



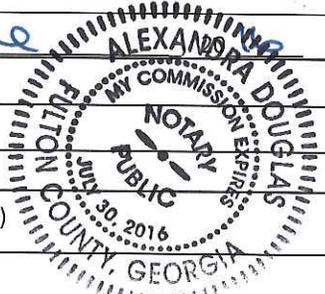
Amendment Application

R210-08



Applicant Information, Owner Information, Property Information, Questionnaire, Affidavit, Notary, Fees

Name: Brookhaven City Center Partners, LLC
Address: 191 Peachtree Street NE Atlanta, GA 30303
Phone: 404-224-1860 Fax: 404-224-1898 Email: ALomenick@integral-online.com
MARTA
2424 PIEDMONT RD NE Atlanta, GA 30324
Phone: (404) 848-5357 Fax: (404) 848-5132 Email: arhein@itsmarta.com
Property Address: 4047 Peachtree Road NE Brookhaven, GA 30319 Parcel Size: 17.757 acres
Parcel ID: See Attached
Current Zoning Classification: M (Industrial), C-2 (General Commercial), RM-75 (Multifamily Res.), R-75 (Single-Family)
Requested Zoning Classification: PC-2 (Pedestrian Community)
Is this development and/or request seeking any incentives or tax abatement through the City of Brookhaven or any entity that can grant such waivers, incentives, and/or abatements?
[X] Yes [] No
1. Is the zoning proposal in conformity with the policy and intent of the comprehensive plan? See Attached
2. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties? See Attached
3. Will the affected property of the zoning proposal have a reasonable economic use as currently zoned? See Attached
4. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property? See Attached
5. Are other existing or changing conditions affecting the existing use or usability of the development of the property which give supporting grounds for either approval or disapproval of the zoning proposal? See Attached
6. Will the zoning proposal adversely affect historic buildings, sites, districts, or archaeological resources? See Attached
7. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools? See Attached
Sworn to and subscribed before me this 30th Day of June
Notary Public: Alexandra Douglas
Signature: Alexandra Douglas
My Commission Expires: 7/30/16
[X] Application Fee [X] Legal Fee (\$10)
Fee: \$ 3,640 Payment: [] Cash [X] Check [] CC Date:



* One sign is required per street frontage and/or every 500 feet of street frontage

Tax Parcel List



PARCEL ID	ADDRESS
18 239 07 002	4041 PEACHTREE ROAD ATLANTA 30319
18 239 07 003	4025 PEACHTREE ROAD ATLANTA 30319
18 239 07 004	4021 PEACHTREE ROAD ATLANTA 30319
18 239 07 005	4011 PEACHTREE ROAD ATLANTA 30319
18 239 07 006	4005 PEACHTREE ROAD ATLANTA 30319
18 239 07 007	4001 PEACHTREE ROAD ATLANTA 30319
18 239 07 008	3995 PEACHTREE ROAD ATLANTA 30319
18 239 07 009	3993 PEACHTREE ROAD ATLANTA 30319
18 239 07 014	3987 PEACHTREE ROAD ATLANTA 30319
18 239 07 011	3989 PEACHTREE ROAD ATLANTA 30319
18 239 07 012	3985 PEACHTREE ROAD ATLANTA 30319
18 238 24 001	1212 APPLE VALLEY ROAD ATLANTA 30319
18 238 24 002	1224 FERNWOOD CIRCLE ATLANTA 30319
18 238 24 003	1238 APPLE VALLEY ROAD ATLANTA 30319
18 238 24 004	1246 APPLE VALLEY ROAD ATLANTA 30319
18 238 24 005	1258 APPLE VALLEY ROAD ATLANTA 30319
18 238 24 006	1262 APPLE VALLEY ROAD ATLANTA 30319
18 238 24 007	1266 APPLE VALLEY ROAD ATLANTA 30319
18 238 24 008	1268 APPLE VALLEY ROAD ATLANTA 30319
18 238 24 009	1272 APPLE VALLEY ROAD ATLANTA 30319
18 238 24 010	1270 APPLE VALLEY ROAD ATLANTA 30319

18 238 24 011	1264 APPLE VALLEY ROAD ATLANTA 30319
18 238 24 012	1260 APPLE VALLEY ROAD ATLANTA 30319
18 238 24 013	1286 APPLE VALLEY ROAD ATLANTA 30319
18 238 24 014	1284 APPLE VALLEY ROAD ATLANTA 30319
18 238 24 015	1282 APPLE VALLEY ROAD ATLANTA 30319
18 238 24 016	1280 APPLE VALLEY ROAD REAR ATLANTA 30319
18 238 24 017	1278 APPLE VALLEY ROAD ATLANTA 30319
18 238 24 018	1276 APPLE VALLEY ROAD ATLANTA 30319
18 238 24 019	1288 APPLE VALLEY ROAD ATLANTA 30319
18 238 24 020	1290 APPLE VALLEY ROAD ATLANTA 30319
18 238 24 021	1253 DRESDEN DRIVE ATLANTA 30319
18 238 24 022	1255 DRESDEN DRIVE ATLANTA 30319
18 238 24 023	1259 DRESDEN DRIVE ATLANTA 30319
18 238 24 024	1267 DRESDEN DRIVE ATLANTA 30319
18 238 21 002	1332 SYLVAN CIR NE ATLANTA 30319

ZONING MAP AMENDMENT REVIEW CRITERIA



1. Is the zoning proposal in conformity with the policy and intent of the comprehensive plan?

The comprehensive plan designates the property as “Peachtree Corridor Overlay District” character area. The Peachtree Corridor Overlay District “promotes mixed-use, pedestrian friendly development centered around the Brookhaven MARTA station.” To implement the character area, the plan recommends encouraging the redevelopment of key vacant or underutilized parcels and leveraging a Brookhaven MARTA transit oriented development (TOD) initiative. The vacant lots around the Brookhaven MARTA Station are a “priority redevelopment parcel”. The comprehensive plan recommends appropriate land uses are office, multifamily residential, townhomes, hotel, mixed use, retail, neighborhood commercial and parks and recreation. The character area recommends residential density of 12-120 units per acre and building heights of between 3 and 8 stories. The proposal to develop the underutilized MARTA surface parking lot into a transit oriented development consisting of multi-storied, mixed-use buildings, open-space and residential density at less than 30.8 units per acre is consistent with the comprehensive plan’s policy and intent.

The proposal is also the implementation of the redevelopment vision that was documented in the 2006 Brookhaven Peachtree LCI study. The LCI study was the foundation for the adoption of the Brookhaven Peachtree Overlay District. The LCI study provided for office, retail, restaurant and multifamily uses to be provided on the property together with a town green of at least ½ of an acre.

2. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties?

Adjacent and nearby properties contain a variety of residential and commercial uses. A shopping center containing retail uses and restaurants sits west of the property across Peachtree Road. To the southwest across North Druid Hills is an extended-stay hotel. Across Apple Valley Road is the Rosewood at Brookhaven apartment development, single family homes, townhomes and a park. The proposal to provide a mix of uses on the site is commensurate with the mix of uses in the area. The development plan locates the more intensive uses along the Peachtree Road frontage and lessens the intensity of development on the site moving east and south. In view of the scale and mix of uses of the adjacent and nearby properties, the proposal is suitable.

3. Will the affected property of the zoning proposal have a reasonable economic use as currently zoned?

The current zoning is highly fragmented. The property is broken into over 35 individual parcels and contains four different zoning categories: general commercial, industrial, single family residential and multifamily residential. The lack of development evidences the lack of economic use as currently zoned. A transit oriented development—as

proposed in the Brookhaven-Peachtree LCI and implemented in the Brookhaven-Peachtree Overlay—would be more feasible under a larger, unified PC-2 tract.

4. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

As mentioned above, the property is currently zoned for industrial, general commercial, multifamily residential and single family residential, and the adjacent properties include a mix of commercial and residential uses. The property is currently an underutilized surface parking lot for the MARTA station. Redevelopment of the property with a mix of uses that will encourage pedestrian activity around the site will benefit the adjacent and nearby property. Approval of the zoning proposal will not adversely impact the use or usability of adjacent or nearby property.

5. Are other existing or changing conditions affecting the existing use or usability of the development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

In 2006, Livable Cities Initiative published a study envisioning a MARTA station redevelopment as a “new focal point and ‘village center’ for Brookhaven.” That same year, Brookhaven adopted the Brookhaven-Peachtree Overlay with the goal of implementing the LCI study. To bring to fruition the plans detailed in the LCI, however, rezoning is necessary. Although the density and uses proposed are permitted under the existing zoning, the proposed placement of the uses on the property is not permitted. The current fragmented zoning cannot support redevelopment as envisioned in the LCI. As the 2013 Brookhaven-Oglethorpe MARTA Station Charette Report notes, the property should be rezoned to PC in order to shape the land use for a mixed-use TOD.

6. Will the zoning proposal adversely affect historic buildings sites districts, or archaeological resources?

There are no historic buildings or sites, nor are there archeological resources impacted by redevelopment of the property as proposed by this application.

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

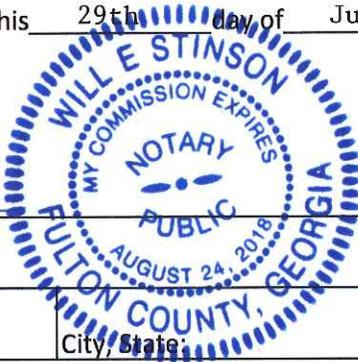
The change in zoning will not result in a use which will or could cause an excessive or burdensome use of existing streets or transportation facilities, as further discussed in the traffic study included in this application. All necessary utilities are available to the site with sufficient capacity. Commercial and multifamily residential uses are already permissible on the property. School impact is not anticipated to be significant because of the typical resident of developments of this scale and type. The impact on schools will not be excessive or burdensome.



Property Owner(s) Notarized Certification

The owner and petitioner acknowledge that this Zoning Map Petition application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application for zoning amendment, and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Property Owner (If Applicable)	Signature: <u><i>A. Klein</i></u>		Date: 06/29/2016
	Address: 2424 Piedmont Road, NE	City, State: Atlanta, GA	Zip: 30324-3330
Property Owner (If Applicable)	Phone: 404-848-5357		
	Sworn to and subscribed before me this <u>29th</u> day of <u>June</u> , 20 <u>16</u>		
Property Owner (If Applicable)	Notary Public: <u><i>Will E. Stinson</i></u>		
	Signature:		Date:
Property Owner (If Applicable)	Address:	City, State:	Zip:
	Phone:		
Property Owner (If Applicable)	Sworn to and subscribed before me this _____ day of _____, 20_____		
	Notary Public:		
Property Owner (If Applicable)	Signature:		Date:
	Address:	City, State:	Zip:
Property Owner (If Applicable)	Phone:		
	Sworn to and subscribed before me this _____ day of _____, 20_____		
Property Owner (If Applicable)	Notary Public:		



Campaign Disclosure Statement



Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Brookhaven City Council or a member of the City of Brookhaven Planning Commission?

Yes No

Applicant / Owner	Signature: <i>APheir</i>
	Address: 2424 Piedmont Road, NE Atlanta, GA 30324-3330
	Date: 06/29/2016

If you answered yes above, please complete the following section:

Date	Government Official	Official Position	Description	Amount



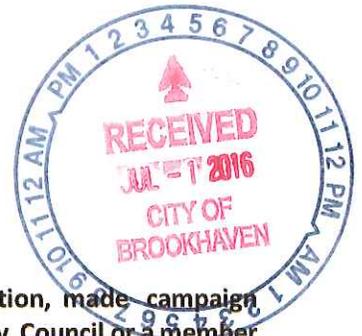
Applicant/Petitioner Notarized Certification

Petitioner states under oath that: (1) he/she is the executor or Attorney-In-Fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

Applicant / Petitioner	Signature: <u>Brookhaven City Center Partners, LLC</u>		Date: <u>6/13/16</u>
	Address: <u>191 Peachtree Street SE</u>	City, State: <u>Atlanta, GA</u>	Zip: <u>30303</u>
	Phone: <u>404-224-1860</u>		
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			
Attorney / Agent	Signature: <u>Stacy L. Sunch</u>		Date: <u>6/13/16</u>
	Address: <u>1981 Easing Farm Dr.</u>	City, State: <u>Logansville, GA</u>	Zip: <u>30052</u>
	Phone:		
Sworn to and subscribed before me this <u>13th</u> day of <u>June</u> , 20 <u>16</u>			
Notary Public: <u>Stacy L. Sunch</u>			



Campaign Disclosure Statement



Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Brookhaven City Council or a member of the City of Brookhaven Planning Commission?

Yes No

Applicant / Owner	Signature: [Signature] Integral Development, LLC
	Address: 191 Peachtree Suite 4100 Atlanta, GA 30303
	Date: 6/13/16

If you answered yes above, please complete the following section:

Date	Government Official	Official Position	Description	Amount



Campaign Disclosure Statement



Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Brookhaven City Council or a member of the City of Brookhaven Planning Commission?

Yes No

Applicant / Owner	Signature: Brookhaven City Center Partners, LLC
	Address: 191 Peachtree Street Suite 4100 Atlanta, GA 30303
	Date: 6/13/16

If you answered yes above, please complete the following section:

Date	Government Official	Official Position	Description	Amount



Campaign Disclosure Statement



Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Brookhaven City Council or a member of the City of Brookhaven Planning Commission?

Yes No

Applicant / Owner	Signature: <i>[Handwritten Signature]</i>
	Address: <i>3340 PEACHTREE RD NE, SUITE 1000, ATLANTA GA 30326</i>
	Date: <i>6/27/16</i>

If you answered yes above, please complete the following section:

Date	Government Official	Official Position	Description	Amount



Legal Description: Tract 1

All and singular that certain tract of land lying and being in Land Lot 239, 18th District of DeKalb County, Georgia, being more particularly described as follows:

COMMENCING at the intersection of the southern right-of-way of Dresden Drive, having a variable right-of-way, and the western right-of-way of Southern Railway, having a variable right-of-way, having Georgia West State Plane Coordinates (NAD83/94) of a Northing of 1,404,388.000 and an Easting of 2,244,332.491, said point being the POINT OF BEGINNING;

THENCE along the right-of-way of Southern Railway, South 21°45'31" West, a distance of 559.41 feet to a point;

THENCE continuing along said right-of-way, along the arc of a curve to the right a distance of 100.64 feet, said curve having a radius of 2259.38 feet and a chord bearing of South 24°25'01" West, 100.64 feet, to a point;

THENCE continuing along said right-of-way, South 25°13'44" West, a distance of 274.32 feet to a point;

THENCE continuing along said right-of-way, North 61°11'41" West, a distance of 8.85 feet to a point;

THENCE continuing along said right-of-way, along the arc of a curve to the right a distance of 82.81 feet, said curve having a radius of 2265.38 feet and a chord bearing of South 30°29'17" West, 82.81 feet, to a point;

THENCE continuing along said right-of-way, South 61°06'41" West, a distance of 82.14 feet to a point on the eastern right-of-way of North Druid Hills Road;

THENCE along the right-of-way of North Druid Hills Road, along the arc of a curve to the right a distance of 41.54 feet, said curve having a radius of 525.02 feet and a chord bearing of North 13°47'17" West, 41.53 feet, to a point;

THENCE continuing along said right-of-way, North 11°50'49" West, a distance of 73.76 feet to a point;

THENCE continuing along said right-of-way, along the arc of a curve to the right a distance of 103.51 feet, said curve having a radius of 426.77 feet and a chord bearing of North 04°53'36" West, 103.26 feet, to a point;

THENCE continuing along said right-of-way, along the arc of a curve to the right a distance of 99.40 feet, said curve having a radius of 371.34 feet and a chord bearing of North 09°43'17" East, 99.10 feet, to a point on the right-of-way of Peachtree Road;

THENCE along the right-of-way of Peachtree Road, along the arc of a curve to the right a distance of 122.86 feet, said curve having a radius of 1185.06 feet and a chord bearing of North 20°21'21" East, 122.80 feet, to a point;

THENCE continuing along said right-of-way, North 23°19'26" East, a distance of 37.88 feet to a point;

THENCE continuing along said right-of-way, along the arc of a curve to the left a distance of 101.09 feet, said curve having a radius of 1006.50 feet and a chord bearing of North 20°26'57" East, 101.05 feet, to a point;

THENCE continuing along said right-of-way, North 17°34'16" East, a distance of 216.69 feet to a point;

THENCE continuing along said right-of-way, along the arc of a curve to the right a distance of 75.39 feet, said curve having a radius of 993.50 feet and a chord bearing of North 19°44'39" East, 75.37 feet, to a point;

THENCE continuing along said right-of-way, North 21°55'11" East, a distance of 65.91 feet to a point;

THENCE continuing along said right-of-way, along the arc of a curve to the right a distance of 106.13 feet, said curve having a radius of 98.50 feet and a chord bearing of North 52°47'02" East, 101.07 feet, to a point on the right-of-way of Dresden Drive;

THENCE continuing along said right-of-way, North 83°38'57" East, a distance of 50.80 feet to a point;

THENCE continuing along said right-of-way, along arc of a curve to the right, 165.47 feet said curve having a radius of 893.50 feet and a chord of North 88°57'20" East, 165.24 feet, to a point, said point being the POINT OF BEGINNING. Containing 215,902 square feet or 4.956 acres.



Legal Description: Tract 2

All and singular that certain tract of land lying and being in Land Lot 239, 18th District of DeKalb County Georgia, being more particularly described as follows:

COMMENCING at the intersection of the eastern right-of-way of Apple Valley Road, having a sixty foot right-of-way, and the southern right-of-way of Fernwood Circle, having a fifty foot right-of-way;

THENCE North 65°40'21" East, a distance of 19.33 feet to a point on the southern right-of-way of Fernwood Circle;

THENCE continuing along said right-of-way, South 66°16'10" East, a distance of 9.26 feet to a point;

THENCE continuing along said right-of-way, along the arc of a curve to the left a distance of 88.52 feet, said curve having a radius of 325.00 feet and a chord bearing of South 74°04'15" East, 88.25 feet, to a point;

THENCE continuing along said right-of-way, South 88°36'19" East, a distance of 76.70 feet to a point, having Georgia West State Plane coordinates of a Northing of 1,403,637.408 and an Easting of 2,244,883.958 (NAD83/94), said point being the POINT OF BEGINNING;

THENCE continuing along said right-of-way, North 85°43'51" East, a distance of 19.30 feet to a point;

THENCE continuing along said right-of-way, along the arc of a curve to the right a distance of 247.96 feet, said curve having a radius of 975.00 feet and a chord bearing of South 86°59'01" East, 247.29 feet, to a point;

THENCE leaving said right-of-way, South 56°12'49" West, a distance of 232.60 feet to a point on the northwest right-of-way of Sylvan Circle, having a forty foot right-of-way;

THENCE continuing along said right-of-way, along the arc of a curve to the left a distance of 208.18 feet, said curve having a radius of 337.54 feet and a chord bearing of South 66°06'09" West, 204.90 feet, to a point;

THENCE continuing along said right-of-way, South 48°26'03" West a distance of 237.29 feet to a point;

THENCE continuing along said right-of-way, along the arc of a curve to the right a distance of 157.74 feet, said curve having a radius of 383.45 feet and a chord bearing of South 60°13'07" West, 156.63 feet, to a point;

THENCE continuing along said right-of-way, South 72°00'12" West, a distance of 91.40 feet to a point;

THENCE leaving said right-of-way, North 19°54'09" West, a distance of 131.39 feet to a point on the southern right-of-way of Apple Valley Road;

THENCE continuing along said right-of-way, North 69°23'31" East, a distance of 118.94 feet to a point;

THENCE continuing along said right-of-way, along the arc of a curve to the left a distance of 150.76 feet, said curve having a radius of 356.44 feet and a chord bearing of North 57°23'50" East, 149.64 feet, to a point;

THENCE continuing along said right-of-way, along the arc of a curve to the right a distance of 199.59 feet, said curve having a radius of 1279.22 feet and a chord bearing of North 49°45'01" East, 199.39 feet, to a point;

THENCE continuing along said right-of-way, North 54°13'12" East, a distance of 145.28 feet to a point;

THENCE continuing along said right-of-way, along the arc of a curve to the right a distance of 59.20 feet, said curve having a radius of 214.71 feet and a chord bearing of North 62°07'08" East, 59.01 feet, to a point, said point being the POINT OF BEGINNING.

Containing 108,888 square feet or 2.500 acres.

Legal Description: Tract 3



All and singular that certain tract of land lying and being in Land Lot 239, 18th District of DeKalb County Georgia, being more particularly described as follows:

COMMENCING at the intersection of the eastern right-of-way of North Druid Hills Road, having a variable right-of-way, and the southeastern right-of-way of Southern Railway, having a variable right-of-way, having Georgia West State Plane Coordinates (NAD83/94) of a Northing of 1,403,316.299 and an Easting of 2,243,894.149, said point being the POINT OF BEGINNING;

THENCE along the right-of-way of Southern Railway, North 40°05'53" East, a distance of 297.88 feet to a point;

THENCE continuing along said right-of-way, along the arc of a curve to the left a distance of 108.90 feet, said curve having a radius of 2295.38 feet and a chord bearing of North 32°39'48" East, 108.89 feet, to a point;

THENCE continuing along said right-of-way, North 23°43'54" East a distance of 805.86 feet to a point on the western right-of-way of Dresden Drive, having a variable right-of-way;

THENCE continuing along the right-of-way of Dresden Drive, South 83°52'45" East, a distance of 29.63 feet to a point;

THENCE continuing along said right-of-way, South 83°19'32" East, a distance of 220.42 feet to a point;

THENCE leaving said right-of-way, South 27°33'17" East, a distance of 23.07 feet to a point on the northern right-of-way of Apple Valley Road, having a sixty foot right-of-way;

THENCE continuing along the right-of-way of Apple Valley Road, South 07°01'56" West, a distance of 554.39 feet to a point;

THENCE continuing along said right-of-way, along the arc of a curve to the right a distance of 588.88 feet, said curve having a radius of 535.00 feet and a chord bearing of South 38°33'55" West, 559.60 feet, to a point;

THENCE South 70°05'53" West, a distance of 406.82 feet to a point on the eastern right-of-way of North Druid Hills Road;

THENCE continuing along said right-of-way, North 16°23'00" West, a distance of 123.24 feet to a point, said point being the POINT OF BEGINNING.

Containing 448,692 square feet or 10.301 acres.

Public Participation Plan



Attached hereto is a list of the property owners within 500 feet of the subject property. Also attached is a copy of a form letter that will go to each owner identified, inviting them to a meeting to discuss the rezoning and development proposal. The meeting is currently scheduled for Monday, July 25, 2016 in the evening. The application schedule requires that the meeting be held by August 1, 2016. The Friday following the meeting, the applicant will submit a report from the meeting together with a sign in sheet identifying those in attendance.

In addition to the required public meeting to be held after filing, the applicant engaged in a series of pre-filing meetings with the community and also the Citizens Advisory Board established to review the project. Enclosed in this application is a listing of those meetings evidencing opportunities for community input.



Jessica.L. Hill, Esq.
404-504-7754
jhill@mmmlaw.com
www.mmmlaw.com

VIA US MAIL

July 6, 2016

RE: Brookhaven MARTA Transit Oriented Development Rezoning Application

Dear Property Owner:

You are receiving this letter because you own property within 500 feet of the MARTA owned property around the Brookhaven MARTA station. As you may be aware, a rezoning application has been filed to rezone the Property from C-2, M, R-75 and RM-75 to the PC-2 zoning district. The property will remain in the Brookhaven Peachtree Overlay district. As a part of the rezoning process, the City of Brookhaven requires that the rezoning applicant notify all property owners within 500 feet of the property and schedule a meeting to discuss the proposal. A meeting to discuss the proposed development and the rezoning request has been scheduled by the applicant on Monday, July 25, 2016 at 5:30 p.m. The meeting will take place at Oglethorpe University in the Philip Weltner Library (Atrium) located at 4484 Peachtree Road, Atlanta, Georgia 30319. You are invited to attend this meeting and we hope to see you there.

Sincerely,

Jessica L. Hill
Attorney for Applicant

OBJECTID	OWNER/NE1	PARCELID	PSTLADDRESS	PSTLCITY	PSTLSTATI	PSTLZIF	SITEADDRESS
2	2600 BROOKHAVEN LLC	18 238 28 022	1835 HIGH TRL	ATLANTA	GA	30339	2600 BROOKHAVEN CHASE L
188	A V ASSOCIATES LLC	18 238 01 001	1819 PEACHTREE RD STE 575	ATLANTA	GA	30319	2572 BROOKHAVEN CHASE L
8	ADAIR CARTER W R	18 238 28 010	2572 BROOKHAVEN CHASE LN NE	ATLANTA	GA	30319	2572 BROOKHAVEN CHASE L
23	ADAMS ANNE STAUNTON	18 238 25 035	1280 FERNWOOD CIR NE	ATLANTA	GA	30319	1280 FERNWOOD CIR
146	AKERS NANCY & JOSEPH	18 238 04 042	1287 SYLVAN CIR NE	ATLANTA	GA	30319	1287 SYLVAN CIR
143	ALEXANDER WALTER JR & MONICA	18 238 02 010	1276 PEACHTREE VW NE	ATLANTA	GA	30319	1276 PEACHTREE VW
16	ALLEN CHARLES H & LIZABETH BERNATE	18 238 25 017	1291 PEACHTREE VW NE	ATLANTA	GA	30319	1291 PEACHTREE VW
134	ALLISON KIM S	18 238 25 076	1354 FERNWOOD CIR NE	ATLANTA	GA	30319	1354 FERNWOOD CIR
27	ANDERSON BARBARA E	18 238 04 006	1242 STAR DR NE	ATLANTA	GA	30319	1242 STAR DR
38	ANDERSON ELIZABETH S	18 239 11 011	1273 N DRUID HILLS RD NE	ATLANTA	GA	30319	1273 N DRUID HILLS RD
193	ANDERSON JESSICA	18 239 11 010	1277 N DRUID HILLS RD NE	ATLANTA	GA	30319	1277 N DRUID HILLS RD
224	ANDERSON RICHARD A & NEWARK GERALD ANTONELLI JOINT REVOCABLE TRT	18 238 25 014	1283 PEACHTREE VW NE # 10	ATLANTA	GA	30319	1283 PEACHTREE VW
21	ANTONELLI JOSEPH	18 238 25 026	1298 FERNWOOD CIR NE	BROOKHAVEN	GA	30319	1298 FERNWOOD CIR
63	ARAL SEVGI O	18 239 06 054	1166 BROOKHAVEN GRN NE	ATLANTA	GA	30319	1166 BROOKHAVEN GRN
210	ARENZ ELEANOR	18 238 28 015	2592 BROOKHAVEN CHASE LN NE	ATLANTA	GA	30319	2592 BROOKHAVEN CHASE L
86	AUNE BENJAMIN A & SHEETZ PENNY	18 238 04 044	1279 SYLVAN CIR	ATLANTA	GA	30319	1279 SYLVAN CIR
91	BAKER THOMAS M	18 238 04 025	5 CROGLIN LN	BELLA VISTA	AR	72714	1357 SYLVAN CIR
32	BARNES ERIC R	18 239 13 005	2456 BROOKHAVEN HEIGHTS CT	ATLANTA	GA	30319	2456 BROOKHAVEN HEIGHTS
138	BARNES STEPHEN BLAKE IV	18 238 28 026	2601 BROOKHAVEN CHASE LN NE	ATLANTA	GA	30319	2601 BROOKHAVEN CHASE L
20	BATH MICHAEL B	18 238 28 017	2596 BROOKHAVEN CHASE LN NE # 17	ATLANTA	GA	30319	2596 BROOKHAVEN CHASE L
	BEAN JAMES FRANKLIN SR TRUSTEE						
13	BEAN SYDNEY OVERTON TRUSTEE	18 238 02 008	496 CONNEMARA XING	LAWRENCEVILLE	GA	30044	1268 PEACHTREE VW
183	BERNAL MIZRACHI LEON	18 238 25 081	1344 FERNWOOD CIR NE	ATLANTA	GA	30319	1344 FERNWOOD CIR
171	BERNATH JAY	18 238 25 010	1275 PEACHTREE VW NE # 6	ATLANTA	GA	30319	1275 PEACHTREE VW
21	BRACKUP ELLEN	18 238 25 061	1251 APPLE VALLEY RD NE	ATLANTA	GA	30319	1251 APPLE VALLEY RD
121	BRADDOCK LIANE D	18 238 25 031	1288 FERNWOOD CIR NE	ATLANTA	GA	30319	1288 FERNWOOD CIR
111	BRAND WILLIAM	18 238 04 027	1347 SYLVAN CIR NE	ATLANTA	GA	30319	1347 SYLVAN CIR
175	BRE/ESA 2005 PORTFOLIO LLC	18 239 05 007	11525 N COMMUNITY HOUSE RD	CHARLOTTE	NC	28277	3967 PEACHTREE RD
157	BRILMAN ROMAN & IBARRA RENEE	18 239 11 016	1201 STANDARD DR NE	ATLANTA	GA	30319	1201 STANDARD DR
46	BRITES EDUARDO M	18 238 25 080	1346 FERNWOOD CIR NE	ATLANTA	GA	30319	1346 FERNWOOD CIR
77	BRODMANN THOMAS G	18 238 04 019	1302 STAR DR NE	ATLANTA	GA	30319	1302 STAR DR
24	BRONIEC MATTHEW G	18 238 25 019	1295 PEACHTREE VW NE # 15	ATLANTA	GA	30319	1295 PEACHTREE VW
124	BROOKHAVEN AT DRESDEN LLC	18 238 02 050	3715 NORTHSIDE PKWY NW 4-600	ATLANTA	GA	30327	1288 PEACHTREE VW
14	BROOKHAVEN BAPTIST CHURCH INC	18 238 05 016	1294 N DRUID HILLS RD NE	ATLANTA	GA	30319	1239 STAR DR
98	BROOKHAVEN CHASE TOWNHOMES ASSOCIATION INC	18 238 28 031	3883 ROGERS BRIDGE RD # 703	DULUTH	GA	30097	250 BROOKHAVEN CHASE LN
222	BROOKHAVEN MMJP LLLP	18 240 04 030	3610 CHAMBLEE TUCKER RD	ATLANTA	GA	30341	54 BROOKHAVEN DR
27	BROOKHAVEN TOWNSHIP HOMEOWNERS	18 238 26 052	3927 PEACHTREE RD NE	ATLANTA	GA	30319	100 OGLETHORPE CIR
97	BUIFRAGO JOSE	18 238 02 009	1272 PEACHTREE VW NE	ATLANTA	GA	30319	1272 PEACHTREE VW
85	BURKE JOHN D JR	18 238 28 002	1006 DELAWARE AVE	HAVERTOWN	PA	19083	2583 BROOKHAVEN CHASE L
6	BUTTS MICHAEL W & NANCY	18 238 26 007	2547 OGLETHORPE CIR NE	ATLANTA	GA	30319	2547 OGLETHORPE CIR
232	BUZZARD DANIEL B & ERIN	18 238 04 034	1319 SYLVAN CIR NE	ATLANTA	GA	30319	1319 SYLVAN CIR
142	CADY MICHAEL	18 238 04 029	1339 SYLVAN CIR NE	ATLANTA	GA	30319	1339 SYLVAN CIR
	CASEY RICHARD T						
190	CASEY ANDREA K	18 238 25 070	1327 PEACHTREE VW NE	ATLANTA	GA	30319	1327 PEACHTREE VW
189	CHALAS DENNIS J & BRENDA	18 238 28 023	4001 N OCEAN BLVD # 208	BOCA RATON	FL	33431	2595 BROOKHAVEN CHASE L
37	CHOATE EMILY	18 238 25 023	1303 PEACHTREE VW NE	ATLANTA	GA	30319	1303 PEACHTREE VW
166	CHRISTENSEN JOHN W	18 238 04 039	1297 SYLVAN CIR NE	ATLANTA	GA	30319	1297 SYLVAN CIR
64	CHRISTJOHN BRIAN K	18 238 25 067	1321 PEACHTREE VW NE	ATLANTA	GA	30319	1321 PEACHTREE VW
243	CITY OF BROOKHAVEN	18 238 20 002	4362 PEACHTREE RD	BROOKHAVEN	GA	30319	1282 DRESDEN DR
89	CORTINA ALBERT	18 238 04 045	1269 SYLVAN CIR NE	ATLANTA	GA	30319	1269 SYLVAN CIR
221	COTY DARCY F	18 238 26 010	2541 OGLETHORPE CIR NE	ATLANTA	GA	30319	2541 OGLETHORPE CIR
217	CRAMER NARISA	18 238 25 030	1290 FERWOOD CIR NE	ATLANTA	GA	30319	1290 FERNWOOD CIR
180	DALESSANDRO PETER & SUSAN	18 238 25 006	1267 PEACHTREE VW NE	ATLANTA	GA	30319	1267 PEACHTREE VW
186	DDR SAU ATLANTA BROOKHAVEN LLC	18 239 06 008	3300 ENTERPRISE PKWY	BEACHWOOD	OH	44122	3960 PEACHTREE RD
225	DEKALB COUNTY	18 238 20 001	1300 COMMERCE DR	DECATUR	GA	30030	1316 DRESDEN DR
123	DEMARS LINDA A	18 238 25 008	1271 PEACHTREE VW NE	ATLANTA	GA	30319	1271 PEACHTREE VW
50	DEWRELL DENTON	18 238 28 004	2579 BROOKHAVEN CHASE LN	ATLANTA	GA	30319	2579 BROOKHAVEN CHASE L
	DILLON BRIAN A						
185	DILLON MARINA ARAUJO	18 238 25 024	1305 PEACHTREE VW NE	ATLANTA	GA	30319	1305 PEACHTREE VW
52	DRACHMAN BRIAN F	18 238 25 057	745 BROOKLINE TRCE	ALPHARETTA	GA	30022	1306 FERNWOOD CIR
109	DREW AND CO LLC	18 240 04 029	3610 CHAMBLEE TUCKER RD	ATLANTA	GA	30341	50 BROOKHAVEN DR
156	DUNHAM KENNETH B & SUSAN DYESS SHANNON S	18 238 04 038	1301 SYLVAN CIR NE	ATLANTA	GA	30319	1301 SYLVAN CIR
171	DYESS BRIAN C	18 238 05 010	1271 STAR DR NE	ATLANTA	GA	30319	1271 STAR DR
137	ELLIOTT HENRY R	18 238 28 029	349 FOREST PKWY	FOREST PARK	GA	30297	2591 BROOKHAVEN CHASE L
71	ELLIS CRYSTAL LEIGH	18 238 28 007	2573 BROOKHAVEN CHASE LN	ATLANTA	GA	30319	2573 BROOKHAVEN CHASE L
129	EUBANKS BENJAMIN A FEATHERSTUN CHRISTOPHER P	18 238 25 073	1333 PEACHTREE VW NE	ATLANTA	GA	30319	1333 PEACHTREE VW
151	STAUGAITIS CHERYL A	18 238 25 056	1308 FERNWOOD CIR	ATLANTA	GA	30319	1308 FERNWOOD CIR
141	FENERTY LAWRANCE GILL	18 239 13 004	2452 BROOKHAVEN HEIGHTS CT NE	ATLANTA	GA	30319	2452 BROOKHAVEN HEIGHTS
203	FERNWOOD PARK HOMEOWNERS ASSO	18 238 25 065	1408 TUGALOO DR NE	ATLANTA	GA	30319	1322 FERNWOOD CIR
125	FORESTAL JAMES THOMAS II	18 238 28 001	2585 BROOKHAVEN CHASE LN NE	ATLANTA	GA	30319	2585 BROOKHAVEN CHASE L
53	FOUNTAIN KENDALL B	18 238 04 016	1290 STAR DR	ATLANTA	GA	30319	1290 STAR DR
236	FREISEM GEORGE H III	18 239 08 002	PO BOX 6450	NORCROSS	GA	30091	4065 PEACHTREE RD
99	GAFFNEY SHARON & JENNIFER GARCIA JOSE L	18 238 04 046	1263 SYLVAN CIR NE	ATLANTA	GA	30319	1263 SYLVAN CIR
51	GARCIA ODALYS T	18 238 28 016	2594 BROOKHAVEN CHASE LN	ATLANTA	GA	30319	2594 BROOKHAVEN CHASE L
201	GARTLAND TIM & EMILY	18 240 04 078	40 BROOKHAVEN DR NE	ATLANTA	GA	30319	40 BROOKHAVEN DR
215	GENTHNER JEFFREY H	18 238 04 011	1266 STAR DR NE	ATLANTA	GA	30319	1266 STAR DR
105	GORDON VERIA	18 239 13 014	P O BOX 420394	ATLANTA	GA	30342	2474 BROOKHAVEN HEIGHTS



44	GOW MICHAEL & LAUREN	18 238 25 013	1281 PEACHTREE VW	ATLANTA	GA	30319 1281 PEACHTREE VW
229	GRASSO LAWRENCE A & DEBORAH	18 238 26 009	2543 OGLETHORPE CIR NE	ATLANTA	GA	30319 2543 OGLETHORPE CIR
29	GRIFFIN JON MARCUS A	18 238 25 016	3227 TURKEYFOOT RD	EDGEWOOD	KY	41017 1289 PEACHTREE VW
194	GRIFFIN SARAH P	18 238 28 003	2581 BROOKHAVEN CHASE LN	ATLANTA	GA	30319 2581 BROOKHAVEN CHASE L
95	GUISI 2487 LLC	18 239 13 015	1120 CHURCHILL DOWNS RD	ATLANTA	GA	30319 2487 BROOKHAVEN HEIGHTS
179	HALL DONNA J HANCOCK DONALD E	18 238 25 055	1310 FERNWOOD CIR NE	ATLANTA	GA	30319 1310 FERNWOOD CIR
28	HANCOCK DIANE M HARDY RODERICK A TRUSTEE OF &	18 238 28 005	2577 BROOKHAVEN CHASE LN NE	ATLANTA	GA	30319 2577 BROOKHAVEN CHASE L
132	HARDY RODERICK A REVOC LV TR HARRIS JAMES JR	18 238 25 002	1259 APPLE VALLEY RD NE # 50	ATLANTA	GA	30319 1259 APPLE VALLEY RD
94	WANG XIN	18 238 04 024	1363 SYLVAN CIR NE	ATLANTA	GA	30319 1363 SYLVAN CIR
212	HAYNES JACK D	18 238 22 003	4010 CLUB DR NE	ATLANTA	GA	30319 2572 APPLE VALLEY RD
116	HENDON CHARLES TANNER & CHARLES JR	18 239 09 012	1198 STANDARD DR NE	ATLANTA	GA	30319 1196 STANDARD DR
140	HICKS VERONICA HILL JAMES TODD	18 238 04 012	1270 STAR DR NE	ATLANTA	GA	30319 1270 STAR DR
7	REIFER DANIELLE REGINA	18 238 05 012	1255 STAR DR	ATLANTA	GA	30319 1255 STAR DR
48	HINDMAN KATHERINE E	18 238 26 002	2558 OGLETHORPE CIR NE	ATLANTA	GA	30319 2558 OGLETHORPE CIR
98	HOVEY DANIEL H & DANIEL F	18 238 04 043	3673 LONDON RD	CHAMBLEE	GA	30341 1283 SYLVAN CIR
153	HUNT PATRICIA	18 239 13 017	2479 BROOKHAVEN HEIGHTS CT NE	ATLANTA	GA	30319 2479 BROOKHAVEN HEIGHTS
122	ING ROY & DONNA	18 238 25 060	1249 APPLE VALLEY RD NE # 45	ATLANTA	GA	30319 1249 APPLE VALLEY RD
182	IVES MITCHELL J	18 238 25 051	1318 FERNWOOD CIR NE	ATLANTA	GA	30319 1318 FERNWOOD CIR
100	JADOW LLC	18 238 25 066	4030 CLUB DR NE # D	ATLANTA	GA	30319 1319 PEACHTREE VW
26	JAMES TODD T	18 238 04 037	1157 PINE GROVE AVE NE	ATLANTA	GA	30319 1307 SYLVAN CIR
202	JOHN D WELCH DDS LLC	18 238 29 003	2556 APPLE VALLEY RD NE # 150	ATLANTA	GA	30319 2556 APPLE VALLEY RD UNIT
196	JOHNSON APRIL	18 238 25 018	1293 PEACHTREE VW NE	ATLANTA	GA	30319 1293 PEACHTREE VW
142	JOHNSON BARBARA V JOHNSON THOMAS A	18 238 04 040	1293 SYLVAN CIR NE	ATLANTA	GA	30319 1293 SYLVAN CIR
110	JOHNSON REBECCA L	18 238 25 084	1336 FERNWOOD CIR NE	ATLANTA	GA	30319 1336 FERNWOOD CIR
97	JOHNSON WILLIAM O & DENISE JONES TYLER CARTER	18 238 25 011	1277 PEACHTREE VW NE # 7	ATLANTA	GA	30319 1277 PEACHTREE VW
48	JONES ELIZABETH RIANE KAIN JESSICA	18 238 04 030	1335 SYLVAN CIR NE	ATLANTA	GA	30319 1335 SYLVAN CIR
198	RUSSO WESLEY	18 238 28 011	2574 BROOKHAVEN CHASE LN NE	ATLANTA	GA	30319 2574 BROOKHAVEN CHASE L
114	KARKULA JANICE L	18 238 25 020	1297 PEACHTREE VW NE # 16	ATLANTA	GA	30319 1297 PEACHTREE VW
231	KATZ NELLYS	18 238 28 024	2597 BROOKHAVEN CHASE LN NE	ATLANTA	GA	30319 2597 BROOKHAVEN CHASE L
41	KEILEY KAREY B	18 238 25 012	1279 PEACHTREE VW NE	ATLANTA	GA	30319 1279 PEACHTREE VW
84	KELLY LAURA S	18 238 04 028	1454 CANOOCHEE DR	ATLANTA	GA	30319 1343 SYLVAN CIR
104	KING EDWARD L	18 238 04 035	3655 OAKWOOD CT	PARK CITY	UT	84060 1315 SYLVAN CIR
159	KLEIN JILL	18 238 25 009	1273 PEACHTREE VW NE	ATLANTA	GA	30319 1273 PEACHTREE VW
205	KORABELNIKOVA YULIYA	18 238 25 062	PO BOX 190996	ATLANTA	GA	31119 1253 APPLE VALLEY RD
79	KRUPP JAMES RUSSELL	18 238 25 083	1340 FERNWOOD CIR NE	ATLANTA	GA	30319 1340 FERNWOOD CIR
151	KURLANSKY ANDREW	18 239 13 007	PO BOX 2902	TYBEE ISLAND	GA	31328 2480 BROOKHAVEN HEIGHTS
119	KVALHEIM KYLE & MADELEINE	18 239 13 016	2483 BROOKHAVEN HEIGHTS CT NE	ATLANTA	GA	30319 2483 BROOKHAVEN HEIGHTS
78	LACY WILLIAM R & ELIZABETH	18 239 06 055	1170 BROOKHAVEN GRN NE	ATLANTA	GA	30319 1170 BROOKHAVEN GRN
161	LANE MARGARET A	18 239 13 018	2475 BROOKHAVEN HEIGHTS CT NE	ATLANTA	GA	30319 2475 BROOKHAVEN HEIGHTS
235	LEE ALAN & LU XIAOYUN	18 238 25 015	1287 PEACHTREE VW	ATLANTA	GA	30319 1287 PEACHTREE VW
216	LEGGETT ROBERT G & SUZANNE	18 239 11 017	1197 STANDARD DR NE	ATLANTA	GA	30319 1197 STANDARD DR
102	LEONG CARMEN IRIS	18 238 04 032	1329 SYLVAN CIR NE	ATLANTA	GA	30319 1329 SYLVAN CIR
12	LIAO CINDERELLA & MING CHEN STEVEN CHIEH	18 240 04 079	44 BROOKHAVEN DR	ATLANTA	GA	30319 44 BROOKHAVEN DR
178	LIMERES LUIS A LITTLETON NICOLE KAMEN	18 238 25 079	1348 FERNWOOD CIR NE	ATLANTA	GA	30319 1348 FERNWOOD CIR
139	LITTLETON PAUL W	18 238 05 054	1259 STAR DR	ATLANTA	GA	30319 1259 STAR DR
76	LIVABLE DEVELOPMENT LLC	18 238 25 090	1408 TUGALOO DR NE	ATLANTA	GA	30319 1317 PEACHTREE VW
117	LYONS KATHLEEN J	18 238 28 028	2589 BROOKHAVEN CHASE LN NE	ATLANTA	GA	30319 2589 BROOKHAVEN CHASE L
74	MACHI JOSEPH S MAJOR WILLIAM C	18 238 25 001	6811 DURHAM AVE	NORTH BERGEN	NJ	7047 1257 APPLE VALLEY RD
149	HARTY AGNES L MARKS MICHAEL J JR	18 238 28 009	2570 BROOKHAVEN CHASE LN	ATLANTA	GA	30319 2570 BROOKHAVEN CHASE L
25	POTTS GILLIAN E	18 238 05 013	1251 STAR DR	ATLANTA	GA	30319 1251 STAR DR
90	MARTIN LYNDA LEE & LOUISE	18 239 05 001	3931 PEACHTREE RD NE	ATLANTA	GA	30319 3931 PEACHTREE RD UNIT RE
130	MARTIN RICHARD H	18 239 13 010	2460 BROOKHAVEN HEIGHTS CT NE	ATLANTA	GA	30319 2460 BROOKHAVEN HEIGHTS
93	MATHAI JACOB	18 239 13 003	2448 BROOKHAVEN HEIGHTS CT NE	ATLANTA	GA	30319 2448 BROOKHAVEN HEIGHTS
82	MATHEWS ROBEN	18 238 28 019	2606 BROOKHAVEN CHASE LN	ATLANTA	GA	30319 2606 BROOKHAVEN CHASE L
145	MATTHEWS EDWARD R & LAURA	18 239 06 056	1174 BROOKHAVEN GRN NE	ATLANTA	GA	30319 1174 BROOKHAVEN GRN
72	MAY ROBERT W & CLAUDIA	18 239 09 016	1192 STANDARD DR NE	ATLANTA	GA	30319 1192 STANDARD DR
217	MCCONNELL ROBERT H JR	18 238 04 065	4060 PEACHTREE RD D-337	ATLANTA	GA	30319 1280 STAR DR
11	MCDONALD CAITLIN M	18 239 13 006	2476 BROOKHAVEN HEIGHTS CT NE	ATLANTA	GA	30319 2476 BROOKHAVEN HEIGHTS
168	MCKOWN SANDRA F	18 238 26 012	2535 OGLETHORPE CIR NE	ATLANTA	GA	30319 2535 OGLETHORPE CIR
118	MCLELLAN ANTHONY S & SARA MEADOWS BARBARA A	18 238 26 006	2550 OGLETHORPE CIR NE	ATLANTA	GA	30319 2550 OGLETHORPE CIR
172	MEADOWS BOBBIE B	18 238 04 057	1331 SYLVAN CIR NE	ATLANTA	GA	30319 1331 SYLVAN CIR
237	MEEKER RICHARD KENT & ELEANOR	18 238 04 007	1243 STAR DR	ATLANTA	GA	30319 1246 STAR DR
103	MEHTA PARAG M	18 238 21 008	1632 DANBURY PARC PL NE	ATLANTA	GA	30319 1245 APPLE VALLEY RD
72	MEHTA PUNEET	18 239 13 013	414 6TH ST NE	ATLANTA	GA	30308 2472 BROOKHAVEN HEIGHTS
19	MILLER KENNETH J & MARANE BENTLEY	18 238 25 033	1284 FERNWOOD CIR NE	ATLANTA	GA	30319 1284 FERNWOOD CIR
199	MILLER MICHAEL S & PAULA MILNER ZACHARY S	18 238 25 004	1263 APPLE VALLEY RD NE # 52	ATLANTA	GA	30319 1263 APPLE VALLEY RD
90	GARCIA MEREDITH	18 238 25 088	1328 FERNWOOD CIR NE	ATLANTA	GA	30319 1328 FERNWOOD CIR
5	MIMRANI INC	18 238 29 004	2024 WRIGHTS MILL CIR NE	ATLANTA	GA	30324 2556 APPLE VALLEY RD UNIT
192	MMJP LLLP	18 240 04 058	3610 CHAMBLEE TUCKER RD	ATLANTA	GA	30341 4046 PEACHTREE RD

MOODY BRENT						
136 MOODY TASHA	18 238 14 014	1364 SYLVAN CIR	ATLANTA	GA	30319 1364 SYLVAN CIR	
124 MOORE GEORGE III & ITEM FIVE WILL OF GEORGE MO	18 239 11 014	1404 N DECATUR RD NE	ATLANTA	GA	30306 1251 N DRUID HILLS RD	
MORAN SCOTT E						
15 COSTA GRETCHEN E	18 238 25 085	1334 FERNWOOD CIR NE	ATLANTA	GA	30319 1334 FERNWOOD CIR	
MUELLER DEREK						
26 MUELLER ALISON	18 238 05 011	1263 STAR DR NE	ATLANTA	GA	30319 1263 STAR DR	
1 MURNAHAN W SHAWN & KRISTIN	18 238 26 001	2560 OGLETHORPE CIR NE	ATLANTA	GA	30319 2560 OGLETHORPE CIR	
13 MYERS CAROLINE E	18 238 26 019	2564 OGLETHORPE CIR NE	ATLANTA	GA	30319 2564 OGLETHORPE CIR	
207 MYHRER RAGNAR MIGUEL	18 238 26 003	2556 OGLETHORPE CIR NE	ATLANTA	GA	30319 2556 OGLETHORPE CIR	
143 MYSZKA KENNETH R	18 238 25 022	1301 PEACHTREE VW NE	ATLANTA	GA	30319 1301 PEACHTREE VW	
83 NATIONAL RETAIL PROPERTIES	18 239 06 038	450 SOUTH ORANGE AVE 900	ORLANDO	FL	32801 4030 PEACHTREE RD	
154 NEEL CASEY N	18 238 28 013	2588 BROOKHAVEN CHASE LN NE	ATLANTA	GA	30319 2588 BROOKHAVEN CHASE L	
56 NESMITH PATRICK D R & MARY ALICE	18 238 25 028	1294 FERNWOOD CIR NE	ATLANTA	GA	30319 1294 FERNWOOD CIR	
167 NONAMI ENTERPRISES INC & THE HURT BUILDING	18 239 06 057	600 W PEACHTREE ST NW # 3830	ATLANTA	GA	30308 1151 BROOKHAVEN GRN	
60 NORRIS JOSHUA B	18 238 25 027	1296 FERNWOOD CIR NE	ATLANTA	GA	30319 1296 FERNWOOD CIR	
70 NORTHSTAR ASSOCIATES INC	18 238 04 005	1254 NORTH DRUID HILLS RD	ATLANTA	GA	30319 1234 STAR DR	
180 O'DONNELL MICHAEL J	18 238 04 064	1306 STAR DR NE	ATLANTA	GA	30319 1306 STAR DR	
28 OLIVER ELIZABETH & CHRISTIAN	18 238 25 007	1269 PEACHTREE VW NE # 3	ATLANTA	GA	30319 1269 PEACHTREE VW	
127 OSTROVSKY TANYA	18 238 04 055	1254 STAR DR NE	ATLANTA	GA	30319 1254 STAR DR	
59 PARKSIDE BROOKHAVEN PARTNERS	18 238 29 009	800 MOUNT VERNON HWY NE # 300	ATLANTA	GA	30328 10 APPLE VALLEY RD	
160 PATEL RITA RAMA & NILESH	18 238 28 014	2590 BROOKHAVEN CHASE LN NE	ATLANTA	GA	30319 2590 BROOKHAVEN CHASE L	
227 PEARSON SCOTT D	18 238 26 004	2554 OGLETHORPE CIR NE	ATLANTA	GA	30319 2554 OGLETHORPE CIR	
4 PERRY KYLE ARTHUR	18 238 25 050	1320 FERNWOOD CIR	ATLANTA	GA	30319 1320 FERNWOOD CIR	
223 PILLARI VIMALA	18 238 28 020	2604 BROOKHAVEN CHASE LN NE	ATLANTA	GA	30319 2604 BROOKHAVEN CHASE L	
22 PIPKIN NORMAN REID	18 238 02 031	1283 DRESDEN DR NE	ATLANTA	GA	30319 1283 DRESDEN DR	
111 POLS AARON G & CYNTHIA	18 238 04 052	1273 SYLVAN CIR NE	ATLANTA	GA	30319 1273 SYLVAN CIR	
91 POST GLEN LLC	18 240 04 032	4401 NORTHSIDE PKWY NW STE 800	ATLANTA	GA	30327 4120 PEACHTREE RD	
170 PRICE ROBERT HARRISON	18 238 25 029	1292 FERNWOOD CIR NE	ATLANTA	GA	30319 1292 FERNWOOD CIR	
49 PRICE STANLEY B	18 238 25 068	6000 ISLAND BLVD 807	AVENTURA	FL	33160 1323 PEACHTREE VW	
203 PRILOP DENISE J	18 238 29 001	2556 APPLE VALLEY RD NE # A	ATLANTA	GA	30319 2556 APPLE VALLEY RD UNIT	
16 PROPERTY OWNER	18 238 02 016	1300 PEACHTREE VW	ATLANTA	GA	30319 1300 PEACHTREE VW	
54 PROPERTY OWNER	18 238 02 018	1308 PEACHTREE VW	ATLANTA	GA	30319 1308 PEACHTREE VW	
56 PROPERTY OWNER	18 238 02 012	1284 PEACHTREE VW NE	ATLANTA	GA	30319 1284 PEACHTREE VW	
61 PROPERTY OWNER	18 238 14 047	1357 FERNWOOD CIR	ATLANTA	GA	30319 1357 FERNWOOD CIR	
112 PROPERTY OWNER	18 238 02 019	1312 PEACHTREE VW	ATLANTA	GA	30319 1312 PEACHTREE VW	
145 PROPERTY OWNER	18 238 02 015	1296 PEACHTREE VW NE	ATLANTA	GA	30319 1296 PEACHTREE VW	
148 PROPERTY OWNER	18 238 02 017	1304 PEACHTREE VW	ATLANTA	GA	30319 1304 PEACHTREE VW	
195 PULLEY BRENDA	18 238 25 074	1202 PINECREST CIR	SILVER SPRING	MD	20910 1335 PEACHTREE VW	
49 RAMA DOMINGO ALBERTO & MARIA ROSARIO	18 238 28 018	2598 BROOKHAVEN CHASE LN NE	ATLANTA	GA	30319 2598 BROOKHAVEN CHASE L	
104 RAMSEY KATHERINE	18 238 05 009	1275 STAR DR NE	ATLANTA	GA	30319 1275 STAR DR	
68 READ HENRY JR	18 238 14 013	1339 FERNWOOD CIR NE	ATLANTA	GA	30319 1356 SYLVAN CIR	
176 REDDY AKAVARAM & SUBADA	18 238 25 003	1261 APPLE VALLEY RD NE # 51	ATLANTA	GA	30319 1261 APPLE VALLEY RD	
212 RHM HOLDINGS LLC	18 238 04 015	4060 PEACHTREE RD # D337	ATLANTA	GA	30319 1286 STAR DR	
37 RINGER PATRICK	18 238 04 047	1257 SYLVAN CIR NE	ATLANTA	GA	30319 1257 SYLVAN CIR	
141 ROBERTS LYNN D	18 238 25 078	1350 FERNWOOD CIR	ATLANTA	GA	30319 1350 FERNWOOD CIR	
148 ROBERTS MICHAEL	18 238 04 048	1251 SYLVAN CIR NE	ATLANTA	GA	30319 1251 SYLVAN CIR	
181 ROBINSON ELEANORE A	18 238 25 077	1352 FERNWOOD CIR NE	ATLANTA	GA	30319 1352 FERNWOOD CIR	
226 ROBINSON RONALD S	18 238 26 011	601 24TH ST NW # 701	WASHINGTON	DC	20037 2537 OGLETHORPE CIR	
62 ROLLINS CONTINENTAL INC	18 241 05 003	2170 PIEDMONT AVE NE	ATLANTA	GA	30324 2600 APPLE VALLEY RD	
7 ROSEN RE HOLDINGS I LLC	18 238 28 027	3805 CRESTWOOD PKWY NW # 175	DULUTH	GA	30096 2587 BROOKHAVEN CHASE L	
ROSS DAVID R						
214 ROSS ELAINE O	18 238 04 013	1274 STAR DR	ATLANTA	GA	30319 1274 STAR DR	
61 RSI VENTURES LLC	18 239 13 001	4651 ROSWELL RD C 203	ATLANTA	GA	30342 2440 BROOKHAVEN HEIGHTS	
150 SALLARULO PATRICK J	18 239 11 015	5742 REVINGTON DR	NORCROSS	GA	30092 1205 STANDARD DR	
80 SAMMATARO MICHAEL D	18 238 25 032	1286 FERNWOOD CIR NE	ATLANTA	GA	30319 1286 FERNWOOD CIR	
SAYMAN ERSAN						
133 SAYMAN OZLEM B	18 238 25 069	1325 PEACHTREE VW NE	ATLANTA	GA	30319 1325 PEACHTREE VW	
96 SCHULTZ RICHARD P & DARLENE	18 238 28 030	2593 BROOKHAVEN CHASE LN NE # 30	ATLANTA	GA	30319 2593 BROOKHAVEN CHASE L	
SEELOS DANIEL						
197 SEASON MEREDITH	18 238 05 014	1247 STAR DR NE	ATLANTA	GA	30319 1247 STAR DR	
158 SEITZ RONALD A	18 238 25 071	1329 PEACHTREE VW NE	ATLANTA	GA	30319 1329 PEACHTREE VW	
87 SERPAS DAWN & SCOTT	18 238 04 063	1323 SYLVAN CIR NE	ATLANTA	GA	30319 1323 SYLVAN CIR	
103 SGARRINI JAMIE K	18 238 28 021	2602 BROOKHAVEN CHASE LN NE # 21	ATLANTA	GA	30319 2602 BROOKHAVEN CHASE L	
SHIELDS KATHRYN D						
117 SHIELDS GEORGE B	18 238 25 053	1314 FERNWOOD CIR NE	ATLANTA	GA	30319 1314 FERNWOOD CIR	
133 SHOEMAKER BRADLEY J & JENNY	18 239 09 011	1190 STANDARD DR NE	ATLANTA	GA	30319 1190 STANDARD DR	
120 SIMS B GRIFF	18 238 26 020	2566 OGLETHORPE CIR NE	ATLANTA	GA	30319 2566 OGLETHORPE CIR	
211 SKOGSTAD JOHN C & RUTH	18 239 06 053	1162 BROOKHAVEN GRN NE	ATLANTA	GA	30319 1162 BROOKHAVEN GRN	
183 SMITH LOUIE J	18 239 11 012	1267 N DRUID HILLS RD NE	ATLANTA	GA	30319 1267 N DRUID HILLS RD	
59 SMITH SUSAN M	18 238 25 087	1330 FERNWOOD CIR NE	ATLANTA	GA	30319 1330 FERNWOOD CIR	
185 SMITHSON LINDSAY DAVENPORT	18 238 26 008	2545 OGLETHORPE CIR NE	ATLANTA	GA	30319 2545 OGLETHORPE CIR	
173 SOOD NEELY	18 238 04 056	1262 STAR DR NE	ATLANTA	GA	30319 1262 STAR DR	
100 SPENCER PROPERTIES INC	18 241 06 017	1287 SUNLAND DR NE	BROOKHAVEN	GA	30319 1279 SUNLAND DR	
68 STEELE AMBER	18 238 28 025	2599 BROOKHAVEN CHASE LN NE # 25	ATLANTA	GA	30319 2599 BROOKHAVEN CHASE L	
136 STOKES DEANE H JR	18 238 04 009	1258 STAR DR NE	ATLANTA	GA	30319 1258 STAR DR	
162 STUBBLEFIELD JOHN WILLIAM JR	18 238 02 033	4225 PRESTLEY MILL RD	DOUGLASVILLE	GA	30135 1279 DRESDEN DR	
SUTTON DARRELL L						
168 SUTTON MEREDITH	18 238 05 034	1277 STAR DR	ATLANTA	GA	30319 1277 STAR DR	
107 TEDDER JONATHAN LEE & BRENDA JEAN	18 238 04 036	1311 SYLVAN CIR NE	ATLANTA	GA	30319 1311 SYLVAN CIR	
163 THOMAS L WOOD ENTERPRISES LLC	18 238 29 008	2556 APPLE VALLEY RD NE # 200	ATLANTA	GA	30319 2556 APPLE VALLEY RD UNIT	
51 THOMAS TALBERT E	18 239 13 002	2444 BROOKHAVEN HEIGHTS CT NE	ATLANTA	GA	30319 2444 BROOKHAVEN HEIGHTS	

42	THORNTON ROBERT J	18 239 13 009	2488 BROOKHAVEN HEIGHTS CT NE	ATLANTA	GA	30319 2488 BROOKHAVEN HEIGHTS
194	TRACHTENBERG LORI ROSLYN	18 238 25 058	1304 FERNWOOD CIR	ATLANTA	GA	30319 1304 FERNWOOD CIR
189	TUVE ROBERT F	18 238 25 075	3755 PEACHTREE RD NE APT 1605	ATLANTA	GA	30319 1337 PEACHTREE VW
95	TYNER WARREN ROBERT	18 238 25 072	1331 PEACHTREE VW	ATLANTA	GA	30319 1331 PEACHTREE VW
64	U HAUL REAL ESTATE COMPANY	18 239 05 009	PO BOX 29046	PHOENIX	AZ	85038 3947 PEACHTREE RD
40	UNIVERSITY BAPTIST CHURCH	18 238 02 020	1375 FERNWOOD CIR NE	ATLANTA	GA	30319 1375 FERNWOOD CIR
15	VANDERVOORTVANZYP FRITHJOB & JENNIFER	18 238 25 059	1302 FERNWOOD CIR	ATLANTA	GA	30319 1302 FERNWOOD CIR
58	VYE ANDREW WAGNON WINDY L	18 238 28 008	2571 BROOKHAVEN CHASE LN NE	ATLANTA	GA	30319 2571 BROOKHAVEN CHASE L
204	WAGNON JANNA N	18 238 25 052	1316 FERNWOOD CIR NE	ATLANTA	GA	30319 1316 FERNWOOD CIR
10	WALLER LAWRENCE W II	18 238 25 021	1299 PEACHTREE VW NE	ATLANTA	GA	30319 1299 PEACHTREE VW
55	WATKINS LISA M	18 238 25 082	1342 FERNWOOD CIR NE	ATLANTA	GA	30319 1342 FERNWOOD CIR
3	WATSON ROBERT A & ROBIN	18 239 13 012	2870 REDDING RD NE	ATLANTA	GA	30319 2468 BROOKHAVEN HEIGHTS
85	WEEKS KYLE	18 238 28 012	2586 BROOKHAVEN CHASE LN NE # 12	ATLANTA	GA	30319 2586 BROOKHAVEN CHASE L
138	WEILBAECHER DEREK E	18 238 04 054	1310 STAR DR NE	ATLANTA	GA	30319 1298 STAR DR
84	WEINMANN BROOKE & WINSTON	18 238 25 034	3905 CLUB DR NE	ATLANTA	GA	30319 1282 FERNWOOD CIR
186	WILLIAMS MARIE	18 238 25 089	1326 FERNWOOD CIR NE	ATLANTA	GA	30319 1326 FERNWOOD CIR
149	WILLIAMS MONICA	18 238 26 005	2552 OGLETHORPE CIR NE	ATLANTA	GA	30319 2552 OGLETHORPE CIR
158	WILSON TYLER W & DAVID	18 238 25 005	1265 PEACHTREE VW	ATLANTA	GA	30319 1265 PEACHTREE VW
34	WIMPEY JUDY L	18 239 13 008	2484 BROOKHAVEN HEIGHTS CT NE	ATLANTA	GA	30319 2484 BROOKHAVEN HEIGHTS
156	WOODS CHRISTINA WRIGHT DANITA J	18 238 28 006	85 N EDENFIELD RIDGE DR SE	ROME	GA	30161 2575 BROOKHAVEN CHASE L
89	FRANCIS PAT A	18 238 04 058	1294 STAR DR	ATLANTA	GA	30319 1294 STAR DR
60	WRIGHT TODD G	18 238 25 054	1312 FERNWOOD CIR	ATLANTA	GA	30319 1312 FERNWOOD CIR
144	YODA MINAMI	18 238 25 086	1332 FERNWOOD CIR	ATLANTA	GA	30319 1332 FERNWOOD CIR
213	YUSUPOV ALEXANDER	18 239 11 013	1261 N DRUID HILLS RD	ATLANTA	GA	30319 1261 N DRUID HILLS RD
36	ZENTMEYER MARC	18 239 13 011	10142 KINGSBRIDGE AVE	TAMPA	FL	33626 2464 BROOKHAVEN HEIGHTS

Public Input and Engagement to Date

MARTA's Charette Meetings

In 2013, MARTA engaged Southface to facilitate a community visioning process for the subject property. This process was a weeklong intensive planning event that included several public input sessions. The Charrette was held between October 20th – October 24th, 2013.

Initial Public Input Meetings

The Development team hosted a series of public meetings with the goal of communicating plans and getting community feedback on desired outcomes for the project. This series started with a city wide meeting followed by district specific meetings in all of the City's council districts. Sign in sheets for these meetings are attached. Dates and location of meetings are below:

2/2/16 - City Wide- City Hall (4362 Peachtree Road)

2/10/16 - District 1- Lynwood Park Recreation Center (3360 Osborne Road)

2/11/16- District 2 - Briarwood Park Recreation Center (2235 Briarwood Way NE)

2/18/16 - District 3 - Capital City Club (53 West Brookhaven Drive, N.E.)

2/25/16 - District 4 - Cross Keys High School (1626 N. Druid Hills Road NE)

MARTA Survey

To supplement public meetings, MARTA conducted an online survey to engage participants that could not make it to public meetings. This survey was open from April 21st to May 12th.

Public Meeting Regarding Plan Changes based on Public Input

Based on comments received from initial community engagement, the development team implemented changes to the plan to incorporate community suggestions. A city wide public meeting was held on June 22nd at Oglethorpe University to update the community on changes to the plan and answer questions.

CRB Meetings:

The City of Brookhaven put together a Citizen Review Board (CRB) to provide another way for the development team to get community feedback on the project. The CRB's members are made up of representatives of adjacent neighborhood and civic organizations. The CRB was involved in reviewing and providing recommendations to MARTA in its selection of the development team. The CRB has also met the development team and provided feedback during meetings on the following dates:

2/8/16

4/15/16

6/8/16

6/16/16



BROOKHAVEN/OGLETHORPE UNIVERSITY TOD COMMUNITY FORUM | BROOKHAVEN CITY HALL - COUNCIL CHAMBERS
SIGN IN SHEET

Tuesday, February 2, 2016
6:00 PM - 8:00 PM

Please print clearly

Name	Address	City	State	Zip Code	E-mail
Eric S. Johnson Frank McLuskey	2280 WATKINS ST 2260 Colonial Drive	Brookhaven Brookhaven	GA GA	30319 30319	frankmcl@msn.com FJMc7272@gmail.com
Paul Maner	3250 N. Embury Cir	Atlanta	GA	30341	paul.maner@yahoo.com
Michael Miller	1263 Apple Valley Road NE	Brookhaven	GA	30319	michaelsmiller@bellkouth.net
John Fitzpatrick	3429 Breaux Cir	Brookhaven		30319	
Diane Fitzpatrick	"	"	"	"	
Lisa Petrovich	1174 Haven Brook Way	"	"	"	lpetrovich@hotmail.com
Jim Dupree	1176 Pelly Cir.	"	GA	30319	
Ron Riches	3416 Wynnewood Dr.	"	"	30319	rdonriches@gmail.com
Chad Bales	2291	"	"	30319	Chad.Bales@comcast.net
Bob Dupree	3412 Woodlawn Way	Brookhaven	"	30319	r-dupree@bellkouth.net
Meredith O'Connor	2448 Oostanaula Dr NE	Brookhaven	GA	30319	mfo@kroconnor.com
Madeleine Wong	1345 Village Park Dr	"	"	"	madeleinewong@msn.com

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Tuesday, February 2, 2016
6:00 PM - 8:00 PM

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Name	Address	City	State	Zip Code	E-mail
Amy Wells	1954 Airport Rd	Chamblee	GA	30341	AmyWells@comcast.com
Brian Feates	" "	" "	" "	" "	bfeconnally@comcast.com
Joe Hammel	1234 Kendrick Rd	Brookhaven	GA	30319	jhammel@windstream.com
Jack Henderson	1408 Tugaloos Dr	" "	" "	" "	
Alex Linger	1261 N. Dowd Hills Rd	" "	" "	" "	alex220719@yahoo.com
Gene Chan	1195 Warrenton Hall Lane	Brookhaven	GA	30319	eccchan88@gmail.com
Dolores Byrd	1146 Brookhaven Row	Brookhaven	GA	30319	dolores@doloresbyrd.com
Joel Putterman	1146 Brookhaven Row	Brookhaven	GA	30319	jputterman@gmail.com
Kate Saylor	1352 Telford Dr. NE	Brookhaven	GA	30319	kateksaylor@gmail.com
Taylor Smith	1411 Sates Ct	Atlanta	GA	30319	Taylor@terminuscre.com
Brandon Woods	2767 Ashburn Ln.	ATL	GA	30341	Brandon@TerminusIT.com
Cynthia Pol	1307 Brookhaven Gardens Lane	Brookhaven	GA	30319	Cynthpol@bellsouth.net
Griff Sims	2766 Oglethorpe Circle NE	Atlanta		30319	gsims@cityre.com



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Tuesday, February 2, 2016
6:00 PM - 8:00 PM

Please print clearly

Name	Address	City	State	Zip Code	E-mail
MAMI SUBRAMANIAM	1652 Harts Mile Rd.	Brookhaven			MAMI MAMI_RUTH@yahoo.com
Catherine Bernard	1321 Oaklawn Ave	Brookline			Catherine@bernardlawoffices.com
Jennifer Keata	1412 Sullivan Cir NE	Brookhaven	GA	30319	Jenheath@gmail.com
BEN VINSON	2968 PARK LANE	ATLANTA	GA	30341	beninson9@gmail.com
RAY CONNELLY	1205 Brookhaven Wlds Ct			30319	
Tom Spencer	1283 Sunland Drive NE	Brookhaven	GA	30319	tspencer@brookhaven.com
FRANK MIGHT	1682 Danvers Park Pl			30319	parag.mehra@gmail.com
Louise Matthews	1174 Beach Haven Forest				ermgthhe@bel/south.net
Ida Beth Barner	1541 Bubbling Crk Rd	Brookhaven		30319	idabeth1@yahoo.com



BROOKHAVEN/OGLETHORPE UNIVERSITY TOD COMMUNITY FORUM | BROOKHAVEN CITY HALL – COUNCIL CHAMBERS
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Please print clearly

Name	Address	City	State	Zip Code	E-mail
Joel Gottlieb	1219 Felly Circle	Brookhaven	GA	30319	gottlieb1219@gmail.com
Chris Mills	1302 FAULSTAN AVE	Brookhaven	GA	30319	CR155M1L5@COMCAST.NET
Kathie Lyons	2589 Brookhaven Chase Ln NE	Brookhaven	GA	30319	KathieLyons@charlyman.com
Tessell Carstens	2444 Dostanmala Dr.	"	"	"	tiowa@bellsouth.net
Sue Binkert	2480 ELLIOTT DR.	"	"	"	suebinkert@gmail.com
Mary Bierbusse	2802 Ashford Rd	Brookhaven	GA	30319	marybierbusse@gmail.com
Cindy Heusel	2721 N. Thompson Rd NE	"	"	"	chouse1@msn.com
Susan Hall	1301 SYLVAN CIRCLE	BROOKHAVEN	GA	30319	Kbdsvh@comcast.net
Pat Galini	1487 Sylvan Cir	"	"	"	
CHRIS & NORA WITHERS	1192 Billy Cir	BHV			
Amber Steele	2599 BROOKHAVEN CHASE NE		GA	30319	W051994@yahoo.com
Simon Brekke	2695 Redding Rd NE	Brookhaven	GA	30319	Simon.brekke@bell.south.net
Tracy L. Cobb	2440 Elligay Dr.	Atlanta		30319	ewcobb@mac.com
Giles Stevens	1195 Thurwell Dr.	ATL	GA	30319	GilesStevens@outlook.com



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Please print clearly

Name	Address	City	State	Zip Code	E-mail
HOWARD STEELE	1893 Fairway Circle	Brookhaven	GA	30319	STEELE, Howard @ Gmail.com
JOHN J. FUNNY	1205	Brookhaven	GA	30319	Jfunny@theagriculture.com
Baron Saffet	1205 Brookhaven Woods Ct.	Atl.	GA	30319	ssaffet@gmail
Greg Trinkle	2712 New Valley Rd NE	Brookhaven	GA	30319	GTCOUGFAN@gmail.com
Joe Pallade	1073 Dunwoody Trace	ATL	GA	30319	rsjapp@bellsouth.net
Jess Gordon	3192 Frontenac Ct	ATI	GA	30319	
Fred Gordon	3192 Frontenac Ct.	Atlanta	GA	30319	
Patrick Ringer	1257 Sylvia Circle	Brookhn	GA	30319	patrickringer@hotmail.com
GLADYS JULES	1448 DRESDEN #255	BROOKHAVEN	GA	30319	A-L-T-A-L-L-I-N-C-E@GMAIL.COM
Fred Mary Smith	1408 Epping Forest Dr	Brookhn	GA	30319	edwin.smith@bellsouth.net
ROMAN BRILMAN	1201 Standard dr NE	Brookhaven	GA	30319	ROMAN.BRILMAN@gmail.com
Michael Bernoth	1388 Sylvia Circle NE	Brookhaven	GA	30319	bernoth.michael@gmail.com
Robert Sorrentino	2698 Redding Rd	Brookhaven	GA	30319	sorrentino@gmail.com



BROOKHAVEN/OGLETHORPE UNIVERSITY TOD COMMUNITY FORUM | BROOKHAVEN CITY HALL - COUNCIL CHAMBERS
SIGN IN SHEET

Tuesday, February 2, 2016
6:00 PM - 8:00 PM

Please print clearly

Name	Address	City	State	Zip Code	E-mail
RAY GROUNDWATER	1691 Catsward Dr NE ATL 30	ATL	GA	30319	RAY GROUNDWATER@gmail.com
Will Webber	1174 Standard Dr	ATL	GA	30319	webber@shipper-services.com
April & John Demick	2727 Caldwell Rd	ATL	GA	30319	abbott_a@bellsouth.net
Patrick & Mary Alice Nelson	1294 Fernwood Cir	ATL	GA	30319	maryalicesmith@yahoo.com
Mallory Scates	1340 Navajo Place NE	ATL	GA	30319	MALLOWSATE@GMAIL.COM
Carol & Don	2276 VAREYBOROCC AVE	ATL	GA	30319	MARKDORSI@OLYMPIANHEALTHCARE.ORG
Karen Johnson	1394 Brookhaven Village Cir NE	Brookhaven	GA	30319	Kntownsend@msn.com
JESSE WILLIAM DJAM	2682 Winding Ln	Brookham	GA	30319	jessquilliam@gmail.com JSAJMS @B2Journals.COM
Michael Roberts	1251 Sylvan Circle	Brookhaven	GA	30319	mpr320@gmail.com
Avery Poe	1307 Brookhaven Gardens Lane	" "	" "	" "	APRIL @Bells Avery Poe @ bellsouth.net
RUTH SUBRAMANIAN	1652 MARYS MILL RD NE	" "	" "	" "	ruthindia@yahoo.com



BROOKHAVEN/OGLETHORPE UNIVERSITY TOD COMMUNITY FORUM | BROOKHAVEN CITY HALL - COUNCIL CHAMBERS
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Tuesday, February 2, 2016
6:00 PM - 8:00 PM

Please print clearly

Name	Address	City	State	Zip Code	E-mail
Lynda Martin	3731 Peachtree Rd	B'ham		30319	lyndadanceas@aatt.net
Bruce Fawld	2520 Peachtree	ATL		30305	b.fawld@earthlink.net
Katherine Pictorial	80 Stratford Blvd	ATL		30342	mitaher@mk@bellsouth.net
Amanda Oldenburg	751 Willive Drive	Dorchester		30033	mucnick@ketchum.com
Tom Johnson	1336 Fernwood Cir.	B'ham		30319	tjthanghts@comcast.net
Dennis Stank	3471 Stratfield Dr	B'ham		30319	denise@batma.org
SHARON Dolee	1204 Brookhaven Woods Ct	Brookhaven		30319	delee711@aol.com
Micky Irwin	2545 Thompson Rd	B'ham		30319	irwin5218@bellsouth.net
Mary McPherson	" "	"		"	drmaryemcpherson@gmail.com
Stephanie Miller	1355 Cortez Ln	Brookhaven		30319	
Adam Klein	2497 Thompson Rd NE	Brookhaven		30319	gadanklein@gmail.com
Greg Floyd	MA87A				
Meagan Hanson	1159 Brookhaven North Cir NE	Brookhaven		30319	

<u>NAME</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP CODE</u>	<u>EMAIL</u>
JILL ROGERS	2780 ASHFORD RD NE	BROOKHAVEN	GA	30319	PETEJBIK@AOL.COM
RICHARD DIEDRICH	8 BROOKHAVEN DR	" "	"	"	gk@stiedyethic.com
Wendy Spivley	1624 President Dr	"	"	"	mindiny.mybiz@front.com
ALLAN KEITEN	2446 SCLISSA DR	"	"	"	allan.keiten@gmail.com
Dacia Webster-Hargis	13801 Jefferson Circle	Atlanta	GA	30341	doehwebster@gmail.com



DISTRICT 1 COMMUNITY MEETING | LYNWOOD PARK RECREATION CENTER
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Wednesday, February 10, 2016
7:00 PM - 9:00 PM

Please print clearly

Name	Address	City	State	Zip Code	E-mail
Bill Roberts	1059 Standard Drive	Buckhavan	GA	30319	broberts02@live.com
Terrill Carstens	2444 Oostanunda Dr.	"	"	"	tcioawa@bellsouth.net
Susan Tanne	3295 Osborne Rd				susan.tanne@18550.yehuu.com
Wayne Fell	2295 Osborne Rd				
John + Diane Fitzpatrick	3429 Breton Cir	"	"	30319	
Jill Klein	1273 Penttree View	"	"	"	
Leeshia Kennedy	MARTA				lkennedy@MARTA.com
Rob Ross	Kimley-Horn 817 W. Pree Atlanta			30308	rob.ross@kimley-horn.com
Allison Weissing	DeKalb Co. Public Library	Deatur	GA	30032	weissingm@dekalblibrary.org
David Combs	2487 Ellijay Drive	Brookhaven	GA	30319	d.katanta@gmail.com
COLE DANIEL	3522 BLAIR CIR Bldg	GA	GA	30319	LUCKBOX9999@YAHOO.COM



DISTRICT 1 COMMUNITY MEETING | LYNWOOD PARK RECREATION CENTER
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Wednesday, February 10, 2016
7:00 PM - 9:00 PM

Please print clearly

Name	Address	City	State	Zip Code	E-mail
Jen Heath	1412 Sultan Cir NE	Brookhaven	GA	30319	Jenheath@gmail.com
Louis Grisoglio	MARTA				ljgrisoglio@isharta.com
Sharon C. Gravel					
Judy Horowitz	1073 Oakland Trce	Atlanta	GA	30319	
Casey Warfield	10 Roswell Street, Atlanta	Alpharetta	GA	30009	casey.warfield@kimley-horn.com

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**DISTRICT 2 COMMUNITY MEETING | BRIARWOOD PARK RECREATION CENTER
SIGN IN SHEET**

Thursday, February 11, 2016
6:30 PM - 8:00 PM

Please print clearly

Name	Address	City	State	Zip Code	E-mail
Robert Sorrentino	2688 Redding Rd	Brookhaven	GA	30319	Sorrentino@gmail.com
Loni Trachtenberg	1304 Fernwood Cir	"	GA	30319	Ltrachtenberg@bellsouth.net
KAY SPENCER	2229 DIXON VALLEY RD	ATL	GA	30319	DKSPENCER@GSU.EDU
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Tyler Jones	1335 Sylvan Cir NE	Brookhaven	GA	30319	tyler.jones5@gmail.com
Greg Triple	2717 Deep Valley Rd	Dickens	GA	30319	gt2882@afl.com
Jill Rogers	2780 Ashford Rd	"	"	"	PERJEE@AOL.COM
Stacy Grollmund	1468 Briarwood Rd	"	"	"	---
ANN ROGERS	1526 PRESDEN DR. #B	BROOKHAVEN	GA	30319	ANNROGERS@GMAIL.COM
Michelle	8914 E. Briarhaven				melliot@windspring.com
Thomas Porter	1440 Cambridge Dr NE	Brookhaven	GA	30319	thomasporter@earthlink.net
Anthony McCall	717 Kohn Memorial Blvd	Atlanta	GA	30319	
Samuel	1425 Dunwoody Cir NE	Atlanta	GA	30319	Johnvester@jpsund.com

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**DISTRICT 2 COMMUNITY MEETING | BRIARWOOD PARK RECREATION CENTER
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Thursday, February 11, 2016
6:30 PM - 8:00 PM

Please print clearly

Name	Address	City	State	Zip Code	E-mail
Susan V. Hall	1301 SYLVAN CIRCLE 30319	Atlanta - well really - H. Spock between N.W.	GA	30319	Kbdsvh@comcast.net
Sharon Brekler	2695 Redding Rd NE 30319	Buckhead	GA	30319	Sharon Brekler @ Buckhead.net
Mary Tinspherson	2545 Thompson Rd	Buckhead	GA	30319	drmarytinspherson@gmail.com
Micky Irwin	"	"	"	"	IRW15218@BELLSouth.NET
Gail Bolton	2503 ALTA VISTA DR	Buckhead	"	"	
Rosemary Padgett	Drew Valley Rd	Buckhead			
April Abbott	Caldwell Rd	"	"	"	
John Derrick	"	"	"	"	
GREG BOYER	2196 Millennium Way	"	"	"	
William Johnson	1277 PEACARREE Vw NE	"	"	"	wjohnson@gsu.edu
Fidel	1440 Sullivan Cir NE	"	"	"	Ksh.com m@ yahoo.com

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DISTRICT 3 COMMUNITY MEETING | CAPITAL CITY CLUB
SIGN IN SHEET

Thursday, February 18, 2016
6:00 PM - 8:00 PM

Please print clearly

Name	Address	City	State	Zip Code	E-mail
Sten Segal	300 Hampton Hall Drive	Brookhaven	GA	30319	SSegal44@gmail.com
BAZES MATTHEW	1384 TUBALOO DR	Brookhaven	GA	30319	bates1matth@bates-brookhaven.com
LIZ ERNST	3391 Kennungston Ct NE			30319	lizernstluc@gmail.com
WIB McBurney	3918 E Brookhaven	Brookhaven	GA	30319	wibm@mcburney.com
DON GREEN	1344 BROOKHAVEN MADRIS LANE	ATLANTA	GA	30319	DONGREEN199@BELLSouth.NET
FRANK McCloskey	2260 Colonial Dr.			30319	FJMc7272@gmail.com
Keith Skogstad	1162 Brookhaven Green	Brookhaven	GA	30319	Keithskogstad@bellsouth.net
John Skogstad	"	"	"		y1
Gene Stringer	1174 Brookhaven Park Pl NE	Brookhaven	GA	30319	gene.stringer136@gmail.com
Lynda Martin	3931 Peachtree Rd NE	Brookhaven	GA	30319	lyndalucas@aol.net
Sam VARNER	2827 Mabry Rd	"	"	"	bpdg@aol.com
Buz McOMBER	1071 BROOKHAVEN 241 NE	"	"	"	BUZ.MCOMBER@GMAIL.COM
Crystal Ellis	2573 Brookhaven Chase Ln	"	"	"	crystal-ellis1@gmail.com

Over →



**DISTRICT 3 COMMUNITY MEETING | CAPITAL CITY CLUB
SIGN IN SHEET**

Thursday, February 18, 2016
6:00 PM - 8:00 PM

Please print clearly

Name	Address	City	State	Zip Code	E-mail
Mary Ann Kelly	3914 E Brookhaven	Brookln	GA	30319	mak-o@corncast.net
Diane Bean	1055 Wimberly Rd, NE	Brookln	GA	30319	braydianne924@yahoo.com
Natalie Cheney	1331 Brookhaven Gardens Lane	"	"	"	metale.cheney@gmail.com
John Wigham	2305 Matthews St.	"	"	"	JUWHAM@COCA-COLA.COM
Cathy Wagner	1379 Canawhee Drive	"	"	30319	mcath@travis.net
* CRAIG INTRO	1383 CANOCHEE DRIVE	"	"	30317	craig.intro@me.com



DISTRICT 3 COMMUNITY MEETING | CAPITAL CITY CLUB
SIGN IN SHEET

Thursday, February 18, 2016
6:00 PM - 8:00 PM

Please print clearly

Name	Address	City	State	Zip Code	E-mail
Jon & Alison Albert	Camille Dr. NE	Brookhaven	GA	30319	alison.albert.2013@gmail.com
Thomas Porter	1401 Dunwoody Dr NE	Brookhaven		30319	thomas.porter@capitalclub.net
Lacy & Sam Buckmaster	25 Brookhaven Drive	Brookhaven	GA	30319	
Sae Palladi	1073 Dunwoody Trance	"	"	"	rsajpa@bellsouth.net
Andrea Botham	1399 Noel Dr	Brookhaven	GA	30319	Andrea.botham@yahoo.com
Jim & Nancy Marinson	1183 Tabernacle Dr NE	"	"	"	JMARIN@AOL.COM
Judy Reineck	3339 Stratfield Dr	"	"	"	
Patrick Ringer	1257 Sylvan Circle	"	"	"	Patrickringer@hotmail.com
LINDA DEMARIS	1271 Pyree View NE	BROOKHAVEN	GA	30319	LINDA.DEMARIS925@GMAIL.COM
PAT HABAN	1036 Farm Brook Lane NE	BROOKHAVEN	GA	30319	BROOKHAVEN DEV. AUTHORITY
Susan Beggan	1267 Peachtree View	Atlanta	GA	30319	IBID PMC@BELL SOUTH, NET
Rathleen Heeb	1416 Sylvan Cir NE	Brook	GA	30319	KSH.COMM@YAHOO.COM
Jew Heeb	" "	"	"	"	"

Over →



DISTRICT 3 COMMUNITY MEETING | CAPITAL CITY CLUB
SIGN IN SHEET

Thursday, February 18, 2016
6:00 PM - 8:00 PM

Please print clearly

Name	Address	City	State	Zip Code	E-mail
M Elliott	3714 E Brookhaven	Atlanta	GA	30319	Mellort@wind-spring.com
A WILLIAMS	3183 Mae Ave	ATL	GA	30319	11
Charles Buchholz	999 Moores Clubbl	ATL	GA	30319	ceb@magnar-net
Blaine Terry	2652 Cox Cir NE	Brookln	GA	30319	blaine.terry@gmail.com
JosL Sibony	2443 Applegate	B		30311	
DONNA HALL	1310 Fernwood Circle NE	ATL	GA	30319	wtlldj@me.com
Melanie Germany	4033 Club Dr NE	ATL	GA	30319	melgermy2@gmail.com
Madeline Woy	1345 Village Park Dr	ATL	GA	30319	
Cham' Wilkhan	1192 Pelly Ln	ATL	GA	30319	
Tawlet Bennett	1295 Deston Dr.	BRK	GA	30319	taybennett@gmail.com
DON NEUSTART	2751 Osborne Rd.	BRK	GA	30319	newhomes@Earthlink.net
BILL SIMPSON	1228 BELLAIRE PK	BRK	GA	30319	WMB@BellSouth.net

Over →



DISTRICT 3 COMMUNITY MEETING | CAPITAL CITY CLUB
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Thursday, February 18, 2016
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Please print clearly

Name	Address	City	State	Zip Code	E-mail
Stephanie Miller	1355 Cortez Ln NE	Brookhaven		30319	Smiller558@gmail.com
RANDI HART	3855 CLUBS DR NE	Atlanta		30319	klmhu66@gmail.com
Kathy Wilson-Chu	1409 Ragley Hall Rd.	"		30319	Kathywilsonchu@gmail.com
TIM DPREE	1176 Pelly Circle	"		30319	
Mickey & Lynn Roberts	1350 Fernwood Circle NE	Brookhaven		30319	Mickey @ mickeyroberts.com
BOB CUEP	3910 E. BROADWAY DR	"		30319	b@bobcupp.com
Timothy Gostons	2243 Matthews	Brookhaven		30319	timandlindsayostons@comcast.net
Terrell Carstens	2444 Dostman Dr.			30319	tc10w@bellsouth.net
VEB STORDAL	1886 FAIRMWAY CIR	Brookhaven		30319	VEBHKRCDND@SMILK.COM
Sue Binkert	2480 ELLIOT DR	Brookhaven		30319	suebinkert@qmail.com
Chris Binkert	"	"		"	CHRISVDP@GMAIL.COM
Michael Miller	1263 Apple Valley Rd NE	"		"	michaelmiller@bellsouth.net
Bert Levy	1413 Tugalo Dr	"		30319	bertram1evy@yahoo.com

Eyonna Johnson@KPage.com OVER →



DISTRICT 3 COMMUNITY MEETING | CAPITAL CITY CLUB
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Thursday, February 18, 2016
6:00 PM - 8:00 PM

Please print clearly

Name	Address	City	State	Zip Code	E-mail
CHAD BOYES	2291 COOSAWATTEE DR.	ATLANTA	GA	30319	Chad.B.Boyes@comcast.net
Betty Combs	2702 Mabry Rd	Atlanta	GA	30319	bettycombs@gmail.com
Subeet Singh	14 W Brookhaven	Atlanta		30319	
John Singh	14 W Brookhaven	Atlanta		30319	
Patricia Staller	2492 Brookhaven Place	Atlanta	GA	30319	
Clara Bowler	1650 Fern Circle NE	Brookhaven	GA	30319	cobalt58.9@gmail.com
Michael Roberts	1251 Sylvan Circle	Brookhaven	GA	30319	mrc320@gmail.com
Adam Klein	2497 Thompson Rd NE	Brookhaven	GA	30319	gaklein@gsa.com
Brian Christjohn	1321 Peachtree VW	Brookhaven	GA	30319	brian.christjohn@earthlink.net
Kathy Forbes	1105 Fire Gate Ave	Atlanta		7029	
Cynthia Poe	1307 Brookhaven Gardens Ln	Brookhaven		30319	cynthypoe@bellsouth.net
Avery Poe	" " "	" "	GA	" "	avrypoe@ " "
Catherine Bernard	1321 Oaklawn Ave	Brookhaven	GA	30319	Catherine.bernardlawoffices.com

OVER →



**DISTRICT 4 COMMUNITY WORKSHOP | CROSS KEYS HIGH SCHOOL
SIGN IN SHEET**

Thursday, February 25, 2016
6:30 PM - 8:30 PM

Please print clearly

Name	Address	City	State	Zip Code	E-mail
Gayle Shertag	19 Brookhaven Drive	Brookhaven	GA	30319	2dogatplay@gmail.com
Gary Waight PAUL SHERLAG	3153 Buford Hwy #7 19 BROOKHAVEN DR	BROOKHAVEN "	GA "	30329 30319	gwaight1974@gmail.com THEMOTOWNDOC@GMAIL.COM
Alison Weisinger	DeKalb Co. Public Library				
Catherine Bernard	1321 Oaklawn Ave	Brookhaven		30312	Catherine@bernardlawoffices.com
Kim Gokce	1955 Fairway Cir NE	"	"	"	kingokce@gmail.com
Keith Linda	1704 Buckhead Ct	Brookhaven	GA	30324	Keith.lind@comcast.net
JOSH MACREY	1690 N. DEVID HILLS Rd	Brookhaven	GA	30319	josh@freeweekbrk.com
Russin Sanders	2283 Matthews St. NE	"	"	30319	rsanders108@gmail.com
* Richard Serfuzo	1182 Clearview Dr NE	"	"	"	rserfuzo@ioye.gatech.edu
Turrell Carstons	2444 Ostananda Dr.				

Over →



**DISTRICT 4 COMMUNITY WORKSHOP | CROSS KEYS HIGH SCHOOL
SIGN IN SHEET**

Thursday, February 25, 2016
6:30 PM - 8:30 PM

Please print clearly

Name	Address	City	State	Zip Code	E-mail
Renee Polley	2111 Fairway Cir.	Brookhaven	GA	30319	
M. Scott Polley	2111 Fairway Cir	Brookhaven GA	GA	30319	MSPOLLEY50@yahoo.com
ISABEL CADAMBI	2468 BROOKHAVEN HTS CT NE	BROOKHAVEN	GA	30319	isabel.groff@gmail.com
Laura & Dale Ellis	1397 Wilford Drive	Brookhaven	GA	30319	laura.ellis11@gmail.com
Stephanie Stokes	740 Kismark Rd. Atlanta NE			30324	ststokes@vaia.org
DON GREEN	1344 BROOKHAVEN GARDENS LANE	ATLANTA	GA	30319	DONGREEN99@BELLSOUTH.NET
JENN TRINSEY	581 BUBBING CREEK RD	Brookhaven		30319	JTRINSEY@BELLSOUTH.NET
Cynthia Poe	1307 Brookhaven Gardens Ln	Brookhaven	GA	30319	Cynthpoe@bellsouth.net
Avery Poe	" " " "	" "	" "	" "	averypoe@bellsouth.net
Patrice Banner	1478 Sylvan Circle	Brookhaven	GA	30319	petanner@att.net
Autumn Calhoun	3153 Buford Hwy # 7	Brookhaven	GA	30329	autumn.calhoun85@gmail.com
R. McIntyre					rm.mctyre11@gmail.com

Over →



**DISTRICT 4 COMMUNITY WORKSHOP | CROSS KEYS HIGH SCHOOL
SIGN IN SHEET**

Thursday, February 25, 2016
6:30 PM - 8:30 PM

Please print clearly

Name	Address	City	State	Zip Code	E-mail
Jessica Kuss	1468 Briarwood Rd #1807	Brookhaven	GA	30319	Jessica-Kuss@hotmail.com
Tom WEBER	2051 FAIRWAY CIRCLE	BROOKHAVEN	GA	30319	T.P.WEBER@COMCAST.NET
Katherine Jones	2206 Weldonberry Drive NE	"	"	"	Katherine.miller@mac.com
Nancy Ann Kelly	3914 E BROOKHAVEN DR NE	"	"	"	nak-o@comcast.net
Dave Rittenhouse	925 Tyrone Place	Roswell	GA	30075	Beaker105@GMail.COM
LIZ ERNST	3391 KENNINGTON CT NE	BROOKHAVEN	GA	30319	liz24inlaca@gmail.com
Wendy Jell Stalvey	1624 Pooders Dr	"	"	"	mindingmybiz@fmail.com
M Strot	3514 E Brookhaven Dr	"	"	"	melliot@medspring.com
K Forbes	1105 Fire Grove	"	"	"	
Craig Charrette	1337 Brookhaven Garden Park	"	"	30319	char4044@bellouth.net

Over →



BROOKHAVEN/OGLETHORPE UNIVERSITY STATION | OGLETHORPE UNIVERSITY – LUPTON HALL
SIGN IN SHEET

Wednesday, June 22, 2016
5:30 PM – 7:30 PM

Please print clearly

Name	Address	Zip Code	E-mail
Kofi WAKHISI	ATLANTA REGIONAL COMMISSION	30303	KWAKHISI@ATLANTAREGIONAL.COM
RALPH WILLIAMS	1326 FERNWOOD CIRCLE NE	30319	RALPHUS@GMAIL.COM
Phil Dennis	3000 Parkdale Lane	30092	pdennis@midstep.com
Jen Heaster	1412 SYLVAN CIR NE	30319	Jenheaster@gmail.com
BATES MATTHEW	1384 TUNNARD DR	30319	
Linley Jones	3516 Stratfield Dr.	30319	linley.jones@brookhaven.ga.gov
Chad Boles	2291 COOSAWATER DR.	30319	Chad.Boles@comcast.net
DENISE JOHNSON	1277 PEACHTREE VW NE	30319	wjohnson@gsu.edu
Thomas Foster	1440 Church St NE	30319	ThomasFoster@northlink.net
Elizabeth Bailey	2984 Crosswycote Dr. Forest	30319	george.bailey@bellsouth.net
Connor Sen	1266 Windsor Play NE	30319	ConnorSen@gmail.com
Bakeri Hegant	1280W Peachtree St NW #2403A	30309	bakeri.hgant@ypho.com
Madeline Way	1345 Village Park Dr	30319	MadelineWay@MSU.com

Over →



BROOKHAVEN/OGLETHORPE UNIVERSITY STATION | OGLETHORPE UNIVERSITY – LUPTON HALL
SIGN IN SHEET

Wednesday, June 22, 2016
5:30 PM – 7:30 PM

Please print clearly

Name	Address	Zip Code	E-mail
J R Connolly	1954 Airport Rd #270	30341	LEL55@yahoo.net
Sue Binkeat	2480 Ellipsoid Dr	30319	suebinkeat@gmail.com
Catherine Bernard	1321 Oaklawn Ave	30319	Catherine@bernardlawoffice.com
Shame Foye	1312 Sunland Dr NE	30319	shame.foye@wasteapplications.com
Nickson Jones	1305 Standard Dr NE	30319	topoforever@yahoo.com
Kennette Johnson	3021 W. Peak Rd		ken@ressadvisors.com
LIZABETH ALLEN	1291 PEACHTREE VIEW NE	30319	BERNATE1@SMAIL.COM
Denee Vary	00	30319	Nvary@oglethorpe.edu
Howard Steis	1895 FARMWAY	30319	STEIS.Howard@gmail.com
Colleen D'Alessandro	00	30319	cdal@ssandrosoglethorpe.edu
Natalie Cheney	1331 Brookhaven Grd SW	30319	natalie.cheney@gmail.com



BROOKHAVEN/OGLETHORPE UNIVERSITY STATION | OGLETHORPE UNIVERSITY – LUPTON HALL
SIGN IN SHEET

Wednesday, June 22, 2016
5:30 PM – 7:30 PM

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Please print clearly

Name	Address	Zip Code	E-mail
Taylor Long	1453 village park Ct NE	30319	taylor1986@gmail.com
Contente Terry			terry@contenteconsulting.com
M114 Toy	2581 Sullivan Rd	30337	mtoy@mtfilms.com
Holly Delgado	1052 Standard Dr.	30319	hollydelgado123@gmail.com

Environmental Site Analysis



1. Conformance to the Comprehensive Plan

The Subject Property has existed as the Metropolitan Atlanta Rapid Transit Authority (MARTA) Brookhaven / Oglethorpe heavy rail transit station and associated surface parking for the past ±35 years. The proposed project consists of the redevelopment of the existing surface parking lots to allow for a mid-rise mixed use development consisting of retail, restaurants, office, hotel, structured parking, and rental / for sale multi-family residential units.

The proposed mixed use transit oriented development is complemented by the surrounding existing properties which consist of: commercial facilities to the west; civic, park land, and single family residential buffered by the park to the south; attached single family residential to the east; and commercial / office facilities to the north.

The Subject Property is included in the City's Comprehensive Plan 2034 (the "Comprehensive Plan") as "Peachtree Corridor Overlay District," which is one of the City's most dense land use classifications that promotes mixed-use, pedestrian friendly development. The Comprehensive Plan recommends heights in this land use classification as three (3) to eight (8) stories. The Property is specifically identified within the Comprehensive Plan as a priority redevelopment parcel and transit oriented design (TOD) is identified as a community goal / key strategy to shaping the City's future. Accordingly, the Applicant's proposal conforms to the policy and intent of the Comprehensive Plan.



- Historic Brookhaven
- Osborne
- Peachtree Corridor Overlay District
- Ashford Park-Drew Valley
- Brookhaven Heights-Brookhaven Fields

2. Environmental Impacts of the Proposed Project:

The proposed redevelopment site has been developed in its current state for the past ±35 years. As based upon City of Brookhaven research guidelines, field observation, and field survey of the subject property, there are limited environmentally sensitive jurisdictional features on the site, as itemized below:

- a. Wetlands: There are no wetlands located on the site based on the U.S. Fish and Wildlife Service National Wetlands Mapper and field observation.
- b. Floodplain: The proposed site location does not lie within the 100 year special flood hazard area as defined by the F.E.M.A Flood Insurance Rate Map (FIRM) of DeKalb County, Georgia, panel number 13089 C0052 J, effective date of May 16, 2013. However, a portion of the existing stormwater management pond south of Apple Valley Road lies within an area identified as a “Zone X Shaded” which equates to areas of 0.2% annual chance flood or areas of 1% annual chance flood with average depths less than 1 foot or with drainage areas less than 1 square mile. The proposed project will reduce the amount of impervious coverage on site and will not impose additional adverse flooding downstream.
- c. Streams / Stream buffers: There is an active stream located within the existing stormwater management pond south of Apple Valley Road based on site observation and field survey. It is subject to a 50’ undisturbed buffer as measured from the point of wrested vegetation and an additional 25’ impervious buffer beyond the 50’ undisturbed buffer. Temporary encroachments into the stream buffers are proposed in order to bring the existing stormwater management pond into compliance with current stormwater regulations as outlined in the City of Brookhaven code and the Georgia Stormwater Management Manual.
- d. Slopes exceeding 25% over a 10ft rise in elevation: There are slopes on site exceeding these values adjacent to North Druid Hills Road, at the corner of Dresden Drive and Apple Valley Roads, and within the existing stormwater management pond south of Apple Valley Road as based upon field survey. Slope stabilization measures will be implemented as part of the erosion control plans developed as part of the land disturbance permitting process to help maintain the integrity of these slopes.

- e. Vegetation: Given the developed condition of the proposed development site, there are no significant areas of vegetation except adjacent to the existing stormwater management pond south of Apple Valley Road. The site will adhere to the City of Brookhaven tree protection and replacement requirements.
- f. Wildlife Species (including fish and endangered species): Given the existing developed condition of the proposed development area, there are no wildlife species on the existing site.
- g. Archeological / Historic Sites: The site does not have any known archeological or historical areas.

3. Project Implementation Measures

The following measures will be enforced during implementation of the proposed development program:

- a. In order to help protect environmentally sensitive areas on site, the following practices will be implemented:
 - Reduce the amount of impervious coverage on the site.
 - Make reasonable efforts during construction in accordance with the Georgia Erosion and Sedimentation Control Manual to minimize the effects of sediment runoff.
 - Treat on site stormwater runoff for water quality in accordance with the Georgia Stormwater Management Manual prior to discharge from the site.
- b. Compliance with current State & City stormwater code requirements and NPDES requirements during construction and redevelopment of the site will greatly improve water quality in stormwater discharge flows from the project area.
- c. Critical infrastructure will be protected during the redevelopment of the site, with traffic congestion impacts identified and mitigated per traffic study recommendations and/or GRTA Notice of Decision recommendations.
- d. There are no archeological or historically significant areas in the proposed development area.
- e. There are no environmentally stressed communities within the proposed development area.

- f. The redevelopment program will comply with City green space and open space requirements, thus increasing those areas.
- g. It is anticipated that having the proposed parking structures adjacent to the existing heavy rail tracks that the proposed project will help to buffer the existing noise from the trains utilizing the tracks from the adjacent residential neighborhoods. The existing surface parking lot is lighted and all proposed site lighting will attempt to minimize any adverse impacts on the neighboring properties.
- h. Existing parks and recreational green space areas will not be impacted by the proposed redevelopment program.
- i. Given the developed condition of the site, there are no wildlife habitats within the proposed development area.



Department of Watershed Management

Scott A. Towler, P.E.
Director

Interim Chief Executive Officer
Lee May
CITY OF
BROOKHAVEN
Board of Commissioners



District 1
Nancy Jester
District 2
Jeff Rader
District 3
Larry Johnson
District 4
Sharon Barnes Sutton
District 5
Mereda Davis Johnson
District 6
Kathje Gannon
District 7
Vacant

LETTER SHOWING SEWER CAPACITY

June 20, 2016

Attention: Mr. Casey Warfield
Kimley-Horn
10 Roswell Road, Suite 210
Alpharetta, Georgia 30009

Re: Marta TOD (4047 Peachtree Road)
Map Ref: 18-239-07-002

Dear Mr. Warfield:

The DeKalb County Department of Watershed Management ("DWM") received a sewer capacity request regarding the potential availability of sanitary sewer capacity at the above-referenced location. In response to the inquiry, DWM staff collected and reviewed flow data and confirms that sanitary sewer capacity may be available for the subject property at this time (see attachment). Please note that the determination of available capacity expressed herein is not guaranteed as it is based upon the known conditions as of the date of this correspondence and on the provided anticipated capacity needs associated with the project.

In the event that sewer system infrastructure improvements are required to accommodate the new flow contribution and ensure adequate sewer system capacity as a result of development on the referenced property, the developer will be responsible for the cost associated with installing any such improvements to the existing sewer system infrastructure. These improvements must meet applicable Federal, State and local requirements. Once installed and accepted by DeKalb County, the improvements will be owned and maintained by DeKalb County.

This information is based on currently available data and should only be used to substantiate the potential availability of sewer services as of the date of this correspondence. Circumstances are subject to change and the potential capacity indicated herein is in no way guaranteed.

Should you have any questions or concerns in reference to this response, please do not hesitate to contact the Division of Planning & Development of DWM at mlofts@dekalbcountyga.gov.

Sincerely,

Michelle L. Otts, P.E.
Engineering Supervisor
Division of Planning & Development

PAW/dee

Cc: Dora De Taboada
Cc: Merat Zarreii



**DEKALB COUNTY, GEORGIA DEPARTMENT OF
WATERSHED MANAGEMENT
CAPACITY ANALYSIS**



Marta Brookhaven TOD

Request Date: May 16, 2016

Flow Monitoring Period: May 20, 2016 to June 6, 2016

Request Closing Date: June 14, 2016

		Description	Location
1		Proposed Property Tie-in Manhole ID	18-238-s097
2		Location Description	4047 Peachtree Road, NE, Brookhaven, GA 30319
3	Flow Monitoring	Downstream Flow Monitoring Manhole ID	18-202-s033
		Incoming Pipe Size	15 INCH
		Outgoing Pipe Size	15 INCH
		Average Flow Depth	2.52 INCH
		Peak Flow Depth	4.05 INCH
		Average Flow	0.114 MGD
		Peak Flow	0.366 MGD
		Pipe capacity	?
4	Hydraulic Model	Capacity	Pipe Section ID
		Restriction Pipe Section	Restriction Section Capacity
5		Existing Flow from Property	Not provided by customer
6		Proposed addition on Property	Large multiluse
7		Proposed Peak Flow from Property	0.516 MGD
8	Comments	Based on the Flow monitoring data, sufficient capacity exists for this addition at this time. I recommend approval of Capacity request. MZ	



FEE: REZ \$2000
 SIGNS \$1020 (12)
 AD \$20



**PRE-APPLICATION FORM
 LAND USE PETITIONS AND VARIANCE PETITIONS**

Purpose & Process

A Pre-Application Meeting provides you the opportunity to present a conceptual plan and letter of intent to a representative of the Community Development Department. This meeting benefits you, the applicant, by receiving general comments on the feasibility of the plan, the process(es)/procedure(s) and fees required to process and review the application(s). To schedule a meeting contact a member of the Planning and Zoning Department by calling (404) 637 - 0500. This form will be completed during the pre-application meeting, and must be submitted at the same time you submit your application in order for your submittal to be deemed complete.

Applicant Name: BROOKHAVEN CITY CENTER PARTNERS, LLC Phone: _____
 Applicant E-mail: (ART DOMENICK) Fax: _____
 Representative Name: JESSICA HILL Phone: 404 7754
 Representative E-mail: JHILL@MMMLAW.COM Fax: _____
 Site Address: - SEE ATTACHED - Parcel Size: 17.757 ACRES
 Tax Parcel #: - SEE ATTACHED - City Council District: 3-MATTISON
 Existing Zoning and Case Number: R-75, RM-75, C-2, M Proposed Zoning: PC-2

Comprehensive Plan Character Area Map Designation: PEACHTREE CORRIDOR OVERLAY DISTRICT

- Application Type: Rezoning Special Land Use Permit Variance Special Exception
- Variance Type: Administrative Zoning Board of Appeals Stream Buffer
- Overlay District: Brookhaven-Peachtree Subarea I (MAIN PARCEL) Brookhaven-Peachtree Subarea II (PARK PARCEL)
- Additional Studies: Trip Generation Report Traffic Impact Study
 Development of Regional Impact Review Environmental Impact Review

Proposal Description: DEVELOPMENT OF 547 MULTIFAMILY UNITS, 24,340 SF OF RESTAURANT SPACE, 31,428 SF OF RETAIL SPACE, 125 HOTEL ROOMS, 200,000 SF OF OFFICE SPACE.

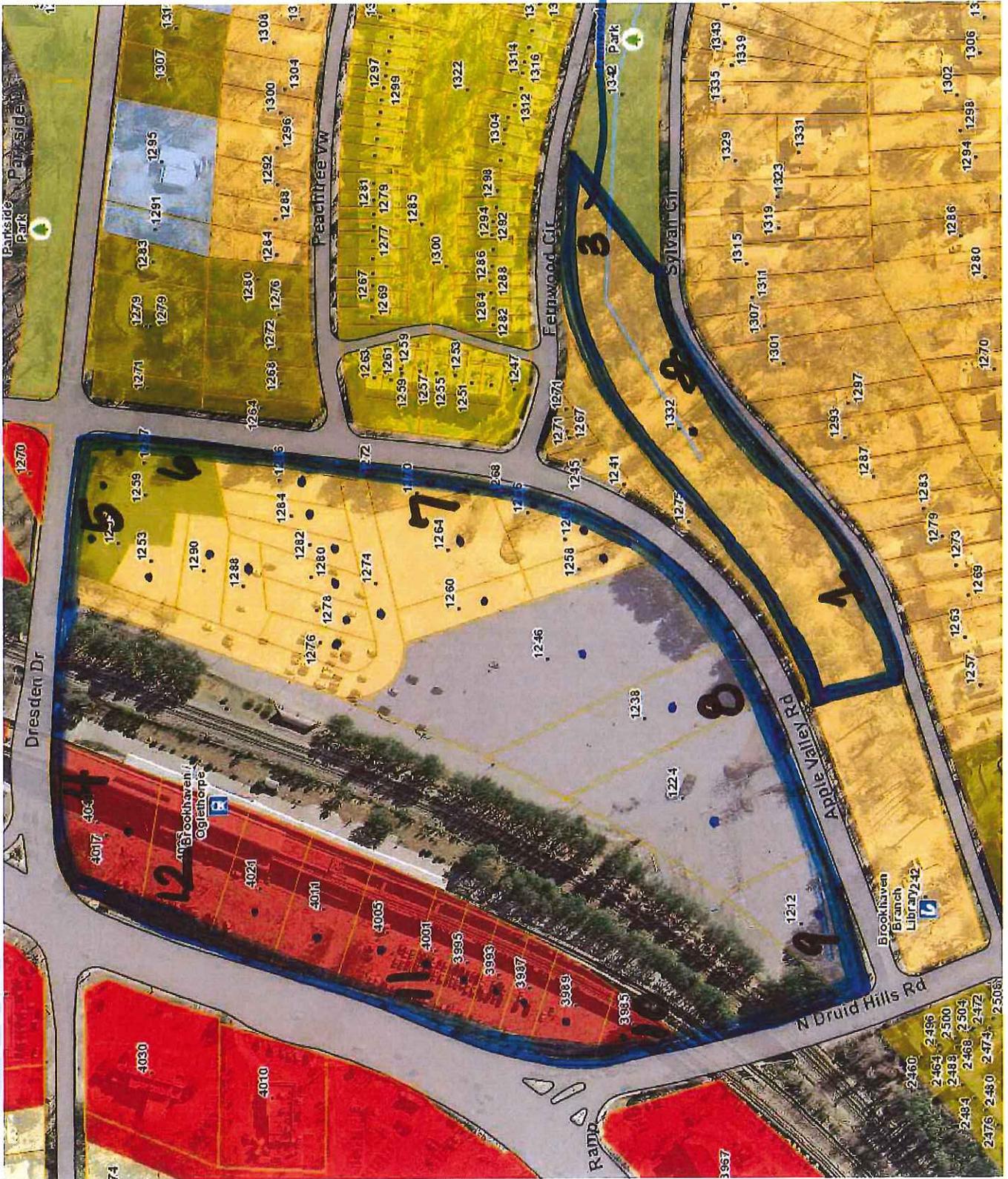
Applicant Signature: [Signature] Date: 6/17/16

Planner Signature: [Signature] Date: 06/16/16

MARTA Rezoning Parcel List

OBJECTID	OWNERNAME1	PARCELID	SITEADDRESS
1	MARTA	18 238 24 002	1224 FERNWOOD CIR
2	MARTA	18 238 24 018	1276 APPLE VALLEY RD
3	MARTA	18 239 07 006	4005 PEACHTREE RD
4	MARTA	18 238 24 025	1274 APPLE VALLEY RD
5	MARTA	18 238 24 008	1268 APPLE VALLEY RD
6	MARTA	18 238 24 017	1278 APPLE VALLEY RD
7	MARTA	18 238 24 022	1255 DRESDEN DR
8	MARTA	18 238 24 023	1259 DRESDEN DR
9	MARTA	18 238 24 001	1212 APPLE VALLEY RD
10	MARTA	18 238 24 010	1270 APPLE VALLEY RD
11	MARTA	18 238 24 003	1238 APPLE VALLEY RD
12	MARTA	18 239 07 004	4021 PEACHTREE RD
13	MARTA	18 238 24 012	1260 APPLE VALLEY RD
14	MARTA	18 238 24 014	1284 APPLE VALLEY RD
15	MARTA	18 238 24 020	1290 APPLE VALLEY RD
16	MARTA	18 238 24 024	1267 DRESDEN DR
17	MARTA	18 238 24 009	1272 APPLE VALLEY RD
18	MARTA	18 239 07 007	4001 PEACHTREE RD
19	MARTA	18 239 07 002	4041 PEACHTREE RD
20	MARTA	18 239 07 005	4011 PEACHTREE RD
21	MARTA	18 239 07 003	4025 PEACHTREE RD
22	MARTA	18 238 24 011	1264 APPLE VALLEY RD UNIT REAR
23	MARTA	18 238 24 013	1286 APPLE VALLEY RD
24	MARTA	18 238 24 007	1266 APPLE VALLEY RD
25	MARTA	18 239 07 011	3989 PEACHTREE RD
26	MARTA	18 238 24 004	1246 APPLE VALLEY RD
27	MARTA	18 238 24 021	1253 DRESDEN DR
28	MARTA	18 238 24 005	1258 APPLE VALLEY RD
29	MARTA	18 239 07 008	3995 PEACHTREE RD
30	MARTA	18 238 24 016	1280 APPLE VALLEY RD UNIT REAR
31	MARTA	18 238 24 006	1262 APPLE VALLEY RD
32	MARTA	18 238 24 015	1282 APPLE VALLEY RD
33	MARTA	18 239 07 009	3993 PEACHTREE RD
34	MARTA	18 238 24 019	1288 APPLE VALLEY RD
35	MARTA	18 239 07 014	3987 PEACHTREE RD
36	MARTA	18 239 07 012	3985 PEACHTREE RD
37	MARTA	18 238 21 002	1332 SYLVAN CIR

PARCEL DOES NOT ACTUALLY FRONT APPLE VALLEY - 1 ON FERNWOOD - 2 ON SYLVAN



RECEIPT

Receipt #: 10144



City of Brookhaven
 BUILDING DIVISION
 4362 Peachtree Rd
 404-637-0500 Fax 404-637-0501

Payment Method: CHECK
 Reference No.: 2915
 Amount Paid: \$3640.00
 Payment Date: 7/1/2016 3:11:10 PM
 Payment From: TRANSWESTERN
 Fund Transfer To: 16BH-LUP00007
 Cashier: Karen Bottoms
 Comments:

Permit #: 16BH-LUP00007
 Application Type: Misc./One Stop / Land Use Process / Miscellaneous
 Address: 3985 PEACHTREE ROAD
 Brookhaven, GA
 Owner Info: MARTA MARTA
 3985 PEACHTREE ROAD
 Brookhaven, GA 30319
 Work Description: REZONING SEVERAL ADDRESSES ACCEPTED BY PATRICE 7/1/16
 Valuation: \$0.00

Fee Item	Account Code	Amount
Rezoning/Major Modification		\$3640.00
Total Fee Amount:		\$3,640.00

Other Payment(s): \$0.00
 Balance: \$0.00

RECEIPT

Receipt #: 10144



City of Brookhaven
 BUILDING DIVISION
 4362 Peachtree Rd
 404-637-0500 Fax 404-637-0501

Payment Method: CHECK
 Reference No.: 2915
 Amount Paid: \$3640.00
 Payment Date: 7/1/2016 3:11:10 PM

Payment From: TRANSWESTERN
 Fund Transfer To: 16BH-LUP00007
 Cashier: Karen Bottoms
 Comments:

Permit #: 16BH-LUP00007
 Application Type: Misc./One Stop / Land Use Process / Miscellaneous
 Address: 3985 PEACHTREE ROAD
 Brookhaven, GA
 Owner Info: MARTA MARTA
 3985 PEACHTREE ROAD
 Brookhaven, GA 30319
 Work Description: REZONING SEVERAL ADDRESSES ACCEPTED BY PATRICE 7/1/16
 Valuation: \$0.00

Fee Item	Account Code	Amount
Rezoning/Major Modification		\$3640.00
Total Fee Amount:		\$3,640.00

Other Payment(s): \$0.00
 Balance: \$0.00



DISTRICT 1 COMMUNITY MEETING | LYNWOOD PARK RECREATION CENTER
SIGN IN SHEET

Wednesday, February 10, 2016
7:00 PM - 9:00 PM

Please print clearly

Name	Address	City	State	Zip Code	E-mail
Jen Heath	1412 Sultan Cir NE	Brookhaven	GA	30319	Jenheath@gmail.com
Louis Grisoglio	MARTA				ljgrisoglio@isharta.com
Sharon C. Gravel					
Judy Horowitz	1073 Oakland Trce	Atlanta	GA	30319	
Casey Warfield	10 Roswell Street, Atlanta	Alpharetta	GA	30009	casey.warfield@kimley-horn.com

Over →



**DISTRICT 2 COMMUNITY MEETING | BRIARWOOD PARK RECREATION CENTER
SIGN IN SHEET**

Thursday, February 11, 2016
6:30 PM - 8:00 PM

Please print clearly

Name	Address	City	State	Zip Code	E-mail
Robert Sorrentino	2688 Redding Rd	Brookhaven	GA	30319	Sorrentino@gmail.com
Loni Trachtenberg	1304 Fernwood Cir	"	GA	30319	Ltrachtenberg@bellsouth.net
KAY SPENCER	2229 DIXIE VALLEY RD	ATL	GA	30319	DKSPENCER@GSU.EDU
Dolores Kennedy	1491 CORTAZ LN	Brookhaven	GA	30319	dolores.kennedy@bellsouth.net
Tyler Jones	1335 Sylvan Cir NE	Brookhaven	GA	30319	tyler.jones5@gmail.com
Greg Triple	2777 Deep Valley Rd	Dickens	GA	30319	gt2882@afl.com
Jill Rogers	2780 Ashford Rd	"	"	"	PERJ@AOL.COM
Stacy Grollmund	1468 Briarwood Rd	"	"	"	"
ANN ROGERS	1526 PRESDEN DR. #B	BROOKHAVEN	GA	30319	ANNROGERS@GMAIL.COM
Michelle	8914 E. Briarhaven				melliot@mindspring.com
Thomas Porter	1440 Cambridge Dr NE	Brookhaven	GA	30319	thomasporter@earthlink.net
Anthony McCall	717 Kohn Memorial Blvd	Atlanta	GA	30319	
Samuel	1425 Dunwoody Cir NE	Atlanta	GA	30319	Johnvester@jpsund.com

Over →



**DISTRICT 2 COMMUNITY MEETING | BRIARWOOD PARK RECREATION CENTER
SIGN IN SHEET**

Thursday, February 11, 2016
6:30 PM - 8:00 PM

Please print clearly

Name	Address	City	State	Zip Code	E-mail
Susan V. Hall	1301 SYLVAN CIRCLE 30319	Atlanta - well really - H. Spock between NOLA	GA	30319	Kbdsvh@comcast.net
Sharon Brekler	2695 Redding Rd NE 30319	Buckhead	GA	30319	Sharon Brekler @ Buckhead.net
Mary Tinspherson	2545 Thompson Rd	Buckhead	GA	30319	drmarytinspherson@gmail.com
Micky Irwin	"	"	"	"	IRW, 5018 @ BELL SOUTH.NET
Gail Bolton	2503 ALTA VISTA DR	Buckhead	"	"	
Rosemary Padgett	Drew Valley Rd	Buckhead			
April Abbott	Caldwell Rd	"	"	"	
John Derrick	"	"	"	"	
GREG BOYER	2196 Millennium Way	"	"	"	
William Johnson	1277 PEACARREE VW NE	"	"	"	wjohnson@gsu.edu
FATEL	1440 Sylvan Cir NE	"	"	"	Ksh.com m@ yahoo.com

OVER →



DISTRICT 3 COMMUNITY MEETING | CAPITAL CITY CLUB
SIGN IN SHEET

Thursday, February 18, 2016
6:00 PM - 8:00 PM

Please print clearly

Name	Address	City	State	Zip Code	E-mail
Sten Segal	300 Hampton Hall Drive	Brookhaven	GA	30319	SSegal44@gmail.com
BAZES MATTHEW	1384 TUBALOO DR	Brookhaven	GA	30319	bates1matth@bates.com
LIZ ERNST	3391 Kennungston Ct NE			30319	lizernst@comcast.net
W B McBurney	3918 E Brookhaven	Brookhaven	GA	30319	wbm@mcburney.com
DON GREEN	1344 BROOKHAVEN MADISON LANE	ATLANTA	GA	30319	DONGREEN199@BELLSouth.NET
FRANK McCLOCKERY	2260 Colonial Dr.			30319	FJMc7272@gmail.com
John Skogstad	1162 Brookhaven Green	Brookhaven	GA	30319	Johnskogstad@bellsouth.net
John Skogstad	"	"	"		y1
Gene Stringer	1174 Brookhaven Park Pl NE	Brookhaven	GA	30319	gene.stringer136@gmail.com
Lynda Martin	3931 Peachtree Rd NE	Brookhaven	GA	30319	lyndamartin@aol.com
Sam Varner	2827 Mabry Rd	"	"	"	bp@wadol.com
Buz McOMBER	1071 BROOKHAVEN 241 NE	"	"	"	BUZ.MCOMBER@GMAIL.COM
Crystal Ellis	2573 Brookhaven Chase Ln	"	"	"	crystalellis1@gmail.com

Over →



**DISTRICT 3 COMMUNITY MEETING | CAPITAL CITY CLUB
SIGN IN SHEET**

Thursday, February 18, 2016
6:00 PM - 8:00 PM

Please print clearly

Name	Address	City	State	Zip Code	E-mail
Mary Ann Kelly	3914 E Brookhaven	Brookln	GA	30319	mak-o@corncast.net
Diane Bean	1055 Wimberly Rd, NE	Brookln	GA	30319	braydianne924@yahoo.com
Natalie Cheney	1331 Brookhaven Gardens Lane	"	"	"	metale.cheney@gmail.com
John Wigham	2305 Matthews St.	"	"	"	JUWHAM@COCA-COLA.COM
Cathy Wagner	1379 Canawhee Drive	"	"	30319	mcath@travis.net
* CRAIG INTRO	1383 CANOCHEE DRIVE	"	"	30317	craig.intro@me.com



DISTRICT 3 COMMUNITY MEETING | CAPITAL CITY CLUB
SIGN IN SHEET

Thursday, February 18, 2016
6:00 PM - 8:00 PM

Please print clearly

Name	Address	City	State	Zip Code	E-mail
Jon & Alison Albert	Camille Dr. NE	Brookhaven	GA	30319	alison.albert.2013@gmail.com
Thomas Porter	1401 Dunwoody Dr NE	Brookhaven		30319	thomas.porter@capitalclub.net
Lacy & Sam Buckmaster	25 Brookhaven Drive	Brookhaven	GA	30319	
Sae Palladi	1073 Dunwoody Trance	"	"	"	rsajpa@bellsouth.net
Andrea Botham	1399 Noel Dr	Brookhaven	GA	30319	Andrea.botham@yahoo.com
Jim & Nancy Marinson	1183 Tabernwell Dr NE	"	"	"	JMARIN@AOL.COM
Judy Reineck	3339 Stratfield Dr	"	"	"	
Patrick Ringer	1257 Sylvan Circle	"	"	"	Patrickringer@hotmail.com
LINDA DEMARIS	1271 Pyree View NE	BROOKHAVEN	GA	30319	LINDA.DEMARIS925@GMAIL.COM
PAT HABAN	1036 Farm Brook Lane NE	BROOKHAVEN	GA	30319	BROOKHAVEN DEV. AUTHORITY
Susan Beggan	1267 Peachtree View	Atlanta	GA	30319	IBID PMC@BELL SOUTH, NET
Rathleen Heat	1416 Sylvan Cir NE	Brook	GA	30319	KSH.COMM@YAHOO.COM
Jew Heat	" "	"	"	"	"

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DISTRICT 3 COMMUNITY MEETING | CAPITAL CITY CLUB
SIGN IN SHEET

Thursday, February 18, 2016
6:00 PM - 8:00 PM

Please print clearly

Name	Address	City	State	Zip Code	E-mail
M Elliott	3714 E Brookhaven	Atlanta	GA	30319	Mellort@wind-spring.com
A WILLIAMS	3183 Mae Ave	ATL	GA	30319	11
Charles Buchholz	999 Moores Clubbl	ATL	GA	30319	ceb@magnar-net
Blaine Terry	2652 Cox Cir NE	Brookln	GA	30319	blaine.terry@gmail.com
JosL Sibony	2443 Applegate	B		30311	
DONNA HALL	1310 Fernwood Circle NE	ATL	GA	30319	wtlldj@me.com
Melanie Germany	4033 Club Dr NE	ATL	GA	30319	melgermy2@gmail.com
Madeline Woy	1345 Village Park Dr	ATL	GA	30319	
Cham' Wilkhan	1192 Pelly Ln	ATL	GA	30319	
Taylor Bennett	1295 Deston Dr.	BRK	GA	30319	taybennett@gmail.com
DON NEUSTART	2751 Osborne Rd.	BRK	GA	30319	neuhomes@Earthlink.net
BILL SIMPSON	1228 BELLAIRE PK	BRK	GA	30319	WMB@BellSouth.net

Over →



**DISTRICT 3 COMMUNITY MEETING | CAPITAL CITY CLUB
SIGN IN SHEET**

Thursday, February 18, 2016
6:00 PM - 8:00 PM

Please print clearly

Name	Address	City	State	Zip Code	E-mail
Stephanie Miller	1355 Cortez Ln NE	Brookhaven		30319	Smiller558@gmail.com
RANDI HART	3855 CLUBS DR NE	Atlanta		30319	klmhu66@gmail.com
Kathy Wilson-Chu	1409 Ragley Hall Rd.	"		30319	Kathywilsonchu@gmail.com
TIM DPREE	1176 Pelly Circle	"		30319	
Mickey & Lynn Roberts	1350 Fernwood Circle NE	Brookhaven		30319	Mickey @ mickeyroberts.com
BOB CUEP	3910 E. BROADWAY DR	"		30319	b@bobcupp.com
Timothy Gostons	2243 Matthews	Brookhaven		30319	timandlindsayostons@comcast.net
Terrell Carstens	2444 Dostman Dr.			30319	tc10w@vllsouth.net
VEB STORDAL	1886 FAIRMWAY CIR	Brookhaven		30319	VEBHKRCDND@SMILK.COM
Sue Binkert	2480 ELLIOT DR	Brookhaven		30319	suebinkert@qmail.com
Chris Binkert	"	"		"	CHRISVDP@GMAIL.COM
Michael Miller	1263 Apple Valley Rd NE	"		"	michaelmiller@bellsouth.net
Bert Levy	1413 Tugalo Dr	"		30319	bertram1ev@yahoo.com

Eyonna Johnson@KPage.com OVER →



DISTRICT 3 COMMUNITY MEETING | CAPITAL CITY CLUB
SIGN IN SHEET

Thursday, February 18, 2016
6:00 PM - 8:00 PM

Please print clearly

Name	Address	City	State	Zip Code	E-mail
CHAD BOYES	2291 COOSAWATTEE DR.	ATLANTA	GA	30319	Chad.B.Boyes@comcast.net
Betty Combs	2702 Mabry Rd	Atlanta	GA	30319	bettycombs@gmail.com
Subeet Singh	14 W Brookhaven	Atlanta		30319	
John Singh	14 W Brookhaven	Atlanta		30319	
Patricia Staller	2492 Brookhaven Place	Atlanta	GA	30319	
Clara Bowler	1650 Fern Circle NE	Brookhaven	GA	30319	cobalt58.9@gmail.com
Michael Roberts	1251 Sylvan Circle	Brookhaven	GA	30319	mrc320@gmail.com
Adam Klein	2497 Thompson Rd NE	Brookhaven	GA	30319	gaklein@gsa.com
Brian Christjohn	1321 Peachtree VW	Brookhaven	GA	30319	brian.christjohn@earthlink.net
Kathy Forbes	1105 Fire Gate Ave	Atlanta		7029	
Cynthia Poe	1307 Brookhaven Gardens Ln	Brookhaven		30319	cynthypoe@bellsouth.net
Avery Poe	" " "	" "	GA	" "	avrypoe@ " "
Catherine Bernard	1321 Oaklawn Ave	Brookhaven	GA	30319	Catherine.bernardlawoffices.com

OVER →



DISTRICT 4 COMMUNITY WORKSHOP | CROSS KEYS HIGH SCHOOL
SIGN IN SHEET

Thursday, February 25, 2016
6:30 PM - 8:30 PM

Please print clearly

Name	Address	City	State	Zip Code	E-mail
Gayle Shertag	19 Brookhaven Drive	Brookhaven	GA	30319	2dogatplay@gmail.com
Gary Waight	3153 Buford Hwy #7	BROOKHAVEN	GA	30329	gwaight1974@gmail.com
PAUL SHERLAG	19 BROOKHAVEN DR	"	"	30319	THEMOTOWNDOC@GMAIL.COM
Alison Weisinger	DeKalb Co. Public Library				
Catherine Bernard	1321 Oaklawn Ave	Brookhaven		30312	Catherine@bernardlawoffices.com
Kim Gokce	1955 Fairway Cir NE	"	"	"	kingokce@gmail.com
Keith Linda	1704 Buckhead Ct	Brookhaven	GA	30324	Keith.lind@comcast.net
JOSH MACREY	1690 N. DEVID HILLS Rd	Brookhaven	GA	30319	josh@freeweekbrk.com
Russin Sanders	2283 Matthews St. NE	"	"	30319	rsanders108@gmail.com
Richard Serfuzo	1182 Clearview Dr NE	"	"	"	rserfuzo@iove.gatech.edu
Turrell Carstons	2444 Ostananda Dr.				

*



DISTRICT 4 COMMUNITY WORKSHOP | CROSS KEYS HIGH SCHOOL
SIGN IN SHEET

Thursday, February 25, 2016
6:30 PM - 8:30 PM

Please print clearly

Name	Address	City	State	Zip Code	E-mail
Renee Polley	2111 Fairway Cir.	Brookhaven	GA	30319	
M. Scott Polley	2111 Fairway Cir	Brookhaven GA	GA	30319	MSPOLLEY50@yahoo.com
ISABEL CADAMBI	2468 BROOKHAVEN HTS CT NE	BROOKHAVEN	GA	30319	isabel.groff@gmail.com
Laura & Dale Ellis	1397 Wilford Drive	Brookhaven	GA	30319	laura.ellis11@gmail.com
Stephanie Stokes	740 Kismark Rd. Atlanta NE			30324	ststokes@valco.org
DON GREEN	1344 BROOKHAVEN GARDENS LANE	ATLANTA	GA	30319	DONGREEN99@BELLSOUTH.NET
Jean Tranter	581 BUBBING CREEK RD	Brookhaven		30319	JTRANS@BELLSOUTH.NET
Cynthia Poe	1307 Brookhaven Gardens Ln	Brookhaven	GA	30319	Cynthpoe@bellsouth.net
Avery Poe	" " " "	" "	" "	" "	averypoe@bellsouth.net
Patrice Banner	1478 Sylvan Circle	Brookhaven	GA	30319	petanner@att.net
Autumn Calhoun	3153 Buford Hwy # 7	Brookhaven	GA	30329	autumn.calhoun85@gmail.com
R. McIntyre					rm.atlanta11@gmail.com



DISTRICT 4 COMMUNITY WORKSHOP | CROSS KEYS HIGH SCHOOL
SIGN IN SHEET

Thursday, February 25, 2016
6:30 PM - 8:30 PM

Please print clearly

Name	Address	City	State	Zip Code	E-mail
Jessica Kuss	1468 Briarwood Rd #1807	Brookhaven	GA	30319	Jessica-Kuss@hotmail.com
Tom WEBER	2051 FAIRWAY CIRCLE	BROOKHAVEN	GA	30319	T.P.WEBER@COMCAST.NET
Katherine Jones	2206 Weldonberry Drive NE	"	"	"	Katherine.miller@mac.com
Nancy Ann Kelly	3914 E BROOKHAVEN DR NE	"	"	"	nak-o@comcast.net
Dave Rittenhouse	925 Tyrone Place	Roswell	GA	30075	Beaker105@GMail.COM
LIZ ERNST	3391 KENNINGTON CT NE	BROOKHAVEN	GA	30319	liz24inlaca@gmail.com
Wendy Jell Stalvey	1624 Pooders Dr	"	"	"	mindingmybiz@fmail.com
M Strot	3514 E Brookhaven Dr	"	"	"	melliot@medspring.com
K Forbes	1105 Fire Grove	"	"	"	
Craig Charrette	1337 Brookhaven Garden Park	"	"	30319	char4044@bellouth.net

Over →



BROOKHAVEN/OGLETHORPE UNIVERSITY STATION | OGLETHORPE UNIVERSITY – LUPTON HALL
SIGN IN SHEET

Wednesday, June 22, 2016
5:30 PM – 7:30 PM

Please print clearly

Name	Address	Zip Code	E-mail
Kofi WAKHISI	ATLANTA REGIONAL COMMISSION	30303	KWAKHISI@ATLANTAREGIONAL.COM
RALPH WILLIAMS	1326 FERNWOOD CIRCLE NE	30319	RALPHUS@GMAIL.COM
Phil Dennis	3000 Parkdale Lane	30092	pdennis@midstep.com
Jen Heaster	1412 SYLVAN CIR NE	30319	Jenheaster@gmail.com
BATES MATTHEW	1384 TUNAWOOD DR	30319	
Linley Jones	3516 Stratfield Dr.	30319	linley.jones@brookhaven.ga.gov
Chad Boles	2291 COOSAWATER DR.	30319	Chad.Boles@comcast.net
DENISE JOHNSON	1277 PEACHTREE VW NE	30319	wjohnson@gsu.edu
Thomas Foster	1440 Church St NE	30319	ThomasFoster@Northlink.net
Elizabeth Bailey	2984 Crosswycote Dr. Forest	30319	george.bailey@bellsouth.net
Connor Sen	1266 Windsor Play NE	30319	ConnorSen@gmail.com
Bakeri Hegant	1280W Peachtree St NW #2403A	30309	bakeri.hegant@ypho.com
Madeline Way	1345 Village Park Dr	30319	MadelineWay@MSU.com

Over →



BROOKHAVEN/OGLETHORPE UNIVERSITY STATION | OGLETHORPE UNIVERSITY – LUPTON HALL
SIGN IN SHEET

Wednesday, June 22, 2016
5:30 PM – 7:30 PM

Please print clearly

Name	Address	Zip Code	E-mail
J R Connolly	1954 Airport Rd #270	30341	LEC55@alumni.net
Sue Binkeat	2480 Ellipsoid Dr	30319	suebinkeat@gmail.com
Catherine Bernard	1321 Oaklawn Ave	30319	Catherine@bernardlawoffice.com
Shame Foye	1312 Sunland Dr NE	30319	shame.foye@wasteapplications.com
Nickson Jones	1305 Standard Dr NE	30319	topoforever@yahoo.com
Kennette Johnson	3021 W. Park Rd		ken@ressadvisors.com
LIZABETH ALLEN	1291 PEACHTREE VIEW NE	30319	BERNATE1@SMAIL.COM
Denee Vary	00	30319	Nvary@oglethorpe.edu
Howard Steis	1895 FARMWAY	30319	STEIS.Howard@gmail.com
Colleen D'Alessandro	00	30319	cdallessandro@oglethorpe.edu
Natalie Cheney	1331 Brookhaven Grd SW	30319	natalie.cheney@gmail.com



BROOKHAVEN/OGLETHORPE UNIVERSITY STATION | OGLETHORPE UNIVERSITY – LUPTON HALL
SIGN IN SHEET

Wednesday, June 22, 2016
5:30 PM – 7:30 PM

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Please print clearly

Name	Address	Zip Code	E-mail
Taylor Long	1453 village park Ct NE	30319	taylor1986@gmail.com
Contente Terry			terry@contenteconsulting.com
M114 Toy	2581 Sullivan Rd	30337	mtoy@mtfilms.com
Holly Delgado	1052 Standard Dr.	30319	hollydelgado123@gmail.com

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Environmental Site Analysis



1. Conformance to the Comprehensive Plan

The Subject Property has existed as the Metropolitan Atlanta Rapid Transit Authority (MARTA) Brookhaven / Oglethorpe heavy rail transit station and associated surface parking for the past ±35 years. The proposed project consists of the redevelopment of the existing surface parking lots to allow for a mid-rise mixed use development consisting of retail, restaurants, office, hotel, structured parking, and rental / for sale multi-family residential units.

The proposed mixed use transit oriented development is complemented by the surrounding existing properties which consist of: commercial facilities to the west; civic, park land, and single family residential buffered by the park to the south; attached single family residential to the east; and commercial / office facilities to the north.

The Subject Property is included in the City's Comprehensive Plan 2034 (the "Comprehensive Plan") as "Peachtree Corridor Overlay District," which is one of the City's most dense land use classifications that promotes mixed-use, pedestrian friendly development. The Comprehensive Plan recommends heights in this land use classification as three (3) to eight (8) stories. The Property is specifically identified within the Comprehensive Plan as a priority redevelopment parcel and transit oriented design (TOD) is identified as a community goal / key strategy to shaping the City's future. Accordingly, the Applicant's proposal conforms to the policy and intent of the Comprehensive Plan.



- Historic Brookhaven
- Osborne
- Peachtree Corridor Overlay District
- Ashford Park-Drew Valley
- Brookhaven Heights-Brookhaven Fields

2. Environmental Impacts of the Proposed Project:

The proposed redevelopment site has been developed in its current state for the past ±35 years. As based upon City of Brookhaven research guidelines, field observation, and field survey of the subject property, there are limited environmentally sensitive jurisdictional features on the site, as itemized below:

- a. Wetlands: There are no wetlands located on the site based on the U.S. Fish and Wildlife Service National Wetlands Mapper and field observation.
- b. Floodplain: The proposed site location does not lie within the 100 year special flood hazard area as defined by the F.E.M.A Flood Insurance Rate Map (FIRM) of DeKalb County, Georgia, panel number 13089 C0052 J, effective date of May 16, 2013. However, a portion of the existing stormwater management pond south of Apple Valley Road lies within an area identified as a “Zone X Shaded” which equates to areas of 0.2% annual chance flood or areas of 1% annual chance flood with average depths less than 1 foot or with drainage areas less than 1 square mile. The proposed project will reduce the amount of impervious coverage on site and will not impose additional adverse flooding downstream.
- c. Streams / Stream buffers: There is an active stream located within the existing stormwater management pond south of Apple Valley Road based on site observation and field survey. It is subject to a 50’ undisturbed buffer as measured from the point of wrested vegetation and an additional 25’ impervious buffer beyond the 50’ undisturbed buffer. Temporary encroachments into the stream buffers are proposed in order to bring the existing stormwater management pond into compliance with current stormwater regulations as outlined in the City of Brookhaven code and the Georgia Stormwater Management Manual.
- d. Slopes exceeding 25% over a 10ft rise in elevation: There are slopes on site exceeding these values adjacent to North Druid Hills Road, at the corner of Dresden Drive and Apple Valley Roads, and within the existing stormwater management pond south of Apple Valley Road as based upon field survey. Slope stabilization measures will be implemented as part of the erosion control plans developed as part of the land disturbance permitting process to help maintain the integrity of these slopes.

- e. Vegetation: Given the developed condition of the proposed development site, there are no significant areas of vegetation except adjacent to the existing stormwater management pond south of Apple Valley Road. The site will adhere to the City of Brookhaven tree protection and replacement requirements.
- f. Wildlife Species (including fish and endangered species): Given the existing developed condition of the proposed development area, there are no wildlife species on the existing site.
- g. Archeological / Historic Sites: The site does not have any known archeological or historical areas.

3. Project Implementation Measures

The following measures will be enforced during implementation of the proposed development program:

- a. In order to help protect environmentally sensitive areas on site, the following practices will be implemented:
 - Reduce the amount of impervious coverage on the site.
 - Make reasonable efforts during construction in accordance with the Georgia Erosion and Sedimentation Control Manual to minimize the effects of sediment runoff.
 - Treat on site stormwater runoff for water quality in accordance with the Georgia Stormwater Management Manual prior to discharge from the site.
- b. Compliance with current State & City stormwater code requirements and NPDES requirements during construction and redevelopment of the site will greatly improve water quality in stormwater discharge flows from the project area.
- c. Critical infrastructure will be protected during the redevelopment of the site, with traffic congestion impacts identified and mitigated per traffic study recommendations and/or GRTA Notice of Decision recommendations.
- d. There are no archeological or historically significant areas in the proposed development area.
- e. There are no environmentally stressed communities within the proposed development area.

- f. The redevelopment program will comply with City green space and open space requirements, thus increasing those areas.
- g. It is anticipated that having the proposed parking structures adjacent to the existing heavy rail tracks that the proposed project will help to buffer the existing noise from the trains utilizing the tracks from the adjacent residential neighborhoods. The existing surface parking lot is lighted and all proposed site lighting will attempt to minimize any adverse impacts on the neighboring properties.
- h. Existing parks and recreational green space areas will not be impacted by the proposed redevelopment program.
- i. Given the developed condition of the site, there are no wildlife habitats within the proposed development area.



Department of Watershed Management

Scott A. Towler, P.E.
Director

Interim Chief Executive Officer
Lee May

Board of Commissioners

District 1
Nancy Jester

District 2
Jeff Rader

District 3
Larry Johnson

District 4
Sharon Barnes Sutton

District 5
Mereda Davis Johnson

District 6
Kathje Gannon

District 7
Vacant

LETTER SHOWING SEWER CAPACITY

June 20, 2016

Attention: Mr. Casey Warfield
Kimley-Horn
10 Roswell Road, Suite 210
Alpharetta, Georgia 30009

Re: Marta TOD (4047 Peachtree Road)
Map Ref: 18-239-07-002

Dear Mr. Warfield:

The DeKalb County Department of Watershed Management ("DWM") received a sewer capacity request regarding the potential availability of sanitary sewer capacity at the above-referenced location. In response to the inquiry, DWM staff collected and reviewed flow data and confirms that sanitary sewer capacity may be available for the subject property at this time (see attachment). Please note that the determination of available capacity expressed herein is not guaranteed as it is based upon the known conditions as of the date of this correspondence and on the provided anticipated capacity needs associated with the project.

In the event that sewer system infrastructure improvements are required to accommodate the new flow contribution and ensure adequate sewer system capacity as a result of development on the referenced property, the developer will be responsible for the cost associated with installing any such improvements to the existing sewer system infrastructure. These improvements must meet applicable Federal, State and local requirements. Once installed and accepted by DeKalb County, the improvements will be owned and maintained by DeKalb County.

This information is based on currently available data and should only be used to substantiate the potential availability of sewer services as of the date of this correspondence. Circumstances are subject to change and the potential capacity indicated herein is in no way guaranteed.

Should you have any questions or concerns in reference to this response, please do not hesitate to contact the Division of Planning & Development of DWM at mlofts@dekalbcountyga.gov.

Sincerely,

Michelle L. Otts, P.E.
Engineering Supervisor
Division of Planning & Development

PAW/dee

Cc: Dora De Taboada
Cc: Merat Zarreii



**DEKALB COUNTY, GEORGIA DEPARTMENT OF
WATERSHED MANAGEMENT
CAPACITY ANALYSIS**

WATER



Marta Brookhaven TOD

Request Date: May 16, 2016

Flow Monitoring Period: May 20, 2016 to June 6, 2016

Request Closing Date: June 14, 2016

		Description	Location
1		Proposed Property Tie-in Manhole ID	18-238-s097
2		Location Description	4047 Peachtree Road, NE, Brookhaven, GA 30319
3	Flow Monitoring	Downstream Flow Monitoring Manhole ID	18-202-s033
		Incoming Pipe Size	15 INCH
		Outgoing Pipe Size	15 INCH
		Average Flow Depth	2.52 INCH
		Peak Flow Depth	4.05 INCH
		Average Flow	0.114 MGD
		Peak Flow	0.366 MGD
		Pipe capacity	?
4	Hydraulic Model	Capacity	Pipe Section ID
		Restriction Pipe Section	Restriction Section Capacity
5		Existing Flow from Property	Not provided by customer
6		Proposed addition on Property	Large multiluse
7		Proposed Peak Flow from Property	0.516 MGD
8	Comments	Based on the Flow monitoring data, sufficient capacity exists for this addition at this time. I recommend approval of Capacity request. MZ	



FEE: REZ \$2000
 SIGNS \$1020 (12)
 AD \$20



**PRE-APPLICATION FORM
 LAND USE PETITIONS AND VARIANCE PETITIONS**

Purpose & Process

A Pre-Application Meeting provides you the opportunity to present a conceptual plan and letter of intent to a representative of the Community Development Department. This meeting benefits you, the applicant, by receiving general comments on the feasibility of the plan, the process(es)/procedure(s) and fees required to process and review the application(s). To schedule a meeting contact a member of the Planning and Zoning Department by calling (404) 637 - 0500. This form will be completed during the pre-application meeting, and must be submitted at the same time you submit your application in order for your submittal to be deemed complete.

Applicant Name: BROOKHAVEN CITY CENTER PARTNERS, LLC Phone: _____
 Applicant E-mail: (ART DOMENICK) Fax: _____
 Representative Name: JESSICA HILL Phone: 404 775 4
 Representative E-mail: JHILL@MMMLAW.COM Fax: _____
 Site Address: - SEE ATTACHED - Parcel Size: 17.757 ACRES
 Tax Parcel #: - SEE ATTACHED - City Council District: 3-MATTISON
 Existing Zoning and Case Number: R-75, RM-75, C-2, M Proposed Zoning: PC-2

Comprehensive Plan Character Area Map Designation: PEACHTREE CORRIDOR OVERLAY DISTRICT

- Application Type: Rezoning Special Land Use Permit Variance Special Exception
- Variance Type: Administrative Zoning Board of Appeals Stream Buffer
- Overlay District: Brookhaven-Peachtree Subarea I (MAIN PARCEL) Brookhaven-Peachtree Subarea II (PARK PARCEL)
- Additional Studies: Trip Generation Report Traffic Impact Study
 Development of Regional Impact Review Environmental Impact Review

Proposal Description: DEVELOPMENT OF 547 MULTIFAMILY UNITS, 24,340 SF OF RESTAURANT SPACE, 31,428 SF OF RETAIL SPACE, 125 HOTEL ROOMS, 200,000 SF OF OFFICE SPACE.

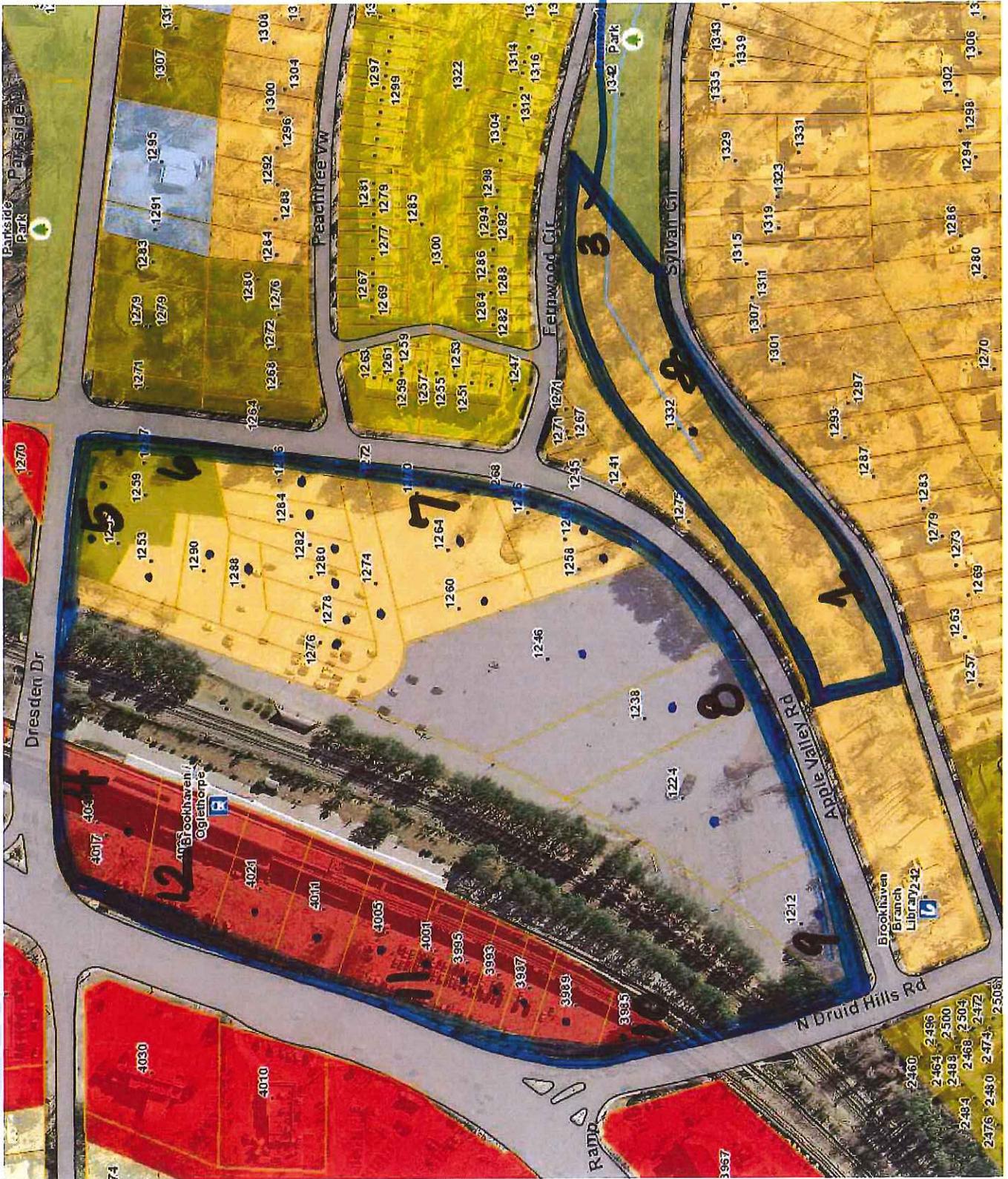
Applicant Signature: [Signature] Date: 6/17/16

Planner Signature: [Signature] Date: 06/16/16

MARTA Rezoning Parcel List

OBJECTID	OWNERNAME1	PARCELID	SITEADDRESS
1	MARTA	18 238 24 002	1224 FERNWOOD CIR
2	MARTA	18 238 24 018	1276 APPLE VALLEY RD
3	MARTA	18 239 07 006	4005 PEACHTREE RD
4	MARTA	18 238 24 025	1274 APPLE VALLEY RD
5	MARTA	18 238 24 008	1268 APPLE VALLEY RD
6	MARTA	18 238 24 017	1278 APPLE VALLEY RD
7	MARTA	18 238 24 022	1255 DRESDEN DR
8	MARTA	18 238 24 023	1259 DRESDEN DR
9	MARTA	18 238 24 001	1212 APPLE VALLEY RD
10	MARTA	18 238 24 010	1270 APPLE VALLEY RD
11	MARTA	18 238 24 003	1238 APPLE VALLEY RD
12	MARTA	18 239 07 004	4021 PEACHTREE RD
13	MARTA	18 238 24 012	1260 APPLE VALLEY RD
14	MARTA	18 238 24 014	1284 APPLE VALLEY RD
15	MARTA	18 238 24 020	1290 APPLE VALLEY RD
16	MARTA	18 238 24 024	1267 DRESDEN DR
17	MARTA	18 238 24 009	1272 APPLE VALLEY RD
18	MARTA	18 239 07 007	4001 PEACHTREE RD
19	MARTA	18 239 07 002	4041 PEACHTREE RD
20	MARTA	18 239 07 005	4011 PEACHTREE RD
21	MARTA	18 239 07 003	4025 PEACHTREE RD
22	MARTA	18 238 24 011	1264 APPLE VALLEY RD UNIT REAR
23	MARTA	18 238 24 013	1286 APPLE VALLEY RD
24	MARTA	18 238 24 007	1266 APPLE VALLEY RD
25	MARTA	18 239 07 011	3989 PEACHTREE RD
26	MARTA	18 238 24 004	1246 APPLE VALLEY RD
27	MARTA	18 238 24 021	1253 DRESDEN DR
28	MARTA	18 238 24 005	1258 APPLE VALLEY RD
29	MARTA	18 239 07 008	3995 PEACHTREE RD
30	MARTA	18 238 24 016	1280 APPLE VALLEY RD UNIT REAR
31	MARTA	18 238 24 006	1262 APPLE VALLEY RD
32	MARTA	18 238 24 015	1282 APPLE VALLEY RD
33	MARTA	18 239 07 009	3993 PEACHTREE RD
34	MARTA	18 238 24 019	1288 APPLE VALLEY RD
35	MARTA	18 239 07 014	3987 PEACHTREE RD
36	MARTA	18 239 07 012	3985 PEACHTREE RD
37	MARTA	18 238 21 002	1332 SYLVAN CIR

PARCEL DOES NOT ACTUALLY FRONT APPLE VALLEY - 1 ON FERNWOOD - 2 ON SYLVAN





RZ16-08
REVIEWED 07/05/16 (PR)

All application revisions and other documentation related to a petition from the applicant and/or the public must be submitted 2 weeks prior to any meeting date to be included in the package that will be distributed to the board.

Rezoning Application Checklist (Incomplete applications will not be accepted)

- Pre-application meeting (A staff-signed pre-application form must be submitted with application)
- Completed application with all applicable information
- Letter of intent
- Public Participation Plan
- Environmental Site Analysis Form
- Complete and detailed site plan of the proposed use prepared, signed and sealed by an architect, landscape architect or engineer licensed in the State of Georgia, showing the following, as relevant:
 - All buildings and structures proposed to be constructed and their location on the property;
 - Height of proposed building(s);
 - Proposed use of each portion of each building;
 - All driveways, parking areas, and loading areas;
 - Location of all trash and garbage disposal facilities;
 - Setback and buffer zones required in the district in which such use is proposed to be located;
 - Landscaping plan for parking areas; and
 - All additional requirements outlined under page 4 (Site Plan Checklist)
- Written legal description which includes a narrative of the metes and bounds of the property matching the site plan.
- Building elevations (attached residential & non-residential).
- Signed and notarized affidavits of all owners. Use attached sheet.
- Signed and notarized affidavits of all applicants. Use attached sheet.
- Electronic version of the entirety of your application submittal, saved as a single PDF.

Please respond to the following criteria based on the nature of your request, as required by state law and City of Brookhaven Zoning Ordinance (use additional pages where necessary).

Comprehensive Plan Land Use Map Amendments

Analyze the impact of the proposed rezoning and provide a written point-by-point response to the following questions:

- a. Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby property;
- b. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property;
- c. Whether the proposed land use change will result in uses that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools;
- d. Whether the amendment is consistent with the written policies in the comprehensive plan text;
- e. Whether there are environmental impacts or consequences resulting from the proposed change;
- f. Whether there are impacts on properties in an adjoining governmental jurisdiction in cases of proposed changes near city boundary lines;
- g. Whether there are other existing or changing conditions affecting the use and development of the affected land areas that support either approval or denial of the proposed land use change; and
- h. Whether there are impacts on historic buildings, sites, districts or archaeological resources resulting from the proposed change.

Site Plan Checklist

(All items must be included on the Site Plan; separate sheets may be used)

- Key and/or legend and site location map with North arrow
- Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning.
- Acreage of subject property
- Location of land lot lines and identification of land lots
- Existing, proposed new dedicated and future reserved rights-of-way of all streets, roads, and railroads adjacent to and on the subject property
- Proposed streets on the subject site
- Current zoning of the subject site and adjoining properties
- Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property
- Existing buildings' locations and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvement on adjacent properties within 200 feet of the subject property.
- Location of proposed buildings with total square footage
- Layout and minimum lot size of proposed single family residential lots
- Topography on the subject site and adjacent property up to 200 feet as required to assess runoff effects
- Location of overhead and underground electrical and pipeline transmission/conveyance lines
- Required and/or proposed setbacks.
- 100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps.
- Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed.
- Required and proposed parking spaces; Loading and unloading facilities.
- Lakes, streams, wetlands, and Waters of the State and associated buffers. 25/50/75 ENCROACHMENTS
- Proposed stormwater management facilities.
- Community wastewater facilities including preliminary areas reserved for septic drain fields and points of access.
- Availability of water system and sanitary sewer system. LETTER REC'D
- Location of existing trees and trees to be removed, or a statement that there are none, and whether the trees identified are specimen trees. (A specimen tree is any hardwood (oak, hickories, poplars, etc.) or softwood (pines, evergreens, etc.) tree with a diameter at breast height (DBH) of 30 inches and larger, or a small tree (dogwoods, redbuds, sourwoods, etc.) with a DBH of 10 inches and larger. If no specimen trees exist on the site, note their absence on the plans. If a specimen tree is to be removed, provide a calculation for recompense at 1.5x the diameter.) TREE PRESERVATION?

RECEIPT

Receipt #: 10144



City of Brookhaven
 BUILDING DIVISION
 4362 Peachtree Rd
 404-637-0500 Fax 404-637-0501

Payment Method: CHECK
 Reference No.: 2915
 Amount Paid: \$3640.00
 Payment Date: 7/1/2016 3:11:10 PM
 Payment From: TRANSWESTERN
 Fund Transfer To: 16BH-LUP00007
 Cashier: Karen Bottoms
 Comments:

Permit #: 16BH-LUP00007
 Application Type: Misc./One Stop / Land Use Process / Miscellaneous
 Address: 3985 PEACHTREE ROAD
 Brookhaven, GA
 Owner Info: MARTA MARTA
 3985 PEACHTREE ROAD
 Brookhaven, GA 30319
 Work Description: REZONING SEVERAL ADDRESSES ACCEPTED BY PATRICE 7/1/16
 Valuation: \$0.00

Fee Item	Account Code	Amount
Rezoning/Major Modification		\$3640.00
Total Fee Amount:		\$3,640.00

Other Payment(s): \$0.00
 Balance: \$0.00

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Transportation Analysis

Brookhaven-Oglethorpe MARTA Station TOD DRI #2604

City of Brookhaven, Georgia

Report Prepared:

July 2016



Prepared for:

Brookhaven City Center Partners, LLC

Prepared by:

Kimley»»Horn

Kimley-Horn and Associates, Inc.
817 West Peachtree Street NW, The Biltmore, Suite 601
Atlanta, Georgia 30308
018848001

Transportation Analysis

Brookhaven-Oglethorpe MARTA Station TOD DRI #2604

City of Brookhaven, Georgia

Report Prepared:

July 2016

Prepared for:

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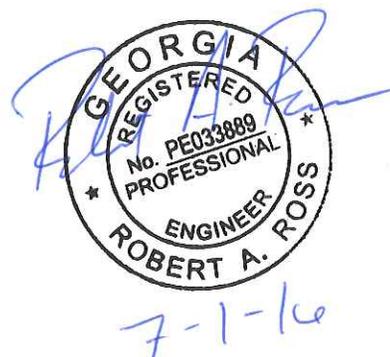


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 Appendix C Proposed Site Plan
 Appendix D Trip Generation Analysis
 Appendix E Intersection Volume Worksheets
 Appendix F Programmed Project Fact Sheets

Available Upon Request

Raw Traffic Count Data
 Synchro Capacity Analyses

EXECUTIVE SUMMARY

This report presents the analysis of the anticipated traffic impacts of the proposed Brookhaven/Oglethorpe MARTA Station Transit Oriented Development (TOD) located in the City of Brookhaven, Georgia. The approximate 17.75-acre site is bordered by Peachtree Road to the west, Dresden Drive to the north, Apple Valley Road to the east, and North Druid Hills Road to the south. The MARTA station is located approximately in the middle of the site. The proposed development will be mixed-use, consisting of approximately 547 residential units, 63,100 square feet of retail and restaurant, 200,000 SF of office, and a 125 room hotel.

The project is a Development of Regional Impact (DRI) and is subject to Georgia Regional Transportation Authority (GRTA) and Atlanta Regional Commission (ARC) review due to the project size exceeding 500,000 SF of mixed-use development in a Maturing Neighborhoods area type. The DRI trigger for this development is submittal of the Rezoning Application with the City of Brookhaven. The DRI was formally triggered with the filing of the Initial DRI Information (Form 1) on July 1, 2016 by the City of Brookhaven.

The proposed project is expected to be completed by 2019. The proposed site will consist of the following land uses and densities:

Residential:	340 multifamily apartments, 100 senior living units and 107 stacked flats/condominiums
Retail:	63,100 SF (combination of retail and restaurants)
Office:	200,000 SF
Hotel:	125 rooms

The DRI analysis includes an estimation of the overall vehicle trips projected to be generated by the development, also known as gross trips. Reductions to gross trips are also considered in the analysis, including mixed-use reductions and alternative transportation mode reductions.

Mixed-use reductions occur when a site has a combination of different land uses that interact with one another. For example, people living in a residential development may walk to the restaurants and retail instead of driving off-site or to the site. This reduces the number of vehicle trips that will be made on the roadway, thus reducing traffic congestion. These types of interactions are expected at the Brookhaven/Oglethorpe MARTA Station TOD – including residents, workers, and hotel guests walking to the restaurant and retail land uses as well as residents and hotel guests working in the office development.

Alternative modes reductions are taken when a site can be accessed by modes other than vehicles (walking, bicycling, transit, etc.). As the Brookhaven/Oglethorpe MARTA Station TOD is located in a region core with direct access to transit and increased pedestrian facilities, a 25% alternative mode reduction was taken. The project site is located at the Brookhaven/Oglethorpe MARTA Rail Station which is served by the Gold line seven days a week. The project site is also adjacent to MARTA Bus Routes 8, 25, and 47; all bus routes provide service seven days a week.

Pass-by reductions are taken for a site when traffic normally travelling along a roadway may choose to visit a retail or restaurant establishment that is along the vehicle's path. These trips were already on the road and would therefore only be new trips on the driveways. For the Brookhaven/Oglethorpe MARTA

Station TOD, pass-by reductions were not taken for either the retail and restaurant land uses to present a more conservative analysis.

Capacity analyses were performed throughout the study network for the Existing 2016 conditions, the Projected 2019 No-Build conditions, and the Projected 2019 Build conditions.

- Existing 2016 conditions represent traffic volumes that were collected in March 2016 by performing AM and PM peak hour turning movement counts.
- Projected 2019 No-Build conditions represent the existing traffic volumes grown for three (3) years at one and a half percent (1.5%) per year throughout the study network and the addition of three (3) adjacent developments as provided by the City of Brookhaven.
- Projected 2019 Build conditions represent the Projected 2019 No-Build conditions with the addition of the project trips that are anticipated to be generated by the Brookhaven/Oglethorpe MARTA Station TOD. Also included are the six (6) proposed site access driveways and two (2) MARTA bus driveways, in addition to the existing study network intersections.
- Note: for the purposes of this study, Peachtree Road is considered to maintain a north-south orientation throughout the study network and this analysis. All roads intersecting Peachtree Road will be considered to have an east-west orientation throughout this analysis.

Based on the Existing 2016 conditions (present conditions; i.e. excludes background traffic growth and excludes the Brookhaven/Oglethorpe MARTA Station TOD project traffic), all of the study intersections operate within the acceptable level-of-service (LOS) standard of E, except the intersection of Peachtree Road at Dresden Drive/Brookhaven Drive. The following recommended improvements result in all study intersections operations at or above the level-of service standard (E).

- Peachtree Road at Dresden Drive/Brookhaven Drive:
 - Construct an additional westbound right-turn lane on Dresden Drive, resulting in dual right-turn lanes, by shifting the existing westbound lanes on Dresden Drive south and converting the inside eastbound through lane, resulting in one eastbound through lane.
 - Construct an eastbound left-turn lane on Brookhaven Drive.
 - Change the signal phasing to allow the dual right-turn lanes on Dresden Drive to run in both a permissive and overlap phase.

Based on the Projected 2019 No-Build conditions (includes background traffic growth and adjacent development construction but excludes the Brookhaven/Oglethorpe MARTA Station TOD project traffic), all of the study intersections operate within the acceptable level-of-service (LOS) standard of E, except the intersections of Peachtree Road at Dresden Drive/Brookhaven Drive and Peachtree Road at North Druid Hills Road. The Projected 2019 No-Build conditions take into account the adjacent developments as provided by the City of Brookhaven: Gables Brookhaven, (374 multifamily apartments), Dresden Village (206 multifamily apartments and 20,000 SF of retail), and Dresden Drive at Appalachian Drive (121 multifamily apartments). The following recommended improvements result in all study intersections operations at or above the level-of service standard (E).

- Peachtree Road at Dresden Drive/Brookhaven Drive

- Construct an additional westbound right-turn lane on Dresden Drive, resulting in dual right-turn lanes, by shifting the existing westbound lanes on Dresden Drive south and converting the inside eastbound through lane, resulting in one eastbound through lane.
- Construct an eastbound left-turn lane on Brookhaven Drive.
- Change the signal phasing to allow the dual right-turn lanes on Dresden Drive to run in both a permissive and overlap phase.
- Convert the existing northbound right-turn lane on Peachtree Road into a shared through and right-turn lane.
- Construct an additional northbound receiving lane on Peachtree Road north of the intersection.
- Retime signal for optimal splits and offsets.
- Peachtree Road at North Druid Hills Road
 - Construct an additional southbound left-turn lane on Peachtree Road, resulting in dual left-turn lanes.
 - Convert the existing inside westbound through lane into an additional eastbound receiving lane on North Druid Hills Road to accommodate the second left-turn lane from Peachtree Road.
 - Restripe North Druid Hills Road to carry the additional receiving lane on North Druid Hills Road through the intersection at Apple Valley Road to terminate as the existing eastbound left-turn lane on North Druid Hills Road at Briarwood Road.
- North Druid Hills Road at Apple Valley Road
 - Carry the additional receiving lane on North Druid Hills Road to terminate as the existing eastbound left-turn lane on North Druid Hills Road at Briarwood Road.

Based on the Projected 2019 Build conditions (includes background traffic growth and adjacent development construction, and includes the Brookhaven/Oglethorpe MARTA Station TOD project traffic plus the site access driveways), all of the study intersections operate within the acceptable level-of-service (LOS) standard of E, except the intersections of Peachtree Road at Dresden Drive/Brookhaven Drive and Peachtree Road at North Druid Hills Road. The following recommended improvements result in all study intersections operating at or above the level-of-service standard (LOS E).

- Peachtree Road at Dresden Drive/Brookhaven Drive
 - Construct an additional westbound right-turn lane on Dresden Drive, resulting in dual right-turn lanes, by shifting the existing westbound lanes on Dresden Drive south and converting the inside eastbound through lane, resulting in one eastbound through lane.
 - Construct an eastbound left-turn lane on Brookhaven Drive.
 - Change the signal phasing to allow the dual right-turn lanes on Dresden Drive to run in both a permissive and overlap phase.
 - Convert the existing northbound right-turn lane on Peachtree Road into a shared through and right-turn lane.
 - Construct an additional northbound receiving lane on Peachtree Road north of the intersection.

- Retime signal for optimal splits and offsets.
- Peachtree Road at North Druid Hills Road
 - Construct an additional southbound left-turn lane on Peachtree Road, resulting in dual left-turn lanes.
 - Convert the existing inside westbound through lane into an additional eastbound receiving lane on North Druid Hills Road to accommodate the second left-turn lane from Peachtree Road.
 - Restripe North Druid Hills Road to carry the additional receiving lane on North Druid Hills Road through the intersection at Apple Valley Road to terminate as the existing eastbound left-turn lane on North Druid Hills Road at Briarwood Road.
- North Druid Hills Road at Apple Valley Road
 - Carry the additional receiving lane on North Druid Hills Road to terminate as the existing eastbound left-turn lane on North Druid Hills Road at Briarwood Road.
- North Druid Hills Road at MARTA Bus Exit/Driveway 4
 - Reconfigure driveway to allow one lane of inbound vehicular traffic to access the development west of the tracks.
- Peachtree Road, North Druid Hills Road, and Dresden Drive corridors
 - Retime signals for coordination.
 - Implement bicycle and pedestrian improvements as appropriate in agreement with the City of Brookhaven Bicycle, Pedestrian, & Trail Plan.
- Apple Valley Road at Peachtree View/ Driveway 6
 - Restripe the existing two-way left-turn lane to allow northbound left-turns into the proposed driveway.
 - Construct an eastbound shared left-through-right lane exiting the site.
- Apple Valley Road at Driveway 7
 - Restripe the existing two-way left-turn lane to allow northbound left-turns into the proposed driveway.
 - Construct an eastbound shared left and right-turn lane exiting the site.
- Apple Valley Road at Driveway 8
 - Restripe the existing two-way left-turn lane to allow northbound left-turns into the proposed driveway.
 - Construct an eastbound shared left and right-turn lane exiting the site.

1.0 PROJECT DESCRIPTION

1.1 Introduction

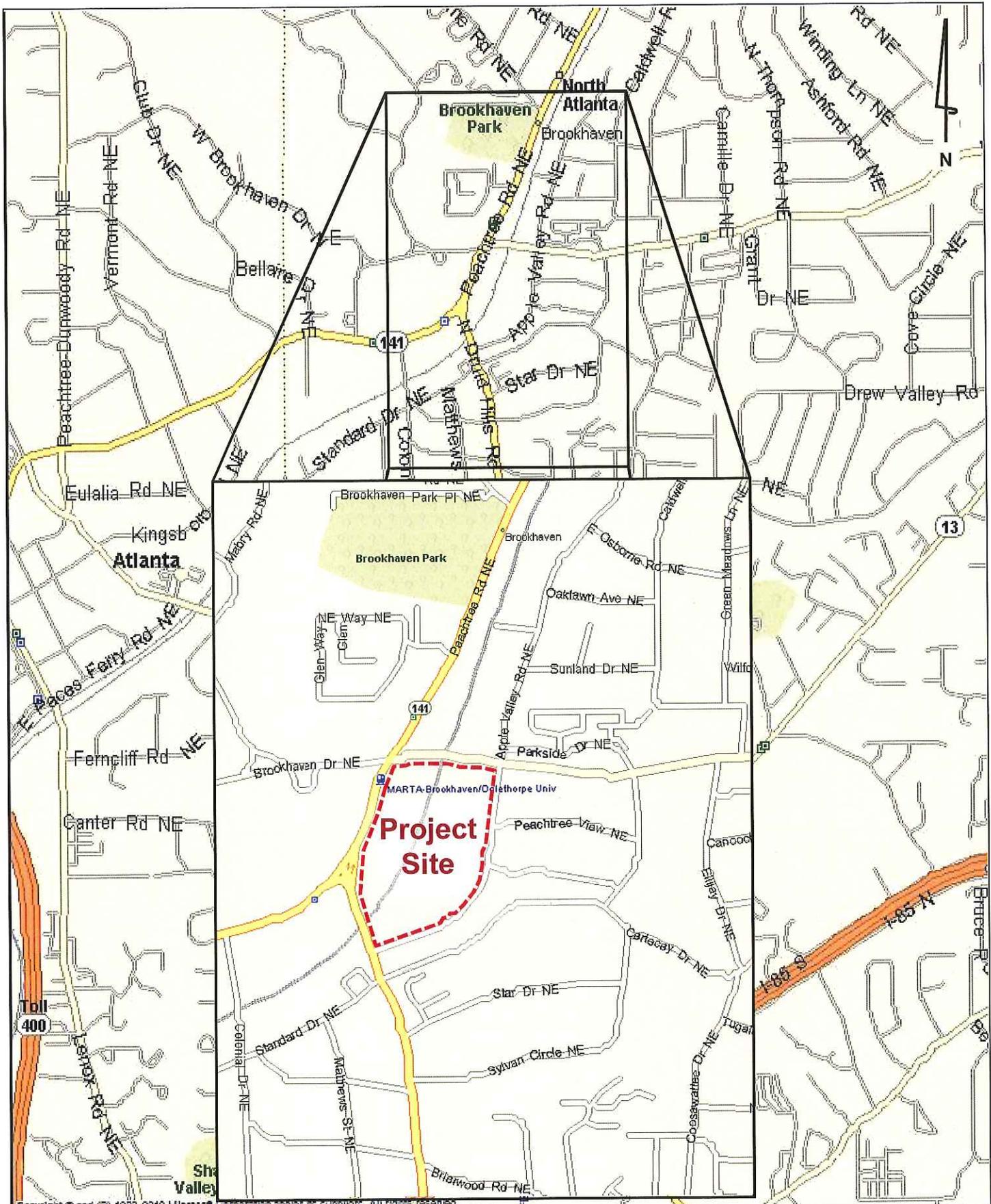
This report presents the analysis of the anticipated traffic impacts of the proposed Brookhaven/Oglethorpe MARTA Station TOD located in the City of Brookhaven, Georgia. The approximate 17.75-acre site is bordered by Peachtree road to the west, Dresden Drive to the north, Apple Valley Road to the east, and North Druid Hills Road to the south. The project site is bisected by the existing Brookhaven/Oglethorpe MARTA Station.

The proposed development will be mixed-use, consisting of residential, retail, office, hotel, and restaurant land uses. The project will exceed 500,000 square feet of mixed-use development in a Maturing Neighborhoods area type and therefore, the proposed development is a Development of Regional Impact (DRI) and is subject to Georgia Regional Transportation Authority (GRTA) and Atlanta Regional Commission (ARC) review.

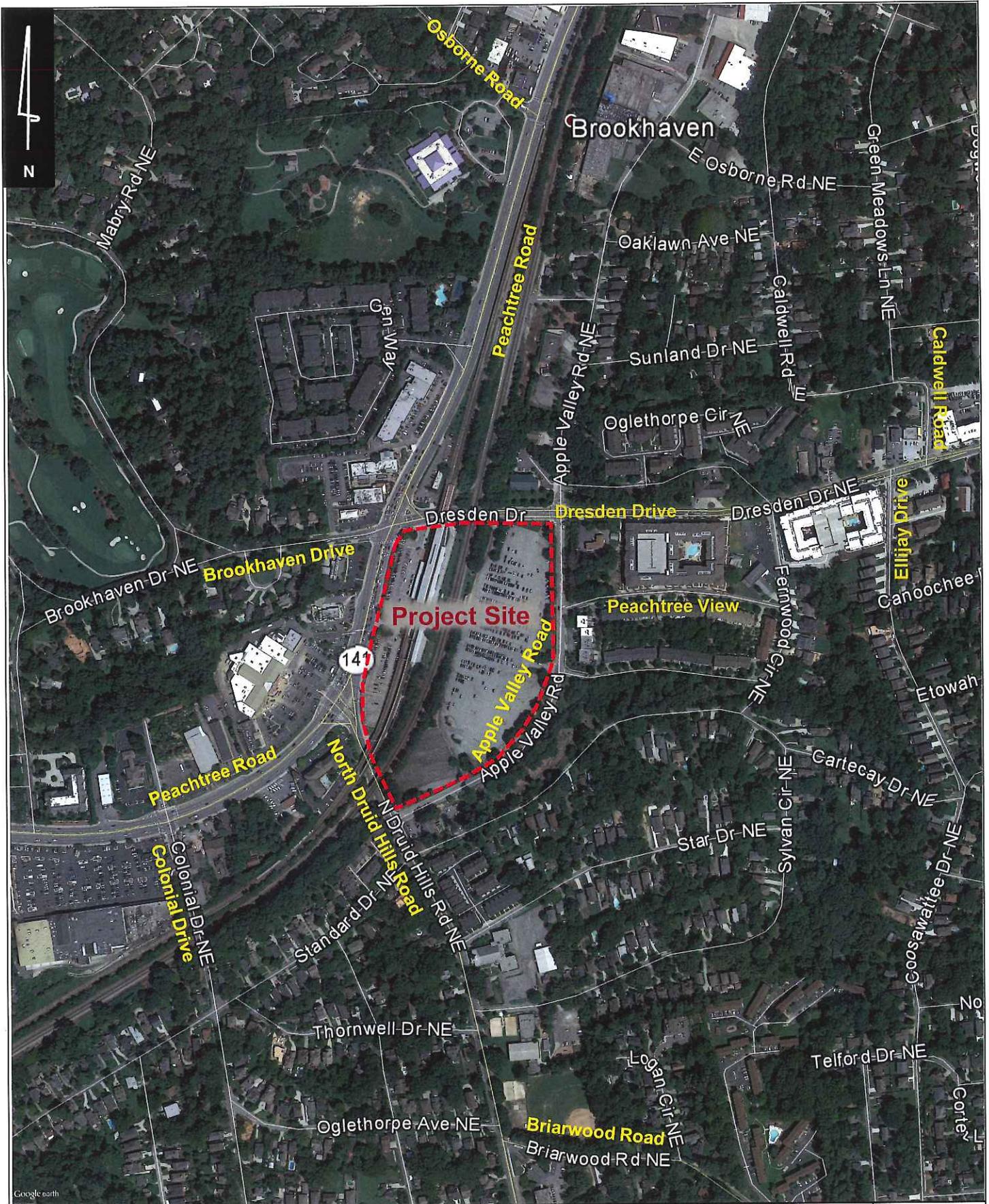
Figure 1 provides the site location of the Brookhaven/Oglethorpe MARTA Station TOD, and **Figure 2** provides an aerial view of the project site and surrounding area. Field review photographs taken within the vicinity of the study network are located in the site photo log in Appendix A. The City of Brookhaven Zoning Ordinance Map and *The Atlanta Region’s Plan Unified Growth Policy Map* are included in Appendix B.

The proposed project is expected to be significantly completed by 2019, and this analysis will consider the full build-out of the proposed site in 2019. A summary of the proposed land-use and density is provided below in **Table 1**.

Table 1 Proposed Land Uses	
Residential	340 apartments 107 stacked flats/ condominiums 100 senior independent living units
Retail	63,100 SF (combination of retail and restaurants)
Office	200,000 SF
Hotel	125 rooms



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1.2 Site Plan Review

The proposed development is located on an approximately 17.75-acre site in the City of Brookhaven. The project site is bordered by Peachtree Road to the west, Dresden Drive to the north, Apple Valley Road to the east, and North Druid Hills Road to the south. The project site is bisected by the Brookhaven/Oglethorpe MARTA Station. The proposed development will be transit-oriented and mixed-use, consisting of residential, retail, office, hotel, and restaurant land uses. The project will include 11 buildings (including three structured parking garages) and park areas located throughout the development.

The property currently serves as the surface parking lots for the Brookhaven/Oglethorpe MARTA Station. This station is currently in service and is expected to maintain operational throughout the life of this development. The existing surface lots will be demolished to accommodate the proposed Brookhaven/Oglethorpe MARTA Station TOD. The development will build 560 spaces for use by MARTA patrons. The project site is located in the Brookhaven-Peachtree Sub-Area 1 Overlay District and parcels are currently zoned M (Industrial), C-2 (General Commercial), and R-75/RM-75 (Multifamily Residential) according to the *City of Brookhaven Zoning Ordinance Map*. The project site is also located in a Maturing Neighborhoods area according to *The Atlanta Region's Plan Unified Growth Policy Map*. Additionally, the project site is within and adheres to the MARTA TOD guidelines and also is consistent with the Brookhaven-Peachtree LCI, which both qualify the Brookhaven/Oglethorpe MARTA Station TOD for GRTA's expedited review.

A reference of the proposed site plan is provided in Appendix C. A full-sized site plan consistent with GRTA's Site Plan Guidelines is also being submitted as part of the review package.

1.3 Site Access

The project site is currently served by one (1) existing right-in-right-out driveway along Peachtree Road, one (1) existing right-in-right-out driveway along Dresden Drive, and one (1) existing full-movement driveway along Apple Valley Road. An additional driveway on Dresden Drive currently serves as a bus-only entrance, and a driveway on North Druid Hills Road currently serves as a bus-only exit. An additional right-in-right-out driveway on Dresden Drive and an additional full-movement driveway on Apple Valley Road are both currently closed. As currently envisioned, the proposed development will be served by all existing driveways, including the two (2) that are not currently open, plus an additional two (2) full-movement driveways along Apple Valley Road. The existing bus-only entrance on Dresden Drive will remain bus-only. A summary of the proposed site access points follows:

1. Driveway 1 – an existing right-in-right-out driveway located on Peachtree Road, approximately 300 feet north of the intersection of Peachtree Road at North Druid Hills Road. Driveway 1 will remain a right-in-right-out driveway in the same location.
2. Driveway 2 – an existing right-in-right-out driveway on Dresden Drive, located approximately 60 feet east of the intersection of Peachtree Road at Dresden Drive. Driveway 2 will remain a right-in-right-out driveway in the same location.
3. Driveway 3 – an existing full-movement driveway on Apple Valley Road, located approximately 630 feet south of the intersection of Dresden Drive at Apple Valley Road, aligned with Fernwood Circle. Driveway 3 is proposed to remain as a stop controlled full-movement driveway in the same location.

4. Driveway 4 – an existing bus-only exit driveway on North Druid Hills Road, located approximately 225 feet south of the intersection of Peachtree Road at North Druid Hills Road. Driveway 4 is currently right-turn or left-turn egress, but is proposed to be converted to two-way operations, with a right-turn only ingress.
5. Driveway 5 – an existing right-in-right-out driveway on Dresden Drive, located approximately 240 feet west of the intersection of Dresden Drive at Apple Valley Road. Driveway 5 is currently closed with a gate restricting access, but is proposed to be reopened as a right-in-right-out driveway in the same location.
6. Driveway 6 – a proposed full-movement driveway on Apple Valley Road, located approximately 360 feet south of the intersection of Dresden Drive at Apple Valley Road. Driveway 6 is proposed to be constructed as the west leg to the existing intersection of Apple Valley Road at Peachtree View.
7. Driveway 7 – an existing full-movement driveway on Apple Valley Road, located approximately 350 feet east of the intersection of North Druid Hills Road at Apple Valley Road. Driveway 7 is currently closed with a gate restricting access, but is proposed to be reopened as a full movement driveway in the same location.
8. Driveway 8 – a proposed full-movement driveway on Apple Valley Road, located approximately 185 feet east of the intersection of North Druid Hills Road at Apple Valley Road.

The proposed site access points provide vehicular access to the entire development. Internal private roadways throughout the site provide access to all buildings and parking facilities. The MARTA and CSX rail lines that bisect the site restrict vehicular circulation between the two sides of the development, however pedestrian access is provided via an existing tunnel. See referenced site plan in Appendix C for a visual representation of vehicular access and circulation throughout the proposed development.

The site driveways and internal roadways mentioned above provide access to all parking on the site. Parking will be provided throughout the development as follows:

Total Parking Provided: 2,096 spaces
(Includes 560 spaces for MARTA patrons; total parking provided accommodates MARTA, retail, residential, office, and hotel uses on site.)

Parking Required per Brookhaven-Peachtree Overlay District: 1,536 spaces total

A shared parking study may be performed in order to minimize the parking impacts on the project site.

1.4 Bicycle and Pedestrian Facilities

Pedestrian facilities (sidewalks) currently exist along the project site frontage along Peachtree Road, with partial segments along Dresden Drive, North Druid Hills Road, and Apple Valley Road. There are currently no bicycle facilities (bike lanes/paths) in the vicinity of the project site. According to the Brookhaven Bicycle, Pedestrian, & Trail Plan, recommendations include multi-use paths off of Peachtree Road, North Druid Hills Road, and Dresden Drive. Bicycle facilities are recommended as (bike lanes or sharrows) along Dresden Drive, Brookhaven Drive, Colonial Drive, and Ellijay Drive.

According to the DRI site plan, bicyclist and pedestrian facilities will be improved along all project site frontages as multi-use facilities on Peachtree Road, Dresden Drive, North Druid Hills Road, and Apple

Valley Road, as well as internal to the site. Proposed bike facilities for Dresden Drive, North Druid Hills Road, and Apple Valley Road are shown on the DRI site plan to support the recommendations from the Brookhaven Bicycle, Pedestrian, & Trail Plan. Additional bicyclist and pedestrian facilities will be incorporated into the development, including active uses along the site frontage, bicycle storage racks and improvements to existing facilities.

Existing signal timing settings at the intersections of Peachtree Road at Dresden Drive/Brookhaven Drive and Peachtree Road at North Druid Hills Road do not always include enough time for pedestrians to cross Peachtree Road. At both intersections, pedestrians are required to push the pedestrian crossing button in order to receive the pedestrian time and indication to cross. As a result, existing signal timing coordination along Peachtree Road may be interrupted and compromised to account for frequent pedestrian crossings. The analysis in this study does include time for pedestrians to cross Peachtree Road at these intersections in each cycle, removing the potential for corridor disruption.

The desire of this development is to incorporate significant pedestrian enhancements for crossing Peachtree Road, such as signal timing settings and medians (if possible). These improvements are critical to tie this development into the Brookhaven-Peachtree LCI and City of Brookhaven Bicycle, Pedestrian, & Trail Plan recommendations.

1.5 Transit Facilities

The project site is located at the Brookhaven/Oglethorpe MARTA Station which is served by the Gold line seven days a week. The project site is also served by MARTA Bus Routes 8, 25, and 47, which provide access throughout the area and to other MARTA Rail Stations; all bus routes provide service seven days a week.

Currently, the site is underutilized surface parking on both the east and west sides of the track. This development is part of the MARTA TOD initiative, which exists to increase MARTA ridership, generate revenue, and support both local community development and regional economic development. The goal of this development is to transform the existing site into a mixed-use development to activate a neighborhood-scale residential, commercial and retail corridor to create a high-quality pedestrian experience that will connect existing and future residents in the area to the station and new amenities and services.

The Brookhaven-Peachtree LCI describes this site location as having the potential to become a “high-quality, dynamic, mixed-use center that will become a village center and focal point for the Brookhaven community.” Additionally, it notes that the “Brookhaven MARTA Station represents the most significant and unique development opportunity in the LCI study area.”

2.0 TRAFFIC ANALYSES, METHODOLOGY AND ASSUMPTIONS

2.1 Growth Rate

Background traffic is defined as expected traffic on the roadway network in future year(s) absent the construction and opening of the proposed project. Background traffic can include a base growth rate based on historical count data as well as population growth data and estimates, as well as trips anticipated from nearby or adjacent other projects. Based on methodology outlined in the GRTA Letter of Understanding (LOU), a one and a half percent (1.5%) per year background traffic growth rate was used for all roadways. This background growth rate was used to account for other development activity

in the area. Three additional adjacent developments were also included in determining the background growth for the project, which are described in section 3.4 below.

2.2 Traffic Data Collection

Weekday peak hour turning movement counts were collected on Wednesday, March 30, 2016 at the study intersections during the AM and PM peak periods. All existing counts were grown three years to the projected buildout year of 2019. The morning and afternoon peak hours varied some between the intersections. Peak hours for all intersections are shown in **Table 2**.

Table 2 Peak Hour Summary		
Intersection	AM Peak Hour	PM Peak Hour
1. Peachtree Road at Dresden Drive/Brookhaven Drive	7:45-8:45	5:15-6:15
2. Dresden Drive at Apple Valley Road	7:45-8:45	5:00-6:00
3. Apple Valley Road at Peachtree View	7:45-8:45	5:15-6:15
4. Apple Valley Road at MARTA Driveway 3	7:45-8:45	5:15-6:15
5. North Druid Hills Road at Apple Valley Road	8:00-9:00	5:45-6:45
6. Peachtree Road at North Druid Hills Road	7:30-8:30	4:30-5:30
7. Peachtree Road at Osborne Road	8:00-9:00	5:15-6:15
8. Dresden Drive at Ellijay Drive	8:00-9:00	5:15-6:15
9. Dresden Drive at Caldwell Road	8:00-9:00	5:30-6:30
10. North Druid Hills Road at Briarwood Road	7:45-8:45	5:45-6:45
11. Peachtree Road at Colonial Drive	7:30-8:30	4:30-5:30

The collected peak hour turning movement traffic counts are available upon request.

2.3 Detailed Intersection Analysis

Level-of-service (LOS) is used to describe the operating characteristics of a road segment or intersection in relation to its capacity. LOS is defined as a qualitative measure that describes operational conditions and motorists’ perceptions within a traffic stream. The *Highway Capacity Manual* defines six levels-of-service, LOS A through LOS F, with A being the best and F being the worst. Level-of-service analyses were conducted at all intersections within the study network using *Synchro Professional, Version 9.0*.

Existing traffic signal phasing and timing data (from current EPAC reports) were retrieved from the City of Brookhaven for available intersections. Timing data was measured and verified in the field for all study intersections. Existing timing data was used in the Projected No-Build 2019 conditions and in the Projected Build 2019 conditions. Where laneage and/or geometry was changed through recommended improvements, timings were optimized using *Synchro Professional, Version 9.0*.

Levels-of-service for signalized intersections are reported for the intersection as a whole. One or more movements at an intersection may experience a low level-of-service, while the intersection as a whole may operate acceptably.

Levels-of-service for unsignalized intersections, with stop control on the minor street only, are reported for the side street approaches and the major street left-turn movements. Low levels-of-service for side street approaches are not uncommon, as vehicles may experience significant delays in turning onto a major roadway.

3.0 STUDY NETWORK

3.1 Gross Trip Generation

Traffic for the proposed land uses and densities were calculated using methodology contained in the *Institute of Transportation Engineers' (ITE) Trip Generation Manual, Ninth Edition*. Gross trips generated are displayed below in **Table 3**.

Land Use (Intensity)	ITE Code	Daily Traffic			AM Peak Hour			PM Peak Hour		
		Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Apartment (340 dwelling units)	220	2,184	1,092	1,092	170	34	136	205	133	72
Stacked Flats/ Condominiums (107 dwelling units)	230	682	341	341	55	9	46	64	43	21
Senior Adult Housing (100 dwelling units)	252	344	172	172	18	6	12	22	13	9
Hotel (125 rooms)	310	746	373	373	66	39	27	75	38	37
General Office Building (200,000 SF)	710	2,223	1,112	1,112	333	293	40	302	51	251
Shopping Center (30,000 SF)	820	3,105	1,553	1,553	75	47	28	267	128	139
Specialty Retail (33,100 SF)	826	1,467	734	734	N/A	N/A	N/A	101	44	57
Total Gross Trips		10,751	5,376	5,376	717	428	289	1,036	450	586

3.2 Trip Distribution

The directional distribution and assignment of new project trips was based on the project land uses, a review of the land use densities and road facilities in the area, existing travel patterns, and methodology discussions with the Georgia Regional Transportation Authority (GRTA), Atlanta Regional Commission (ARC), Georgia Department of Transportation (GDOT), and the City of Brookhaven.

3.3 Level-of-Service Standards

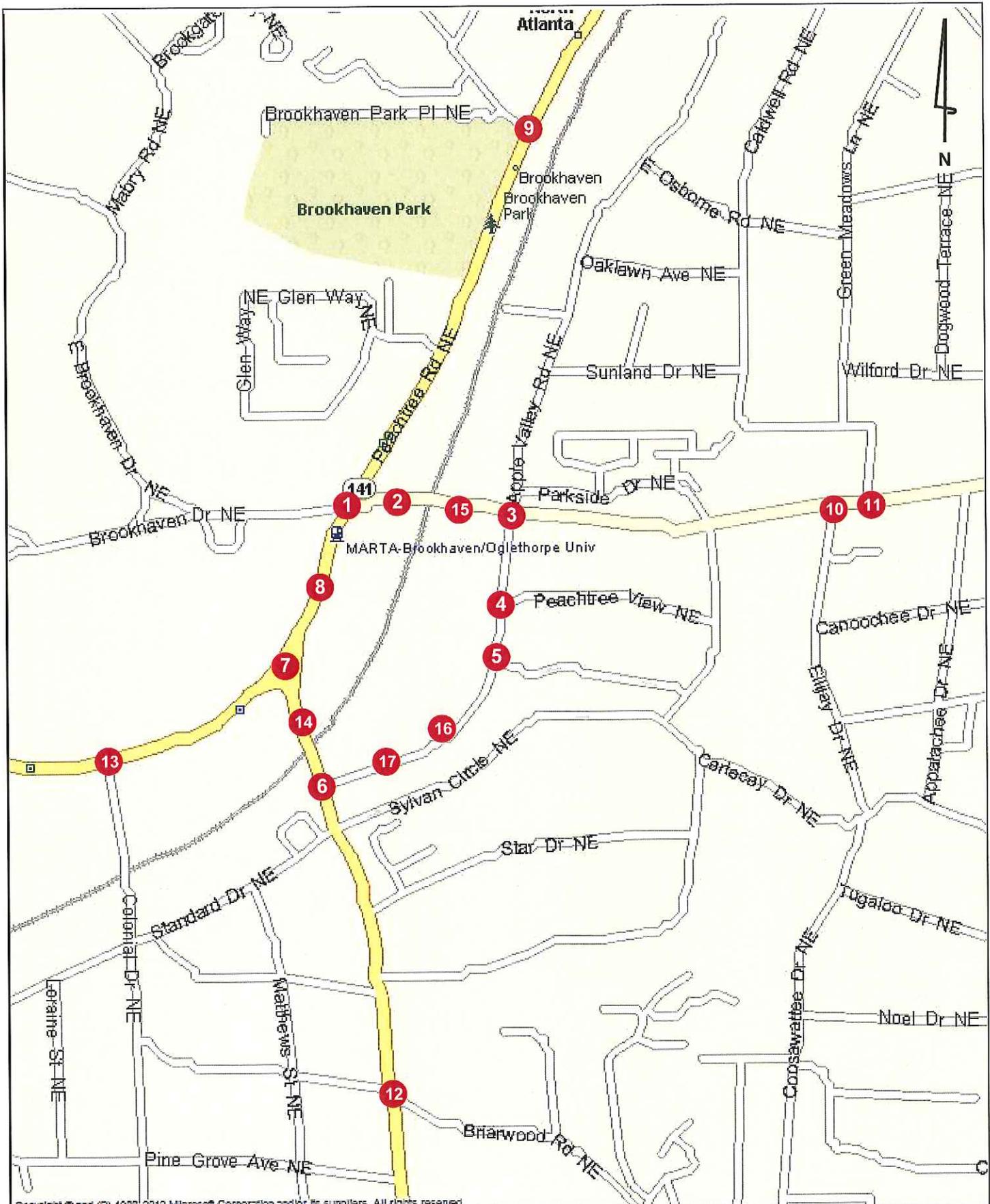
For the purposes of this traffic analysis, a level-of-service standard of E was assumed for all intersections and segments within the study network, consistent with the GRTA Letter of Understanding.

3.4 Study Network Determination

A general study area was determined based on a review of land uses and population densities in the area as well as a review of peak hour traffic counts and engineering judgement. As the Brookhaven/Oglethorpe MARTA Station TOD is consistent with the MARTA TOD Guidelines and the Brookhaven-Peachtree LCI, it qualifies for GRTA Expedited Review, consistent with the GRTA Letter of Understanding. The study area was agreed upon during methodology discussions with GRTA, ARC, GDOT, and City of Brookhaven staff, and includes the following fourteen (14) intersections described in **Table 4**. The study network includes nine (9) signalized intersections and five (5) stop controlled intersections as noted in Table 4. The City of Brookhaven rezoning requested five (5) additional intersections for study than the GRTA DRI Review study network, which are differentiated in the table below. The site location and study intersections are shown in **Figure 3**.

Intersection	Control	Review
1. Peachtree Road at Dresden Drive/Brookhaven Drive	Signal	DRI/Rezoning
2. Dresden Drive at MARTA Driveway 2	NB Stop	DRI/Rezoning
3. Dresden Drive at Apple Valley Road	Signal	DRI/Rezoning
4. Apple Valley Road at Peachtree View	WB Stop	DRI/Rezoning
5. Apple Valley Road at MARTA Driveway 3	EB Stop WB Stop	DRI/Rezoning
6. North Druid Hills Road at Apple Valley Road	Signal	DRI/Rezoning
7. Peachtree Road at North Druid Hills Road	Signal	DRI/Rezoning
8. Peachtree Road at MARTA Driveway 1	WB Stop	DRI/Rezoning
9. Peachtree Road at Osborne Road	Signal	Rezoning
10. Dresden Drive at Ellijay Drive	Signal	Rezoning
11. Dresden Drive at Caldwell Road	Signal	Rezoning
12. North Druid Hills Road at Briarwood Road	Signal	Rezoning
13. Peachtree Road at Colonial Drive	Signal	Rezoning
14. North Druid Hills Road at MARTA Bus Exit	WB Stop	DRI/Rezoning

Each of the above listed intersections was analyzed for the Existing 2016 conditions, the Projected 2019 No-Build conditions, and the Projected 2019 Build conditions. The Projected 2019 No-Build conditions represent the existing traffic volumes grown for three (3) years at one and a half percent per year and the additional two developments along Dresden Drive and Gables Brookhaven on Peachtree Road at Hermance Road throughout the study network. The Projected 2019 Build conditions adds the project trips associated with the Brookhaven/Oglethorpe MARTA Station TOD to the Projected 2019 No-Build conditions.



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Kimley»Horn

**Brookhaven-Oglethorpe
MARTA Station TOD
DRI Report**

**Study
Intersections**

**Figure
3**

3.5 Existing Roadway Facilities

Roadway classification descriptions and estimated Average Daily Traffic (ADT) for the entire study area are provided in **Table 5**.

Table 5 Roadway Classification and ADTs				
Roadway	No. of Lanes	ADT	Posted Speed Limit (MPH)	City of Brookhaven Classification
Peachtree Road	6	35,900	35 (south of Dresden Dr) 45 (north of Dresden Dr)	Major Arterial
North Druid Hills Road	2 (east of Apple Valley Rd) 3 (west of Apple Valley Rd)	15,400	35	Minor Arterial
Dresden Drive	2 (east of Apple Valley Rd) 4 (west of Apple Valley Rd)	11,100	35	Minor Arterial
Apple Valley Road	3	N/A	25	Local Road
Brookhaven Drive	2	N/A	30	Local Road
Colonial Drive	2	N/A	25	Local Road
Osborne Road	2	N/A	30	Collector
Briarwood Road	2	N/A	35	Collector/ Minor Arterial
Ellijay Drive / Coosawattee Drive	2	N/A	30	Local Road
Caldwell Road	2	N/A	25	Local Road

4.0 TRIP GENERATION

As stated previously, gross trips associated with the proposed development were estimated using the *Institute of Transportation Engineers' (ITE) Trip Generation Manual, Ninth Edition, 2012*. Trip generation for this proposed development is calculated based upon the following land uses: Apartment (ITE 220), Residential Condominium/Townhouse (ITE 230), Senior Adult Housing (ITE 252), Hotel (ITE 310), General Office Building (ITE 710), Shopping Center (ITE 820), and Specialty Retail (ITE 826).

Mixed-use vehicle trip reductions were taken for the AM and PM peak hours according to the *ITE Trip Generation Handbook, Third Edition, 2014*, and for the daily trips according to the *ITE Trip Generation Handbook, Second Edition, 2004*. Total internal capture and vehicle trip reduction between the land uses is expected to be 11.9% daily, 10.3% for the AM peak hour, and 20.7% for the PM peak hour as a result of the anticipated interaction between the residential, hotel, office, and retail land uses within the proposed development.

Due to the Brookhaven/Oglethorpe MARTA Station TOD being located in a maturing neighborhoods area and the adjacent land uses in the area, an alternative transportation (walking, bicycle, and transit) reduction was applied for the Brookhaven/Oglethorpe MARTA Station TOD project trips. An alternative transportation mode reduction of 25%, consistent with GRTA's Letter of Understanding, was applied to all land uses for this study.

The total (net) trips generated and analyzed in this report are listed in **Table 6**.

Table 6 Net Trip Generation									
	Daily Traffic			AM Peak Hour			PM Peak Hour		
	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Gross Project Trips	10,751	5,376	5,376	717	428	289	1,036	450	586
<i>Mixed-Use Reduction</i>	-2,696	-1,348	-1,348	-74	-37	-37	-214	-107	-107
<i>Alternative Mode Reduction</i>	-2,014	-1,007	-1,007	-161	-98	-63	-206	-86	-121
Net New Trips	7,104	3,552	3,552	482	293	189	616	257	358

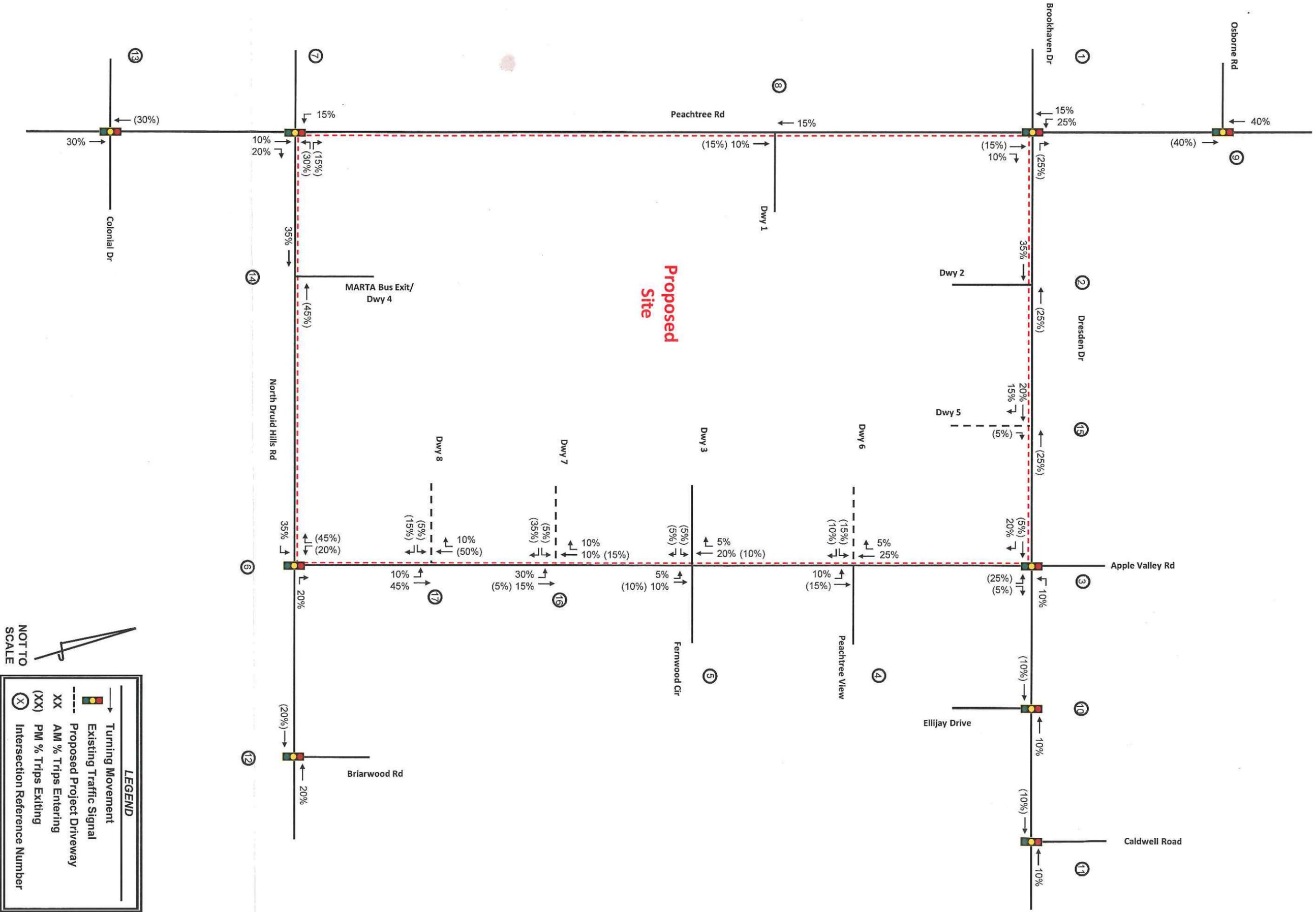
A more detailed trip generation analysis summary table is provided in Appendix D.

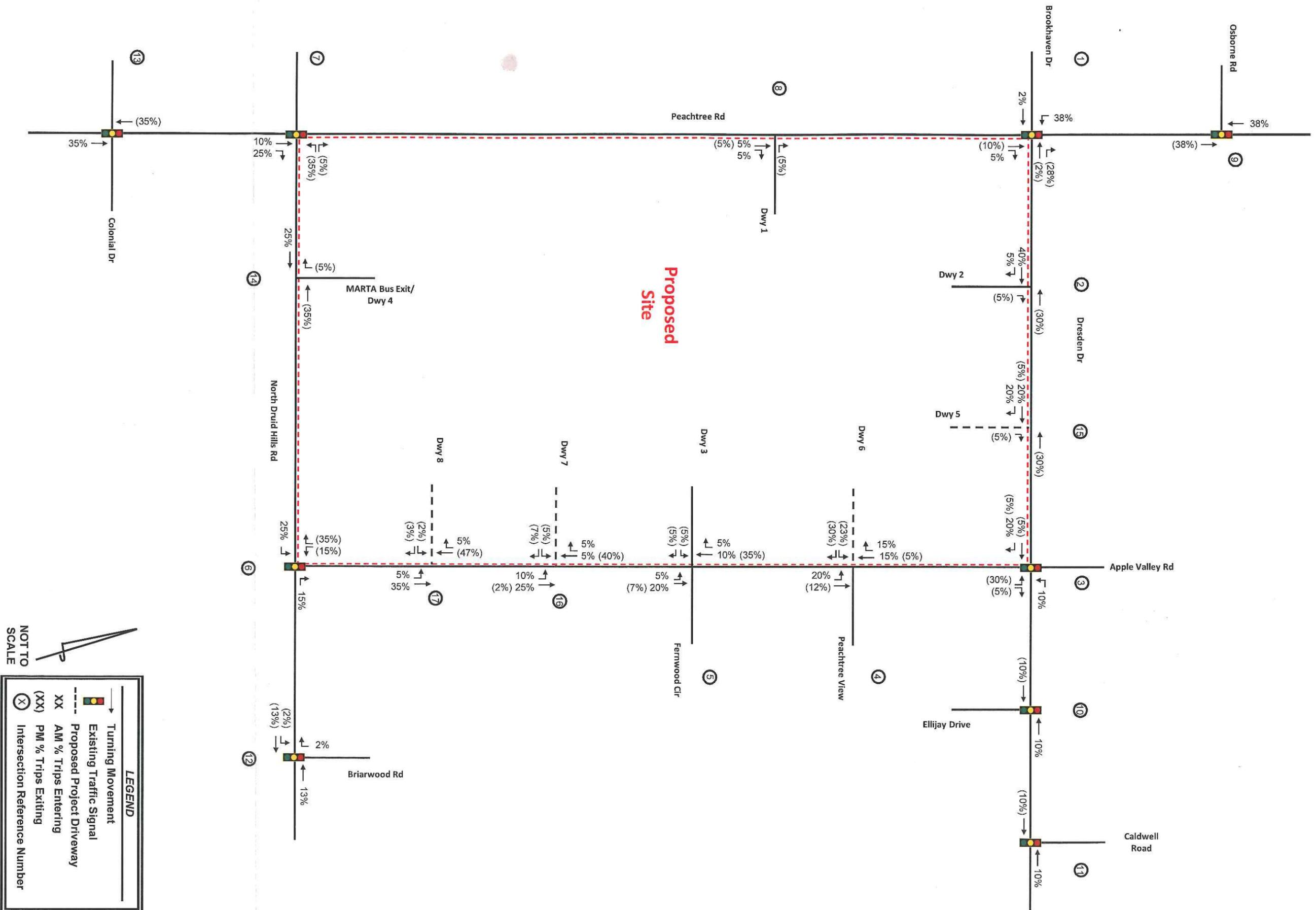
5.0 TRIP DISTRIBUTION AND ASSIGNMENT

New trips were distributed onto the roadway network using the percentages developed as described in Section 3.2 of this report, and as agreed to during methodology discussions with GRTA, ARC, GDOT, and City of Brookhaven staff.

Figures 4A, 4B, and 4C display the anticipated distribution and assignment of residential, non-residential (office and retail), and hotel project trips, respectively, throughout the study roadway network. These trip assignment percentages were applied to the net new trips expected to be generated by the development, and the volumes were assigned to the roadway network. The combined peak hour project trips by turning movement throughout the study network, anticipated to be generated by the proposed Brookhaven/Oglethorpe MARTA Station TOD, are shown on **Figure 5**.

Detailed intersection volume worksheets are provided in Appendix E.

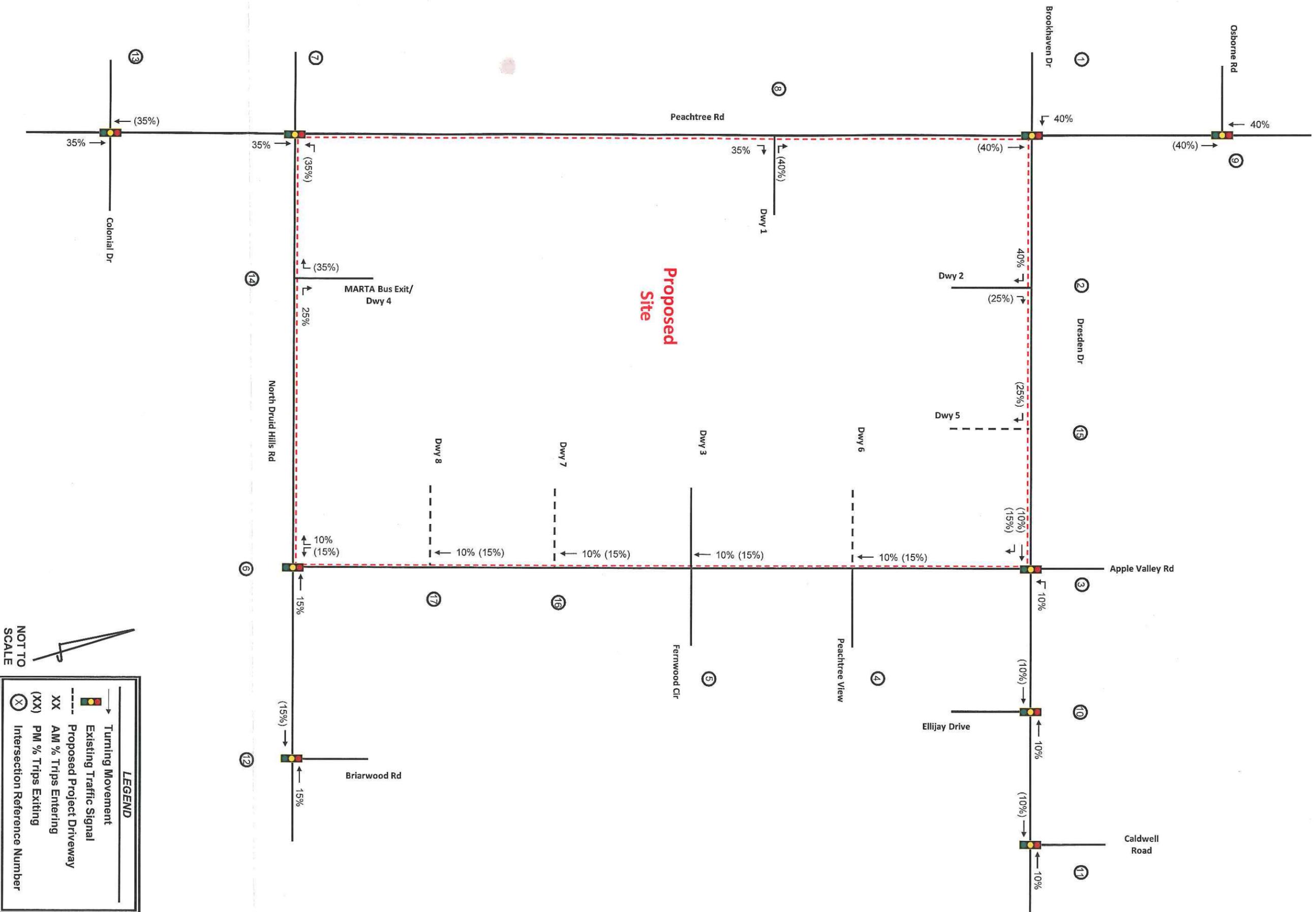


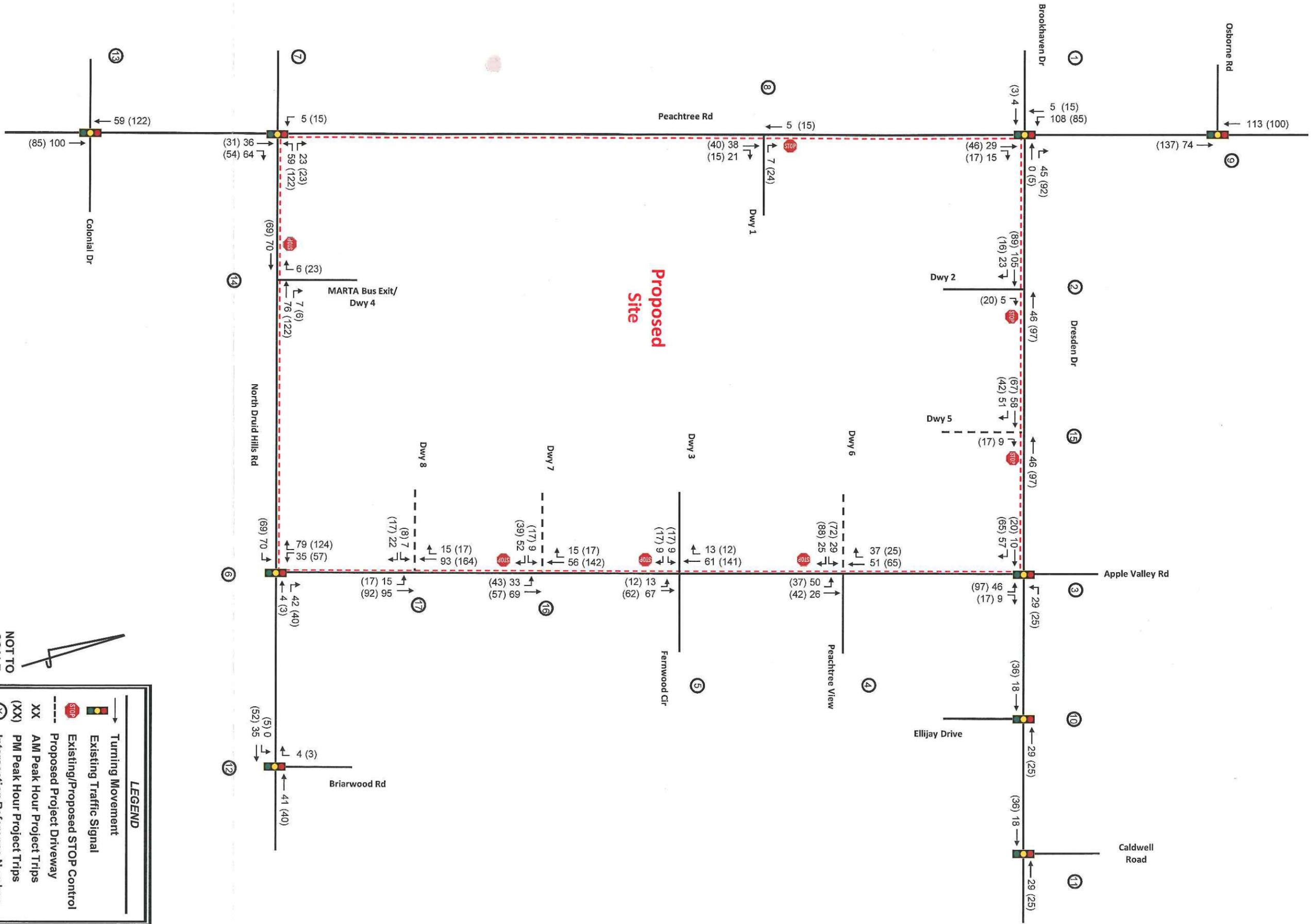


LEGEND

- > Turning Movement
- Existing Traffic Signal
- - - Proposed Project Driveway
- XX AM % Trips Entering
- (XX) PM % Trips Exiting
- (X) Intersection Reference Number

NOT TO SCALE





LEGEND

- Turning Movement
- Existing Traffic Signal
- Existing/Proposed STOP Control
- Proposed Project Driveway
- AM Peak Hour Project Trips
- PM Peak Hour Project Trips
- Intersection Reference Number

NOT TO SCALE

6.0 TRAFFIC ANALYSIS

6.1 Existing 2016 Conditions

The observed existing peak hour traffic volumes were entered into *Synchro 9.0*, and capacity analyses were performed for the AM and PM peak hours. The existing peak hour traffic volumes are displayed in **Figure 6**, and the results of the capacity analyses for the Existing 2016 conditions are shown in **Table 7**. Detailed *Synchro* analysis reports are available upon request.

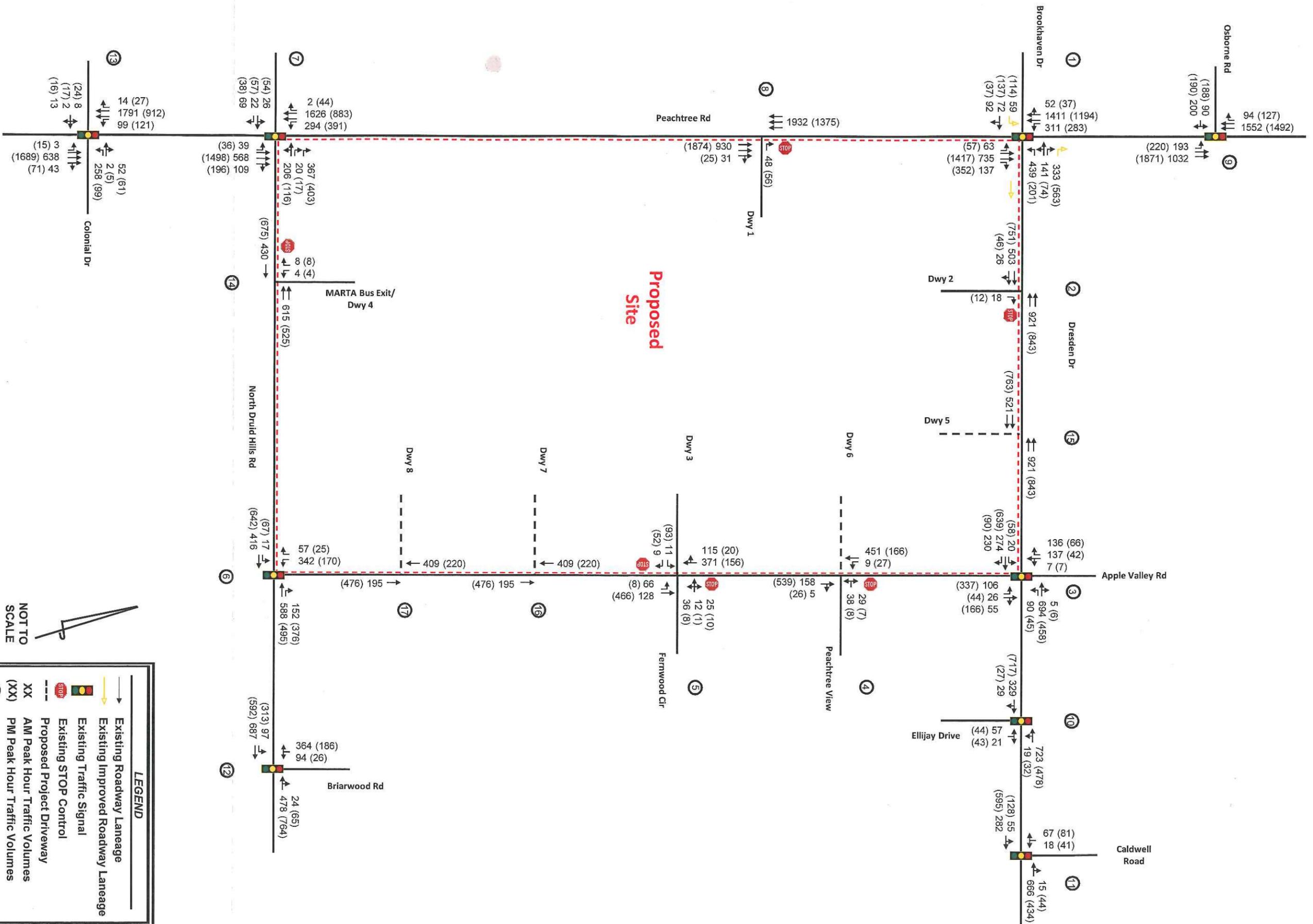
Table 7 Existing 2016 Intersection Levels-of-Service LOS (delay in seconds)						
Intersection	Control	LOS Std.	2016 Existing		2016 Existing Improved	
			AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
1. Peachtree Road at Dresden Drive/Brookhaven Drive	Signal	E	F (81.1)	F (144.2)	D (54.9)	E (65.8)
2. Dresden Drive at Driveway 2	NB Stop	D	B (10.2)	B (11.6)	*	*
3. Dresden Drive at Apple Valley Road	Signal	E	B (16.7)	C (26.0)	*	*
4. Apple Valley Road at Peachtree View	WB Stop SB Yield	D	B (11.1) A (7.7)	B (12.5) A (8.9)	*	*
5. Apple Valley Road at Driveway 3	EB Stop WB Stop NB Yield	D	B (12.1) B (13.2) A (8.7)	B (13.8) B (12.9) A (7.7)	*	*
6. North Druid Hills Road at Apple Valley Road	Signal	E	B (17.9)	B (16.5)	*	*
7. Peachtree Road at North Druid Hills Road	Signal	E	C (24.2)	E (64.4)	*	*
8. Peachtree Road at Driveway 1	WB Stop	D	A (8.9)	B (10.5)	*	*
9. Peachtree Road at Osborne Road	Signal	E	B (18.5)	C (24.6)	*	*
10. Dresden Drive at Ellijay Drive	Signal	E	A (9.9)	B (17.2)	*	*
11. Dresden Drive at Caldwell Road	Signal	E	B (14.4)	B (10.5)	*	*
12. North Druid Hills Road at Briarwood Road	Signal	E	C (32.9)	B (19.4)	*	*

Table 7 Existing 2016 Intersection Levels-of-Service LOS (delay in seconds)						
Intersection	Control	LOS Std.	2016 Existing		2016 Existing Improved	
			AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
13. Peachtree Road at Colonial Drive	Signal	E	B (19.3)	B (19.3)	*	*
14. North Druid Hills Road at MARTA Bus Exit (Driveway 4)	WB Stop	D	C (15.2)	D (27.3)	*	*

* These intersections did not require improvements.

As shown in Table 7, all study intersections except for Peachtree Road at Dresden Drive/Brookhaven Drive currently operate at or above their acceptable level-of-service standard during the AM and PM peak hours for the Existing 2016 conditions. The following improvements are recommended to reach an acceptable LOS at the intersection of Peachtree Road at Dresden Drive/Brookhaven Drive:

- Construct an additional westbound right-turn lane on Dresden Drive, resulting in dual right-turn lanes, by shifting the existing westbound lanes on Dresden Drive south and converting the inside eastbound through lane, resulting in one eastbound through lane.
- Construct an eastbound left-turn lane on Brookhaven Drive.
- Change the signal phasing to allow the dual right-turn lanes on Dresden Drive to run in both a permissive and overlap phase.



LEGEND

	Existing Roadway Laneage
	Existing Improved Roadway Laneage
	Existing Traffic Signal
	Existing STOP Control
	Proposed Project Driveway
XX	AM Peak Hour Traffic Volumes
(XX)	PM Peak Hour Traffic Volumes
(X)	Intersection Reference Number

6.2 Projected 2019 No-Build Conditions

To account for growth in the vicinity of the proposed development, the existing traffic volumes were increased for three (3) years at one and a half percent per year throughout the study network. These volumes were entered into *Synchro 9.0*, and capacity analyses were performed. The Projected 2019 No-Build conditions were analyzed using existing roadway geometry and intersection control types.

The intersection laneage and traffic volumes for the Projected 2019 No-Build conditions are shown in **Figure 7**. The results of the capacity analyses for the Projected 2019 No-Build conditions with existing laneage and control types are shown in **Table 8**. Detailed *Synchro* analysis reports are available upon request.

Table 8 2019 No-Build Intersection Levels-of-Service LOS (delay in seconds)						
Intersection	Control	LOS Std.	2019 No-Build		2019 No-Build Improved	
			AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
1. Peachtree Road at Dresden Drive/Brookhaven Drive	Signal	E	F (124.2)	F (188.8)	E (76.6)	E (60.9)
2. Dresden Drive at Driveway 2	NB Stop	D	B (10.8)	B (12.2)	*	*
3. Dresden Drive at Apple Valley Road	Signal	E	B (17.9)	C (28.5)	*	*
4. Apple Valley Road at Peachtree View	WB Stop SB Yield	D	B (11.4) A (7.7)	B (12.8) A (9.0)	*	*
5. Apple Valley Road at Driveway 3	EB Stop WB Stop NB Yield	D	B (12.4) B (13.7) A (8.8)	B (14.4) B (13.2) A (7.7)	*	*
6. North Druid Hills Road at Apple Valley Road	Signal	E	B (19.7)	B (17.2)	*	*
7. Peachtree Road at North Druid Hills Road	Signal	E	C (28.7)	F (92.0)	C (30.3)	C (33.2)
8. Peachtree Road at Driveway 1	WB Stop	D	A (9.0)	B (10.2)	*	*
9. Peachtree Road at Osborne Road	Signal	E	C (20.0)	C (27.6)	*	*
10. Dresden Drive at Ellijay Drive	Signal	E	A (11.9)	B (14.7)	*	*
11. Dresden Drive at Caldwell Road	Signal	E	B (16.0)	B (10.0)	*	*

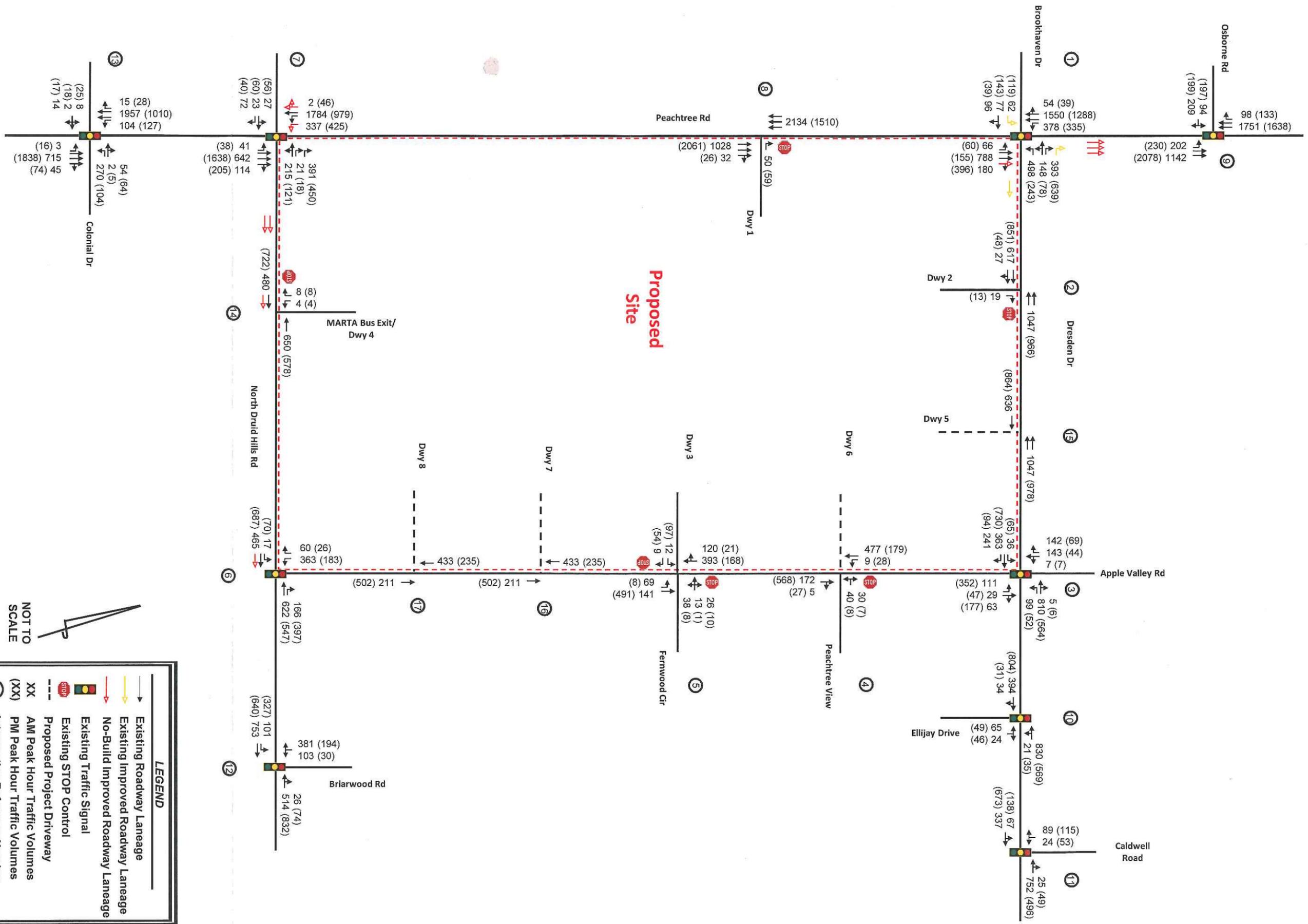
Table 8 2019 No-Build Intersection Levels-of-Service <i>LOS (delay in seconds)</i>						
Intersection	Control	LOS Std.	2019 No-Build		2019 No-Build Improved	
			AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
12. North Druid Hills Road at Briarwood Road	Signal	E	D (39.8)	C (27.2)	*	*
13. Peachtree Road at Colonial Drive	Signal	E	C (21.5)	C (20.6)	*	*
14. North Druid Hills Road at MARTA Bus Exit (Driveway 4)	WB Stop	D	C (15.6)	D (32.7)	*	*

* These intersections did not require improvements.

As shown in Table 8, all study intersections are expected to operate at or above their acceptable level-of-service standard during the AM and PM peak hours for the Projected 2019 No-Build conditions, except Peachtree Road at Dresden Drive/Brookhaven Drive and Peachtree Road at North Druid Hills Road. The following improvements are recommended to reach an acceptable LOS at these intersections:

- Peachtree Road at Dresden Drive/Brookhaven Drive
 - Construct an additional westbound right-turn lane on Dresden Drive, resulting in dual right-turn lanes, by shifting the existing westbound lanes on Dresden Drive south and converting the inside eastbound through lane, resulting in one eastbound through lane.
 - Construct an eastbound left-turn lane on Brookhaven Drive.
 - Change the signal phasing to allow the dual right-turn lanes on Dresden Drive to run in both a permissive and overlap phase.
 - Convert the existing northbound right-turn lane on Peachtree Road into a shared through and right-turn lane.
 - Construct an additional northbound receiving lane on Peachtree Road north of the intersection.
 - Retime signal for optimal splits and offsets.
- Peachtree Road at North Druid Hills Road
 - Construct an additional southbound left-turn lane on Peachtree Road, resulting in dual left-turn lanes.
 - Convert the existing inside westbound through lane into an additional eastbound receiving lane on North Druid Hills Road to accommodate the second left-turn lane from Peachtree Road.
 - Restripe North Druid Hills Road to carry the additional receiving lane on North Druid Hills Road through the intersection at Apple Valley Road to terminate as the existing eastbound left-turn lane on North Druid Hills Road at Briarwood Road.

- North Druid Hills Road at Apple Valley Road
 - Carry the additional receiving lane on North Druid Hills Road to terminate as the existing eastbound left-turn lane on North Druid Hills Road at Briarwood Road.



6.3 Projected 2019 Build Conditions

The traffic associated with the proposed Brookhaven/Oglethorpe MARTA Station TOD was added to the Projected 2019 No-Build volumes. These volumes were then entered into *Synchro 9.0*, and capacity analyses were performed. The Projected 2019 Build conditions were analyzed using the proposed laneage and intersection control types shown in the DRI site plan.

The intersection laneage and traffic volumes used for the Projected 2019 Build conditions are shown in **Figure 8**. The results of the capacity analyses for the Projected 2019 Build conditions with proposed laneage and control types are shown in **Table 9**. Detailed *Synchro* analysis reports are available upon request.

Table 9 2019 Build Intersection Levels-of-Service LOS (delay in seconds)						
Intersection	Control	LOS Std.	2019 Build		2019 Build Improved	
			AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
1. Peachtree Road at Dresden Drive/Brookhaven Drive	Signal	E	F (140.5)	F (229.5)	E (77.4)	E (74.6)
2. Dresden Drive at Driveway 2	NB Stop	D	B (11.5)	B (13.5)	*	*
3. Dresden Drive at Apple Valley Road	Signal	E	C (21.5)	D (48.2)	*	*
4. Apple Valley Road at Peachtree View/ Driveway 6	EB Stop WB Stop SB Yield	D	B (14.0) B (14.2) A (7.8)	C (17.2) C (15.5) A (9.2)	*	*
5. Apple Valley Road at Driveway 3	EB Stop WB Stop NB Yield	D	B (14.0) C (16.1) A (9.2)	C (18.2) C (15.1) A (8.3)	*	*
6. North Druid Hills Road at Apple Valley Road	Signal	E	C (23.9)	B (19.8)	C (24.8)**	C (20.6)**
7. Peachtree Road at North Druid Hills Road	Signal	E	D (38.3)	F (106.7)	D (39.6)	D (38.9)
8. Peachtree Road at Driveway 1	WB Stop	D	A (9.2)	B (10.5)	*	*
9. Peachtree Road at Osborne Road	Signal	E	C (20.9)	C (28.8)	*	*
10. Dresden Drive at Ellijay Drive	Signal	E	B (13.7)	B (16.7)	*	*
11. Dresden Drive at Caldwell Road	Signal	E	B (17.8)	B (10.4)	*	*

Table 9 2019 Build Intersection Levels-of-Service LOS (delay in seconds)						
Intersection	Control	LOS Std.	2019 Build		2019 Build Improved	
			AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
12. North Druid Hills Road at Briarwood Road	Signal	E	D (40.3)	C (31.1)	*	*
13. Peachtree Road at Colonial Drive	Signal	E	C (22.8)	C (20.5)	*	*
14. North Druid Hills Road at MARTA Bus Exit (Driveway 4)	WB Stop	D	C (15.3)	D (28.6)	*	*
15. Dresden Drive at Driveway 5	NB Stop	D	B (11.1)	B (12.5)	*	*
16. Apple Valley Road at Driveway 7	EB Stop NB Yield	D	B (12.8) A (8.7)	B (12.4) A (8.3)	*	*
17. Apple Valley Road at Driveway 8	EB Stop NB Yield	D	B (12.6) A (8.7)	B (12.1) A (8.3)	*	*

* These intersections did not require improvements.

** This intersection is included to show the impact of the recommended improvements carried from North Druid Hills Road at Peachtree Road.

As shown in **Table 9**, all study intersections are projected to operate at or above their acceptable level-of-service standard during the AM and PM peak hours for the Projected 2019 Build conditions, except the intersections of Peachtree Road at Dresden Drive/Brookhaven Drive and Peachtree Road at North Druid Hills Road.

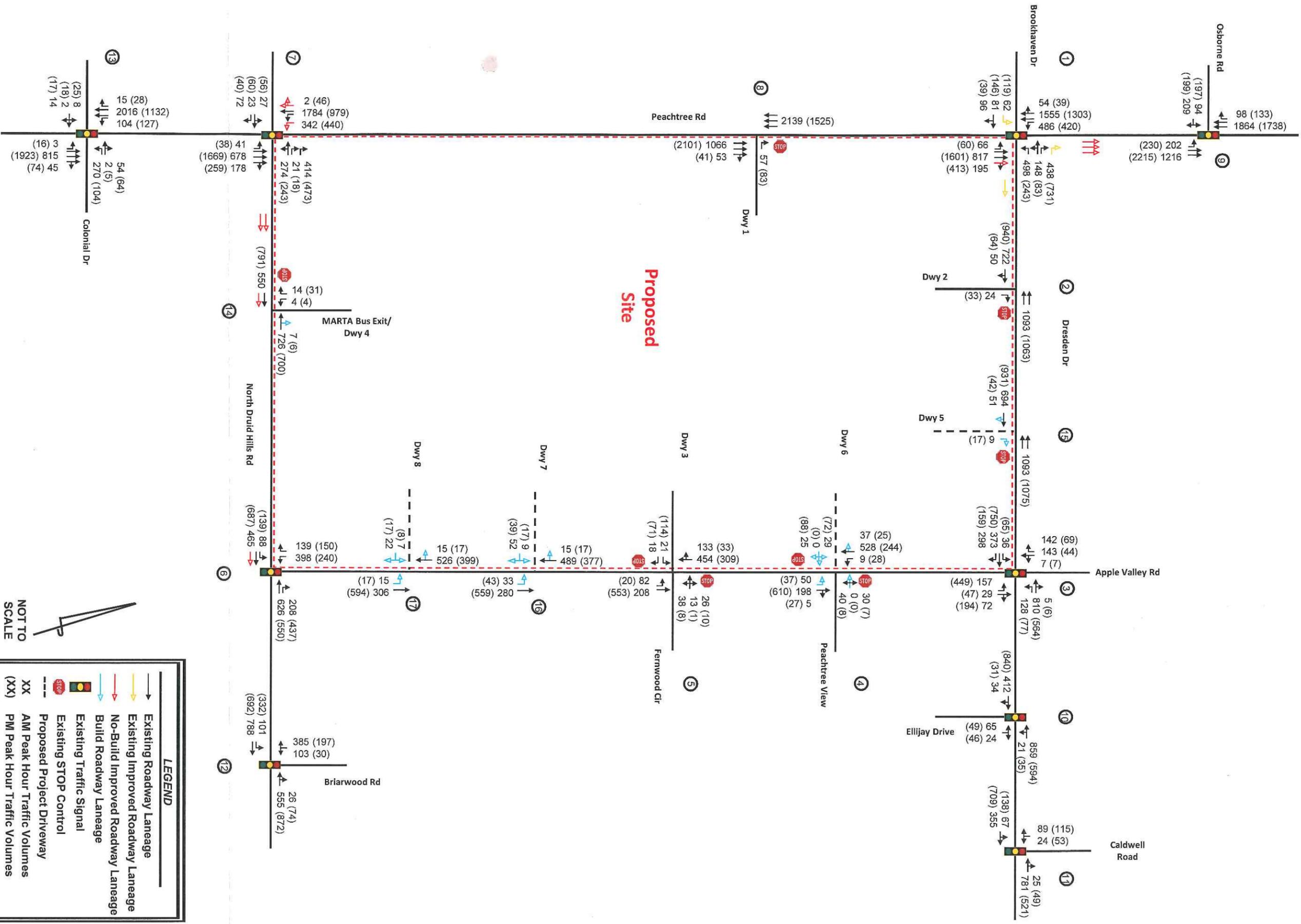
Based on the Projected 2019 Build conditions, the following improvements are recommended:

- Peachtree Road at Dresden Drive/Brookhaven Drive
 - Construct an additional westbound right-turn lane on Dresden Drive, resulting in dual right-turn lanes, by shifting the existing westbound lanes on Dresden Drive south and converting the inside eastbound through lane, resulting in one eastbound through lane.
 - Construct an eastbound left-turn lane on Brookhaven Drive.
 - Change the signal phasing to allow the dual right-turn lanes on Dresden Drive to run in both a permissive and overlap phase.
 - Convert the existing northbound right-turn lane on Peachtree Road into a shared through and right-turn lane.
 - Construct an additional northbound receiving lane on Peachtree Road north of the intersection.
 - Retime signal for optimal splits and offsets.

- Peachtree Road at North Druid Hills Road
 - Construct an additional southbound left-turn lane on Peachtree Road, resulting in dual left-turn lanes.
 - Convert the existing inside westbound through lane into an additional eastbound receiving lane on North Druid Hills Road to accommodate the second left-turn lane from Peachtree Road.
 - Restripe North Druid Hills Road to carry the additional receiving lane on North Druid Hills Road through the intersection at Apple Valley Road to terminate as the existing eastbound left-turn lane on North Druid Hills Road at Briarwood Road.
- North Druid Hills Road at Apple Valley Road
 - Carry the additional receiving lane on North Druid Hills Road to terminate as the existing eastbound left-turn lane on North Druid Hills Road at Briarwood Road.
- North Druid Hills Road at MARTA Bus Exit/Driveway 4
 - Reconfigure driveway to allow one lane of inbound vehicular traffic to access the development west of the tracks.
- Peachtree Road, North Druid Hills Road, and Dresden Drive corridors
 - Retime signals for coordination.
 - Implement bicycle and pedestrian improvements as appropriate in agreement with the City of Brookhaven Bicycle, Pedestrian, & Trail Plan.
- Apple Valley Road at Peachtree View/ Driveway 6
 - Restripe the existing two-way left-turn lane to allow northbound left-turns into the proposed driveway.
 - Construct an eastbound shared left-through-right lane exiting the site.
- Apple Valley Road at Driveway 7
 - Restripe the existing two-way left-turn lane to allow northbound left-turns into the proposed driveway.
 - Construct an eastbound shared left and right-turn lane exiting the site.
- Apple Valley Road at Driveway 8
 - Restripe the existing two-way left-turn lane to allow northbound left-turns into the proposed driveway.
 - Construct an eastbound shared left and right-turn lane exiting the site.

LEGEND	
	Existing Roadway Laneage
	Existing Improved Roadway Laneage
	No-Build Improved Roadway Laneage
	Build Roadway Laneage
	Existing Traffic Signal
	Existing STOP Control
	Proposed Project Driveway
XX	AM Peak Hour Traffic Volumes
(XX)	PM Peak Hour Traffic Volumes
(X)	Intersection Reference Number

NOT TO SCALE

Appendix D
Trip Generation Analysis

**Trip Generation Analysis (9th Ed.)
Brookhaven-Oglethorpe MARTA Station TOD DRI
Brookhaven, GA**

Land Use	Intensity	Daily Trips	AM Peak Hour		PM Peak Hour	
			Total	In	Out	Total
Proposed Site Traffic						
220 Apartment	340 d.u.	2,184	170	34	136	72
230 Residential Condominium/Townhouse	107 d.u.	682	55	9	46	21
252 Senior Adult Housing - Attached	100 occ. d.u.	344	18	6	12	9
310 Hotel	125 rooms	746	66	39	27	37
710 General Office Building	200,000 s.f.	2,223	333	293	40	251
820 Shopping Center	30,000 s.f. gross leasable area	3,105	75	47	28	139
826 Specialty Retail Center	33,100 s.f. gross leasable area	1,467	N/A	N/A	N/A	57
Gross Trips						
Residential Trips		10,751	717	428	289	586
<i>Mixed-Use Reductions</i>		3,210	243	49	194	102
<i>Alternative Mode Reductions</i>		-479	-7	-1	-6	-24
Adjusted Residential Trips		-683	-59	-12	-47	-20
		2,048	177	36	141	58
Hotel Trips		746	66	39	27	37
<i>Mixed-Use Reductions</i>		-187	-11	0	-11	-3
<i>Alternative Mode Reductions</i>		559	-14	-10	-4	-9
Adjusted Hotel Trips			41	29	12	25
Office Trips		2,223	333	293	40	251
<i>Mixed-Use Reductions</i>		-182	-32	-21	-11	-19
<i>Alternative Mode Reductions</i>		-510	-75	-68	-7	-58
Adjusted Office Trips		1,531	226	204	22	174
Retail Trips		4,572	75	47	28	196
<i>Mixed-Use Reductions</i>		-617	-24	-15	-9	-61
<i>Alternative Mode Reductions</i>		-989	-13	-8	-5	-34
Pass By Reductions (Based on ITE Rates)		0	0	0	0	0
Adjusted Retail Trips		2,966	38	24	14	101
<i>Mixed-Use Reductions - TOTAL</i>						
<i>Alternative Mode Reductions - TOTAL</i>		-1,278	-74	-37	-37	-107
<i>Pass-By Reductions - TOTAL</i>		-2,369	-161	-98	-63	-121
New Trips		0	0	0	0	0
Driveway Volumes		7,104	482	293	189	358
		7,104	482	293	189	358

Appendix E
Intersection Volume Worksheets

INTERSECTION VOLUME DEVELOPMENT

**Intersection #1: Peachtree Road at Dresden Drive/Brookhaven Drive
AM PEAK HOUR**

Description	Peachtree Rd Northbound			Peachtree Rd Southbound			Brookhaven Dr Eastbound			Dresden Dr Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2016 Traffic Volumes	63	735	137	311	1,411	52	59	72	92	439	141	333
Pedestrians		46			13			21			13	
Conflicting Pedestrians	21		13	13		21	13		46	46		13
Heavy Vehicles	0	4	0	0	7	3	2	0	1	0	0	0
Heavy Vehicle %	2%	2%	2%	2%	2%	6%	3%	2%	2%	2%	2%	2%
Peak Hour Factor		0.91			0.92			0.87			0.94	
Adjustment												
Adjusted 2016 Volumes	63	735	137	311	1411	52	59	72	92	439	141	333
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046
Dresden Village Project Trips	0	0	34	34	0	0	0	2	0	26	1	26
Dresden Dr at Appalachee Dr Project Trips			3	4						13		15
Gables Oglethorpe Project Trips		19		15	75							4
2019 Background Traffic	66	788	180	378	1,550	54	62	77	96	498	148	393
Project Trips												
Trip Distribution IN			10%	25%	15%							25%
Trip Distribution OUT		15%										
Residential Trips	0	21	4	9	5	0	0	0	0	0	0	35
Trip Distribution IN				40%								
Trip Distribution OUT		40%										
Hotel Trips	0	5	0	12	0	0	0	0	0	0	0	0
Trip Distribution IN			5%	38%				2%				
Trip Distribution OUT		10%								2%		28%
Office Trips	0	2	10	78	0	0	0	4	0	0	0	6
Trip Distribution IN			5%	38%				2%				
Trip Distribution OUT		10%								2%		28%
Retail Trips	0	1	1	9	0	0	0	0	0	0	0	4
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	29	15	108	5	0	0	4	0	0	0	45
2019 Buildout Total	66	817	195	486	1,555	54	62	81	96	498	148	438

PM PEAK HOUR

Description	Peachtree Rd Northbound			Peachtree Rd Southbound			Brookhaven Dr Eastbound			Dresden Dr Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2016 Traffic Volumes	57	1,417	352	283	1,194	37	114	137	37	201	74	563
Pedestrians		45			29			10			27	
Conflicting Pedestrians	10		27	27		10	29		45	45		29
Heavy Vehicles	0	0	1	1	3	0	0	0	0	0	0	0
Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Peak Hour Factor		0.94			0.92			0.90			0.88	
Adjustment												
Adjusted 2016 Volumes	57	1417	352	283	1194	37	114	137	37	201	74	563
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046
Dresden Village Project Trips	0	0	14	14	0	0	0	0	0	26	1	26
Dresden Dr at Appalachee Dr Project Trips			14	17						7		9
Gables Oglethorpe Project Trips		73		8	39							15
2019 Background Traffic	60	1,555	396	335	1,288	39	119	143	39	243	78	639
Project Trips												
Trip Distribution IN			10%	25%	15%							25%
Trip Distribution OUT		15%										
Residential Trips	0	9	10	25	15	0	0	0	0	0	0	15
Trip Distribution IN				40%								
Trip Distribution OUT		40%										
Hotel Trips	0	10	0	9	0	0	0	0	0	0	0	0
Trip Distribution IN			5%	38%				2%				
Trip Distribution OUT		10%								2%		28%
Office Trips	0	17	2	12	0	0	0	1	0	0	3	49
Trip Distribution IN			5%	38%				2%				
Trip Distribution OUT		10%								2%		28%
Retail Trips	0	10	5	39	0	0	0	2	0	0	2	28
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	46	17	85	15	0	0	3	0	0	5	92
2019 Buildout Total	60	1,601	413	420	1,303	39	119	146	39	243	83	731

INTERSECTION VOLUME DEVELOPMENT

**Intersection #2: Driveway 2 at Dresden Drive
AM PEAK HOUR**

Description	Dwy 2 Northbound			N/A Southbound			Dresden Dr Eastbound			Dresden Dr Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2016 Traffic Volumes	0	0	18				0	503	26	0	921	0
Pedestrians												
Conflicting Pedestrians	0		0	0		0	0		0	0		0
Heavy Vehicles												
Heavy Vehicle %	0%	0%	2%	0%	0%	0%	0%	2%	2%	0%	2%	0%
Peak Hour Factor	0.75						0.92			0.92		
Adjustment												
Adjusted 2016 Volumes	0	0	18	0	0	0	0	503	26	0	921	0
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046
Dresden Village Project Trips								69			52	
Dresden Dr at Appalachee Dr Project Trips								7			28	
Gables Oglethorpe Project Trips								15			4	
2019 Background Traffic	0	0	19	0	0	0	0	617	27	0	1,047	0
Project Trips												
Trip Distribution IN								35%				
Trip Distribution OUT											25%	
Residential Trips	0	0	0	0	0	0	0	13	0	0	35	0
Trip Distribution IN									40%			
Trip Distribution OUT			25%									
Hotel Trips	0	0	3	0	0	0	0	0	12	0	0	0
Trip Distribution IN								40%	5%			
Trip Distribution OUT			5%								30%	
Office Trips	0	0	1	0	0	0	0	82	10	0	7	0
Trip Distribution IN								40%	5%			
Trip Distribution OUT			5%								30%	
Retail Trips	0	0	1	0	0	0	0	10	1	0	4	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	5	0	0	0	0	105	23	0	46	0
2019 Buildout Total	0	0	24	0	0	0	0	722	50	0	1,093	0

PM PEAK HOUR

Description	Dwy 2 Northbound			N/A Southbound			Dresden Dr Eastbound			Dresden Dr Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2016 Traffic Volumes	0	0	12				0	751	46	0	843	0
Pedestrians												
Conflicting Pedestrians	0		0	0		0	0		0	0		0
Heavy Vehicles												
Heavy Vehicle %	0%	0%	2%	0%	0%	0%	0%	2%	2%	0%	2%	0%
Peak Hour Factor	0.60						0.77			0.92		
Adjustment												
Adjusted 2016 Volumes	0	0	12	0	0	0	0	751	46	0	843	0
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046
Dresden Village Project Trips								28			54	
Dresden Dr at Appalachee Dr Project Trips								30			15	
Gables Oglethorpe Project Trips								8			15	
2019 Background Traffic	0	0	13	0	0	0	0	851	48	0	966	0
Project Trips												
Trip Distribution IN								35%				
Trip Distribution OUT											25%	
Residential Trips	0	0	0	0	0	0	0	35	0	0	15	0
Trip Distribution IN									40%			
Trip Distribution OUT			25%									
Hotel Trips	0	0	6	0	0	0	0	0	9	0	0	0
Trip Distribution IN								40%	5%			
Trip Distribution OUT			5%								30%	
Office Trips	0	0	9	0	0	0	0	13	2	0	52	0
Trip Distribution IN								40%	5%			
Trip Distribution OUT			5%								30%	
Retail Trips	0	0	5	0	0	0	0	41	5	0	30	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	20	0	0	0	0	89	16	0	97	0
2019 Buildout Total	0	0	33	0	0	0	0	940	64	0	1,063	0

INTERSECTION VOLUME DEVELOPMENT

**Intersection #3: Apple Valley Road at Dresden Drive
AM PEAK HOUR**

Description	Apple Valley Rd Northbound			Apple Valley Rd Southbound			Dresden Dr Eastbound			Dresden Dr Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2016 Traffic Volumes	106	26	55	7	137	136	20	274	230	90	694	5
Pedestrians	12			0			5			0		
Conflicting Pedestrians	5	0	0	0	0	5	0	0	12	12	0	0
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0
Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Peak Hour Factor	0.87			0.81			0.92			0.97		
Adjustment												
Adjusted 2016 Volumes	106	26	55	7	137	136	20	274	230	90	694	5
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046
Dresden Village Project Trips		2	5					15	54		5	52
Dresden Dr at Appalachee Dr Project Trips								7			28	
Gables Oglethorpe Project Trips								15			4	
2019 Background Traffic	111	29	63	7	143	142	36	363	241	99	810	5
Project Trips												
Trip Distribution IN									20%	10%		
Trip Distribution OUT	25%		5%					5%				
Residential Trips	35	0	7	0	0	0	0	7	7	4	0	0
Trip Distribution IN										10%		
Trip Distribution OUT								10%	15%			
Hotel Trips	0	0	0	0	0	0	0	1	2	3	0	0
Trip Distribution IN										20%	10%	
Trip Distribution OUT	30%		5%					5%		5%		
Office Trips	7	0	1	0	0	0	0	1	42	20	0	0
Trip Distribution IN										20%	10%	
Trip Distribution OUT	30%		5%					5%	5%			
Retail Trips	4	0	1	0	0	0	0	1	6	2	0	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	46	0	9	0	0	0	0	10	57	29	0	0
2019 Buildout Total	157	29	72	7	143	142	36	373	298	128	810	5

PM PEAK HOUR

Description	Apple Valley Rd Northbound			Apple Valley Rd Southbound			Dresden Dr Eastbound			Dresden Dr Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2016 Traffic Volumes	337	44	166	7	42	66	58	639	90	45	458	6
Pedestrians	22			0			5			0		
Conflicting Pedestrians	5	0	0	0	0	5	0	0	22	22	0	0
Heavy Vehicles	0	0	0	0	0	0	0	0	1	0	0	0
Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Peak Hour Factor	0.96			0.87			0.97			0.96		
Adjustment												
Adjusted 2016 Volumes	337	44	166	7	42	66	58	639	90	45	458	6
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046
Dresden Village Project Trips		1	3					4	24		5	54
Dresden Dr at Appalachee Dr Project Trips								30			16	
Gables Oglethorpe Project Trips								8			15	
2019 Background Traffic	352	47	177	7	44	69	65	730	94	52	564	6
Project Trips												
Trip Distribution IN									20%	10%		
Trip Distribution OUT	25%		5%					5%				
Residential Trips	15	0	3	0	0	0	0	3	20	10	0	0
Trip Distribution IN										10%		
Trip Distribution OUT								10%	15%			
Hotel Trips	0	0	0	0	0	0	0	3	4	2	0	0
Trip Distribution IN										20%	10%	
Trip Distribution OUT	30%		5%					5%		5%		
Office Trips	52	0	9	0	0	0	0	9	15	3	0	0
Trip Distribution IN										20%	10%	
Trip Distribution OUT	30%		5%					5%	5%			
Retail Trips	30	0	5	0	0	0	0	5	26	10	0	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	97	0	17	0	0	0	0	20	65	25	0	0
2019 Buildout Total	449	47	194	7	44	69	65	750	159	77	564	6

INTERSECTION VOLUME DEVELOPMENT

**Intersection #4: Apple Valley Road at Driveway 6/Peachtree View
AM PEAK HOUR**

Description	Apple Valley Rd Northbound			Apple Valley Rd Southbound			Dwy 6 Eastbound			Peachtree View Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2016 Traffic Volumes	0	158	5	9	451	0	0	0	0	38	0	29
Pedestrians	5			0			0			2		
Conflicting Pedestrians	0		2	2		0	0		5	5		0
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0
Heavy Vehicle %	0%	2%	2%	2%	2%	0%	0%	0%	0%	2%	0%	2%
Peak Hour Factor	0.80			0.98			0.92			0.84		
Adjustment												
Adjusted 2016 Volumes	0	158	5	9	451	0	0	0	0	38	0	29
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046
Dresden Village Project Trips		7			5							
Dresden Dr at Appalachee Dr Project Trips												
Gables Oglethorpe Project Trips												
2019 Background Traffic	0	172	5	9	477	0	0	0	0	40	0	30
Project Trips												
Trip Distribution IN	10%				25%	5%						
Trip Distribution OUT		15%					15%		10%			
Residential Trips	4	21	0	0	9	2	21	0	14	0	0	0
Trip Distribution IN					10%							
Trip Distribution OUT					15%							
Hotel Trips	0	0	0	0	5	0	0	0	0	0	0	0
Trip Distribution IN	20%				15%	15%						
Trip Distribution OUT		12%			5%		23%		30%			
Office Trips	41	3	0	0	32	31	5	0	7	0	0	0
Trip Distribution IN	20%				15%	15%						
Trip Distribution OUT		12%			5%		23%		30%			
Retail Trips	5	2	0	0	5	4	3	0	4	0	0	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	50	26	0	0	51	37	29	0	25	0	0	0
2019 Buildout Total	50	198	5	9	528	37	29	0	25	40	0	30

PM PEAK HOUR

Description	Apple Valley Rd Northbound			Apple Valley Rd Southbound			Dwy 6 Eastbound			Peachtree View Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2016 Traffic Volumes	0	539	26	27	166	0	0	0	0	8	0	7
Pedestrians	3			1			0			4		
Conflicting Pedestrians	0		4	4		0	1		3	3		1
Heavy Vehicles	0	0	0	0	1	0	0	0	0	0	0	0
Heavy Vehicle %	0%	2%	2%	2%	2%	0%	0%	0%	0%	2%	0%	2%
Peak Hour Factor	0.92			0.86			0.92			0.94		
Adjustment												
Adjusted 2016 Volumes	0	539	26	27	166	0	0	0	0	8	0	7
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046
Dresden Village Project Trips		4			5							
Dresden Dr at Appalachee Dr Project Trips												
Gables Oglethorpe Project Trips												
2019 Background Traffic	0	568	27	28	179	0	0	0	0	8	0	7
Project Trips												
Trip Distribution IN	10%				25%	5%						
Trip Distribution OUT		15%					15%		10%			
Residential Trips	10	9	0	0	25	5	9	0	6	0	0	0
Trip Distribution IN					10%							
Trip Distribution OUT					15%							
Hotel Trips	0	0	0	0	6	0	0	0	0	0	0	0
Trip Distribution IN	20%				15%	15%						
Trip Distribution OUT		12%			5%		23%		30%			
Office Trips	6	21	0	0	14	5	40	0	52	0	0	0
Trip Distribution IN	20%				15%	15%						
Trip Distribution OUT		12%			5%		23%		30%			
Retail Trips	21	12	0	0	20	15	23	0	30	0	0	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	37	42	0	0	65	25	72	0	88	0	0	0
2019 Buildout Total	37	610	27	28	244	25	72	0	88	8	0	7

INTERSECTION VOLUME DEVELOPMENT

Intersection #5: Apple Valley Road at Driveway 3/Fernwood Circle
AM PEAK HOUR

Description	Apple Valley Rd Northbound			Apple Valley Rd Southbound			Dwy 3 Eastbound			Fernwood Circle Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2016 Traffic Volumes	66	128	0	0	371	115	11	0	9	36	12	25
Pedestrians	0			2			0			1		
Conflicting Pedestrians	0	1	1	1	0	0	2	0	0	0	0	2
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0
Heavy Vehicle %	2%	2%	0%	0%	2%	2%	2%	0%	2%	2%	2%	2%
Peak Hour Factor	0.84			0.96			0.56			0.79		
Adjustment												
Adjusted 2016 Volumes	66	128	0	0	371	115	11	0	9	36	12	25
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046
Dresden Village Project Trips	7			5								
Dresden Dr at Appalachee Dr Project Trips												
Gables Oglethorpe Project Trips												
2019 Background Traffic	69	141	0	0	393	120	12	0	9	38	13	26
Project Trips												
Trip Distribution IN	5%	10%			20%	5%						
Trip Distribution OUT		10%			10%		5%		5%			
Residential Trips	2	18	0	0	21	2	7	0	7	0	0	0
Trip Distribution IN					10%							
Trip Distribution OUT					15%							
Hotel Trips	0	0	0	0	5	0	0	0	0	0	0	0
Trip Distribution IN	5%	20%			10%	5%						
Trip Distribution OUT		7%			35%		5%		5%			
Office Trips	10	43	0	0	28	10	1	0	1	0	0	0
Trip Distribution IN	5%	20%			10%	5%						
Trip Distribution OUT		7%			35%		5%		5%			
Retail Trips	1	6	0	0	7	1	1	0	1	0	0	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	13	67	0	0	61	13	9	0	9	0	0	0
2019 Buildout Total	82	208	0	0	454	133	21	0	18	38	13	26

PM PEAK HOUR

Description	Apple Valley Rd Northbound			Apple Valley Rd Southbound			Dwy 3 Eastbound			Fernwood Circle Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2016 Traffic Volumes	8	466	0	0	156	20	93	0	52	8	1	10
Pedestrians	0			2			2			2		
Conflicting Pedestrians	2	2	2	2	2	2	2	0	0	0	0	2
Heavy Vehicles	0	0	0	0	1	0	0	0	0	0	0	0
Heavy Vehicle %	2%	2%	0%	0%	2%	2%	2%	0%	2%	2%	2%	2%
Peak Hour Factor	0.86			0.80			0.76			0.53		
Adjustment												
Adjusted 2016 Volumes	8	466	0	0	156	20	93	0	52	8	1	10
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046
Dresden Village Project Trips	4			5								
Dresden Dr at Appalachee Dr Project Trips												
Gables Oglethorpe Project Trips												
2019 Background Traffic	8	491	0	0	168	21	97	0	54	8	1	10
Project Trips												
Trip Distribution IN	5%	10%			20%	5%						
Trip Distribution OUT		10%			10%		5%		5%			
Residential Trips	5	16	0	0	26	5	3	0	3	0	0	0
Trip Distribution IN					10%							
Trip Distribution OUT					15%							
Hotel Trips	0	0	0	0	6	0	0	0	0	0	0	0
Trip Distribution IN	5%	20%			10%	5%						
Trip Distribution OUT		7%			35%		5%		5%			
Office Trips	2	18	0	0	64	2	9	0	9	0	0	0
Trip Distribution IN	5%	20%			10%	5%						
Trip Distribution OUT		7%			35%		5%		5%			
Retail Trips	5	28	0	0	45	5	5	0	5	0	0	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	12	62	0	0	141	12	17	0	17	0	0	0
2019 Buildout Total	20	553	0	0	309	33	114	0	71	8	1	10

INTERSECTION VOLUME DEVELOPMENT

**Intersection #6: Apple Valley Road at North Druid Hills Road
AM PEAK HOUR**

Description	N/A Northbound			Apple Valley Rd Southbound			North Druid Hills Rd Eastbound			North Druid Hills Rd Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2016 Traffic Volumes				342	0	57	17	416	0	0	588	152
Pedestrians				12			2			0		
Conflicting Pedestrians	2		0	0		2	12		0	0		12
Heavy Vehicles	0	0	0	0	0	0	0	3	0	0	2	0
Heavy Vehicle %	0%	0%	0%	2%	0%	2%	2%	2%	0%	0%	2%	2%
Peak Hour Factor				0.97			0.83			0.96		
Adjustment												
Adjusted 2016 Volumes	0	0	0	342	0	57	17	416	0	0	588	152
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046
Dresden Village Project Trips				5								7
Dresden Dr at Appalachee Dr Project Trips												7
Gables Oglethorpe Project Trips							30				7	
2019 Background Traffic	0	0	0	363	0	60	18	465	0	0	622	166
Project Trips												
Trip Distribution IN							35%					20%
Trip Distribution OUT				20%			45%					
Residential Trips	0	0	0	28	0	63	13	0	0	0	0	7
Trip Distribution IN												15%
Trip Distribution OUT				15%								
Hotel Trips	0	0	0	2	0	3	0	0	0	0	4	0
Trip Distribution IN							25%					15%
Trip Distribution OUT				15%			35%					
Office Trips	0	0	0	3	0	8	51	0	0	0	0	31
Trip Distribution IN							25%					15%
Trip Distribution OUT				15%			35%					
Retail Trips	0	0	0	2	0	5	6	0	0	0	0	4
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	0	35	0	79	70	0	0	0	4	42
2019 Buildout Total	0	0	0	398	0	139	88	465	0	0	626	208

PM PEAK HOUR

Description	N/A Northbound			Apple Valley Rd Southbound			North Druid Hills Rd Eastbound			North Druid Hills Rd Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2016 Traffic Volumes				170	0	25	67	642	0	0	495	376
Pedestrians				30			4			1		
Conflicting Pedestrians	4		1	1		4	30		0	0		30
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	1	0
Heavy Vehicle %	0%	0%	0%	2%	0%	2%	2%	2%	0%	0%	2%	2%
Peak Hour Factor		0.00		0.77			0.92			0.94		
Adjustment												
Adjusted 2016 Volumes	0	0	0	170	0	25	67	642	0	0	495	376
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046
Dresden Village Project Trips				5								4
Dresden Dr at Appalachee Dr Project Trips												29
Gables Oglethorpe Project Trips							16					
2019 Background Traffic	0	0	0	183	0	26	70	687	0	0	547	397
Project Trips												
Trip Distribution IN							35%					20%
Trip Distribution OUT				20%			45%					
Residential Trips	0	0	0	12	0	26	35	0	0	0	0	20
Trip Distribution IN												15%
Trip Distribution OUT				15%								
Hotel Trips	0	0	0	4	0	2	0	0	0	0	3	0
Trip Distribution IN							25%					15%
Trip Distribution OUT				15%			35%					
Office Trips	0	0	0	26	0	61	8	0	0	0	0	5
Trip Distribution IN							25%					15%
Trip Distribution OUT				15%			35%					
Retail Trips	0	0	0	15	0	35	26	0	0	0	0	15
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	0	57	0	124	69	0	0	0	3	40
2019 Buildout Total	0	0	0	240	0	150	139	687	0	0	550	437

INTERSECTION VOLUME DEVELOPMENT

Intersection #7: Peachtree Road at North Druid Hills Road/Shopping Center Driveway
AM PEAK HOUR

Description	Peachtree Rd Northbound			Peachtree Rd Southbound			SC Dwy Eastbound			North Druid Hills Rd Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2016 Traffic Volumes	39	568	109	294	1,626	2	26	22	69	206	20	367
Pedestrians		1			2			4			26	
Conflicting Pedestrians	4		26	26		4	2		1	1		2
Heavy Vehicles	0	5	1	0	9	0	0	0	0	0	0	1
Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Peak Hour Factor		0.95			0.95			0.79			0.82	
Adjustment												
Adjusted 2016 Volumes	39	568	109	294	1626	2	26	22	69	206	20	367
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046
Dresden Village Project Trips		34			26							
Dresden Dr at Appalachee Dr Project Trips		3			13							
Gables Oglethorpe Project Trips		11		30	45							7
2019 Background Traffic	41	642	114	337	1,784	2	27	23	72	215	21	391
Project Trips												
Trip Distribution IN		10%	20%	15%								
Trip Distribution OUT										30%		15%
Residential Trips	0	4	7	5	0	0	0	0	0	42	0	21
Trip Distribution IN		35%										
Trip Distribution OUT										35%		
Hotel Trips	0	10	0	0	0	0	0	0	0	4	0	0
Trip Distribution IN		10%	25%									
Trip Distribution OUT										35%		5%
Office Trips	0	20	51	0	0	0	0	0	0	8	0	1
Trip Distribution IN		10%	25%									
Trip Distribution OUT										35%		5%
Retail Trips	0	2	6	0	0	0	0	0	0	5	0	1
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	36	64	5	0	0	0	0	0	59	0	23
2019 Buildout Total	41	678	178	342	1,784	2	27	23	72	274	21	414

PM PEAK HOUR

Description	Peachtree Rd Northbound			Peachtree Rd Southbound			SC Dwy Eastbound			North Druid Hills Rd Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2016 Traffic Volumes	36	1,498	196	391	883	44	54	57	38	116	17	403
Pedestrians		1			12			14			27	
Conflicting Pedestrians	14		27	27		14	12		1	1		12
Heavy Vehicles	0	1	1	1	3	0	0	0	0	1	0	0
Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Peak Hour Factor		0.95			0.99			0.93			0.95	
Adjustment												
Adjusted 2016 Volumes	36	1498	196	391	883	44	54	57	38	116	17	403
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046
Dresden Village Project Trips		14			26							
Dresden Dr at Appalachee Dr Project Trips		14			7							
Gables Oglethorpe Project Trips		44		16	23							29
2019 Background Traffic	38	1,638	205	425	979	46	56	60	40	121	18	450
Project Trips												
Trip Distribution IN		10%	20%	15%								
Trip Distribution OUT										30%		15%
Residential Trips	0	10	20	15	0	0	0	0	0	17	0	9
Trip Distribution IN		35%										
Trip Distribution OUT										35%		
Hotel Trips	0	8	0	0	0	0	0	0	0	9	0	0
Trip Distribution IN		10%	25%									
Trip Distribution OUT										35%		5%
Office Trips	0	3	8	0	0	0	0	0	0	61	0	9
Trip Distribution IN		10%	25%									
Trip Distribution OUT										35%		5%
Retail Trips	0	10	26	0	0	0	0	0	0	35	0	5
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	31	54	15	0	0	0	0	0	122	0	23
2019 Buildout Total	38	1,669	259	440	979	46	56	60	40	243	18	473

INTERSECTION VOLUME DEVELOPMENT

**Intersection #8: Peachtree Road at Driveway 1
AM PEAK HOUR**

Description	Peachtree Rd Northbound			Peachtree Rd Southbound			N/A Eastbound			Dwy 1 Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2016 Traffic Volumes	0	930	31	0	1,932	0				0	0	48
Pedestrians												
Conflicting Pedestrians	0		0	0		0	0		0			0
Heavy Vehicles												
Heavy Vehicle %	0%	2%	2%	0%	2%	0%	0%	0%	0%	0%	0%	2%
Peak Hour Factor		0.91			0.92						0.80	
Adjustment												
Adjusted 2016 Volumes	0	930	31	0	1932	0	0	0	0	0	0	48
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046
Dresden Village Project Trips		34			26							
Dresden Dr at Appalachee Dr Project Trips		3			13							
Gables Oglethorpe Project Trips		19			75							
2019 Background Traffic	0	1,028	32	0	2,134	0	0	0	0	0	0	50
Project Trips												
Trip Distribution IN		10%			15%							
Trip Distribution OUT		15%										
Residential Trips	0	25	0	0	5	0	0	0	0	0	0	0
Trip Distribution IN			35%									
Trip Distribution OUT												40%
Hotel Trips	0	0	10	0	0	0	0	0	0	0	0	5
Trip Distribution IN		5%	5%									
Trip Distribution OUT		5%										5%
Office Trips	0	11	10	0	0	0	0	0	0	0	0	1
Trip Distribution IN		5%	5%									
Trip Distribution OUT		5%										5%
Retail Trips	0	2	1	0	0	0	0	0	0	0	0	1
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	38	21	0	5	0	0	0	0	0	0	7
2019 Buildout Total	0	1,066	53	0	2,139	0	0	0	0	0	0	57

PM PEAK HOUR

Description	Peachtree Rd Northbound			Peachtree Rd Southbound			N/A Eastbound			Dwy 1 Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2016 Traffic Volumes	0	1,874	25	0	1,375	0				0	0	56
Pedestrians												
Conflicting Pedestrians	0		0	0		0	0		0			0
Heavy Vehicles												
Heavy Vehicle %	0%	2%	2%	0%	2%	0%	0%	0%	0%	0%	0%	2%
Peak Hour Factor		0.94			0.92						0.70	
Adjustment												
Adjusted 2016 Volumes	0	1874	25	0	1375	0	0	0	0	0	0	56
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046
Dresden Village Project Trips		14			26							
Dresden Dr at Appalachee Dr Project Trips		14			7							
Gables Oglethorpe Project Trips		73			39							
2019 Background Traffic	0	2,061	26	0	1,510	0	0	0	0	0	0	59
Project Trips												
Trip Distribution IN		10%			15%							
Trip Distribution OUT		15%										
Residential Trips	0	19	0	0	15	0	0	0	0	0	0	0
Trip Distribution IN			35%									
Trip Distribution OUT												40%
Hotel Trips	0	0	8	0	0	0	0	0	0	0	0	10
Trip Distribution IN		5%	5%									
Trip Distribution OUT		5%										5%
Office Trips	0	11	2	0	0	0	0	0	0	0	0	9
Trip Distribution IN		5%	5%									
Trip Distribution OUT		5%										5%
Retail Trips	0	10	5	0	0	0	0	0	0	0	0	5
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	40	15	0	15	0	0	0	0	0	0	24
2019 Buildout Total	0	2,101	41	0	1,525	0	0	0	0	0	0	83

INTERSECTION VOLUME DEVELOPMENT

Intersection #9: Peachtree Road at Osborne Road
AM PEAK HOUR

Description	Peachtree Rd Northbound			Peachtree Rd Southbound			Osborne Rd Eastbound			N/A Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2016 Traffic Volumes	193	1,032	0	0	1,552	94	90	0	200			
Pedestrians		0			0			24				
Conflicting Pedestrians	24	0	0	0	0	24	0	0	0	0	0	0
Heavy Vehicles	0	7	0	0	10	2	0	0	1	0	0	0
Heavy Vehicle %	2%	2%	0%	0%	2%	2%	2%	0%	2%	0%	0%	0%
Peak Hour Factor		0.89			0.90			0.86			0.00	
Adjustment												
Adjusted 2016 Volumes	193	1032	0	0	1552	94	90	0	200	0	0	0
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046
Dresden Village Project Trips		26				34						
Dresden Dr at Appalachee Dr Project Trips		15			4							
Gables Oglethorpe Project Trips		22			90							
2019 Background Traffic	202	1,142	0	0	1,751	98	94	0	209	0	0	0
Project Trips												
Trip Distribution IN					40%							
Trip Distribution OUT		40%										
Residential Trips	0	56	0	0	14	0	0	0	0	0	0	0
Trip Distribution IN					40%							
Trip Distribution OUT		40%										
Hotel Trips	0	5	0	0	12	0	0	0	0	0	0	0
Trip Distribution IN					38%							
Trip Distribution OUT		38%										
Office Trips	0	8	0	0	78	0	0	0	0	0	0	0
Trip Distribution IN					38%							
Trip Distribution OUT		38%										
Retail Trips	0	5	0	0	9	0	0	0	0	0	0	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	74	0	0	113	0	0	0	0	0	0	0
2019 Buildout Total	202	1,216	0	0	1,864	98	94	0	209	0	0	0

PM PEAK HOUR

Description	Peachtree Rd Northbound			Peachtree Rd Southbound			Osborne Rd Eastbound			N/A Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2016 Traffic Volumes	220	1,871	0	0	1,492	127	188	0	190			
Pedestrians		0			1			26			0	
Conflicting Pedestrians	26	0	0	0	0	26	1	0	0	0	0	1
Heavy Vehicles	0	0	0	0	4	0	1	0	0	0	0	0
Heavy Vehicle %	2%	2%	0%	0%	2%	2%	2%	0%	2%	0%	0%	0%
Peak Hour Factor		0.90			0.91			0.80			0.00	
Adjustment												
Adjusted 2016 Volumes	220	1871	0	0	1492	127	188	0	190	0	0	0
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046
Dresden Village Project Trips		26				14						
Dresden Dr at Appalachee Dr Project Trips		9			17							
Gables Oglethorpe Project Trips		87			47							
2019 Background Traffic	230	2,078	0	0	1,638	133	197	0	199	0	0	0
Project Trips												
Trip Distribution IN					40%							
Trip Distribution OUT		40%										
Residential Trips	0	23	0	0	40	0	0	0	0	0	0	0
Trip Distribution IN					40%							
Trip Distribution OUT		40%										
Hotel Trips	0	10	0	0	9	0	0	0	0	0	0	0
Trip Distribution IN					38%							
Trip Distribution OUT		38%										
Office Trips	0	66	0	0	12	0	0	0	0	0	0	0
Trip Distribution IN					38%							
Trip Distribution OUT		38%										
Retail Trips	0	38	0	0	39	0	0	0	0	0	0	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	137	0	0	100	0	0	0	0	0	0	0
2019 Buildout Total	230	2,215	0	0	1,738	133	197	0	199	0	0	0

INTERSECTION VOLUME DEVELOPMENT

Intersection #10: Ellijay Drive at Dresden Drive
AM PEAK HOUR

Description	Ellijay Dr Northbound			N/A Southbound			Dresden Dr Eastbound			Dresden Dr Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2016 Traffic Volumes	57	0	21				0	329	29	19	723	0
Pedestrians	6			1			1			1		
Conflicting Pedestrians	1		1	1		1	1		6	6		1
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0
Heavy Vehicle %	2%	0%	2%	0%	0%	0%	0%	2%	2%	2%	2%	0%
Peak Hour Factor	0.72						0.99			0.92		
Adjustment												
Adjusted 2016 Volumes	57	0	21	0	0	0	0	329	29	19	723	0
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046
Dresden Village Project Trips	5		2					28	4		1	42
Dresden Dr at Appalachee Dr Project Trips								7			28	
Gables Oglethorpe Project Trips								15			4	
2019 Background Traffic	65	0	24	0	0	0	0	394	34	21	830	0
Project Trips												
Trip Distribution IN											10%	
Trip Distribution OUT								10%				
Residential Trips	0	0	0	0	0	0	0	14	0	0	4	0
Trip Distribution IN											10%	
Trip Distribution OUT								10%				
Hotel Trips	0	0	0	0	0	0	0	1	0	0	3	0
Trip Distribution IN											10%	
Trip Distribution OUT								10%				
Office Trips	0	0	0	0	0	0	0	2	0	0	20	0
Trip Distribution IN											10%	
Trip Distribution OUT								10%				
Retail Trips	0	0	0	0	0	0	0	1	0	0	2	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	0	0	0	0	0	18	0	0	29	0
2019 Buildout Total	65	0	24	0	0	0	0	412	34	21	859	0

PM PEAK HOUR

Description	Ellijay Dr Northbound			N/A Southbound			Dresden Dr Eastbound			Dresden Dr Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2016 Traffic Volumes	44	0	43				0	717	27	32	478	0
Pedestrians	41			1			7			0		
Conflicting Pedestrians	7		0	0		7	1		41	41		1
Heavy Vehicles								1				
Heavy Vehicle %	2%	0%	2%	0%	0%	0%	0%	2%	2%	2%	2%	0%
Peak Hour Factor	0.79						0.93			0.93		
Adjustment												
Adjusted 2016 Volumes	44	0	43	0	0	0	0	717	27	32	478	0
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046
Dresden Village Project Trips	3		1					18	3	2	39	
Dresden Dr at Appalachee Dr Project Trips								28			15	
Gables Oglethorpe Project Trips								8			15	
2019 Background Traffic	49	0	46	0	0	0	0	804	31	35	569	0
Project Trips												
Trip Distribution IN											10%	
Trip Distribution OUT								10%				
Residential Trips	0	0	0	0	0	0	0	6	0	0	10	0
Trip Distribution IN											10%	
Trip Distribution OUT								10%				
Hotel Trips	0	0	0	0	0	0	0	3	0	0	2	0
Trip Distribution IN											10%	
Trip Distribution OUT								10%				
Office Trips	0	0	0	0	0	0	0	17	0	0	3	0
Trip Distribution IN											10%	
Trip Distribution OUT								10%				
Retail Trips	0	0	0	0	0	0	0	10	0	0	10	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	0	0	0	0	0	36	0	0	25	0
2019 Buildout Total	49	0	46	0	0	0	0	840	31	35	594	0

INTERSECTION VOLUME DEVELOPMENT

**Intersection #11: Caldwell Road at Dresden Drive
AM PEAK HOUR**

Description	N/A Northbound			Caldwell Rd Southbound			Dresden Dr Eastbound			Dresden Dr Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2016 Traffic Volumes				18	0	67	55	282	0	0	666	15
Pedestrians		6			0			1			5	
Conflicting Pedestrians	1		5	5		1	0		6	6		0
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0
Heavy Vehicle %	0%	0%	0%	2%	0%	2%	2%	2%	0%	0%	2%	2%
Peak Hour Factor					0.91			0.93			0.93	
Adjustment												
Adjusted 2016 Volumes	0	0	0	18	0	67	55	282	0	0	666	15
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046
Dresden Village Project Trips				5		19	9		20		24	9
Dresden Dr at Appalachee Dr Project Trips								7			28	
Gables Oglethorpe Project Trips								15			4	
2019 Background Traffic	0	0	0	24	0	89	67	337	0	0	752	25
Project Trips												
Trip Distribution IN											10%	
Trip Distribution OUT								10%				
Residential Trips	0	0	0	0	0	0	0	14	0	0	4	0
Trip Distribution IN											10%	
Trip Distribution OUT								10%				
Hotel Trips	0	0	0	0	0	0	0	1	0	0	3	0
Trip Distribution IN											10%	
Trip Distribution OUT								10%				
Office Trips	0	0	0	0	0	0	0	2	0	0	20	0
Trip Distribution IN											10%	
Trip Distribution OUT								10%				
Retail Trips	0	0	0	0	0	0	0	1	0	0	2	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	0	0	0	0	0	18	0	0	29	0
2019 Buildout Total	0	0	0	24	0	89	67	355	0	0	781	25

PM PEAK HOUR

Description	N/A Northbound			Caldwell Rd Southbound			Dresden Dr Eastbound			Dresden Dr Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2016 Traffic Volumes				41	0	81	128	595	0	0	434	44
Pedestrians		58			16			25			14	
Conflicting Pedestrians	25		14	14		25	16		58	58		16
Heavy Vehicles								1				
Heavy Vehicle %	0%	0%	0%	2%	0%	2%	2%	2%	0%	0%	2%	2%
Peak Hour Factor					0.80			0.92			0.88	
Adjustment												
Adjusted 2016 Volumes	0	0	0	41	0	81	128	595	0	0	434	44
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046
Dresden Village Project Trips					10	30	4	15			12	3
Dresden Dr at Appalachee Dr Project Trips								28			15	
Gables Oglethorpe Project Trips								8			15	
2019 Background Traffic	0	0	0	53	0	115	138	673	0	0	496	49
Project Trips												
Trip Distribution IN											10%	
Trip Distribution OUT								10%				
Residential Trips	0	0	0	0	0	0	0	6	0	0	10	0
Trip Distribution IN											10%	
Trip Distribution OUT								10%				
Hotel Trips	0	0	0	0	0	0	0	3	0	0	2	0
Trip Distribution IN											10%	
Trip Distribution OUT								10%				
Office Trips	0	0	0	0	0	0	0	17	0	0	3	0
Trip Distribution IN											10%	
Trip Distribution OUT								10%				
Retail Trips	0	0	0	0	0	0	0	10	0	0	10	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	0	0	0	0	0	36	0	0	25	0
2019 Buildout Total	0	0	0	53	0	115	138	709	0	0	521	49

INTERSECTION VOLUME DEVELOPMENT

**Intersection #12: North Druid Hills Road at Briarwood Road
AM PEAK HOUR**

Description	North Druid Hills Rd Northbound			North Druid Hills Rd Southbound			N/A Eastbound			Briarwood Rd Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2016 Traffic Volumes	0	478	24	97	687	0				94	0	364
Pedestrians	1			1			0			2		
Conflicting Pedestrians	0	2	2	2	0	0	1	0	1	1	0	1
Heavy Vehicles	0	2	1	0	2	0	0	0	0	1	0	0
Heavy Vehicle %	0%	2%	4%	2%	2%	0%	0%	0%	0%	2%	0%	2%
Peak Hour Factor	0.93			0.90						0.91		
Adjustment												
Adjusted 2016 Volumes	0	478	24	97	687	0	0	0	0	94	0	364
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046
Dresden Village Project Trips		7			5							
Dresden Dr at Appalachee Dr Project Trips			1							5		
Gables Oglethorpe Project Trips		7			30							
2019 Background Traffic	0	514	26	101	753	0	0	0	0	103	0	381
Project Trips												
Trip Distribution IN		20%										
Trip Distribution OUT					20%							
Residential Trips	0	7	0	0	28	0	0	0	0	0	0	0
Trip Distribution IN		15%										
Trip Distribution OUT					15%							
Hotel Trips	0	4	0	0	2	0	0	0	0	0	0	0
Trip Distribution IN		13%										2%
Trip Distribution OUT				2%	13%							
Office Trips	0	27	0	0	3	0	0	0	0	0	0	4
Trip Distribution IN		13%										2%
Trip Distribution OUT				2%	13%							
Retail Trips	0	3	0	0	2	0	0	0	0	0	0	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	41	0	0	35	0	0	0	0	0	0	4
2019 Buildout Total	0	555	26	101	788	0	0	0	0	103	0	385

PM PEAK HOUR

Description	North Druid Hills Rd Northbound			North Druid Hills Rd Southbound			N/A Eastbound			Briarwood Rd Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2016 Traffic Volumes	0	764	65	313	592	0				26	0	186
Pedestrians	0			1			0			15		
Conflicting Pedestrians	0	15	15	15	0	0	1	0	0	0	0	1
Heavy Vehicles	0	1	0	0	0	0	0	0	0	0	0	0
Heavy Vehicle %	0%	2%	2%	2%	2%	0%	0%	0%	0%	2%	0%	2%
Peak Hour Factor	0.96			0.90						0.85		
Adjustment												
Adjusted 2016 Volumes	0	764	65	313	592	0	0	0	0	26	0	186
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046
Dresden Village Project Trips		4			5							
Dresden Dr at Appalachee Dr Project Trips			6							3		
Gables Oglethorpe Project Trips		29			16							
2019 Background Traffic	0	832	74	327	640	0	0	0	0	30	0	194
Project Trips												
Trip Distribution IN		20%										
Trip Distribution OUT					20%							
Residential Trips	0	20	0	0	12	0	0	0	0	0	0	0
Trip Distribution IN		15%										
Trip Distribution OUT					15%							
Hotel Trips	0	3	0	0	4	0	0	0	0	0	0	0
Trip Distribution IN		13%										2%
Trip Distribution OUT				2%	13%							
Office Trips	0	4	0	3	23	0	0	0	0	0	0	1
Trip Distribution IN		13%										2%
Trip Distribution OUT				2%	13%							
Retail Trips	0	13	0	2	13	0	0	0	0	0	0	2
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	40	0	5	52	0	0	0	0	0	0	3
2019 Buildout Total	0	872	74	332	692	0	0	0	0	30	0	197

INTERSECTION VOLUME DEVELOPMENT

**Intersection #13: Colonial Drive at Peachtree Road
AM PEAK HOUR**

Description	Colonial Dr Northbound			Colonial Dr Southbound			Peachtree Rd Eastbound			Peachtree Rd Westbound		
	Left	Through	Right									
Observed 2016 Traffic Volumes	258	2	52	8	2	13	3	638	43	99	1,791	14
Pedestrians	18			6			2			5		
Conflicting Pedestrians	2	5	5	5	2	2	6	18	18	6	7	6
Heavy Vehicles	0	0	0	1	0	0	0	6	0	1	7	1
Heavy Vehicle %	2%	2%	2%	13%	2%	2%	2%	2%	2%	2%	2%	7%
Peak Hour Factor	0.90			0.72			0.96			0.97		
Adjustment												
Adjusted 2016 Volumes	258	2	52	8	2	13	3	638	43	99	1791	14
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046
Dresden Village Project Trips								34			26	
Dresden Dr at Appalachee Dr Project Trips								3			13	
Gables Oglethorpe Project Trips								11			45	
2019 Background Traffic	270	2	54	8	2	14	3	715	45	104	1,957	15
Project Trips												
Trip Distribution IN								30%				
Trip Distribution OUT											30%	
Residential Trips	0	0	0	0	0	0	0	11	0	0	42	0
Trip Distribution IN								35%				
Trip Distribution OUT											35%	
Hotel Trips	0	0	0	0	0	0	0	10	0	0	4	0
Trip Distribution IN								35%				
Trip Distribution OUT											35%	
Office Trips	0	0	0	0	0	0	0	71	0	0	8	0
Trip Distribution IN								35%				
Trip Distribution OUT											35%	
Retail Trips	0	0	0	0	0	0	0	8	0	0	5	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	0	0	0	0	0	100	0	0	59	0
2019 Buildout Total	270	2	54	8	2	14	3	815	45	104	2,016	15

PM PEAK HOUR

Description	Colonial Dr Northbound			Colonial Dr Southbound			Peachtree Rd Eastbound			Peachtree Rd Westbound		
	Left	Through	Right									
Observed 2016 Traffic Volumes	99	5	61	24	17	16	15	1,689	71	121	912	27
Pedestrians	27			12			4			2		
Conflicting Pedestrians	4	2	2	2	4	4	12	27	27	27	3	12
Heavy Vehicles	0	0	0	0	0	0	0	2	0	0	3	0
Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Peak Hour Factor	0.74			0.84			0.99			0.95		
Adjustment												
Adjusted 2016 Volumes	99	5	61	24	17	16	15	1,689	71	121	912	27
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046
Dresden Village Project Trips								14			26	
Dresden Dr at Appalachee Dr Project Trips								14			7	
Gables Oglethorpe Project Trips								44			23	
2019 Background Traffic	104	5	64	25	18	17	16	1,838	74	127	1,010	28
Project Trips												
Trip Distribution IN								30%				
Trip Distribution OUT											30%	
Residential Trips	0	0	0	0	0	0	0	30	0	0	17	0
Trip Distribution IN								35%				
Trip Distribution OUT											35%	
Hotel Trips	0	0	0	0	0	0	0	8	0	0	9	0
Trip Distribution IN								35%				
Trip Distribution OUT											35%	
Office Trips	0	0	0	0	0	0	0	11	0	0	61	0
Trip Distribution IN								35%				
Trip Distribution OUT											35%	
Retail Trips	0	0	0	0	0	0	0	36	0	0	35	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	0	0	0	0	0	85	0	0	122	0
2019 Buildout Total	104	5	64	25	18	17	16	1,923	74	127	1,132	28

INTERSECTION VOLUME DEVELOPMENT

**Intersection #14: MARTA Bus Exit/Driveway 4 at North Druid Hills Road
AM PEAK HOUR**

Description	N/A Northbound			MARTA Bus Exit/Dwy 4 Southbound			North Druid Hills Rd Eastbound			North Druid Hills Rd Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2016 Traffic Volumes				4	0	8		430	0	0	615	0
Pedestrians												
Conflicting Pedestrians	0		0	0		0	0		0	0		0
Heavy Vehicles				4		8						
Heavy Vehicle %	0%	0%	0%	100%	0%	100%	0%	2%	0%	0%	2%	0%
Peak Hour Factor				0.92			0.94			0.82		
Adjustment												
Adjusted 2016 Volumes	0	0	0	4	0	8	0	430	0	0	615	0
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046
Dresden Village Project Trips												
Dresden Dr at Appalachee Dr Project Trips												
Gables Oglethorpe Project Trips								30			7	
2019 Background Traffic	0	0	0	4	0	8	0	480	0	0	650	0
Project Trips												
Trip Distribution IN								35%				
Trip Distribution OUT											45%	
Residential Trips	0	0	0	0	0	0	0	13	0	0	63	0
Trip Distribution IN												25%
Trip Distribution OUT									35%			
Hotel Trips	0	0	0	0	0	4	0	0	0	0	0	7
Trip Distribution IN									25%			
Trip Distribution OUT												35%
Office Trips	0	0	0	0	0	1	0	51	0	0	8	0
Trip Distribution IN									25%			
Trip Distribution OUT												35%
Retail Trips	0	0	0	0	0	1	0	6	0	0	5	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	0	0	0	6	0	70	0	0	76	7
2019 Buildout Total	0	0	0	4	0	14	0	550	0	0	726	7

PM PEAK HOUR

Description	N/A Northbound			MARTA Bus Exit/Dwy 4 Southbound			North Druid Hills Rd Eastbound			North Druid Hills Rd Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2016 Traffic Volumes				4		8	0	675	0	0	525	0
Pedestrians												
Conflicting Pedestrians	0		0	0		0	0		0	0		0
Heavy Vehicles				4		8						
Heavy Vehicle %	0%	0%	0%	100%	0%	100%	0%	2%	0%	0%	2%	0%
Peak Hour Factor				0.92			0.97			0.95		
Adjustment												
Adjusted 2016 Volumes	0	0	0	4	0	8	0	675	0	0	525	0
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046
Dresden Village Project Trips												
Dresden Dr at Appalachee Dr Project Trips												
Gables Oglethorpe Project Trips								16			29	
2019 Background Traffic	0	0	0	4	0	8	0	722	0	0	578	0
Project Trips												
Trip Distribution IN								35%				
Trip Distribution OUT											45%	
Residential Trips	0	0	0	0	0	0	0	35	0	0	26	0
Trip Distribution IN												25%
Trip Distribution OUT									35%			
Hotel Trips	0	0	0	0	0	9	0	0	0	0	0	6
Trip Distribution IN									25%			
Trip Distribution OUT												35%
Office Trips	0	0	0	0	0	9	0	8	0	0	61	0
Trip Distribution IN									25%			
Trip Distribution OUT												35%
Retail Trips	0	0	0	0	0	5	0	26	0	0	35	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	0	0	0	23	0	69	0	0	122	6
2019 Buildout Total	0	0	0	4	0	31	0	791	0	0	700	6

INTERSECTION VOLUME DEVELOPMENT

Intersection #15: Driveway 5 at Dresden Drive
AM PEAK HOUR

Description	Dwy 5 Northbound			N/A Southbound			Dresden Dr Eastbound			Dresden Dr Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2016 Traffic Volumes	0	0	0				0	521	0	0	921	0
Pedestrians												
Conflicting Pedestrians	0		0	0		0	0		0	0		0
Heavy Vehicles												
Heavy Vehicle %	0%	0%	0%	0%	0%	0%	0%	2%	0%	0%	2%	0%
Peak Hour Factor	0.92						0.92			0.92		
Adjustment												
Adjusted 2016 Volumes	0	0	0	0	0	0	0	521	0	0	921	0
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046
Dresden Village Project Trips								69			52	
Dresden Dr at Appalachee Dr Project Trips								7			28	
Gables Ogleshorpe Project Trips								15			4	
2019 Background Traffic	0	0	0	0	0	0	0	636	0	0	1,047	0
Project Trips												
Trip Distribution IN								20%	15%			
Trip Distribution OUT			5%								25%	
Residential Trips	0	0	7	0	0	0	0	7	5	0	35	0
Trip Distribution IN												
Trip Distribution OUT								25%				
Hotel Trips	0	0	0	0	0	0	0	3	0	0	0	0
Trip Distribution IN								20%	20%			
Trip Distribution OUT			5%					5%			30%	
Office Trips	0	0	1	0	0	0	0	42	41	0	7	0
Trip Distribution IN								20%	20%			
Trip Distribution OUT			5%					5%			30%	
Retail Trips	0	0	1	0	0	0	0	6	5	0	4	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	9	0	0	0	0	58	51	0	46	0
2019 Buildout Total	0	0	9	0	0	0	0	694	51	0	1,093	0

PM PEAK HOUR

Description	Dwy 5 Northbound			N/A Southbound			Dresden Dr Eastbound			Dresden Dr Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2016 Traffic Volumes	0	0	0				0	763	0	0	855	0
Pedestrians												
Conflicting Pedestrians	0		0	0		0	0		0	0		0
Heavy Vehicles												
Heavy Vehicle %	0%	0%	0%	0%	0%	0%	0%	2%	0%	0%	2%	0%
Peak Hour Factor	0.92						0.92			0.92		
Adjustment												
Adjusted 2016 Volumes	0	0	0	0	0	0	0	763	0	0	855	0
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046
Dresden Village Project Trips								28			54	
Dresden Dr at Appalachee Dr Project Trips								30			15	
Gables Ogleshorpe Project Trips								8			15	
2019 Background Traffic	0	0	0	0	0	0	0	864	0	0	978	0
Project Trips												
Trip Distribution IN								20%	15%			
Trip Distribution OUT			5%								25%	
Residential Trips	0	0	3	0	0	0	0	20	15	0	15	0
Trip Distribution IN												
Trip Distribution OUT								25%				
Hotel Trips	0	0	0	0	0	0	0	6	0	0	0	0
Trip Distribution IN								20%	20%			
Trip Distribution OUT			5%					5%			30%	
Office Trips	0	0	9	0	0	0	0	15	6	0	52	0
Trip Distribution IN								20%	20%			
Trip Distribution OUT			5%					5%			30%	
Retail Trips	0	0	5	0	0	0	0	26	21	0	30	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	17	0	0	0	0	67	42	0	97	0
2019 Buildout Total	0	0	17	0	0	0	0	931	42	0	1,075	0

INTERSECTION VOLUME DEVELOPMENT

**Intersection #16: Apple Valley Road at Driveway 7
AM PEAK HOUR**

Description	Apple Valley Rd Northbound			Apple Valley Rd Southbound			Dwy 7 Eastbound			N/A Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2016 Traffic Volumes	0	195	0	0	409	0	0	0	0			
Pedestrians												
Conflicting Pedestrians	0		0	0		0	0		0	0		0
Heavy Vehicles												
Heavy Vehicle %	0%	2%	0%	0%	2%	0%	0%	0%	0%	0%	0%	0%
Peak Hour Factor	0.86			0.90			0.92					
Adjustment												
Adjusted 2016 Volumes	0	195	0	0	409	0	0	0	0	0	0	0
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046
Dresden Village Project Trips		7			5							
Dresden Dr at Appalachee Dr Project Trips												
Gables Oglethorpe Project Trips												
2019 Background Traffic	0	211	0	0	433	0	0	0	0	0	0	0
Project Trips												
Trip Distribution IN	30%	15%			10%	10%						
Trip Distribution OUT		5%			15%		5%		35%			
Residential Trips	11	12	0	0	25	4	7	0	49	0	0	0
Trip Distribution IN					10%							
Trip Distribution OUT					15%							
Hotel Trips	0	0	0	0	5	0	0	0	0	0	0	0
Trip Distribution IN	10%	25%			5%	5%						
Trip Distribution OUT		2%			40%		5%		7%			
Office Trips	20	51	0	0	19	10	1	0	2	0	0	0
Trip Distribution IN	10%	25%			5%	5%						
Trip Distribution OUT		2%			40%		5%		7%			
Retail Trips	2	6	0	0	7	1	1	0	1	0	0	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	33	69	0	0	56	15	9	0	52	0	0	0
2019 Buildout Total	33	280	0	0	489	15	9	0	52	0	0	0

PM PEAK HOUR

Description	Apple Valley Rd Northbound			Apple Valley Rd Southbound			Dwy 7 Eastbound			N/A Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2016 Traffic Volumes	0	476	0	0	220	0	0	0	0			
Pedestrians												
Conflicting Pedestrians	0		0	0		0	0		0	0		0
Heavy Vehicles												
Heavy Vehicle %	0%	2%	0%	0%	2%	0%	0%	0%	0%	0%	0%	0%
Peak Hour Factor	0.88			0.92			0.92					
Adjustment												
Adjusted 2016 Volumes	0	476	0	0	220	0	0	0	0	0	0	0
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046
Dresden Village Project Trips		4			5							
Dresden Dr at Appalachee Dr Project Trips												
Gables Oglethorpe Project Trips												
2019 Background Traffic	0	502	0	0	235	0	0	0	0	0	0	0
Project Trips												
Trip Distribution IN	30%	15%			10%	10%						
Trip Distribution OUT		5%			15%		5%		35%			
Residential Trips	30	18	0	0	19	10	3	0	20	0	0	0
Trip Distribution IN					10%							
Trip Distribution OUT					15%							
Hotel Trips	0	0	0	0	6	0	0	0	0	0	0	0
Trip Distribution IN	10%	25%			5%	5%						
Trip Distribution OUT		2%			40%		5%		7%			
Office Trips	3	11	0	0	72	2	9	0	12	0	0	0
Trip Distribution IN	10%	25%			5%	5%						
Trip Distribution OUT		2%			40%		5%		7%			
Retail Trips	10	28	0	0	45	5	5	0	7	0	0	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	43	57	0	0	142	17	17	0	39	0	0	0
2019 Buildout Total	43	559	0	0	377	17	17	0	39	0	0	0

INTERSECTION VOLUME DEVELOPMENT

**Intersection #17: Apple Valley Road at Driveway 8
AM PEAK HOUR**

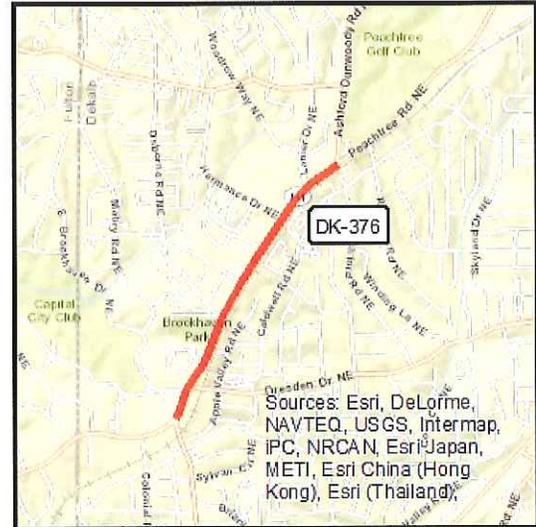
Description	Apple Valley Rd Northbound			Apple Valley Rd Southbound			Dwy 8 Eastbound			N/A Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2016 Traffic Volumes	0	195	0	0	409	0	0	0	0			
Pedestrians												
Conflicting Pedestrians	0		0	0		0	0		0	0		0
Heavy Vehicles												
Heavy Vehicle %	0%	2%	0%	0%	2%	0%	0%	0%	0%	0%	0%	0%
Peak Hour Factor	0.86			0.90			0.92					
Adjustment												
Adjusted 2016 Volumes	0	195	0	0	409	0	0	0	0	0	0	0
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046
Dresden Village Project Trips		7			5							
Dresden Dr at Appalachee Dr Project Trips												
Gables Oglethorpe Project Trips												
2019 Background Traffic	0	211	0	0	433	0	0	0	0	0	0	0
Project Trips												
Trip Distribution IN	10%	45%				10%						
Trip Distribution OUT					50%		5%		15%			
Residential Trips	4	16	0	0	71	4	7	0	21	0	0	0
Trip Distribution IN					10%							
Trip Distribution OUT					15%							
Hotel Trips	0	0	0	0	5	0	0	0	0	0	0	0
Trip Distribution IN	5%	35%				5%						
Trip Distribution OUT					47%		2%		3%			
Office Trips	10	71	0	0	10	10	0	0	1	0	0	0
Trip Distribution IN	5%	35%				5%						
Trip Distribution OUT					47%		2%		3%			
Retail Trips	1	8	0	0	7	1	0	0	0	0	0	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	15	95	0	0	93	15	7	0	22	0	0	0
2019 Buildout Total	15	306	0	0	526	15	7	0	22	0	0	0

PM PEAK HOUR

Description	Apple Valley Rd Northbound			Apple Valley Rd Southbound			Dwy 8 Eastbound			N/A Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2016 Traffic Volumes	0	476	0	0	220	0	0	0	0			
Pedestrians												
Conflicting Pedestrians	0		0	0		0	0		0	0		0
Heavy Vehicles												
Heavy Vehicle %	0%	2%	0%	0%	2%	0%	0%	0%	0%	0%	0%	0%
Peak Hour Factor	0.88			0.92			0.92					
Adjustment												
Adjusted 2016 Volumes	0	476	0	0	220	0	0	0	0	0	0	0
Annual Growth Rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Growth Factor	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046	1.046
Dresden Village Project Trips		4			5							
Dresden Dr at Appalachee Dr Project Trips												
Gables Oglethorpe Project Trips												
2019 Background Traffic	0	502	0	0	235	0	0	0	0	0	0	0
Project Trips												
Trip Distribution IN	10%	45%				10%						
Trip Distribution OUT					50%		5%		15%			
Residential Trips	10	45	0	0	29	10	3	0	9	0	0	0
Trip Distribution IN					10%							
Trip Distribution OUT					15%							
Hotel Trips	0	0	0	0	6	0	0	0	0	0	0	0
Trip Distribution IN	5%	35%				5%						
Trip Distribution OUT					47%		2%		3%			
Office Trips	2	11	0	0	82	2	3	0	5	0	0	0
Trip Distribution IN	5%	35%				5%						
Trip Distribution OUT					47%		2%		3%			
Retail Trips	5	36	0	0	47	5	2	0	3	0	0	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	17	92	0	0	164	17	8	0	17	0	0	0
2019 Buildout Total	17	594	0	0	399	17	8	0	17	0	0	0

Appendix F
Programmed Project Fact Sheets

Short Title	SR 141 (PEACHTREE ROAD) PEDESTRIAN IMPROVEMENTS FROM NORTH DRUID HILLS ROAD TO ASHFORD DUNWOODY ROAD
GDOT Project No.	0010326
Federal ID No.	N/A
Status	Programmed
Service Type	Last Mile Connectivity / Pedestrian Facility
Sponsor	City of Brookhaven
Jurisdiction	DeKalb County
Analysis Level	Exempt from Air Quality Analysis (40 CFR 93)
Existing Thru Lane	N/A
Planned Thru Lane	N/A



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Network Year	TBD
Corridor Length	1.4 miles

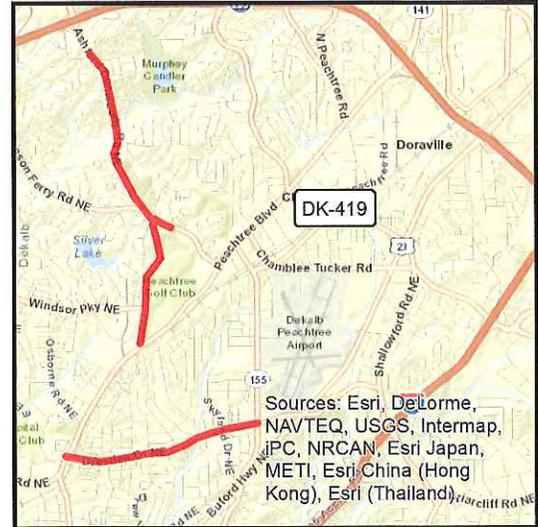
Detailed Description and Justification

The proposed project consists of approximately 1.38 miles of concrete sidewalk including curb cut ramps, ADA compliant driveways, and crosswalks along Peachtree Road corridor from North Druid Hills Road to Ashford Dunwoody Road. The existing sidewalk along the west side of the corridor is to be removed and replaced. Minimal work including spot specific sidewalk and curb cut ramps and landscaping is proposed along the east side. The proposed sidewalk has a nominal width of 8 feet with a 6 foot sidewalk width proposed in areas with narrower existing right-of-way. Additional improvements along the project corridor includes landscaping strips, decorative brick paver strips, benches, trash receptacles, bus shelters, and pedestrian/street lighting.

Phase Status & Funding Information	Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
				FEDERAL	STATE	BONDS	LOCAL/PRIVATE
PE STP - Urban (>200K) (ARC)	AUTH	2011	\$500,000	\$400,000	\$0,000	\$0,000	\$100,000
ROW Local Jurisdiction/Municipality Funds		2018	\$1,000,000	\$0,000	\$0,000	\$0,000	\$1,000,000
CST STP - Urban (>200K) (ARC)		2020	\$4,005,000	\$2,400,000	\$0,000	\$0,000	\$1,605,000
			\$5,505,000	\$2,800,000	\$0,000	\$0,000	\$2,705,000

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquisition
 UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases

Short Title	ASHFORD DUNWOODY ROAD AND DRESDEN DRIVE - ITS SYSTEM EXPANSION
GDOT Project No.	0013138
Federal ID No.	N/A
Status	Programmed
Service Type	Roadway / Operations & Safety
Sponsor	City of Brookhaven
Jurisdiction	DeKalb County
Analysis Level	Exempt from Air Quality Analysis (40 CFR 93)
Existing Thru Lane	N/A
Planned Thru Lane	N/A



Network Year	TBD
Corridor Length	TBD miles

Detailed Description and Justification

This project will expand the ITS system along Ashford Dunwoody Road from Perimeter Summit Parkway to SR 141 (Peachtree Road) and Dresden Drive from SR 141 to Clairmont Road. Both locations will include ITS improvements, signal equipment upgrades, communications/interconnections, CCTV, related signing/stripping/ADA upgrades, timing of all signals along corridors. This intent of this project is to produce reductions in traffic congestion, travel time and length of backups. The 2 corridors on a daily basis act as arterials for regional commuters from residential areas to Major Activity Centers such as Perimeter CID, the hospital area along Johnson Ferry, Lenox and Brookhaven Marta among a few. The Ashford Dunwoody corridor additionally acts to relieve GA 400 as a parallel north-south route. Like most urban collectors and arterials, both corridors absorb additional traffic when the interstate system breaks down. The project goal is to relieve congestion at key intersection points and also to help create less interrupted flow along the corridor by interconnections and updated signal timing, with continued signal timing monitoring in the future.

Phase Status & Funding Information	Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
				FEDERAL	STATE	BONDS	LOCAL/PRIVATE
PE STP - Urban (>200K) (ARC)	AUTH	2015	\$187,500	\$150,000	\$0,000	\$0,000	\$37,500
CST Congestion Mitigation & Air Quality Improvement (CMAQ)		2017	\$1,290,421	\$1,032,337	\$0,000	\$0,000	\$258,084
			\$1,477,921	\$1,182,337	\$0,000	\$0,000	\$295,584

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquisition
 UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases

Available Upon Request
Raw Traffic Count Data
***Synchro* Capacity Analyses**

ZONING
 EXISTING ZONING = C-2, M, RM-75, R-75
 PROPOSED ZONING = PC-2
 OVERLAY DISTRICT = BROOKHAVEN -PEACHTREE OVERLAY

SITE AREA ————— 17.757 AC
 BUILDING FOOTPRINTS= 6.8 AC
 DRIVES, WALKS, AND PAVING= 3.3 AC
 MARTA STATION AND BUS= 2.0 AC
 GREEN SPACE/ PERVIOUS PAVERS= 5.5 AC

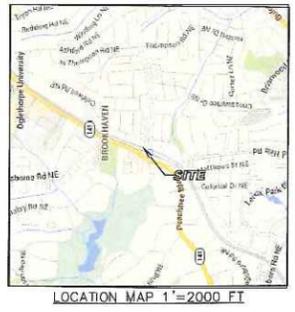
OPEN SPACE SUMMARY
 TOTAL SITE AREA= 17.757AC
 OPEN SPACE REQUIRED= 20% (3.55AC/ 154,638 SF)
 PUBLIC OPEN SPACE PROVIDED= 35% (6.2AC/271,784 SF)
 MEETS REQUIREMENTS FOR OPEN SPACE BONUS

DENSITY CALCULATIONS
 RESIDENTIAL:
 DENSITY ALLOWED= 60 UNITS/ ACRE
 SITE AREA= 17.757 ACRES
 MAX UNITS ALLOWED= 1,065 UNITS
 UNITS PROVIDED= 547 UNITS
 COMMERCIAL:
 75,000 SF (HOTEL)
 200,000 SF (OFFICE)
 24,340 SF (RESTAURANT)
 31,428 SF (RETAIL)

PARKING
 ZONING REQUIRED:
 1 SPACE PER 1 DWELLING UNIT: 547 X 1=547 SPACES
 1 SPACE PER 400 SF OF COMMERCIAL: 275,000SF/400= 688 SPACES
 1 SPACE PER 300 SF OF RETAIL: 31,428SF/300= 105 SPACES
 1 SPACE PER 125 SF OF RESTAURANT: 24,340SF/125= 196 SPACES
 REQUIRED PER ZONING: 1,536 SPACES
 NOTE: ACTUAL COMMERCIAL, RETAIL & RESTAURANT AREA MAY FLUCTUATE, BUT MIN. PARKING REQUIREMENT WILL BE MET
 PROVIDED:
 SURFACE: 50 SPACES
 DECK: 1,996 SPACES
 ON-STREET: 50 SPACES
 TOTAL: 2,096 SPACES
 NOTE: PROVIDED PARKING INCLUDES 560 SPACES FOR MARTA

BUILDING SETBACKS
 PEACHTREE DRIVE: 20' FOOT WIDE PEDESTRIAN ZONE PLUS ZERO SETBACK
 DRESDEN DRIVE & APPLE VALLEY ROAD & NORTH DRUID HILLS ROAD: 15' FOOT WIDE PEDESTRIAN ZONE PLUS ZERO SETBACK

BUILDING HEIGHT
 ALLOWED:
 MAXIMUM BUILDING HEIGHT OF 60'-0" OR 4 STORIES INCREASED TO HEIGHT OF 125'-0" OR 8 STORIES WITH TRANSIT- ORIENTED DEVELOPMENT BONUS TO INCLUDE 25% OPEN SPACE, 20% WORK FORCE HOUSING AND 40,000 SF GROUND FLOOR RETAIL/ PROFESSIONAL OFFICE
 PROPOSED:
 MAX. BUILDING HEIGHT OF 125'-0" ON PEACHTREE ROAD
 MAX. BUILDING HEIGHT OF 80'-0" ON APPLE VALLEY ROAD

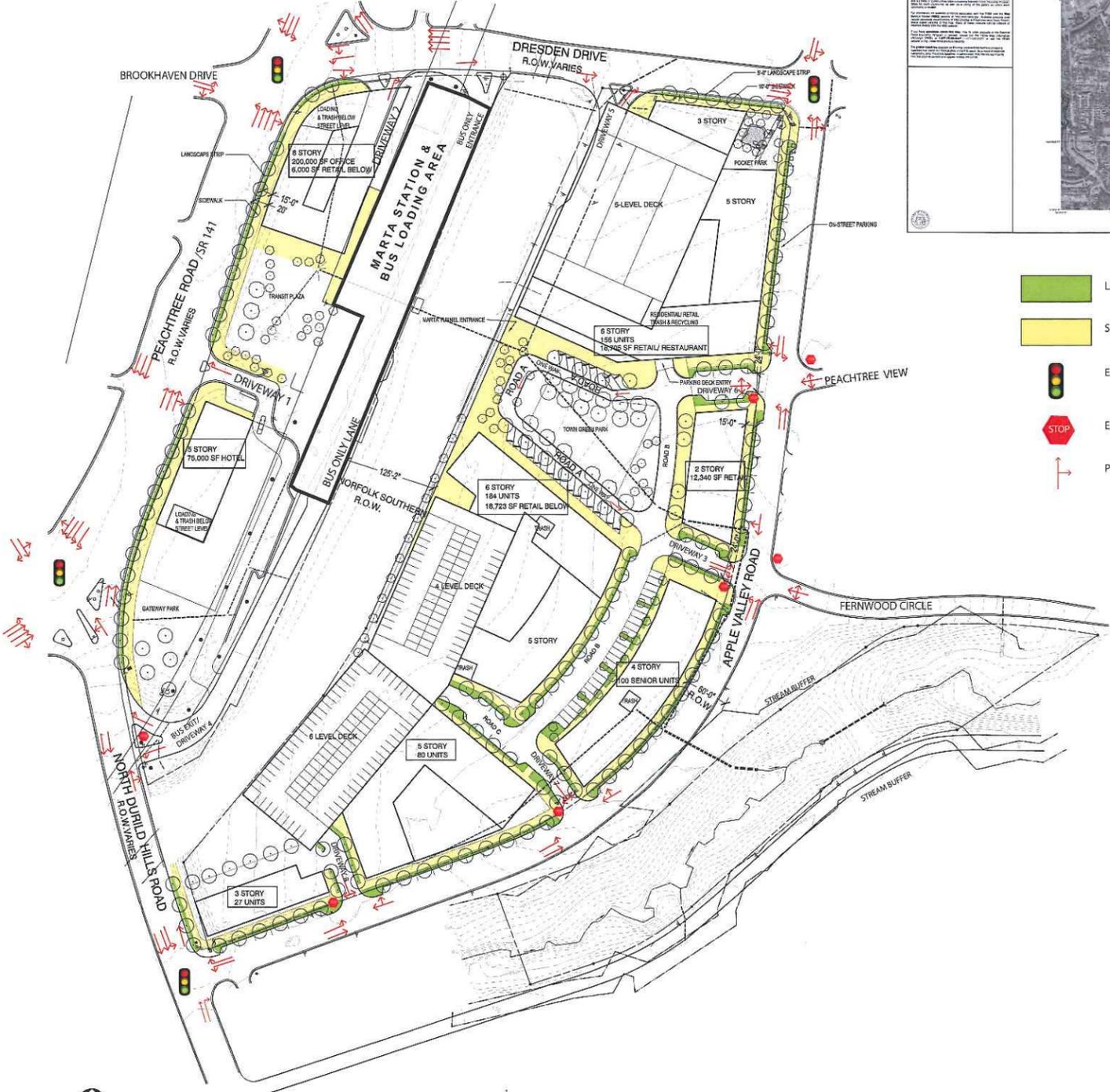


NOTES TO USERS
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 2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 3. THE DESIGNER ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED.
 4. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DATA AND INFORMATION.
 5. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT.
 6. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
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 10. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



LEGEND

[Symbol]	LANDSCAPE STRIP
[Symbol]	SIDEWALK
[Symbol]	EXISTING TRAFFIC SIGNAL
[Symbol]	EXISTING/ PROPOSED STOP CONTROL
[Symbol]	PROPOSED TURNING MOVEMENT



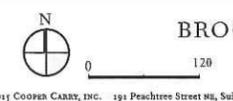
- [Green Box] LANDSCAPE STRIP
- [Yellow Box] SIDEWALK
- [Traffic Signal Icon] EXISTING TRAFFIC SIGNAL
- [Red Stop Sign Icon] EXISTING/ PROPOSED STOP CONTROL
- [Red Arrow Icon] PROPOSED TURNING MOVEMENT

PROJECT NO. 20140262.00 REVISION NO. 000 DATE 07/06/2016



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BROOKHAVEN CITY CENTER PARTNERS
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BROOKHAVEN/OGLETHORPE UNIVERSITY STATION TOD PROJECT
 Brookhaven, Georgia
 DRI #2604

ZONING SITE PLAN p.1

COOPER CARRY

© 2015 COOPER CARRY, INC. 191 Peachtree Street NE, Suite 2400, Atlanta, Georgia 30303 TEL 404 237 2000 FAX 404 237 0276

7.0 INGRESS/EGRESS ANALYSIS

Vehicular access to the Brookhaven/Oglethorpe MARTA Station TOD is proposed at eight (8) locations. Site driveway locations are discussed in Section 1.3. All driveways are currently unsignalized and are proposed to remain unsignalized in the Projected 2019 Build conditions.

All new site driveways are proposed to have one ingress lane and one egress lane. Existing driveways (both currently used and currently closed) will maintain the current laneage, with the exception of the reconfiguration of the existing MARTA Bus-Only Exit/Driveway 4 to allow inbound vehicular traffic to access the development west of the tracks.

The proposed site driveways provide vehicular access to the entire development. Internal private roadways throughout the site provide access to all buildings and parking facilities.

Capacity analyses were performed for the proposed site driveway intersections (Int. #2, #4, #5, #8, #14, #15, #16, and #17) using *Synchro 9.0*. The results of the capacity analyses for this intersection (LOS, delay, and recommended laneage) are reported in Section 6.3 of this report. Based on the Projected 2019 Build conditions, the proposed site driveway intersections are anticipated to operate at an acceptable level-of-service, assuming implementation of the recommended laneage, signalization, and roadway improvements.

8.0 IDENTIFICATION OF PROGRAMMED PROJECTS

According to ARC’s Transportation Improvement Program, the Regional Transportation Plan (Atlanta Region’s Plan), GDOT’s Construction Work Program, City of Brookhaven’s programmed projects, and the GA STIP, the following projects are programmed by the respective years within the vicinity of the proposed development. The identified projects are listed in **Table 10** below. Additional projects from these sources have been identified as aspirational without funding and are not included below.

Table 10 Programmed Improvements			
#	Year	Project ID	Project Description
1	2020	DK-376	SR 141 (Peachtree Road) pedestrian improvements from North Druid Hills Road to Ashford Dunwoody Road, including curb cut ramps, ADA compliant driveways, and crosswalks.
2	2020	DK-419	Ashford Dunwoody Road and Dresden Drive ITS system expansion, including ITS improvements, signal equipment upgrades, communications/interconnections, CCTV, related signing/stripping/ADA upgrades, and timing of all signals along corridors.

Both projects will have an impact on the proposed Brookhaven/Oglethorpe MARTA Station TOD. Fact sheets for these projects can be found in **Appendix F**.

9.0 INTERNAL CIRCULATION ANALYSIS

Internal roadways throughout the site provide vehicular access to all buildings and parking on the site. The proposed site driveways will provide access to buildings on the site, and will connect to the provided parking. Entering the site from Apple Valley Road at either Driveway 3 or Driveway 6, patrons may utilize the proposed loop road (Road A on the DRI Site Plan) to circulate around the park space east of the tracks. This roadway provides direct access to on-street parking for retail, but may also be restricted for events.

Connectivity and an improved pedestrian experience, both internal once at the development and external for access into the development, is critical to all development and MARTA visitors. A detailed copy of the proposed site plan with internal site roadways is provided in Appendix C and a full-sized site plan is attached to the report.

Mixed-use vehicle trip reductions were taken according to the *ITE Trip Generation Handbook, Third Edition, 2014*. Total internal capture and vehicle trip reduction between the proposed land uses is expected to be 25.1% daily, 10.2% for the AM peak hour, and 20.4% for the PM peak hour as a result of the anticipated interaction between the various land uses within the proposed development.

10.0 COMPLIANCE WITH COMPREHENSIVE PLAN ANALYSIS

The project site currently serves as the surface parking lots for the Brookhaven/Oglethorpe MARTA Station. The site is located in the Brookhaven-Peachtree Sub-Area 1 Overlay District and parcels are currently zoned M (Industrial), C-2 (General Commercial), and R-75/RM-75 (Multifamily Residential) according to the *City of Brookhaven Zoning Ordinance Map*.

The Brookhaven-Peachtree LCI study focuses on the project site as “the most significant and unique development opportunity in the LCI study area” that could be redeveloped to “become a village center and focal point for the Brookhaven Community.” Additionally, the plan focuses specifically on where the Brookhaven/Oglethorpe MARTA Station TOD should include “a mix of multi-tenant office, retail, and residential” space including engaging plazas, pocket parks, and active urban spaces. The plan discusses pedestrian and bicycle improvements on surrounding streets to encourage multi-modal commuting. *The Atlanta Region’s Plan Unified Growth Policy Map* identifies the project site as being located in a Maturing Neighborhoods area type. The Brookhaven/Oglethorpe MARTA Station TOD plan is consistent with the area type and future land use identified. The land use maps are provided in Appendix B.

Appendix A
Site Photo Log

Brookhaven City Center Partners
Photograph Sheet

KHA Job No.: 018848001

KHA Rep.: MNS

Date: June 29, 2016

Page: 1 of 17

Site Name: Brookhaven-Oglethorpe MARTA Station TOD DRI

Photo No. 1



Comments:

View North along Peachtree Road at North Druid Hills Road

Photo No. 2



Comments:

Eastbound along North Druid Hills from Peachtree Road

Site Name: Brookhaven-Oglethorpe MARTA Station TOD DRI

Photo No. 3



Comments:

Westbound view towards Peachtree Road from North Druid Hills Road

Photo No. 4



Comments:

Southbound approach along Peachtree Road at North Druid Hills Road

Brookhaven City Center Partners
Photograph Sheet

KHA Job No.: 018848001

KHA Rep.: MNS

Date: June 29, 2016

Page: 3 of 17

Site Name: Brookhaven-Oglethorpe MARTA Station TOD DRI

Photo No. 5



Comments:

Northbound approach along Peachtree Road at North Druid Hills Road

Photo No. 6



Comments:

Westbound approach from Brookhaven Plaza at Peachtree Road

Brookhaven City Center Partners
Photograph Sheet

Site Name: Brookhaven-Oglethorpe MARTA Station TOD DRI

Photo No. 7



Comments:
MARTA Bus Exit (Driveway 4) along North Druid Hills Road

Photo No. 8



Comments:
Eastbound approach along North Druid Hills Road at Apple Valley Road

Brookhaven City Center Partners
Photograph Sheet

KHA Job No.: 018848001

KHA Rep.: MNS

Date: June 29, 2016

Page: 5 of 17

Site Name: Brookhaven-Oglethorpe MARTA Station TOD DRI

Photo No. 9



Comments:

Southbound approach along Apple Valley Road at North Druid Hills Road

Photo No. 10



Comments:

Northbound along Apple Valley Road approaching Driveway 8

Brookhaven City Center Partners
Photograph Sheet

Site Name: Brookhaven-Oglethorpe MARTA Station TOD DRI

Photo No. 11



Comments:

View eastbound from MARTA Driveway 8 at Apple Valley Road

Photo No. 12



Comments:

View eastbound from MARTA Driveway 3 at Apple Valley Road

Brookhaven City Center Partners
Photograph Sheet

Site Name: Brookhaven-Oglethorpe MARTA Station TOD DRI

Photo No. 13



Comments:
View eastbound along North Druid Hills Road at Briarwood Road

Photo No. 14



Comments:
View westbound along North Druid Hills Road at Briarwood Road

Brookhaven City Center Partners
Photograph Sheet

Site Name: Brookhaven-Oglethorpe MARTA Station TOD DRI

Photo No. 15



Comments:
Northbound along Apple Valley Road at Peachtree View

Photo No. 16



Comments:
Northbound along Apple Valley Road at Dresden Drive

Brookhaven City Center Partners
Photograph Sheet

KHA Job No.: 018848001

KHA Rep.: MNS

Date: June 29, 2016

Page: 9 of 17

Site Name: Brookhaven-Oglethorpe MARTA Station TOD DRI

Photo No. 17



Comments:

Eastbound approach along Dresden Drive at Apple Valley Road

Photo No. 18



Comments:

MARTA Driveway 5 at Dresden Drive

Brookhaven City Center Partners
Photograph Sheet

Site Name: Brookhaven-Oglethorpe MARTA Station TOD DRI

Photo No. 19



Comments:

Westbound approach along Dresden Drive at Caldwell Road

Photo No. 20



Comments:

Southbound approach along Caldwell Road at Dresden Drive

Brookhaven City Center Partners
Photograph Sheet

Site Name: Brookhaven-Oglethorpe MARTA Station TOD DRI

Photo No. 21



Comments:

View eastbound along Dresden Drive at Caldwell Road

Photo No. 22



Comments:

View eastbound along Dresden Drive approaching Ellijay Drive

Brookhaven City Center Partners
Photograph Sheet

Site Name: Brookhaven-Oglethorpe MARTA Station TOD DRI

Photo No. 23



Comments:

Westbound approach along Dresden Drive at Ellijay Drive

Photo No. 24



Comments:

Northbound approach along Ellijay Drive at Dresden Drive

Brookhaven City Center Partners
Photograph Sheet

Site Name: Brookhaven-Oglethorpe MARTA Station TOD DRI

Photo No. 25



Comments:
Westbound along Dresden Drive approaching Peachtree Road

Photo No. 26



Comments:
MARTA Bus-only driveway at Dresden Drive

Brookhaven City Center Partners
Photograph Sheet

KHA Job No.: 018848001

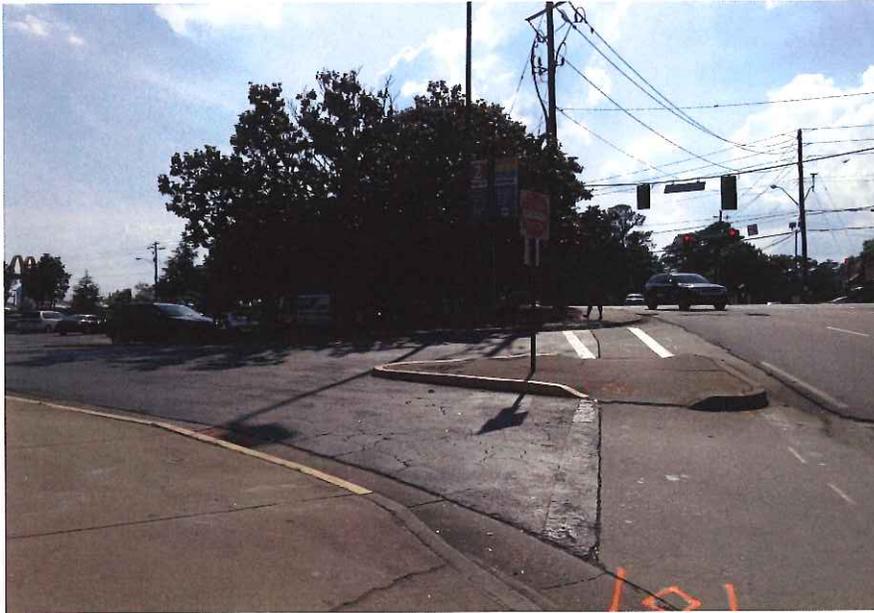
KHA Rep.: MNS

Date: June 29, 2016

Page: 14 of 17

Site Name: Brookhaven-Oglethorpe MARTA Station TOD DRI

Photo No. 27



Comments:

MARTA Driveway 2 at Dresden Drive

Photo No. 28



Comments:

Northbound approach along Peachtree Road at Dresden Drive

Brookhaven City Center Partners
Photograph Sheet

KHA Job No.: 018848001

KHA Rep.: MNS

Date: June 29, 2016

Page: 15 of 17

Site Name: Brookhaven-Oglethorpe MARTA Station TOD DRI

Photo No. 29



Comments:

Southbound approach along Peachtree Road at Brookhaven Drive/Dresden Drive

Photo No. 30



Comments:

Westbound approach from Brookhaven Drive at Peachtree Road

Brookhaven City Center Partners
Photograph Sheet

KHA Job No.: 018848001

KHA Rep.: MNS

Date: June 29, 2016

Page: 16 of 17

Site Name: Brookhaven-Oglethorpe MARTA Station TOD DRI

Photo No. 31



Comments:

Westbound approach along Colonial Drive at Peachtree Road

Photo No. 32



Comments:

Northbound approach Peachtree Road at Colonial Drive

Brookhaven City Center Partners
Photograph Sheet

Site Name: Brookhaven-Oglethorpe MARTA Station TOD DRI

Photo No. 33



Comments:

Eastbound approach along Osborne Road at Peachtree Road

Photo No. 34



Comments:

Southbound along Peachtree Road at Osborne Road

Appendix B
Land Use and Zoning Maps



Incorporated 17 December 2012

Official Zoning Map

Adopted: January 10, 2013

Readopted: August 12, 2014

Readopted: January 12, 2016



Legend

- Expressway
- Railroads
- PDK Runway
- Land Lot *All Land Lots are located in District 18

Zoning Districts

- R-100 (Single-Family Residential)
- R-85 (Single-Family Residential)
- R-75 (Single-Family Residential)
- R-60 (Single-Family Residential)
- R-50 (Single-Family Residential)
- R-A5 (Single-Family Residential)
- R-A8 (Single-Family Residential)
- R-CH (Single-Family Cluster Residential) Repealed
- R-DT (Two- and Three-Family Residential)
- PC-2 (Pedestrian Community)
- TND (Traditional Neighborhood Development) Repealed
- RM-150 (Multifamily Residential)
- RM-100 (Multifamily Residential)
- RM-85 (Multifamily Residential)
- RM-75 (Multifamily Residential)
- RM-HD (Multifamily Residential)
- O-I (Office-Institution)
- O-D (Office-Distribution)
- OCR (Office-Commercial-Residential)
- NS (Neighborhood Shopping)
- C-1 (Local Commercial)
- C-2 (General Commercial)
- M (Industrial)

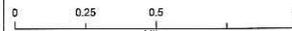
The following are Zoning Districts within the City of Brookhaven (Currently no properties contain these Zoning Districts)

- R-200 (Single-Family Residential)
- R-30,000 (Single-Family Residential)
- R-20,000 (Single-Family Residential)
- MHP (Mobile Home Park)
- NCD (Neighborhood Conservation)
- R-NCD (Neighborhood Conservation)
- O-I-T (Office-Institution-Transitional)
- M-2 (Industrial)
- PC-1 and PC-3 (Pedestrian Community)

Overlay Districts

- Brookhaven-Peachtree Sub-Area I
- Brookhaven-Peachtree Sub-Area II
- Airport Compatible Use Overlay District

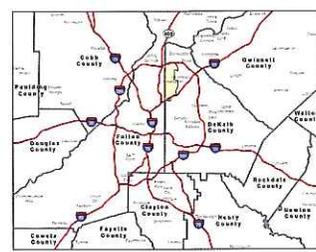
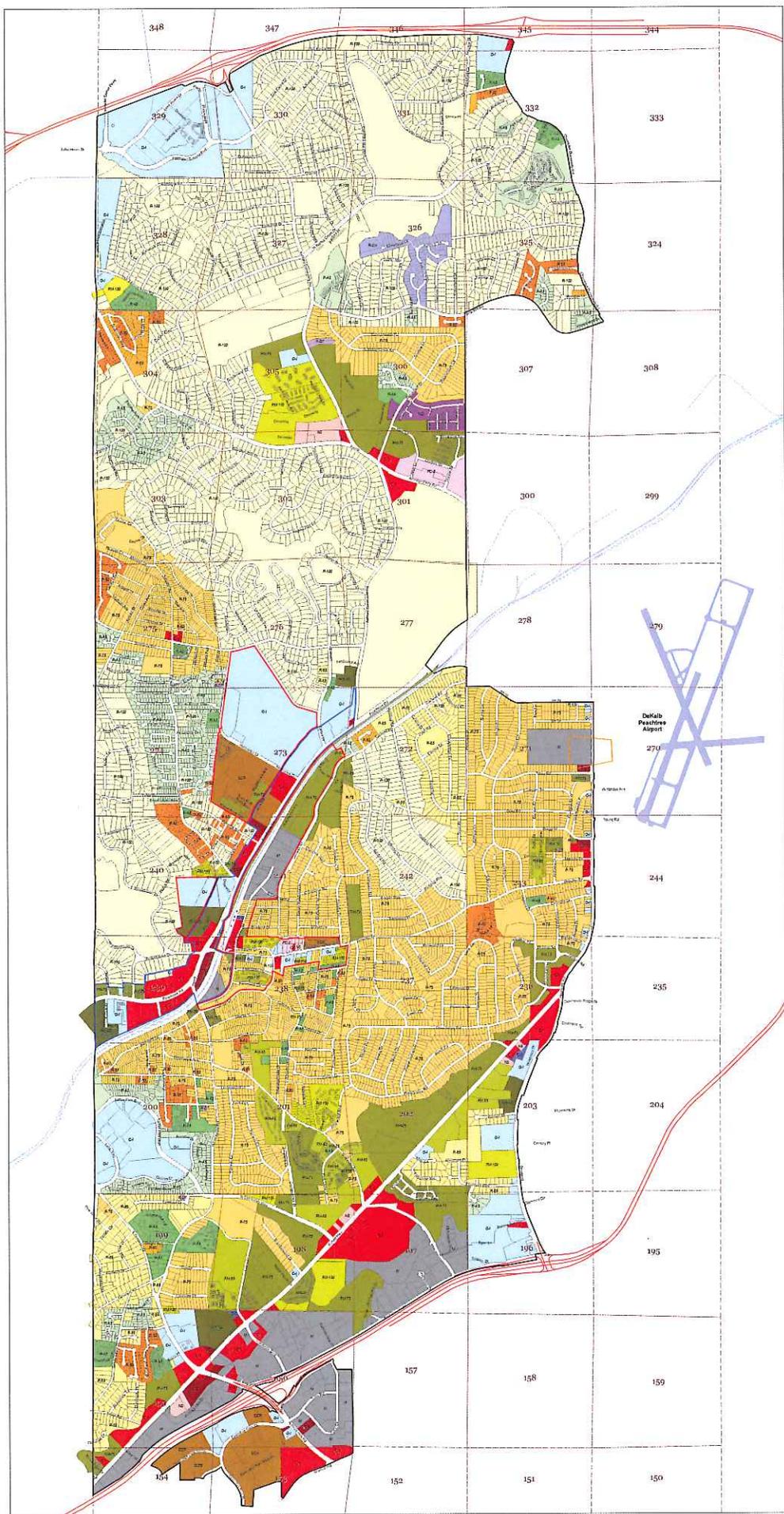
*Environmentally Sensitive Land Overlay (No overlay adopted as of 17 December 2012)



Revised January 12, 2016 to reflect the most recent zoning actions.

Updated by the City of Brookhaven IT/GIS Department January 12, 2016

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The Atlanta's Region Plan-Regional Development Guide

A Guidebook to The Atlanta Region's Plan [f](#) [t](#) [e](#)

1 Unified Growth Policy Map

The Unified Growth Policy Map (UGPM) provides direction for future growth based on the Areas and Places within the region. The UGPM represents local plans as well as The Region's Plan policies and forecasts.

This map represents the Atlanta region's vision for

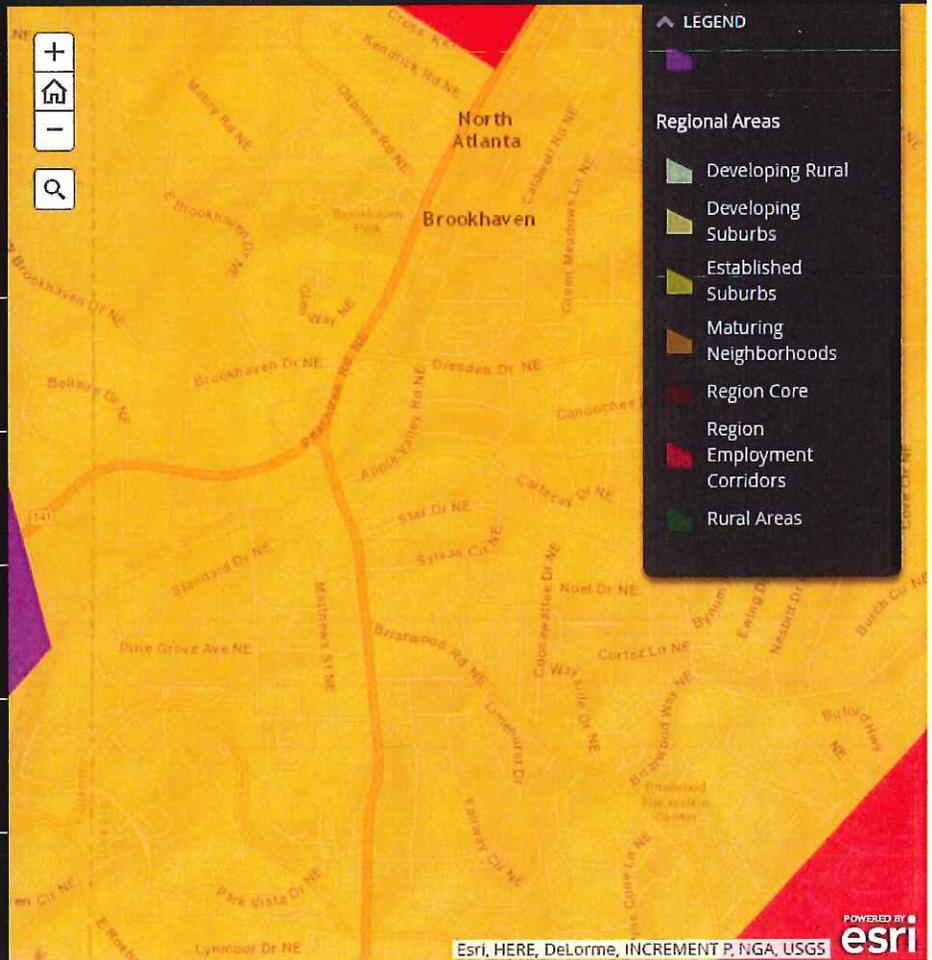
2 Regional Areas

3 Regional Places

4 Regional Policy Districts

5 State Quality Community Objectives

6 Appropriate Land Uses



Appendix C
Proposed Site Plan

ZONING
 EXISTING ZONING = C-2, M, RM-75, R-75
 PROPOSED ZONING = PC-2
 OVERLAY DISTRICT = BROOKHAVEN -PEACHTREE OVERLAY

SITE AREA 17.757 AC
 BUILDING FOOTPRINTS = 6.8 AC
 DRIVES, WALKS, AND PAVING = 3.3 AC
 MARTA STATION AND BUS = 2.0 AC
 GREEN SPACE/ PVIOUS PAVERS = 5.5 AC

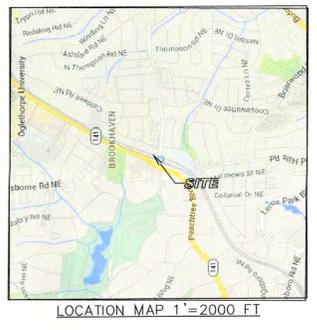
OPEN SPACE SUMMARY
 TOTAL SITE AREA = 17.757 AC
 OPEN SPACE REQUIRED = 20% (3.55 AC / 154,638 SF)
 PUBLIC OPEN SPACE PROVIDED = 35% (6.2 AC / 271,784 SF)
 MEETS REQUIREMENTS FOR OPEN SPACE BONUS

DENSITY CALCULATIONS
 RESIDENTIAL:
 DENSITY ALLOWED = 60 UNITS/ ACRE
 SITE AREA = 17.757 ACRES
 MAX UNITS ALLOWED = 1,065 UNITS
 UNITS PROVIDED = 547 UNITS
 COMMERCIAL:
 75,000 SF (HOTEL)
 200,000 SF (OFFICE)
 24,340 SF (RESTAURANT)
 31,428 SF (RETAIL)

PARKING
 ZONING REQUIRED:
 1 SPACE PER 1 DWELLING UNIT: 547 X 1 = 547 SPACES
 1 SPACE PER 400 SF OF COMMERCIAL: 275,000 SF / 400 = 688 SPACES
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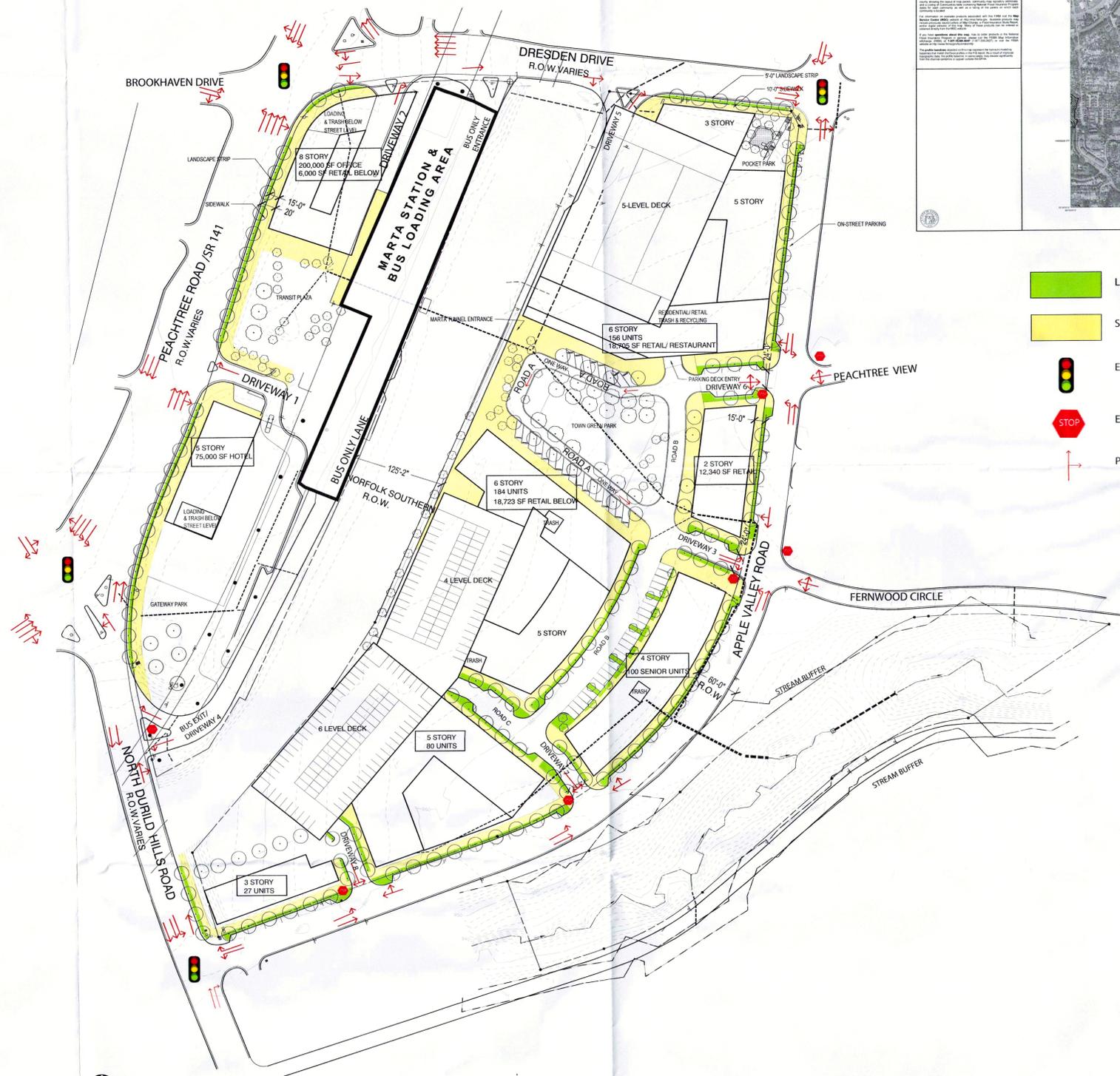
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 PROPOSED:
 MAX. BUILDING HEIGHT OF 125'-0" ON PEACHTREE ROAD
 MAX. BUILDING HEIGHT OF 80'-0" ON APPLE VALLEY ROAD



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 8. THE USER OF THIS PLAN AGREES TO OBTAIN AND MAINTAIN ALL NECESSARY ENVIRONMENTAL SERVICES.
 9. THE USER OF THIS PLAN AGREES TO OBTAIN AND MAINTAIN ALL NECESSARY HISTORIC PRESERVATION SERVICES.
 10. THE USER OF THIS PLAN AGREES TO OBTAIN AND MAINTAIN ALL NECESSARY ARCHITECTURAL SERVICES.
 11. THE USER OF THIS PLAN AGREES TO OBTAIN AND MAINTAIN ALL NECESSARY ENGINEERING SERVICES.
 12. THE USER OF THIS PLAN AGREES TO OBTAIN AND MAINTAIN ALL NECESSARY LANDSCAPE ARCHITECTURE SERVICES.
 13. THE USER OF THIS PLAN AGREES TO OBTAIN AND MAINTAIN ALL NECESSARY PLANNING SERVICES.
 14. THE USER OF THIS PLAN AGREES TO OBTAIN AND MAINTAIN ALL NECESSARY LEGAL SERVICES.
 15. THE USER OF THIS PLAN AGREES TO OBTAIN AND MAINTAIN ALL NECESSARY FINANCIAL SERVICES.
 16. THE USER OF THIS PLAN AGREES TO OBTAIN AND MAINTAIN ALL NECESSARY TAX SERVICES.
 17. THE USER OF THIS PLAN AGREES TO OBTAIN AND MAINTAIN ALL NECESSARY ACCOUNTING SERVICES.
 18. THE USER OF THIS PLAN AGREES TO OBTAIN AND MAINTAIN ALL NECESSARY CONSULTING SERVICES.
 19. THE USER OF THIS PLAN AGREES TO OBTAIN AND MAINTAIN ALL NECESSARY OTHER SERVICES.
 20. THE USER OF THIS PLAN AGREES TO OBTAIN AND MAINTAIN ALL NECESSARY SERVICES.



LEGEND
 LANDSCAPE STRIP
 SIDEWALK
 EXISTING TRAFFIC SIGNAL
 EXISTING/ PROPOSED STOP CONTROL
 PROPOSED TURNING MOVEMENT



PROJECT NO. 20140262.00 REVISION NO. 000 DATE 07/06/2016



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