



Sent Via Electronic Mail

November 8, 2017

Mrs. Diana Wheeler
Community Development Director
City of Peachtree Corners
147 Technology Parkway NW, Suite 200
Peachtree Corners, Georgia 30092

Re: Peachtree Parkway Mixed-Use Development – Proposed Zoning Conditions

Dear Diana:

We presented our development and rezoning plans to approximately 200 members of the UPCCA on Monday, November 7, 2017. After completing the presentation, we answered a wide variety of questions from the homeowners. Following is a list of concerns expressed by the UPCCA members:

1. There was tremendous concern about apartments in the Simpson school district. Residents were very concerned that the schools would become overcrowded and they reiterated the importance of ensuring the Simpson school district remains free of any and all apartments. They also demanded that we agree to a unit mix and provide information confirming the number of children living at comparable, high-end mixed-use developments such as Avalon in Alpharetta. While we cannot legally prohibit children from living at our development, as we said during the meeting, Innovation Lofts is targeted at millennials and empty nesters, not at families with children, so any impact to the Simpson school district would be minor.
2. Residents expressed their frustration with traffic in Peachtree Corners, which has worsened over the past 10 years due to the growth of Peachtree Corners, Johns Creek and the general area. As we explained to the homeowners, we cannot

control the existing traffic situation in the city but we shared with them the findings of the traffic analysis that was attached to our rezoning application, which confirms our development will reduce traffic by 40% as compared to the existing C-2 commercial zoning. In response, the homeowners questioned the validity of the engineer's traffic report. I would like to note that the traffic report was prepared by Mr. Abdul Amer at A&R Engineering, the same traffic engineer who confirmed traffic would be reduced by the developer of Echo Lakeside, which was approved unanimously for 295 garden apartments in 2016.

3. There were concerns about our development tying into Medlock Bridge Road. We assured the homeowners that our curb cuts are only on Peachtree Parkway and Peachtree Corners Circle so we would not be tying into Medlock Bridge Road.
4. There were concerns that the buildings would be 25 stories tall or that we would not develop the property in accordance with the site plan, exterior renderings, interior finishes and amenities that were included in our rezoning application.
5. There were concerns about the hotel not being developed as an Indigo Hotel and we were asked if a formal agreement had been signed with InterContinental Hotels Group (IHG), the owner of the Indigo brand. We have been discussing this location with IHG and meeting with IHG's team for the past two years and IHG is thrilled about our development plans. That being said, IHG will not sign a formal agreement with us until the property is zoned for the hotel as we have requested.
6. There were concerns about the sequencing and timing of the construction of the hotel and the apartments.

As you can see, some of these concerns stem from issues that are out of our control. However, we want the City and the UPCCA to know that Roberts Properties is absolutely committed to developing the highest-quality mixed-use development in all of Peachtree Corners. Although we have a 30+ year track record of creating quality developments in Peachtree Corners, we understand the homeowners are concerned about our development plans so we would like to alleviate those concerns by proposing the zoning conditions attached hereto as Exhibit "A". The inclusion of these conditions will protect the community from the concerns expressed during the UPCCA meeting while documenting our continued commitment to enhancing Peachtree Corners. You may recognize some of these conditions because they are identical to the conditions the City required of the Echo Lakeside apartment development as we are confident that we will meet or exceed all of the standards for high-quality, millennial housing that the City required of Echo Lakeside.

I would request that you add the attached zoning conditions to the staff report being released tomorrow. Should you have any questions or need any additional information,

you can contact me anytime at dphillips@robertsproperties.com or at (770) 394-6000 Ext. 209. We are looking forward to presenting our development plans and the conditions to the Planning Commission on Tuesday evening.

Sincerely,



David M. Phillips
Chief Operating Officer

cc: Mayor Mike Mason
City Council Member Weare Gratwick
City Council Member Phil Sadd
City Council Member Eric Christ
City Council Member Alex Wright
City Council Member Jeanne Aulbach
City Council Member Lorri Christopher
Planning Commissioner Alan Kaplan
Planning Commissioner Italia Metts
Planning Commissioner Mark Willis
Planning Commissioner Mark Middleton
Planning Commissioner Matt Houser
Mr. Brian Johnson, City Manager
Ms. Diana Wheeler, Community Development Director
Ms. Sherry Ferguson, President, UPCCA
Mr. Robert Hilburn, Land Use, UPCCA
Mr. Steve Cone, Communications, UPCCA
Mr. Jeff Conkle, Planning & Zoning Administrator
Mr. Rico Figliolini, Peachtree Corners Life
Mr. Clay Massey, Esq., Alston and Bird, LLP

Exhibit “A”
Zoning Conditions

1. The property shall be rezoned MUD (Mixed-Use Development) and shall be developed in general conformity with the site plan and millennial housing / hotel exterior renderings prepared by TVS Design and the exterior renderings of the retail building prepared by Wakefield Beasley & Associates that were attached to the rezoning application. The property owner shall be permitted to make changes to the site plan and architectural renderings for the purpose of complying with field conditions, federal/state/local code requirements, industry standards for design, and directive by Peachtree Corners officials.
2. The millennial housing development shall participate in the Peachtree Corners Crime Free Multi-Housing Program.
3. The 5-level millennial housing and hotel buildings shall be constructed on top of 2 levels of covered parking.
4. The millennial housing development shall not exceed 169 units, which shall be limited to one and two bedroom floor plans. There shall be a maximum of 102 two bedroom floor plans and the remaining units shall be one bedroom floor plans.
5. Standard interior features for all millennial housing units shall include:
 - a. Stainless steel kitchen appliances
 - b. Kitchens with granite countertops (or equal material such as quartz)
 - c. Designer ceramic tile backsplashes
 - d. Upscale plank or engineered wood flooring in foyers, kitchens, bathrooms and laundry rooms (linoleum flooring shall be prohibited)
 - e. Designer lighting
 - f. Granite countertops (or equal material) and ceramic tile tub surrounds in bathrooms
 - g. Nine foot ceilings
 - h. Walk-in closets
 - i. Connections for full-size washer/dryer units
 - j. Walk-out balconies
 - k. Pre-wired security system
6. Community features for the millennial housing development shall include:
 - a. Resort-style swimming pool and courtyard with tanning deck
 - b. Clubhouse with cyber café, wifi and business center
 - c. Covered parking spaces
 - d. Elevators and elevator lobbies

- e. Outdoor grilling and entertainment space with fireplace (or fire pit) and bocce ball court
 - f. Fitness center with cardio and strength equipment
 - g. Walking trails and sidewalks
 - h. Bike racks and electric vehicle charging stations
 - i. Controlled access at the building
7. Playground equipment shall be prohibited on the property.
 8. Aggressive breeds of animals (ex: pit bulls, rottweilers and doberman pinschers) may not be kept on the property.
 9. The property owner shall develop a Hotel Indigo or comparable boutique hotel as defined by the hotel industry. The property owner shall be prohibited from developing a non-boutique hotel brand such as Holiday Inn or Hampton Inn.
 10. The property owner shall be prohibited from applying for a building permit for the millennial housing building and/or the hotel building until the property owner provides the City with a copy of a fully-executed boutique hotel franchise agreement.
 11. The property owner shall permit and construct the millennial housing development and the hotel development simultaneously.
 12. Drive-through businesses shall be prohibited.
 13. Provide internal vehicular and pedestrian access to any outparcel development as illustrated on the site plan.
 14. Dumpsters shall be screened by an opaque decorative wall, at least 6 feet in height, which will include a gated entry and will be coordinated with the building architecture. Pick-up for dumpsters shall be limited to between the hours of 8:00 AM and 6:00 PM.
 15. Operation of parking lot cleaning machinery or other maintenance equipment that emits noise shall be limited to the hours of 8:00 AM and 6:00 PM.
 16. The use of thin brick and EIFS on the buildings shall be prohibited.
 17. Prior to the issuance of the first Certificate of Occupancy, the property owner shall cause \$23,631 to be contributed to an account designated by the City of Peachtree Corners which funds shall be used by the City (or its designee) to construct a public multi-use trail that connects the property's sidewalks/trails to the Town

Center trail system. The amount of the contribution is based on the City's requirement of Echo Lakeside to contribute \$41,250 towards trail system improvements, which equals \$139.83 per density unit ($\$41,250 / 295 \text{ density units} = \$139.83 \times 169 \text{ density units} = \$23,631$). The City shall grant the property owner an easement to allow pedestrian access throughout the City's public trail system, green space and Town Center development.

18. Prior to the issuance of the first Certificate of Occupancy, the property owner shall 1) construct an 8 foot wide concrete sidewalk along Peachtree Corners Circle in the location identified on the site plan and 2) deed to the City approximately 4,665 square feet of land along Peachtree Corners Circle where said sidewalk is located. All building setbacks, landscape strips and other development, density and/or construction requirements and calculations including, but not limited to, common area and green space shall be based on the location of the public right-of-way prior to said land dedication.
19. All millennial housing units and hotel rooms will be equipped with an automatic fire sprinkler system.
20. The property owner shall be prohibited from installing additional curb cuts on Peachtree Parkway and Peachtree Corners Circle.
21. The property shall have a cohesive landscape plan.
22. Prior to the issuance of the first Certificate of Occupancy, a landscape strip shall be planted along the frontage of the property along Peachtree Parkway. The landscape strip shall include a staggered double row of evergreen plants at least 3 feet in height at maturity. Said landscape strip shall be approved by the Community Development Director and maintained at all times by the property owner.
23. Encroachments into the 50 foot undisturbed buffer and 75 foot impervious stream setback line shall be permitted for the installation of the millennial housing development, parking deck and walking trail as illustrated on the variance plan prepared by TVS Design.

-- *End of Document* --