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APR 5 2016

City of Sandy Springs
Community Development

SANDY SPRINGS GEORGIA

Case No.: RZ16-00911
Planner's initials: CML

APPLICATION FORM

APPLICATION

Purpose of the application: Rezone to accomodate the proposed mixed use project: 125 key hotel, 260 + unit multifamily, and 24,500 sf retail project

Check all that apply:
☑ Rezoning ☐ Modification ☑ Use permit(s) ☑ Concurrent variance(s)

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

Rezone to site plan specific MIX zoning to accomodate the applicant's development plans. Request a height use permit for the hotel building, a height use permit for the multi-family building, and a concurrent parking variance.

COMMUNITY MEETING 1 REPORT

Date and location of CM1: Building 1 Conference Room in Concourse Corporate Center

Beginning time: 7:00 p.m. | End time: 7:45 p.m.

Summary of concerns discussed:

No concerns were expressed that have not been addressed. Discussed parking, traffic, building height and bike paths.

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

Explain: No real concerns were voiced.

- TO BE FILLED OUT BY P&Z STAFF -

Application date: 4/5/16	Planning Commission date: 6/16/16
CM2 date and time: 4/26/16	Mayor and City Council date: 7/19/16

OFFICIAL REQUEST (FOR PUBLICATION):

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:	Sworn and subscribed before me this ____ th day of _____ 20 ___
Address:	
City, State, Zip Code:	Notary public:
Email address:	Seal:
Phone number:	
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:

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): or~~ the manager for the owner

☐ 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: Sheldon Taylor	
Company name: Regent Partners, LLC	Sworn and subscribed before me this 5th th day of April 20 16
Address: 3340 Peachtree Road, Suite 1400	
City, State, Zip Code: Atlanta, Georgia 30326	Notary public:
Email address: staylor@regentpartners.com	Seal: LAURA WAGONER NOTARY PUBLIC COBB COUNTY, GEORGIA COMMISSION EXPIRES MAY 22, 2019
Phone number: (404) 995-1518	
Applicant's signature:	Commission expires: 5-22-19

SANDY SPRINGS
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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:	Jessica L. Hill
Applicant's signature:	

Sworn and subscribed before me this
28th day of March 20 16
Notary public: Mary J. Bernard
Seal:

Commission expires:
June 20, 2017

SANDY SPRINGS
GEORGIA

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:
REJV Concourse Atlanta LLC
REJV Concourse Land LLC
Regent Partners, LLC

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

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: Craig Deitelzweig (REJV)	Sheldon Taylor (Regent Partners, LLC)
Signature:	Signature:
Date: April 4, 2016	Date: April 4, 2016

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

Application for Rezoning: Concourse Mixed Use Project
Sandy Springs, Georgia
Address: 5900 Peachtree Dunwoody Road
Applicant: Regent Partners, LLC
Owner: REJV Concourse Atlanta, LLC

Ms. Cecilia Leal
Planner, City of Sandy Springs
7840 Roswell Road, Building 500
Sandy Springs, GA 30350

Date: April 5, 2016

LETTER OF INTENT: Rezoning Case: RZ16-0091 (Concourse)

Dear Ms. Leal,

Please accept this letter as the "Letter of Intent" as stipulated under Additional Requirements of the Sandy Springs Application for Rezoning.

1. The Requested zoning, modification, and/or use permit, and concurrent variances are as follows:
MIX is the requested zoning. The rezoning will be site plan specific. We request two use permits because building heights will exceed the 60': The hotel will be approximately 85 feet tall and the apartments will be 90 feet tall. We also request a concurrent variance for the reduction of parking spaces from a requirement of 1,135 parking spaces to 1,026 spaces, a reduction of 9.6%.

2. **Factual details about the proposed use:**

- **Number and size of buildings, square footage of gross floor area of nonresidential uses**

Restaurant building 1: approximately 6,500 sf, one story
Restaurant building 2: approximately 4,500 sf, one story
Restaurant building 3: approximately 13,500 sf, one story
Hotel: 128 keys and approximately 80,135 sf, 7 stories (including the half basement)
Office: 181,913 SF

- **Type and number of residential units:**

180 one bedroom/1 bath units
83 two bedroom/2 bath units
5 stories of units over 2 stories of parking (including the lower half parking level)

- **Number of Employees and customers, hours of operation, number of classrooms, etc.**

Hotel: Is envisioned to have approximately 60 employees, have an average of approximately 80% of the room occupied. The hotel will be continuously operational.

Restaurants: Number of employees and hours are unknown at this time

Residential: Total staff will be approximately 6 employees. The apartments are anticipated to average 95% leased. The property will be continuously staffed.

Office: 181,913 sf at 90% occupied with a 3 people per/1000 sf ratio with a 30% vacancy rate will equate to a maximum of 344 people during normal business hours.

3. For rezoning to CUP, NUP and MIX districts, detail the proposed development standards:

Item	Requirement	Comment
Height	60 feet	Use permit requested
Minimum Front Yard		20 ft on Hammond Peachtree Dunwoody
Minimum Side Yard		3 ft on ~~Hammond~~ after a 3 ft landscape strip and a 13' path from back of curb
Minimum Rear Yard		0 ft
Minimum Development Frontage:	35 feet	Minimum exceeded
Minimum Building Separations:	per the International Building Code	IBC conditions met
Minimum Heated Floor Area per Dwelling Unit:	As specified in zoning conditions	Please see unit mix. Smallest single bedroom studio unit is 575 sf.
Minimum Accessory Structure Requirements:	not located in the minimum front yard	Met
Minimum Common Outdoor Area:	20% of total site area	Met
Pedestrian Connectivity:	All components are required to be interconnected with pedestrian paths	All buildings connected by pedestrian paths
Parking:	off-street parking per Article XVIII	Concurrent variance requested

Please call if you have any questions or require additional information.

Application for Rezoning: Concourse Mixed Use Project
Sandy Springs, Georgia
Address: 5900 Peachtree Dunwoody Road
Applicant: Regent Partners, LLC
Owner: REJV Concourse Atlanta, LLC

Sincerely,

Sheldon Taylor
CFO of Regent Partner, LLC
(acting as applicant on behalf of REJV Concourse Atlanta, LLC)

ZONING IMPACT ANALYSIS:

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

The mixed use development only contains uses (hotel, multifamily and retail) that already exist in the immediate vicinity. Uses adjacent to the site include (i) the office buildings in Concourse, Palisades and Lakeside Commons, (ii) the Westin Hotel, (iii) the Concourse Athletic Club, (iv) the Citizens Perimeter and 1160 Hammond apartment buildings, (v) the Publix retail shopping center and other retail further north on Peachtree Dunwoody. Under development is an apartment project with ground floor retail at the Hammond and Peachtree Dunwoody intersection.

b. Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.

The mixed use development will enhance the adjacent Concourse offices, Palisades Office Park and Lakeside Commons by offering food options, hotel rooms for business clients, and nearby living options for employees. For the apartment projects (Citizens Perimeter, 1160 Hammond, etc.), the development will provide dining and entertainment options accessible by foot or bike thereby enhancing the attractiveness of the area. Also, the entire medical complex south on Peachtree Dunwoody will benefit from the restaurant offerings and hotel rooms.

c. Whether the property to be affected by the proposed rezoning has a reasonable economic use as currently zoned.

The current zoning requiring "for sale" residential units is not economically feasible. Condominiums in the immediate vicinity are currently selling for $113 to $282 per square foot with an average price of $180 psf. This average is below replacement cost of "for sale" residential flats.

d. Whether the proposed rezoning will result is a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities or schools.

The current mixed use development proposes uses which are counter cycle to the current Concourse Office Park office traffic flow. Also, the location of the restaurant and residential uses are within the core office market of Central Perimeter, so internal capture of trips (i.e. on foot, bike, or at worst, inter automobile) is anticipated. Therefore no excessive burden is anticipated on the transportation facilities and the burden will certainly be less than if the current zoning was constructed. For utilities, the Concourse Office Park has adequate facilities for the development. Finally, the multifamily project will be approximately 65% one bedroom and 35% two bedrooms and no three bedrooms. So little impact is anticipated on the school system.

e. Whether the proposed rezoning is in conformity with the policies and intent of the City's Comprehensive Plan.

The proposed mixed use development is in Node 6 of the Comprehensive Plan – a Live Work Regional area. This area is encouraged to have a mix of uses: residential, commercial and institutional. This is precisely the development proposed.

f. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning.

The continued densification of the PCID mandates a mix of uses that are accessible to MARTA, bike trails and the highway network. This mix of uses encourages a walkable and urban environment that will sustain the economic engine of the PCID as the millennial generation becomes dominate. This development accommodates/facilitates these conditions.

g. Whether the proposed rezoning will permit a land use which can be considered environmentally adverse to the natural resources, environment and citizens of the City.

This development is not considered adverse to the natural resources, environment and citizens of the City. To the contrary, the location near mass transit, the accommodation of bike and pedestrian paths and the encouragement of an urban and walkable environment encourages the behavior sought by the City.

USE PERMIT ANALYSIS: Request a use permit to exceed the 60 foot height limitation for the hotel.

a.1 Whether the proposed use is consistent with the Comprehensive Land Use Plan and/or Economic Development Revitalization plans adopted by the City Council.

The proposed mixed use development is in Node 6 of the Comprehensive Plan – a Live Work Regional area. This area has no height limitation and a mix of uses is encouraged: residential, commercial and institutional. This is precisely the development proposed. Also, the project is in conformance with the Live Work Regional designation and the 8 story height limitation.

a.2 Compatibility with Land uses and zoning districts in the vicinity of the property for which the Use Permit is proposed.

The mixed use development only contains uses (hotel, multifamily and retail) that already exist in the immediate vicinity. The proposed development is compatible with the uses in the vicinity of the property and the proposed building height is similar buildings in the surrounding area.

a.3 whether the proposed use may violate local, state and/or federal statues, ordinance or regulations governing land development.

The proposed development does not violate local, state and/or federal statutes governing land development.

a.4 The effect of the proposed use on traffic flow, vehicular and pedestrian, adjoining streets.

Traffic: The current mixed use development proposes uses which are counter cycle to the current Concourse Office Park office traffic flow. Also, the location of the restaurant and residential uses are within the core office market of Central Perimeter, so internal capture of trips (i.e. on foot, bike, or at worst, inter automobile) is anticipated. Therefore no excessive burden is anticipated on the transportation facilities and the burden will certainly be less than if the current zoning was constructed. Submitted is a letter from Kimley Horn projecting the project's trip generation at less than 300 peak hour trips.

Pedestrian: The project is designed specifically for the pedestrians with alleys and sidewalks. Also, the project will incorporate a bike path into the street frontage.

a.5 The location and number of off-street parking spaces

See site plan for specific location of parking spaces. Total parking count is 1,026.

a.6 The amount and location of open space;

See site plan for location of open space. Total open space is 47.8% of the site.

a.7 Protective screening

No protective screening is anticipated at this time.

a.8 Hours and manner of operation

The hotel is open 24 hours a day, the apartments are occupied 24 hours a day and the restaurant/retail hours are to be determined.

a. 9 Outdoor lighting
To be determined.

a. 10 Ingress and egress to the property

See site plan. Right in/right out is on Peachtree Dunwoody. Internal access is provided through Concourse Corporate Center.

b. Explain how the standards in Article XIX are or can be met.

To the best of our knowledge, the proposed uses, site plan and building plans meet the standards.

USE PERMIT ANALYSIS: Request a use permit to exceed the 60 foot height limitation for the multifamily.

a.1 Whether the proposed use is consistent with the Comprehensive Land Use Plan and/or Economic Development Revitalization plans adopted by the City Council.

The proposed mixed use development is in Node 6 of the Comprehensive Plan – a Live Work Regional area. This area has no height limitation and a mix of uses is encouraged: residential, commercial and institutional. This is precisely the development proposed. Also, the project is in conformance with the Live Work Regional designation and the 8 story height limitation.

a.2 Compatibility with Land uses and zoning districts in the vicinity of the property for which the Use Permit is proposed.

The mixed use development only contains uses (hotel, multifamily and retail) that already exist in the immediate vicinity. The proposed development is compatible with the uses in the vicinity of the property and the proposed building height is similar buildings in the surrounding area.

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See site plan for specific location of parking spaces. Total parking count is 1,026.

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See site plan for location of open space. Total open space is 47.8% of the site.

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No protective screening is anticipated at this time.

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The hotel is open 24 hours a day, the apartments are occupied 24 hours a day and the restaurant/retail hours are to be determined.

a. 9 Outdoor lighting
To be determined.

a. 10 Ingress and egress to the property

See site plan. Right in/right out is on Peachtree Dunwoody. Internal access is provided through Concourse Corporate Center.

b. Explain how the standards in Article XIX are or can be met.

To the best of our knowledge, the proposed uses, site plan and building plans meet the standards.

CONCURRENT VARIENCE ANALYSIS: The off-street parking is requested to be reduced from 1,135 parking spaces to 1,026 parking spaces.

Harmony: The use of cross parking conforms to best practice and is encouraged by Sandy Springs. The use of office parking for counter uses such as the hotel and evening restaurant parking is an appropriate use of resources.

Application: The reduction in parking allows more opportunity for the creation of a walkable and more urban environment that will be of benefit to the public.

ENVIROMENTAL SITE ANALYSIS:

a. Conformance with the Comprehensive Plan.

The proposed mixed use development is in Node 6 of the Comprehensive Plan – a Live Work Regional area. This area is encouraged to have a mix of uses: residential, commercial and institutional. This is precisely the development proposed.

b. Environmental Impacts: see attached

TRAFFIC IMPACT STUDY:

Per the attached preliminary findings by Kimley Horn, the Mixed-Use threshold of 300 peak hour trips has not been met. Therefore no traffic impact study has been completed.

DEVELOPMENT OF REGIONAL IMPACT:

Per the latest thresholds set by the Atlanta Regional Commission, no DRI is required.

CHATTAHOOCHEE RIVER CORRIDOR CERTIFICATE:

Not required since the site is more than 2,000 ft. from the Chattahoochee River.

PUBLIC PARTICATION MEETING:

Will be filled prior to seven (7) business days prior to the MCC meeting. Contents will include:

a. List of all parties contacted (including sign in sheet)
b. Copies of the notification letters
c. Methods of notification employed
d. Dates and locations of all meetings
e. Summary of concerns and issues discussed
f. Summary of the applicant's responses to these concerns and issues

SURVEY AND PLAN:

Provided under separate cover.

SANDY SPRINGS
GEORGIA

ENVIRONMENTAL SITE ANALYSIS (ESA)
FORM A

Provide a complete Environmental Site Analysis document fully addressing all items as required in Sections 1 through 3 below.
Attach this Form A to the front of the completed Environmental Site Analysis document (and any subsequent revisions) prior to submission.

ESA Revision Number: *0*

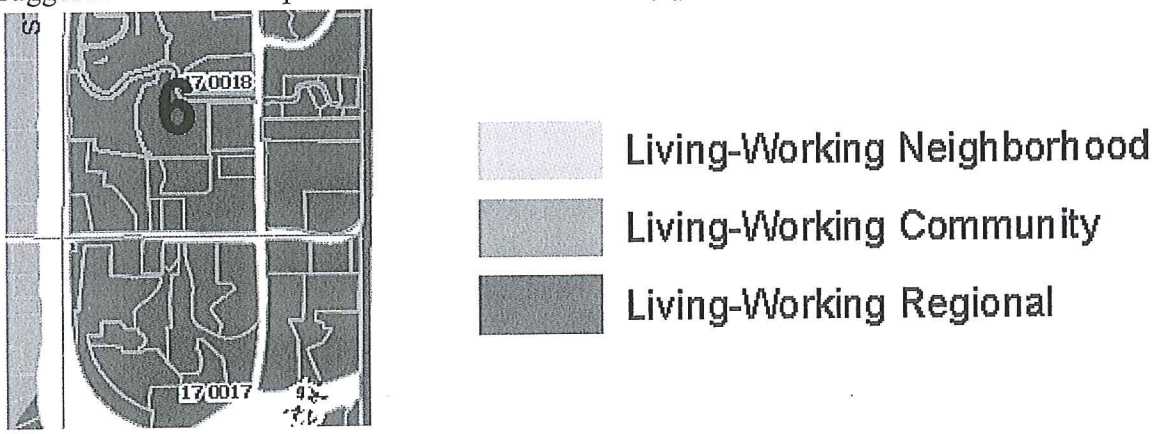
Applicant: *Regent Partners, LLC (c/o Sheldon Taylor)* Phone Number: *(404) 995-1518*

1. CONFORMANCE WITH THE COMPREHENSIVE PLAN. 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 proposed project consists of the redevelopment of a portion of the existing Concourse property to allow for the construction of an approximate 263-unit multi-family apartment complex with structured parking, a 128 room hotel, and approximately 24,500 SF of restaurant / retail. The site currently consists of an office building with a combination of surface and structured parking.

The proposed mixed use development is complemented by the surrounding existing properties which consist of: a retail facility to the north, office and hotel use to the west, office use to the south, and office / residential to the east.

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 project conforms to the "Living-Working Regional" land use category as it consists of a high-density mixture of multi-family residential, restaurant, office, and hotel uses all within walking distance to the Dunwoody MARTA station and Perimeter Mall.

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

N/A

b. Floodplain
- Federal Emergency Management Agency (http://www.FEMA.org)
- Field observation and verification

The site is currently classified as "Zone X" per the FEMA FIRM maps, meaning that it is not located within a 100 year floodplain.

c. Streams/stream buffers
- Field observation and verification

There are no streams located on-site.

d. Slopes exceeding 25 percent over a 10-foot rise in elevation
- United States Geologic Survey Topographic Quadrangle Map
- Field observation and verification

There are 2 areas on site exceeding a 25% slope for greater than 10' in height. The first is along the northern property line sloping down from the existing back of curb along Hammond Drive to the face of the existing parking deck. The proposed hotel plan is to construct a retaining wall along the same location as the existing parking deck wall. Therefore, the slope in this area will be left as is. The second area is along the eastern property line sloping down the landscape area along Peachtree Dunwoody Road. The proposed restaurants and hotel are proposed in this area and therefore the slope will be removed.

e. Vegetation
- United States Department of Agriculture, Nature Resource Conservation Service
- Field observation

Existing vegetation on site consists of maintained landscape areas adjacent to the existing building and parking deck as well as in and around the existing surface parking lot. Additionally, there are heavily vegetated areas adjacent to the northern and eastern property lines. The proposed redevelopment will follow the City of Sandy Springs landscaping requirements and the tree conservation ordinance for those portions of the site affected.

f. Wildlife Species (including fish)

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

N/A

g. Archeological/Historical Sites

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

N/A

3. <u>PROJECT IMPLEMENTATION MEASURES.</u> 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.

In order to help protect the environmentally sensitive areas on site, the following practices will be implemented:

- *Make reasonable efforts during construction in accordance with Georgia Erosion Control Manual to minimize the effects of sediment runoff.*
- *Treat on site stormwater runoff for water quality in accordance with the Georgia Stormwater manual prior to discharge off of the site.*

b. Protection of water quality

During site construction stormwater runoff will be treated in accordance with Georgia Erosion Control Manual. After construction is completed the site will treat on site stormwater runoff for water quality in accordance with Georgia Stormwater Manual. This will be done using a combination of stormwater detention vaults and proprietary stormwater quality devices.

c. Minimization of negative impacts on existing infrastructure

The proposed project adds to the existing infrastructure by dedicating approximately 5,500 SF of fee simple right of way land to the City of Sandy Springs. This right of way dedication allows for a proposed multi-use path along the western edge of Peachtree Dunwoody Road.

d. Minimization on archeological/historically significant areas

N/A

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.

N/A

f. Creation and preservation of green space and open space

The Owner/ Applicant has elected to maintain a minimum of 20% open space with 15% being green space. The proposed multi-family project features a courtyard and pool area that will be a focal point of the private residential amenity package.

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

All construction activities will be in accordance with the City of Sandy Springs Noise Ordinance. All proposed site lighting will attempt to minimize any adverse impacts on the neighboring properties.

h. Protection of parks and recreational green space

N/A

i. Minimization of impacts to wildlife habitats

N/A

Kimley»Horn

April 4, 2016

Andrew Allman
Regent Partners, LLC
3344 Peachtree Road, NE, Suite 1600
Atlanta, Georgia 30326

Re: Concourse Mixed Use Trip Generation Comparison

Dear Andrew,

Per your request, we have prepared a comparison of existing and anticipated future trips for the Concourse Corporate Center site. The Concourse Corporate Center is located in Sandy Springs on Concourse Parkway east of SR 400, and north of I-285. Concourse currently exists as an office complex with approximately 2.17 million square feet of office, a 372-room hotel and an 85,000 square foot health/fitness club. The proposed mixed use expansion on the site would front Hammond Drive and Peachtree Dunwoody Road and include an additional 125-room hotel, 170 residential units, and approximately 24,500 square feet of restaurant space.

The trip generation comparison estimated trips associated with the existing and proposed site development using methodology provided in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 9th Edition, 2012*. Trip generation for the Concourse Corporate Center site was calculated based on the following land uses: Apartment (ITE 220), Hotel (ITE 310), Health/Fitness Club (ITE 492), General Office Building (ITE 710), Quality Restaurant (ITE 931), and High-Turnover (Sit-Down) Restaurant (ITE 932).

The Existing scenario includes estimated trips generated using ITE methodology for the existing office, hotel, and health/fitness club land use. The Future Build scenario includes anticipated trips generated for the existing land uses plus the additional hotel, residential, and restaurant uses proposed for the mixed use addition on the site.

While many trips entering and exiting the site may be taken by single occupant automobiles, there will be a component of the total trips that are taken by alternative transportation modes. The number of trips that actually enter and exit the mixed use site include trips taken by personal automobiles, transit, walking, and biking, less trips taken internal to the site due to the interaction of complementary adjacent land uses. The mixed use interaction will include shorter trips that occur internal to the site, and will not directly impact adjacent street traffic.

An alternative mode reduction of 10% was applied for both the existing and proposed future mixed use addition to the site due to its location in a Regional Center (according to the ARC Unified Growth Policy Map), where alternative mode travel is heavily encouraged. Alternative transportation modes may include walking, biking, carpool or vanpool trips, and using transit as opportunities to reduce single occupant vehicular travel.

Mixed use vehicle trip reductions (internal capture) were taken according to the *ITE Trip Generation Handbook, Third Edition, 2014*. Total internal capture and vehicle trip reduction between the land uses occurs as a result of the interaction between complementary land uses on the site. There exists some internal capture today with the hotel, office, and health/fitness club. ITE methodology estimates that today approximately 7.0% of daily trips, 7.6% of AM Peak Hour trips, and 1.7% of PM Peak Hour trips are

captured internal to the site. Significantly more internal capture is anticipated with the addition of residential, restaurant, and additional hotel rooms on the site. The anticipated Future Build internal capture includes 19.6% of daily trips, 11.8% of AM Peak Hour trips and 10.9% of PM Peak Hour trips.

Applying the alternative mode and mixed use vehicle trip reductions to the gross trips generated, results in the estimated net number of trips entering and exiting the site. **Table 1** and **Table 2** include the net number of trips estimated for the Existing and Future Build scenarios.

Table 1: Existing Net Trip Generation

	Daily Total	AM Peak Hour			PM Peak Hour		
		Total	Enter	Exit	Total	Enter	Exit
Gross Project Trips	19,358	2,559	2,149	410	3,030	711	2,319
Hotel (372 rooms)	2,956	197	116	81	223	114	109
Office (2,168,213 SF)	2,799	120	60	60	300	171	129
Health/Fitness Club (85,000 SF)	13,603	2,242	1,973	269	2,507	426	2,081
Mixed-Use Reduction	*-2,274*	*-208*	*-103*	*-105*	*-170*	*-74*	*-96*
Alternative Mode Reduction (10%)	*-1,708*	*-236*	*-205*	*-31*	*-286*	*-64*	*-223*
Net Total Existing Trips	**15,376**	**2,115**	**1,841**	**274**	**2,574**	**573**	**2,000**

Pass-by reductions were not considered for this analysis, but could be applicable for retail and/or restaurant trips. Traffic normally travelling along a roadway may choose to visit a retail or restaurant establishment that is along the vehicle's path. These trips are already on the road and would therefore only be new trips on the driveways. Due to the comparatively small restaurant space in the proposed mixed use development, pass-by reductions were not considered for this comparison, but would result in a slightly fewer Net New Trips on the adjacent network.

Table 2: Future Build Net Trip Generation

	Daily Total	AM Peak Hour			PM Peak Hour		
		Total	Enter	Exit	Total	Enter	Exit
Gross Project Trips	23,918	2,854	2,278	566	3,429	956	2,473
Apartment (170 dwelling units)	1,154	87	17	70	111	72	39
Hotel (497 rooms)	3,702	263	155	108	298	152	146
Office (2,168,213 SF)	13,603	2,242	1,973	269	2,507	426	2,081
Health/Fitness Club (85,000 SF)	2,799	120	60	60	300	171	129
Quality Restaurant (12,250 SF)	1,102	10	N/A	N/A	92	62	30
High-Turnover (Sit-Down) Restaurant (12,250 SF)	1,558	132	73	59	121	73	48
Mixed-Use Reduction	*-4,694*	*-336*	*-168*	*-168*	*-374*	*-187*	*-187*
Alternative Mode Reduction (10%)	*-1,922*	*-252*	*-211*	*-39*	*-307*	*-77*	*-229*
Net Total Future Trips	**17,302**	**2,266**	**1,899**	**359**	**2,748**	**692**	**2,057**

The total number of new trips anticipated for the Concourse Corporate Center site, considering alternative mode reduction of 10%, and mixed use reductions based on ITE methodology yields the net new trips anticipated by the development, which is shown below in **Table 3**.

Table 3: Net New Trips

	Daily Total	AM Peak Hour			PM Peak Hour		
		Total	Enter	Exit	Total	Enter	Exit
Net Existing Trips	15,376	2,115	1,841	274	2,574	573	2,000
Net Future Build Trips	17,302	2,266	1,899	359	2,748	692	2,057
Net New Trips	**1,926**	**151**	**58**	**85**	**174**	**119**	**57**

In conclusion, the total number of new vehicular trips anticipated for the addition of 125 hotel rooms, 170 residential units, and 24,500 square feet of restaurant space include approximately 151 new trips in the AM Peak Hour, 174 new trips in the PM Peak Hour, and 1,926 total daily trips.

Please contact me at (404) 201-6155 or at ana.eisenman@kimley-horn.com should you have any questions.

Sincerely,

Ana Eisenman

Ana Eisenman, P.E.
Kimley-Horn | The Biltmore 817 W. Peachtree Street, Suite 601, Atlanta, GA 30308
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PROPERTY LEGAL DESCRIPTON

5900 Peachtree Dunwoody Road Sandy Springs, Georgia 30328

All that tract or parcel of land lying and being in Land Lot 17 of the 17th District, City of Sandy Springs, Fulton County, Georgia and being more particularly described as follows:

POINT OF BEGINNING, said point being located at the iron pin located at the southwest corner of the right-of-way of Peachtree Dunwoody Road and Hammond Drive;

1. Thence S 04°59'14" E for a distance of 128.86 feet;
2. Thence S 02°21'11" E for a distance of 224.45 feet;
3. Thence S 01°20'17" W For a distance of 297.28 feet;
4. Thence S 01°20'17" W for a distance of 63.02 feet;
5. Thence, leaving the aforesaid right-of-way of Peachtree Dunwoody Road 52.83 feet along the arc of a curve deflecting to the right, having a radius of 161.07 feet and a chord bearing and distance of S 50°43'47" W, 52.59 feet;
6. Thence S 64°44'31" W for a distance of 164.19 feet;
7. Thence, 24.38 feet along the arc of a curve deflecting to the right, having a radius of 25.00 feet and a chord bearing and distance of N 87°19'32" W, 23.42 feet;
8. Thence, 52.92 feet along the arc of a curve deflecting to the left, having a radius of 259.76 feet and a chord bearing and distance of N 65°13'48" W, 52.83 feet;
9. Thence S 08°14'59" W for a distance of 25.03 feet;
10. Thence, 73.79 feet along the arc of a curve deflecting to the left, having a radius of 201.00 feet and a chord bearing and distance of N 78°10'58" W, 73.38 feet;
11. Thence N 88°41'56" W for a distance of 13.11 feet;
12. Thence, 154.72 feet along the arc of a curve deflecting to the right, having a radius of 197.00 feet and a chord bearing and distance of N 66°12'00" W, 150.77 feet;
13. Thence N 43°42'03" W for a distance of 88.44 feet;
14. Thence, 78.54 feet along the arc of a curve deflecting to the right, having a radius of 100.00 feet and a chord bearing and distance of N 21°12'02" W, 76.54 feet;
15. Thence N 01°17'59" E for a distance of 345.47 feet;
16. Thence, 131.62 feet along the arc of a curve deflecting to the left, having a radius of 182.00 feet and a chord bearing and distance of N 19°25'06" W, 128.77 feet;
17. Thence N 40°08'10" W for a distance of 11.29 feet;
18. Thence, 140.81 feet along the arc of a curve deflecting to the right, having a radius of 197.50 feet and a chord bearing and distance of N 19°42'38" W, 137.85 feet;
19. Thence N 00°42'54" E for a distance of 48.18 feet returning to aforesaid right-of-way of Hammond Drive;
20. Thence S 89°18'30" E for a distance of 264.49 feet;
21. Thence S 88°46'34" E for a distance of 91.59 feet;
22. Thence S 88°46'34" E for a distance of 257.00 feet;
23. Thence, 58.49 feet along the arc of a curve deflecting to the right, having a radius of 40.00 feet and a chord bearing and distance of S 46°52'54" E, 53.42 feet to the point of beginning, containing 482,467 square feet or 11.08 acres of land, more or less.