

**REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS APPLICATION**

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF PEACHTREE CORNERS, GEORGIA

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
North American Properties-Atlanta, LTD NAME: <u>c/o Parker Poe Adams &amp; Bernstein</u>	NAME: <u>Innovation Lofts &amp; Hotel Indigo, LLC</u>
ADDRESS: <u>1075 Peachtree Street NE, Ste 1500</u>	ADDRESS: <u>375 Northridge Road, Suite 330</u>
CITY: <u>Atlanta</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30309</u>	STATE: <u>GA</u> ZIP: <u>30350</u>
PHONE: <u>678-690-5732</u>	PHONE: <u>770-394-6000</u>
E-MAIL: <u>shaunadams@parkerpoe.com</u>	E-MAIL: _____

**APPLICANT CONTACT, IF DIFFERENT THAN ABOVE**

CONTACT PERSON: Shaun Adams PHONE: 678-690-5732

CONTACT'S E-MAIL: shaunadams@parkerpoe.com

**APPLICANT IS THE:**

OWNER'S AGENT       PROPERTY OWNER       CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): C-2 REQUESTED ZONING DISTRICT: MUD

LAND DISTRICT(S): 6th LAND LOT(S): 301 & 317 ACREAGE: 6.75

ADDRESS OF PROPERTY: 4936 Peachtree Corners Circle, Peachtree Corners, Ga 30092

PROPOSED DEVELOPMENT: 249 multi-family units and trail connection as extension of Town Center

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*Staff Use Only This Section*

Case Number: \_\_\_\_\_ Hearing Date: P/C \_\_\_\_\_ C/C \_\_\_\_\_ Received Date: \_\_\_\_\_

Fees Paid: \_\_\_\_\_ By: \_\_\_\_\_

Related Cases & Applicable Conditions:

\_\_\_\_\_

Description:

\_\_\_\_\_

**RESIDENTIAL DEVELOPMENT**

**NON-RESIDENTIAL DEVELOPMENT**

No. of Lots/Dwelling Units 249

No. of Buildings/Lots: 1

Dwelling Unit Size (Sq. Ft.): 745-1,200sf

Total Bldg. Sq. Ft.: 7,500

Gross Density: \_\_\_\_\_

**FEE SCHEDULE**

**1. Rezoning, Change-in-Conditions and Special Use Permit Fees – Residential Zoning Districts**

(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

A. For the following single-family residential zoning districts: RA-200, R-140, R-LL, R-I00, R-75, RL, MHS.

- 0 - 5 Acres = \$ 500
- > 5 - 10 Acres = \$ 1,000
- > 10 - 20 Acres = \$ 1,500
- > 20 - 100 Acres = \$ 2,000
- > 100 - Acres = \$ 2,500 plus \$40 for each additional acre over 100
- Maximum Fee: \$10,000

B. For the following single and multifamily residential zoning districts: R-TH, RMD, RM-6, RM-8, RM-I0, RM-13, R-SR, MH, R-60, R-ZT, R-75 MODIFIED or CSO, and R-100 MODIFIED or CSO.

- 0 - 5 Acres = \$ 850
- > 5 - 10 Acres = \$1,600
- > 10 - 20 Acres = \$2,100
- > 20 - 100 Acres = \$2,600
- > 100 - Acres = \$3,200 plus \$40 for each additional acre over 100

**2. Rezoning, Change-in-Conditions and Special Use Permit Fees - Non-Residential Zoning Districts**

(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

For the following office, commercial and industrial zoning districts: C-I, C-2, C-3, O-I, OBP, M-I, M-2, HS, NS.

- 0 - 5 Acres = \$ 850
- > 5 - 10 Acres = \$1,600
- > 10 - 20 Acres = \$2,100
- > 20 - 100 Acres = \$2,600
- > 100 - Acres = \$3,200 plus \$50 for each additional acre over 100

**3. Mixed-Use (MUD and MUO) or High Rise Residential (HRR)**

Application Fee – \$1,200 plus \$75 per acre (maximum fee - \$10,000)

- 4. Chattahoochee Corridor Review (involving a public hearing) - \$150.
- 5. Buffer Reduction (Greater than 50%) Application Fee - \$500.
- 6. Zoning Certification Letter - \$100 (per non-contiguous parcel).
- 7. Comprehensive Plan Amendment - \$1,000



SITE MAP (NTS)

### LEGEND

	<b>BOUNDARY</b>		<b>ELECTRIC POWER LINE</b>
	<b>EASEMENT</b>		<b>GAS LINE</b>
	<b>FENCING</b>		<b>SEWER LINE</b>
	<b>RIGHT-OF-WAY</b>		<b>STORM SEWER LINE</b>
	<b>SURVEY LINE</b>		<b>WATER LINE</b>
	<b>UTILITY POLE</b>		<b>WELL</b>
	<b>BUILDING FOOTPRINT</b>		<b>OTHER UTILITY</b>
	<b>ROAD</b>		<b>SPOT ELEVATION</b>
	<b>CONTOUR LINE</b>		<b>SPOT ELEVATION</b>
	<b>SPOT ELEVATION</b>		<b>SPOT ELEVATION</b>

### LINETYPES

	<b>BOUNDARY</b>		<b>UTILITY</b>
	<b>EASEMENT</b>		<b>WATER</b>
	<b>FENCING</b>		<b>SEWER</b>
	<b>RIGHT-OF-WAY</b>		<b>STORM SEWER</b>
	<b>SURVEY LINE</b>		<b>WELL</b>
	<b>BUILDING FOOTPRINT</b>		<b>OTHER UTILITY</b>
	<b>ROAD</b>		<b>SPOT ELEVATION</b>
	<b>CONTOUR LINE</b>		<b>SPOT ELEVATION</b>
	<b>SPOT ELEVATION</b>		<b>SPOT ELEVATION</b>

**NOTES**

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY. THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA SHOWN. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE AREA AND HAS FOUND NO OTHER UTILITIES SHOWN. THE LOCATION OF UTILITIES SHOWN IS BASED ON THE RECORD LOCATION PROVIDED BY THE CITY OF PEACHTREE CORNERS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE AREA AND HAS FOUND NO OTHER UTILITIES SHOWN. THE LOCATION OF UTILITIES SHOWN IS BASED ON THE RECORD LOCATION PROVIDED BY THE CITY OF PEACHTREE CORNERS.
2. I HAVE EXAMINED THE FEDERAL ENERGY MANAGEMENT ADMINISTRATION (FEMA) FLOOD HAZARD MAPS AND DETERMINED THAT THE PROPERTY IS NOT WITHIN A DESIGNATED FLOOD ZONE. (AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD ZONE).
3. THE SURVEYOR HAS BEEN PROVIDED WITHIN THE BOUNDARY OF A CURRENT TITLE INSURANCE POLICY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE AREA AND HAS FOUND NO OTHER UTILITIES SHOWN. THE LOCATION OF UTILITIES SHOWN IS BASED ON THE RECORD LOCATION PROVIDED BY THE CITY OF PEACHTREE CORNERS.
4. THE SURVEYOR HAS BEEN PROVIDED WITHIN THE BOUNDARY OF A CURRENT TITLE INSURANCE POLICY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE AREA AND HAS FOUND NO OTHER UTILITIES SHOWN. THE LOCATION OF UTILITIES SHOWN IS BASED ON THE RECORD LOCATION PROVIDED BY THE CITY OF PEACHTREE CORNERS.
5. THE SURVEYOR HAS BEEN PROVIDED WITHIN THE BOUNDARY OF A CURRENT TITLE INSURANCE POLICY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE AREA AND HAS FOUND NO OTHER UTILITIES SHOWN. THE LOCATION OF UTILITIES SHOWN IS BASED ON THE RECORD LOCATION PROVIDED BY THE CITY OF PEACHTREE CORNERS.
6. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.
7. SITE ADDRESS: 4828 PEACHTREE CORNERS CIRCLE PEACHTREE CORNERS, GA.

**REFERENCES**

1. FINAL PLAN OF PEACHTREE PROPERTIES PEACHTREE RETAIL, LLC, BY PRECISION PLANNING, INC., RECORDED IN PLAT BOOK 131, PAGE 206.
2. STORM AS-BUILT FOR PEACHTREE PARKWAY RETAIL, BY RWS GREEN CONSULTING GROUP.

The field data upon which this map or plat is based was a closure of one foot in 100 years, per state code, and was collected using the composite adjustment rule. This map or plat has been calculated for closure and is found to be accurate to within one foot in 100 years.

**EQUIPMENT USED:**

**LEGEND: TOPOCON TOTAL STATION**

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL CHAPTER 100-2 OF THE RULES OF THE GEORGIA BOARD OF SURVEYING AND MAPPING, AND THE PROFESSIONAL ENGINEERING AND SURVEYING ACT SET FORTH IN THE GEORGIA CODE ANNOTATED CODE, 15-9-87.

TOPOGRAPHIC SURVEY FOR

CITY OF PEACHTREE CORNERS

DAVID R. WIS  
REGISTERED P.E.  
DATE: AUGUST 16, 2019  
DATE OF FIELD WORK

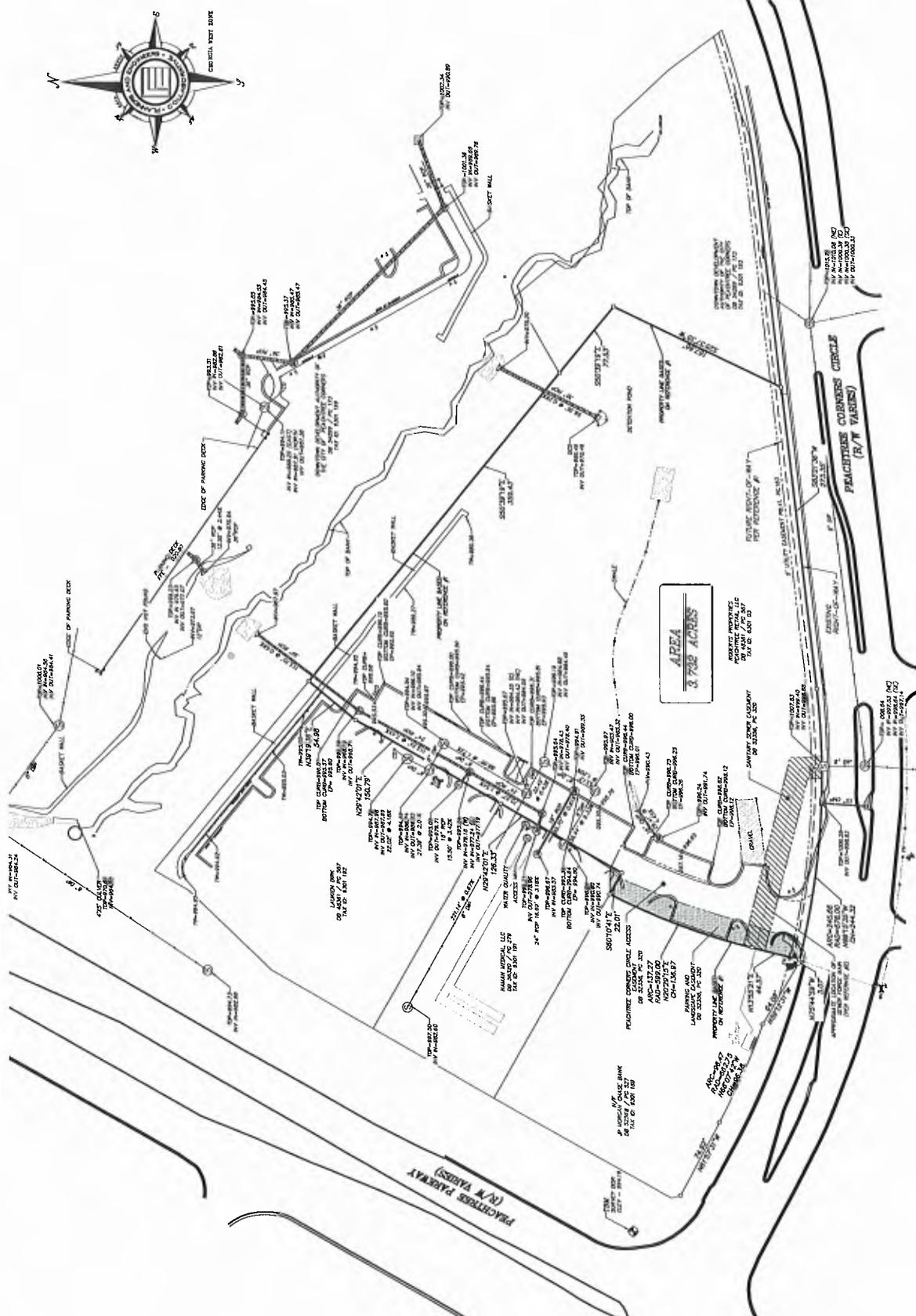


LAND LOTS: 301  
DISTRICT 86

REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			

**PLANNERS AND ENGINEERS COLLABORATIVE**  
"WE PROVIDE SOLUTIONS"  
300 N. WASHINGTON STREET, SUITE 200  
ATLANTA, GEORGIA 30309  
PH: 404.525.1234  
WWW.PEACHTREECORNERSGA.COM





DRAWN BY: M.S.  
 CHECKED BY: [Signature]  
 FILE NO.: 14200.01  
 DATE: AUGUST 16, 2019  
 DATE OF FIELD WORK:

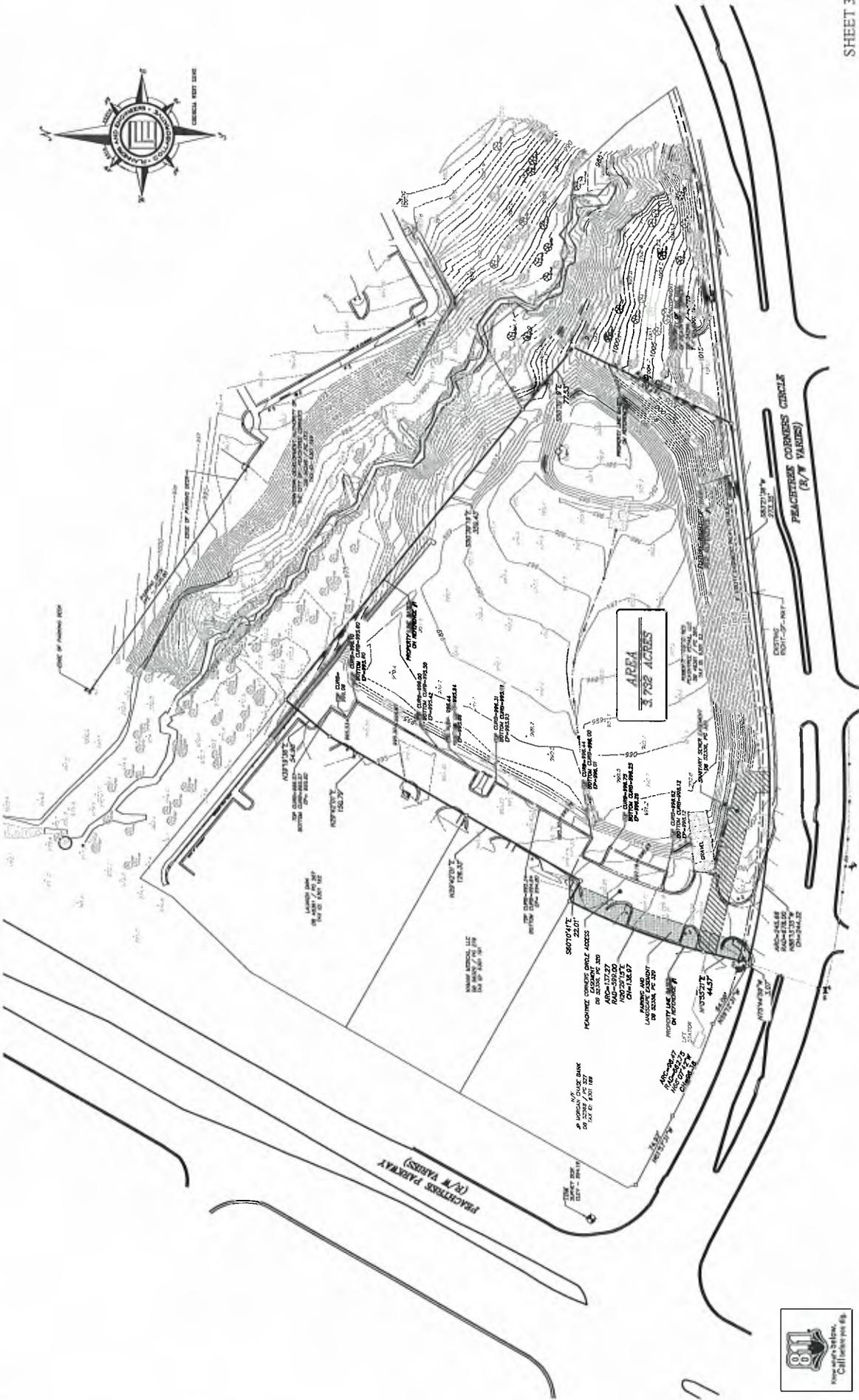
COUNTY: CHMNEY  
 COUNTY SEAL: [Seal]

TOPOGRAPHIC SURVEY

CITY OF PEACHTREE CORNERS  
 LAND LOTS: 301  
 DISTRICT: 56

NO.	REV.	DATE	DESCRIPTION	BY
1				
2				
3				
4				

**PLANNERS AND ENGINEERS COLLABORATIVE**  
 "WE PROVIDE SOLUTIONS"  
 801  
 300 RESEARCH COURT, PEACHTREE CORNERS, GEORGIA 30092  
 PHONE: 770-455-1100  
 WWW.PEACHTREECOLLABORATIVE.COM  
 Know what's below. Call before you dig.



SHEET 3 OF 3

DRAWN BY: MS  
 CHECKED BY:  
 FILE NO.: 14200.01  
 DATE: AUGUST 16, 2019  
 DATE OF FIELD WORK:



CHANNETT COUNTY  
 GEORGIA

TOPOGRAPHIC SURVEY

FOR  
 CITY OF PEACHTREE CORNERS  
 LAND LOT 101, 301  
 DISTRICT 60

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

**PLANNERS AND ENGINEERS COLLABORATIVE**  
 "WE PROVIDE SOLUTIONS"  
 WE PLANNING LANDSCAPE ARCHITECTURE  
 CIVIL ENGINEERING LAND SURVEYING  
 330 PEACHTREE PARKWAY, SUITE 300  
 ATLANTA, GA 30309  
 TEL: 404.525.0000



FOUND 5/8" REBAR  
W/ "L-I SMITH" CAP

FOUND 5/8"  
REBAR

PEACHTREE PARKWAY  
(R/W VARIES)

LAUKIEN DIRK  
DB 48361 / PG 567  
TAX ID: 6301 192

NAMAN MEDICAL, LLC  
DB 56320 / PG 279  
TAX ID: 6301 191

CLINIC  
1 STORY

N/F  
JP MORGAN CHASE BANK  
DB 52568 / PG 527  
TAX ID: 6301 189

ROOFTOP  
AMENITY

MULTIFAMILY  
5 STORY

COURTYARD  
AMENITY

PARKING DECK  
7 STORY

COURTYARD  
AMENITY

POOL  
AMENITY

10' BUILDING AND LANDSCAPE SETBACK

EXISTING  
RIGHT-OF-WAY

PEACHTREE CORNERS CIRCLE  
(R/W VARIES)

INCENTIVE BONUS SUMMARY TABLE	
<b>BONUS SUMMARY</b>	
BASE UNIT DENSITY:	32.0 UNITS / ACRE
<b>MAX ALLOWABLE DENSITY:</b>	<b>37.0 UNITS / ACRE</b>
BASE DENSITY:	32 UNITS / ACRE
INCENTIVE ITEM C:	+0.50 UNITS / ACRE
INCENTIVE ITEM D:	+0.50 UNITS / ACRE
INCENTIVE ITEM E:	+0.50 UNITS / ACRE
INCENTIVE ITEM F:	+0.50 UNITS / ACRE
INCENTIVE ITEM G:	+0.50 UNITS / ACRE
INCENTIVE ITEM H:	+0.50 UNITS / ACRE
INCENTIVE ITEM I:	+0.50 UNITS / ACRE
INCENTIVE ITEM J:	+0.50 UNITS / ACRE
INCENTIVE ITEM K:	+0.50 UNITS / ACRE
INCENTIVE ITEM M:	+0.50 UNITS / ACRE
<b>PROPOSED UNIT DENSITY:</b>	<b>36.9 UNITS / ACRE</b>

INCENTIVE ITEM	RESIDENTIAL DENSITY BONUS
k) Land reserved for and donated to the Multi-Use Trail system or preserved as open space	Up to 3 additional units per acre for each acre donated or preserved as open space not to exceed 6 additional units per acre (one for partial acre, i.e. 1/3 acre donation yields 0.33 units/acre)
l) Create a public greenspace	Up to 3 additional units per acre of public greenspace created (located for partial acre)
m) Separate metered or sub-metered multi-family units	Up to 3 additional units per acre
n) Smart Technology building enhancements	Up to 3 additional units per acre
o) Parking spots made "EV Ready" for charging stations which includes a dedicated electrical circuit with sufficient capacity for each charging spot as well as the installed conduit and wire required to run electricity to these charging spots (max. 3% of required parking)	Up to 3 additional units per acre
p) LEED, Green Earth, or comparable certifications	Up to 3 additional units per acre
q) Underground stormwater detention	Up to 3 additional units per acre
r) Public art feature visible from a public right-of-way	Up to 3 additional units per acre
s) More than 3 separate uses included in a development project	Up to 3 additional units per acre
t) An Innovative and Remarkable amenity or feature (as approved by City Staff)	Up to 3 additional units per acre
u) Provide seating area for micro-mobility devices	Up to 3 additional units per acre
v) Adaptive Reuse of existing building or structure	Up to 3 additional units per acre
w) Direct Connection or Location on City's Multi-Use Trail	Up to 3 additional units per acre

SITE DEVELOPMENT SUMMARY	
<b>SITE SUMMARY</b>	
CURRENT ZONING:	MUD
PROPOSED ZONING:	MUD
SITE AREA:	6.75 ACRES
MULTIFAMILY (PN 6301 031)	3.73 ACRES
RETAIL CLINIC (PN 6301 191)	0.88 ACRES
GREENSPACE (PN 6301 193)	0.80 ACRES
PUBLIC TRAIL (PN 6301 199)	2.34 ACRES
MAX BUILDING HEIGHT	120 FT (10 STORIES)
MIN COMMON AREA	1.35 AC (20%)
PROP BUILDING HEIGHT	90 FT (5 STORIES)
PROP COMMON AREA	±1.84 AC (27.2%)
BUILDING SETBACK:	
FRONT	10 FT
SIDE	0 FT
REAR	0 FT
LANDSCAPE SETBACK:	
FRONT	10 FT
SIDE	0 FT
REAR	0 FT
<b>PROPOSED LAND USES &amp; DENSITIES</b>	
MULTIFAMILY RESIDENTIAL	249 UNITS (36.9 / ACRE)
<b>PARKING SUMMARY</b>	
REQUIRED PARKING:	374 SPACES (TOTAL)
MULTIFAMILY (249 UNITS)	374 SPACES (1.50/UNIT)
PROPOSED PARKING:	425 SPACES (TOTAL)
MF BLOCK A DECK	425 SPACES (1.71/UNIT)

LEGEND	
	PROPERTY LINE
	PROPOSED MULTIFAMILY BUILDING
	PROPOSED PARKING DECK

Kimley Horn

© 2022 KIMLEY HORN AND ASSOCIATES, INC.  
3850 THE FORUM SUITE 350  
NORCROSS, GEORGIA 30092  
PHONE (770) 625-0744  
WWW.KIMLEY-HORN.COM

NORTH AMERICAN PROPERTIES

1175 PEACHTREE STREET, SUITE 650  
ATLANTA, GEORGIA 30361  
PHONE: 404-963-3086

CLIENT	PROJECT	DATE	BY

No.	REVISION DESCRIPTIONS

THE FORUM

5155 PEACHTREE PARKWAY  
PEACHTREE CORNERS, GEORGIA 30092  
LAND LOT 381 & 377, CITY DISTRICT

GSVCC CERT. 0000072899  
(LEVEL II)

DRAWN BY CMC

DESIGNED BY RAN

REVIEWED BY JTR

DATE 2022.06.06

PROJECT NO. 019624025

TITLE

INNOVATION AT TOWN CENTER

SHEET NUMBER

**2P.02**

Drawing name: K:\ATL\_Civil\19624025\_The Forum Redevelopment\CAD\Parameters\2P-01 - ZONING SITE PLAN.dwg ZP-02 ZONING SITE PLAN Jun 06, 2022 9:28am by tyler.rosser

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

studio

design

Concept Design

# Peachtree Corners Masterplan

Peachtree Corners, GA

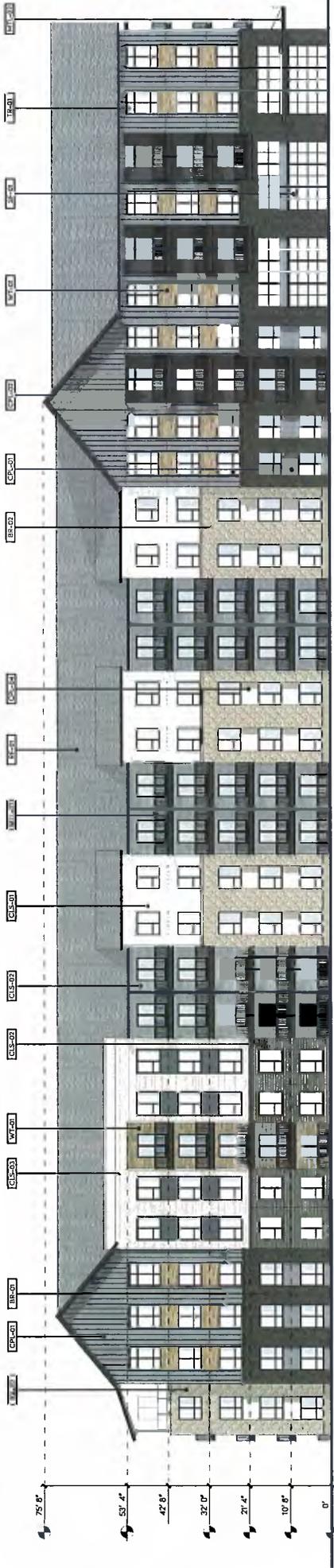
dwell

UNIT MIX	DESCRIPTION	BEDS	AREA GROSS**	BLOCK A					TOTAL UNITS	TOTAL BUILDING AREA GROSS*	TOTAL BEDS	TOTAL UNITS	TOTAL BEDS	TOTAL GROSS*	6/1/2022 %	
				1	2	3	4	5								
<b>1 BEDROOM UNITS</b>																
A1	1 BEDROOM / 1 BATH	1	768	13	13	15	15	15	71	54,528	71	71	54,528	28.21%		
A2	1 BEDROOM / 1 BATH	1	747	6	6	6	6	6	30	22,410	30	30	22,410	12.09%		
A3	1 BEDROOM / 1 BATH	1	990	4	4	4	4	4	20	19,800	20	20	19,800	8.03%		
A4	1 BEDROOM / 2 BATH	1	810	2	2	2	2	2	10	8,100	10	10	8,100	4.02%		
<b>TOTALS</b>																
				21	21	22	22	22	131	104,838	131	131	104,838	52.25%		
<b>2 BEDROOM UNITS</b>																
B1	2 BEDROOM / 2 BATH	2	1,074	7	7	7	7	7	34	34,816	34	34	34,816	13.65%		
B2	2 BEDROOM / 2 BATH	2	1,036	4	4	5	5	4	22	22,572	22	44	22,572	8.84%		
B3	2 BEDROOM / 2 BATH	2	1,104	7	7	8	8	8	38	41,552	38	76	41,552	15.50%		
B4	2 BEDROOM / 2 BATH	2	1,378	1	1	1	1	1	5	6,890	5	10	6,890	2.01%		
B5	2 BEDROOM / 2 BATH	2	1,273	0	0	1	1	1	3	3,819	3	6	3,819	1.20%		
B6	2 BEDROOM / 2 BATH	2	1,152	1	1	1	1	1	5	5,760	5	10	5,760	2.01%		
B7	2 BEDROOM / 2 BATH	2	1,049	0	0	1	1	1	3	3,147	3	6	3,147	1.20%		
B8	2 BEDROOM / 2 BATH	2	1,088	1	1	2	2	2	8	8,704	8	16	8,704	3.21%		
<b>TOTALS</b>																
				46	16	53	53	51	249	232,498	249	367	232,498	47.39%		
<b>TOTAL UNITS</b>											<b>UNIT AVERAGE</b>		<b>934 SF</b>		<b>100.00%</b>	

**PARKING PROVIDED:**

7-STORY PARKING DECK - 425 Spaces (1.65/Unit)  
 410 spaces for multifamily + 15 spaces for leasing / visitors





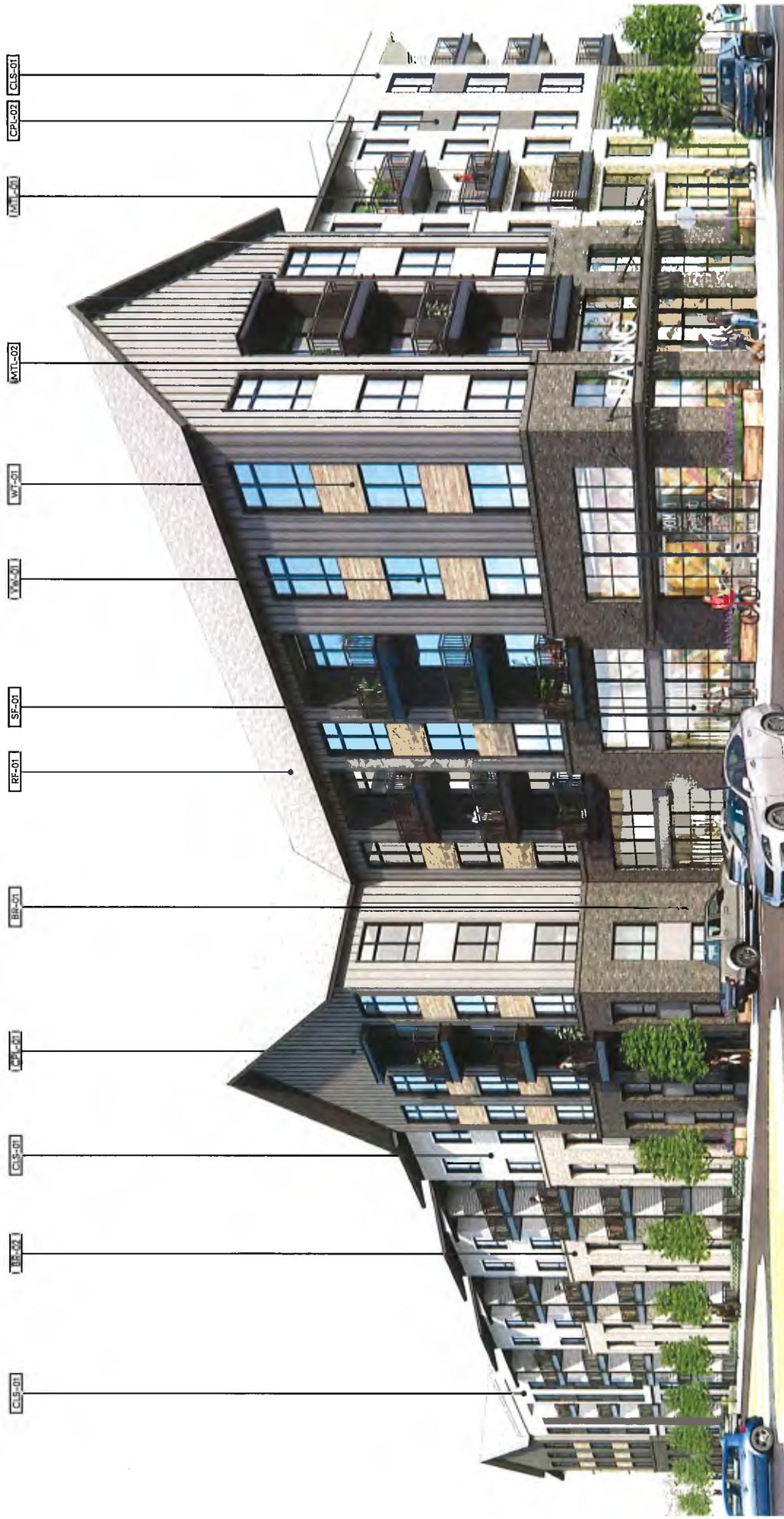
1 OVERALL ELEVATION: FACING PEACHTREE PKWY (NW)  
 1" = 10'-0"



2 OVERALL ELEVATION: FACING PEACHTREE CORNERS CIR. (SW)  
 1" = 10'-0"

TAG NO.	MATERIAL INFORMATION	TAG NO.	MATERIAL INFORMATION
BR-01	Brick - Black	CLS-02	Cementitious Lap Siding - Light Gray
BR-02	Brick - Tan	CLS-03	Cementitious Lap Siding - Buff
BR-03	Brick - Gray	WT-01	Cementitious lap Stained Woodtone
CPL-01	Cementitious Panel System - Gray	WV-01	Bronze Vinyl Window
CPL-02	Cementitious Panel System - Dark Gray	MTL-01	Picket Railings
CPL-03	Cementitious Panel System - White	MTL-02	Metal Canopy
CPL-04	Cementitious Panel System - Buff	RF-01	Architectural Asphalt Shingle- Gray
CLS-01	Cementitious Lap Siding - White	SF-01	Storefront Windows

TAG NO.	MATERIAL INFORMATION	TAG NO.	MATERIAL INFORMATION
BR-01	Brick - Black	CLS-02	Cementitious Lap Siding - Light Gray
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CPL-01	Cementitious Panel System - Gray	VW-01	Bronze Vinyl Window
CPL-02	Cementitious Panel System - Dark Gray	MTL-01	Picket Railings
CPL-03	Cementitious Panel System - White	MTL-02	Metal Canopy
CPL-04	Cementitious Panel System - Buff	RF-01	Architectural Asphalt Shingle- Gray
CLS-01	Cementitious Lap Siding - White	SF-01	Storefront Windows





View 1: Overall Main Corner Perspective



Concept Views:  
Peachtree Corners Circle

Peachtree Corners Masterplan | Peachtree Corners, GA

June 01, 2022

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View 2: Street View Showing the Northwest Facade



Concept Views:  
Peachtree Corners Circle

Peachtree Corners Masterplan | Peachtree Corners, GA  
June 01, 2022  
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View 3: Street View Showing the Main Architectural Language



**Shaun R. Adams**  
*Counsel*  
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f: 404.869.6972  
shaunadams@parkerpoe.com

Atlanta, GA  
Charleston, SC  
Charlotte, NC  
Columbia, SC  
Greenville, SC  
Raleigh, NC  
Spartanburg, SC  
Washington, DC

June 6, 2022

**Via Hand Delivery**

Mrs. Diana Wheeler, Community Development Director  
City of Peachtree Corners  
310 Technology Pkwy  
Peachtree Corners, GA 30092

Re: Rezoning Application (“**Application**”) by North American Properties (“**Applicant**”) with respect to an assemblage of 4 parcels totaling approximately 6.75 acres 4936 Peachtree Corners Circle, Peachtree Corners (the “**City**”), Georgia 30092, Tax Parcel Identification Numbers R6301 031, R6301 199, R6301 193, and R6301 191 (the “**Property**”)

**LETTER OF INTENT**

Dear Diana:

This law firm has the pleasure of representing Applicant with respect to the Application. Applicant respectfully submits for consideration the Application, seeking a rezoning of the Property from the C-2 (General Business District) to the MUD (Mixed Use Development District) to allow for additional development of the Property to include a 249-unit multi-family residential building and multi-use trail expansion that connects the Property to the adjacent Town Center. The existing Clinic fronting Peachtree Parkway will remain as the commercial component of the rezoning request.

**The Property -- Background and Existing Zoning**

The Property is located at 4936 Peachtree Parkway, and identified as Tax Parcel IDs: R6301 031, R6301 199, R6301 193, and R6301 191. The property is approximately 6.75 acres in size and is part of the City’s downtown and adjacent Town Center. The Property contains an existing 7,500sf commercial building containing a medical clinic. The remainder of the site has been cleared and graded in accordance with zoning case O2017-11-106 which previously zoned the Property to Mixed-Use. Conditions of the prior zoning case required the foundation of the hotel to be poured by a date certain otherwise the Property would revert back to the prior C-2 zoning. The reversion back to the C-2 zoning occurred in January of 2022 which is the reason for a second request for the Property to be zoned MUD. If this Application is approved, the Applicant intends to add a 249 multifamily units with amenities including community gathering area, pool, and rooftop gathering area. The proposal also includes nearly an acre of dedicated community green space along the multi-use path. The Applicant proposes to make improvements to the adjacent stream property in exchange for density credit. In consideration for the use of the development

PPAB 7632598v1

Mrs. Diana Wheeler  
City of Peachtree Corners  
June 6, 2022  
Page 2

density attributed to the 2.4 acre stream property (calculated at the same rate as the Applicant's property), the Applicant will develop a pedestrian connection over the adjacent stream that will connect the Property to Town Center. Additionally, multi-use path improvements and stream mitigation will also be completed by the Applicant within the 2.4 acre parcel. The current 7,500sf medical clinic will remain.

The existing zoning for the Property is C-2 (General Business District). In the City's 2040 Comprehensive Plan (the "Comprehensive Plan") that affirms the City's big picture vision, the Property falls within the Central Business District Character Area. The Application, including the proposed density and mix of uses, is consistent with the Comprehensive Plan.

### **Proposed Redevelopment and Rezoning**

Applicant is requesting the rezoning of the Property from the current C-2 (General Business District) to MUD (Mixed-Use Development District).

The proposed rezoning is consistent with the City's Comprehensive Plan designation of Central Business District Character Area. The Comprehensive Plan describes the Central Business District character area as "the economic heart of Peachtree Corners. A mix of retail and commercial uses, offices, mixed-use, government and institutional properties, and open space will give Peachtree Corners residents a vibrant, dynamic, livable, and walkable town center." It also states that "The Central Business District is the most intense concentration of development and density." The Comprehensive Plan also states that high quality mid-rise mixed-use development with significant residential components is desired.

Applicant plans to incorporate the mid-rise residential component into the existing retail and commercial uses at the adjacent Town Center development. The proposed trail improvements and direct pedestrian connection into the core of Town Center will promote a vibrant and walkable Town Center in the City's downtown in accordance with the Comprehensive Plan. The Applicant is also seeking a stream buffer reduction consistent with the request granted in the 2017 rezoning and in accordance with the site work already done on the Property. Further, the Applicant is proposing additional stream bank mitigation and preservation efforts along the existing stream as part of the botanical garden and multi-use path planned between the Property and Town Center. Approval of this request would result in the completion of a key component of the City's multi-use path connecting the east and west sides of Peachtree Parkway and enhancing pedestrian access throughout the City's downtown.

### **Application Requirements<sup>1</sup>**

---

<sup>1</sup> Applicant notifies the City of Peachtree Corners of its constitutional concerns with respect to its Application. If the Peachtree Corners City Council (the "**City Council**") denies the Application in whole or in part, then the Property does not have a reasonable economic use under the Zoning Ordinance. Moreover, the Application meets the test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. *See Guhl vs. Holcomb Bridge Road*, 238 Ga. 322 (1977). If the City Council denies the Application in whole or in part, such an action will deprive Applicant of the ability to use the Property in accordance with its highest and best use. Similarly, if the City Council rezones the Property to some classification other than MUD without Applicant's consent, or if the City Council limits its approval by attaching conditions to such approval affecting the Property or the use thereof without Applicant's consent, then such approval would deprive Applicant of any reasonable use and development of the Property. Any

The Peachtree Corners Public Hearing Application sets forth the requirements applicable to rezoning applications, some of which are addressed above and the remainder of which are addressed in supporting documents. Specifically, in support of the Application, Applicant submits the following documents:

1. Completed Application Form
2. Boundary Survey with Legal Description
3. Site Plan
4. Architectural Elevations
5. Letter of Intent
6. Applicant Certification with Notarized Signature
7. Property Owner Certification with Notarized Signature
8. Standards Governing Exercise of the Zoning Power
9. Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)
10. Verification of Paid Property Taxes (most recent year)
11. Electronic copy of complete package
12. Application Fee
13. The Community Information Meeting notification letter.
14. Traffic Study

---

such action is unconstitutional and will result in a taking of property rights in violation of the just compensation clause of the Constitution of the State of Georgia (see *Ga. Const. 1983, Art. I, § 3, para. 1(a)*), and the just compensation clause of the Fifth Amendment to the United States Constitution (see *U.S. Const. Amend. 5*). To the extent that the Zoning Ordinance allows such an action by the Council, the Zoning Ordinance is unconstitutional. Any such denial or conditional approval would discriminate between Applicant and owners of similarly situated property in an arbitrary, capricious, unreasonable and unconstitutional manner in violation of Article I, Section I, Paragraph 2 of the Georgia Constitution and the Equal Protection Clause of the Fourteenth Amendment to the United States Constitution. Also, a failure to grant the Application or a conditional approval of the Application (with conditions not expressly approved by Applicant) would constitute a gross abuse of discretion and would constitute an unconstitutional violation of Applicant's rights to substantive and procedural due process as guaranteed by the Georgia Constitution (see *Ga. Const. 1983, Art. I, § 1, para. 1*) and the Fifth and Fourteenth Amendments of the United States Constitution (see *U.S. Const. Amend. 5 and 14*). Applicant further challenges the constitutionality and enforceability of the Zoning Ordinance, in whole and in relevant part, for lack of objective standards, guidelines or criteria limiting the City Council's discretion in considering or deciding applications for rezonings. Nevertheless, Applicant remains optimistic that City Council's consideration of the Application will be conducted in a constitutional manner.

Mrs. Diana Wheeler  
City of Peachtree Corners  
June 6, 2022  
Page 4

Applicant respectfully requests that the Community Development Department (the "**Department**") recommend approval of the Application to the Planning Commission and the City Council. Applicant is happy to answer questions or provide any additional information that the Department and the City may have with regard to this Application.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Shaun Adams', with a long horizontal flourish extending to the right.

Shaun Adams

SRA  
cc: Ellen W. Smith, Esq.

**APPLICANT'S CERTIFICATION**

The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the city council.

[Signature] \_\_\_\_\_ Date 6-6-2022

TIMOTHY PERRY, AUTHORIZED SIGNATORY  
Type or Print Name and Title

[Signature] \_\_\_\_\_ Date 6/6/22



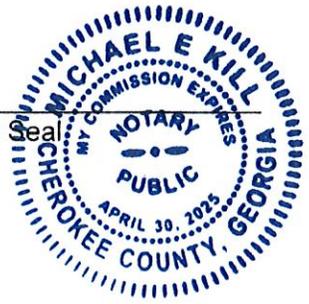
**PROPERTY OWNER'S CERTIFICATION**

The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the city council. As the property owner, I authorize the above noted applicant to act on my behalf with regard to this application.

[Signature] \_\_\_\_\_ Date 6-6-2022

Charles S. Roberts, Manager  
Type or Print Name and Title

[Signature] \_\_\_\_\_ Date 6-6-2022





Shaun R. Adams  
*Counsel*  
t: 678.690.5732  
f: 404.869.6972  
shaunadams@parkerpoe.com

Atlanta, GA  
Charleston, SC  
Charlotte, NC  
Columbia, SC  
Greenville, SC  
Raleigh, NC  
Spartanburg, SC  
Washington, DC

June 5, 2022

**Via Hand Delivery**

Mrs. Diana Wheeler, Community Development Director  
Community Development Department  
City of Peachtree Corners  
310 Technology Pkwy  
Peachtree Corners, GA 30092

Re: Rezoning Application (“**Application**”) by North American Properties (“**Applicant**”) with respect to an assemblage of 4 parcels totaling approximately 6.75 acres 4396 Peachtree Corners Circle, Peachtree Corners (the “**City**”), Georgia 30092, Tax Parcel Identification Numbers R6301 031, R6301 199, R6301 193, and R6301 191 (the “**Property**”)

**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

Applicant is requesting the rezoning of Property, from the current C-2 (General Business District) to MUD (Mixed-Use Development District) to add 249 multi-family units and mixed use trail connectivity while maintaining the existing commercial.

**A. Will this proposed rezoning permit a use that is suitable in view of the use and development of adjacent and nearby property?**

The Property’s location along Peachtree Parkway and Peachtree Corners Circle adjacent to Town Center is a core component of Downtown Peachtree Corners which lends itself to a thriving community-oriented development. The rezoning will bring needed housing and enhanced pedestrian connectivity to the City’s downtown and Town Center development in accordance with the policy and intent of the Central Business District character area, as designated under the City of Peachtree Corners 2040 Comprehensive Plan.

**B. Will this proposed rezoning adversely affect the existing use or usability of adjacent or nearby property?**

The proposed rezoning will positively affect the existing use of nearby properties by expanding the mix of available housing options and improving pedestrian connectivity among the City’s downtown adjacent to Town Center.

**C. Does the property to be affected by a proposed rezoning have reasonable economic use as currently zoned?**

PPAB 7585760v1

The Applicant submits that due to the Property's size, shape, and limited visibility to Peachtree Corners Parkway, the Property does not have reasonable economic use as currently zoned. Further, the Property has been cleared and graded in accordance with a previous plan under a Mixed-Use zoning designation which is consistent with the Applicant's requested rezoning.

**D. Will the proposed rezoning result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?**

The Subject Property is in an appropriate location for the proposed development, which is surrounded by retail and office uses within the City's downtown. The Subject Property sits on a major thoroughfare with multiple outlets with easy access to north and southbound state routes, access to sewer, and proposed trail connectivity that will reduce the traffic burden on adjacent roads.

**E. Will the proposed rezoning be in conformity with the policy and intent of the land use plan?**

The proposed rezoning will be in conformity with the policy and intent of the land use plan. The proposed rezoning is consistent with the Comprehensive Plan designation of Central Business District. The City's Comprehensive Plan describes the Central Business District character area as "the economic heart of Peachtree Corners. A mix of retail and commercial uses, offices, mixed-use, government and institutional properties, and open space will give Peachtree Corners residents a vibrant, dynamic, livable, and walkable town center." It also states that "The Central Business District is the most intense concentration of development and density," with primarily non-residential uses, but "mixed-use development with significant residential components is desired." The city envisions this character area to include cultural and social gathering places, easily accessed by residents in high quality housing nearby, which is exactly what the proposed development is aiming at, in conformity with the policy and intent of the land use plan.

**F. Are there other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning?**

The Property's location along Peachtree Parkway and Peachtree Corners Circle within the City's downtown lends itself to a thriving community-oriented development. Investment and redevelopment within the City's downtown will provide needed housing and pedestrian connectivity adjacent to Town Center which will connect City residents and professionals to downtown along a multi-use trail.

Mr. Jeff Conkle  
City of Peachtree Corners  
July 6, 2021  
Page 3

Applicant respectfully requests that the Community Development Department (the "**Department**") recommend approval of the Application to the Planning Commission and the City Council. Applicant is happy to answer questions or provide any additional information that the Department and the City may have with regard to this Application.

Sincerely,



Shaun R. Adams

SRA  
cc:

**DISCLOSURE REPORT FORM**  
**CONFLICT OF INTEREST CERTIFICATION/CAMPAIGN CONTRIBUTIONS**

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT FOR THE REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT FOR THE REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PETITION, 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?

CHECK ONE:       YES       NO  
 (If **yes**, please complete the "Campaign Contributions" section below)

Timothy Perry  
 \_\_\_\_\_  
 Print Name

1. CAMPAIGN CONTRIBUTIONS

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

2. 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.

[Signature]  
 \_\_\_\_\_  
 Signature of Applicant

6/6/2022  
 \_\_\_\_\_  
 Date

Timothy Perry  
Authorizing Signature  
 \_\_\_\_\_  
 Type or Print Name and Title

\_\_\_\_\_  
 Signature of Applicant's Attorney or Representative

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Type or Print Name and Title

Mallory M. [Signature]  
 \_\_\_\_\_  
 Signature of Notary

6/6/22  
 \_\_\_\_\_  
 Date





# BEREAVEMENT NOTICE

Gwinnett County Tax Commissioner  
Tiffany P. Porter, Esq.  
July 4, 1978 - May 5, 2022



## Rest in Peace



**DENISE R. MITCHELL, MPA**  
GWINNETT COUNTY  
TAX COMMISSIONER



## BILL DETAIL

[View/Pay Your Taxes](#) / [Account Detail](#) / [Bill Detail](#)

### Tax Account

**Mailing Address:**

NAMAN MEDICAL LLC  
9210 PRESTWICK CLUB DR  
DULUTH, GA 30097-2443

**SITUS:**

5246 PEACHTEE PKWY

**Tax District:**

PEACHTREE CORNERS

**Parcel ID**

R6301 191

**Property Type**

Real Property

**Last Update**

6/5/2022 8:08:49 PM

**Legal Description**

L2 PEACHTREE PARKWAY

### Tax Values

Description	Market Value	Assessed Value
Land	\$234,000.00	\$93,600.00
Improvement	\$1,065,000.00	\$426,000.00
<b>Total</b>	<b>\$1,299,000.00</b>	<b>\$519,600.00</b>



### Class Codes

349-Medical Office

### Assessments

	Net Tax	Savings
<u>School Taxes</u>	\$11,093.46	\$0.00
<u>City of Peachtree Corners</u>	\$0.00	\$0.00
<u>County Incorporated with Police</u>	\$7,456.26	\$0.00
<u>PCH Coml + Ped100 Lights</u>	\$1,174.20	\$0.00
<u>PEACHTREE CORNERS STORMWATER FEES</u>	\$329.64	\$0.00
<b>Total Tax</b>	<b>\$20,053.56</b>	<b>\$0.00</b>

### Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	24694625	12/1/2021	2021	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Due:</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

### Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
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Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2021	24694625	B21.94723	\$20,053.56	10/5/2021



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Select Language ▼

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# BEREAVEMENT NOTICE

Gwinnett County Tax Commissioner  
Tiffany P. Porter, Esq.  
July 4, 1978 - May 5, 2022



## Rest in Peace



**DENISE R. MITCHELL, MPA**  
GWINNETT COUNTY  
TAX COMMISSIONER



## BILL DETAIL

[View/Pay Your Taxes](#) / [Account Detail](#) / [Bill Detail](#)

### Tax Account

**Mailing Address:**

INNOVATION LOFTS AND INDIGO HOTEL LLC  
375 NORTHRIDGE RD STE 330  
ATLANTA, GA 30350-3205

**SITUS:**

4936 PEACHTREE CORNERS CIR

**Tax District:**

PEACHTREE CORNERS

**Parcel ID**

R6301 031

**Property Type**

Real Property

**Last Update**

6/5/2022 8:08:49 PM

**Legal Description**

L4 PEACHTREE PARKWAY

### Tax Values

Description	Market Value	Assessed Value
Land	\$1,169,800.00	\$467,920.00
Improvement	\$0.00	\$0.00
<b>Total</b>	<b>\$1,169,800.00</b>	<b>\$467,920.00</b>



**Class Codes** 300-Commercial Vacant Land

### Assessments

	Net Tax	Savings
<u>School Taxes</u>	\$9,990.09	\$0.00
<u>City of Peachtree Corners</u>	\$0.00	\$0.00
<u>County Incorporated with Police</u>	\$6,714.65	\$0.00
<u>PCH Commercial Lights</u>	\$830.83	\$0.00
<u>PEACHTREE CORNERS STORMWATER FEES</u>	\$511.68	\$0.00
<b>Total Tax</b>	<b>\$18,047.25</b>	<b>\$0.00</b>

### Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	24502757	10/15/2021	2021	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Due:</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

### Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
----------	-------------	----------------	-------------	-----------

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2021	24502757	B21.129367	\$18,047.25	10/14/2021



Select Language ▼



OFFICE OF COMMUNITY DEVELOPMENT  
Diana Wheeler | *Community Development Director*

### COMMUNITY INFORMATION MEETING CERTIFICATION

Case# \_\_\_\_\_

Property Address 5155 Peachtree Parkway and 4396 Peachtree Corners Circle

Application Request Request to rezone properties from C-2 to MUD to incorporate on-site multi-family residential, additional retail, commercial, and hospitality uses.

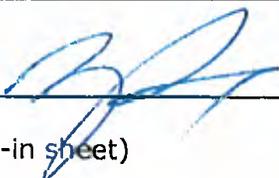
Date range of required meeting Wednesday, May 18, 2022

**TO BE COMPLETED BY APPLICANT:**

Date & time meeting held Wednesday, May 18, 2022

Location of meeting Christ the King Church, 5575 Peachtree Parkway

Summary of meeting Applicant presented the two rezoning requests as part of a Land Use Meeting for UPCCA. Details surrounding the improvements on the Forum site including adding multi-family, a boutique hotel, and additional retail/commercial space were shown. The 4396 Peachtree Corners Circle proposal was also discussed which includes additional multi-family and connecting the multi-use trail over the stream to Town Center. Discussion and questions centered around parking, and timeline. The Applicant addressed these questions and provided supporting documentation for the benefits of the on-site residential to the economic vitality of the City's downtown.

Applicant's signature   
(See back for meeting sign-in sheet)





## MEMORANDUM

To: Mike Lant

From: Jin Seo, P.E.

Date: June 6, 2022

RE: ***The Forum and Innovation – City of Peachtree Corners– Traffic Memorandum***

---

Kimley-Horn is pleased to provide this traffic memorandum regarding the project traffic evaluation for the *Forum* and *Innovation* sites in the City of Peachtree Corners, Georgia.

### PROJECT OVERVIEW

The *Forum* site is an existing shopping center with approximately 415,350 SF of retail and 99,050 SF of office. The *Innovation* site is currently undeveloped and is located just north of Peachtree Corners Circle and just south of the Peachtree Corners Town Center.

As currently envisioned, the *Forum* site will redevelop the site to add approximately 381 multifamily units (approximately 6 stories) and 125-room hotel. The *Innovation* site will consist of approximately 258 multifamily units (approximately 5 stories).

### TRIP GENERATION

Project traffic, for the purposes of this evaluation, is defined as the vehicle trips expected to be generated by the Subject Property. Anticipated trip generation for the *Forum* and *Innovation* sites were calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11<sup>th</sup> Edition, 2021. The trip generation was calculated assuming the following land use codes:

- Land Use 221: Multi-Family Housing (Mid-Rise)
- Land Use 310: Hotel

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

Table 1: Trip Generation Comparison The Forum and Innovation											
Land Use	ITE Code	Density	Daily Traffic			AM Peak			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
<b>Existing</b>											
Multi-Family Housing (Mid-Rise)	710	381 units	1,770	885	885	156	36	120	149	91	58
Hotel	310	125 rooms	932	466	466	55	3	24	65	33	32
<b>Gross Trips (The Forum)</b>			<b>2,702</b>	<b>1,351</b>	<b>1,351</b>	<b>211</b>	<b>67</b>	<b>144</b>	<b>214</b>	<b>124</b>	<b>90</b>
<b>Proposed</b>											
Multi-Family Housing (Mid-Rise)	710	258 units	1,184	592	592	102	23	79	101	62	39
<b>Gross Trips (Innovation)</b>			<b>1,184</b>	<b>592</b>	<b>592</b>	<b>102</b>	<b>23</b>	<b>79</b>	<b>101</b>	<b>62</b>	<b>39</b>
<b>Total Gross Trips (The Forum + Innovation)</b>			<b>3,886</b>	<b>1,943</b>	<b>1,943</b>	<b>313</b>	<b>90</b>	<b>223</b>	<b>315</b>	<b>186</b>	<b>129</b>

**SUMMARY**

Based on the findings above, the proposed *Forum* redevelopment is projected to generate 2,702 daily project trips (1,351 in, 1,351 out), 211 AM peak hour project trips, and 214 PM peak hour project trips. The proposed *Innovation* development is projected to generate 1,184 daily project trips (592 in, 592 out), 102 AM peak hour project trips, and 101 PM peak hour project trips.

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

Sincerely,

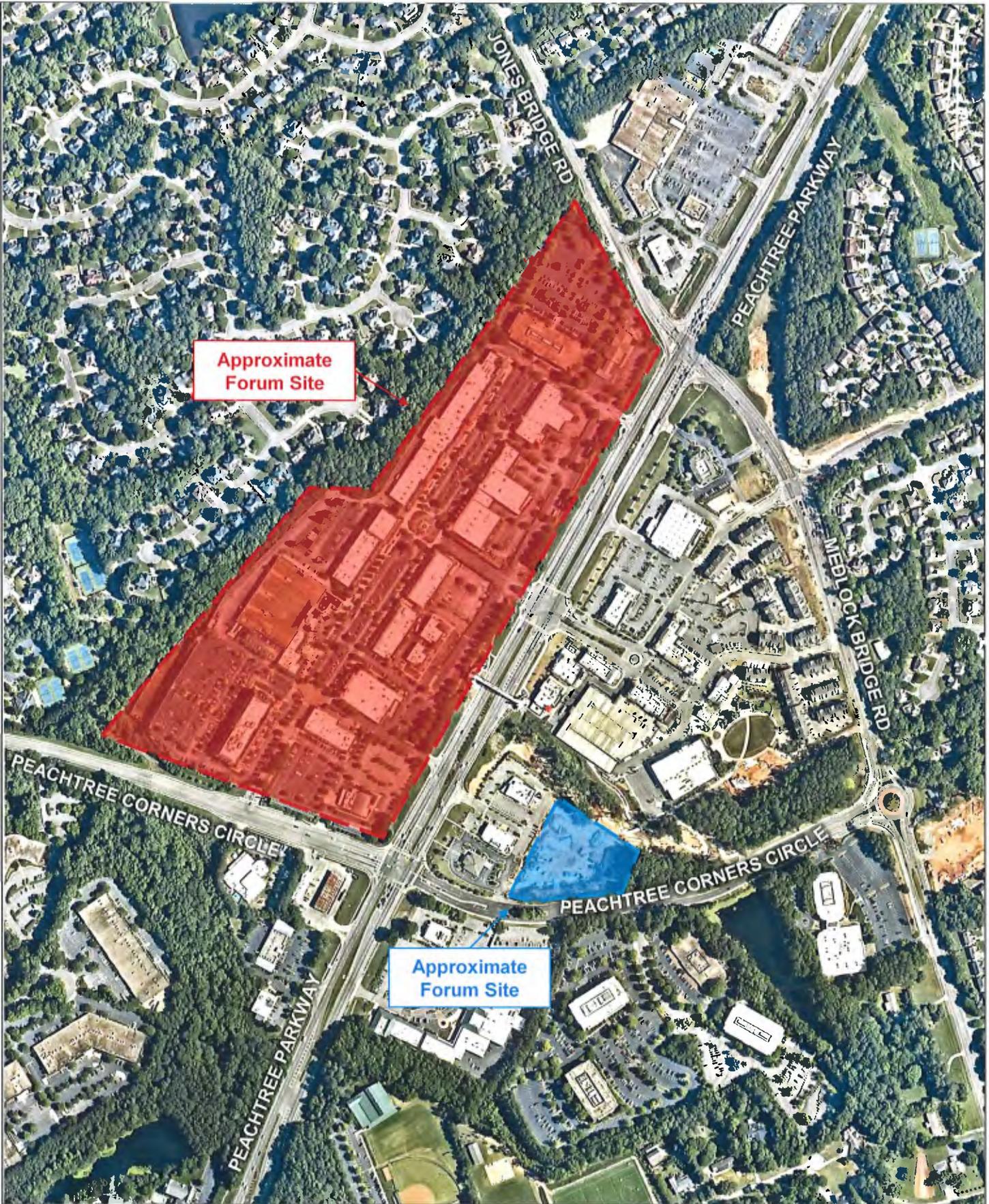
KIMLEY-HORN AND ASSOCIATES, INC.



Jin Seo, P.E.  
Project Engineer

Attachments:

- Figure 1 – Site Aerial
- Trip Generation
- Site Plan



**Trip Generation Analysis (11th Ed. with 2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC)**

The Forum and Innovation  
Peachtree Corners, GA

Land Use	Intensity	Daily Trips	AM Peak Hour		PM Peak Hour			
			Total	In	Out	Total	In	Out
<b>The Forum</b> 221 Multi-Family Housing (Mid-Rise) 310 Hotel	381 d.u. 125 rooms	1,770 932	156 55	36 31	120 24	149 65	91 33	58 32
	<b>Gross Trips</b>	<b>2,702</b>	<b>211</b>	<b>67</b>	<b>144</b>	<b>214</b>	<b>124</b>	<b>90</b>
<b>Innovation</b> 221 Multi-Family Housing (Mid-Rise)	258 d.u.	1,184	102	23	79	101	62	39
	<b>Gross Trips</b>	<b>1,184</b>	<b>102</b>	<b>23</b>	<b>79</b>	<b>101</b>	<b>62</b>	<b>39</b>
<b>Total Gross Trips</b>		<b>3,886</b>	<b>313</b>	<b>90</b>	<b>223</b>	<b>315</b>	<b>186</b>	<b>129</b>

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