 FEET TO A POINT; 46.80 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 514.04 FEET TO BEAR N 44°26'20" W WITH A CHORD OF 46.79 FEET TO A 1/2" REBAR; N 48°00'45" W A DISTANCE OF 26.19 FEET TO A POINT; N 50°19'07" W A DISTANCE OF 226.62 FEET TO A POINT; 96.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 414.60 FEET TO BEAR N 46°21'27" W WITH A CHORD OF 96.13 FEET TO A POINT; N 23°20'41" W A DISTANCE OF 46.21 FEET TO A POINT; 96.96 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 403.96 FEET TO BEAR N 26°26'19" W WITH A CHORD OF 96.73 FEET TO A POINT; N 18°43'07" W A DISTANCE OF 81.53 FEET TO A POINT; 76.25 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 54.50 FEET TO BEAR N 21°21'34" E WITH A CHORD OF 70.18 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 13.260 ACRES (577,607 SQUARE FEET) MORE OR LESS.

Developments of Regional Impact

New DRI

DEVELOPMENT OF REGIONAL IMPACT
Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the Rules for the DRI Process and the DRI Tiers and Thresholds for more information.

Local Government Information

Submitting Local Government:	Sandy Springs
Individual completing form:	Catherine Mercier Baggett
Telephone:	770-206-1543
E-mail:	cmercier-baggett@sandysprings.ga.gov

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project:	1117 Perimeter Center West
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	1117 Perimeter Center West, Sandy Springs, GA
Brief Description of Project:	13.26 acre site proposed for redevelopment with 1,522,754 SF new office, 1,673,360 SF new residential (1587 units), 188,033 SF commercial and 313,044 SF office to remain of existing 419,700 SF office building

Development Type:

◉ (not selected)	○ Hotels	○ Wastewater Treatment Facilities
○ Office	☒ Mixed Use	○ Petroleum Storage Facilities
○ Commercial	○ Airports	○ Water Supply Intakes/Reservoirs
○ Wholesale & Distribution	○ Attractions & Recreational Facilities	○ Intermodal Terminals
○ Hospitals and Health Care Facilities	○ Post-Secondary Schools	○ Truck Stops
○ Housing	○ Waste Handling Facilities	○ Any other development types
○ Industrial	○ Quarries, Asphalt & Cement Plants	

If other development type, describe:

Project Size (# of units, floor area, etc.):	1,835,798 SF office, 188,033 SF commercial, 158 units
Developer:	1117 Sandy Springs LLC
Mailing Address:	1117 Perimeter Center West, N 111
Address 2:	
City:	Sandy Springs State: GA Zip: 30338
Telephone:	(404) 514-8575
Email:	rob@stonewallco.com
Is property owner different from developer/applicant?	(not selected) Yes ☒ No
If yes, property owner:	
Is the proposed project entirely located within your local government's jurisdiction?	(not selected) ☒ Yes No
If no, in what additional jurisdictions is the project located?	
Is the current proposal a continuation or expansion of a previous DRI?	(not selected) Yes ☒ No
If yes, provide the following information:	Project Name: Project ID:
The initial action being requested of the local government for this project:	☑ Rezoning ☐ Variance ☐ Connect Sewer ☐ Connect Water ☐ Permit ☐ Other
Is this project a phase or part of a larger overall project?	(not selected) Yes ☒ No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: 2022 Overall project: 2022

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