

LETTER OF INTENT



This application proposes the rezoning of an assemblage of property owned by MARTA consisting of 17.757 acres from the C-2, M, R-75 and RM-75 zoning districts to the PC-2 zoning district. All of the parcels included are currently located in the Brookhaven Peachtree Overlay District, which will not change with this application. The 2.5 acre parcel east of Apple Valley Road is in Subarea II and the balance of the site is in Subarea I.

Dating back to the 2006 Brookhaven Peachtree LCI study, the property around the Brookhaven MARTA station has been targeted for redevelopment with a mixed use, transit oriented development. Currently the property is predominantly an underutilized surface parking lot. This application reflects a mixed use proposal based on the foundation of the 2006 LCI study as updated to reflect current market conditions. Further, in 2013, MARTA commissioned Southface to conduct a charrette for this redevelopment. The charrette was an effort to continue public input and opinions on the desired outcomes for the project and the project incorporated that input. In addition, the development team has held numerous voluntary public meetings to update and get feedback from the community prior to submission of this application.

The specific development proposal is to redevelop the property with a mixed use project consisting of the following:

- a. An 8 story office building including 200,000 square feet,
- b. A hotel with 75,000 square feet (125 keys);
- c. Two for rent multifamily buildings aggregating 340 units;
- d. Two for sale multifamily buildings aggregating 107 units;
- e. One senior housing building with 100 units; and
- f. Retail and restaurant uses aggregating 55,768 square feet.

Except as noted for the office building, all buildings are six or fewer stories in height. All parking will be accommodated in proposed parking decks as identified on the site plan with limited on-street parking interior to the site and also on Apple Valley Road. A new transit plaza will be constructed fronting on Peachtree Road and located in between the proposed hotel and office buildings. A cohesive connection to the surrounding roadways/pathways was created through efforts to incorporate elements of Brookhaven's future bicycle and pedestrian plan.

Common areas in the development will be maintained by the association that will be created for the project. Two publicly accessible parks will be located on the property consisting of approximately 47,645 square feet in the aggregate. Both parks are located on the east side of the existing MARTA line. The "Central Park" area as identified on the site plan will be made available for movie nights, yoga, food truck events and other community festivals. In addition, the portion of the site that sits adjacent to Fernwood Park is currently being contemplated as an extension of the future park improvement plan for the City of Brookhaven.

The applicant's current proposal will necessitate receipt of two variances from the Zoning Board of Appeals. The first variance would be to allow the office building to utilize predominantly glass on the façade in lieu of brick and stone. The second variance would be to increase the number of curb cuts on Apple Valley Road from two to four. Both requests will be filed to be heard by the Zoning Board of Appeals as required and are not part of this request.

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