



Development Department
509 North McDonough Street
P.O. Box 220
Decatur, Georgia 30031
404-370-4104 ■ Fax 404-370-0691
info@decaturga.com ■ www.decaturga.com

August 8, 2012

TO: Decatur Planning Commission

FROM: Amanda Thompson
Planning Director

SUBJECT: Meeting of August 14, 2012

The following items are scheduled for consideration at the Planning Commission meeting on Tuesday, August 14, 2012 at 7:00 p.m. in the City Commission meeting room, in the City Hall at 509 North McDonough Street:

1. Decatur Clairemont Holdings, LLC has requested approval of a downtown multiple-dwelling and lifecycle housing density bonus for the property at 163 Clairemont Avenue.
2. The City of Decatur has requested an amendment to the zoning ordinance to establish a definition and permitted use for craft brewery beer manufacturing.
3. The City of Decatur has requested amendments to the zoning ordinance to define and allow the establishment of bed and breakfast operations.

Large plans of 163 Clairemont Avenue are available for review in the PZI offices. The City Attorney and Assistant City Manager Lyn Menne are still working out details for the proposed ordinance changes for Items 2 & 3. Draft copies of the ordinances will be emailed to you on Friday. Please contact me if you have any questions.

Agenda
Decatur Planning Commission
Decatur City Hall
509 North McDonough Street
August 14, 2012
7:00 p.m.

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2. The City of Decatur has requested an amendment to the zoning ordinance to establish a definition and permitted use for craft brewery beer manufacturing.

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Consistent with requirements of O.C.G.A. §50-14-1.(e)(1) an agenda was posted on Thursday, July 12, 2012.

DEVELOPMENT DEPARTMENT STAFF REPORT
Planning Commission
August 2012

Applicant: Decatur-Clairmont Holdings, LLC

Address of Property: 163 Clairemont Avenue

Present Land Use Designation: C - Commercial/High Density Residential

Present Zoning: C-2 General Commercial

1. Subject property is a 2.29 acre (99,752 square feet) site developed with a 1 story Bank of America building including a drive-through, a free standing ATM in the rear parking lot and an 82 space surface parking lot. The office building has 10,863 square feet of gross floor area and has an 81% occupancy rate as of July 2012. There are 3 existing curbcuts on the site including 2 on Clairemont Avenue and 1 on Church Street. All adjoining properties are zoned C2- General Commercial.

2. The applicant wishes to build a mixed use residential and retail development that will include 192 residential rental units, an internally located 300 space parking deck, and an amenity terrace and clubhouse center. They propose to build 10,000 square feet of street level retail that will include a new Bank of America with a drive through in the garage as well as another retail tenant. There will be some live/work units on the ground floor fronting Commerce Drive as well.

3. The applicant has requested 2 exceptions to the zoning ordinance – a density increase for lifecycle housing and to build a drive through for the bank.

4. The property is presently zoned C-2 General Commercial. C-2 zoning allows a variety of commercial uses, as well as “downtown multiple dwellings” in accordance with the attached regulations, Attachment “B”.

5. The total number of dwelling units in a downtown multiple dwelling development may not exceed the result of the following formula:

$$\text{Total dwelling units} = \text{Net development area} / \text{Minimum lot area per family.}$$

This property has a gross development area of about 99,752 square feet. There are no proposed street rights-of-way and drainage facilities are planned to be underground. Therefore, the net development area is 99,752 square feet.

The minimum lot area per family in a downtown multiple dwelling is 1,000

square feet (sf) for buildings of 3 or less stories and 620 square feet for buildings of 4 or more stories. The proposed building is 5 stories. The maximum density is as follows:

$$99,752 \text{ sf} / 620 \text{ sf} = 160 \text{ dwelling units (Four story and greater calculation)}$$

Therefore, a maximum of 160 dwelling units would be permitted for a four story or greater building.

The applicant has requested a lifecycle density bonus to build a total of 192 residential units. The purpose of lifecycle dwellings is to provide increased housing opportunities for persons and families of moderate income, the elderly, employees of public agencies and local businesses. The maximum number of dwellings permitted in the C-2 zoning district may be increased by up to 20 percent for multiple family dwellings as long as 75 percent of the additional dwellings are designated as lifecycle dwellings. This density bonus can be approved after a public hearing by the Planning Commission and City Commission and consideration of standards that are included as Attachment "B."

Under the lifecycle ordinance, the applicant can build an additional 32 residential units. The applicant is proposing to build an additional 32 units and 24 of those units will be classified as lifecycle dwellings.

The zoning ordinance does not define the administration of the lifecycle housing program or the definition of affordable housing. As part of the DDA conditions, the applicant has agreed to work with city staff to define and administer the lifecycle housing units. Approaches could include making the lifecycle units income restricted, rent restricted or some combination. It is recommended that the lifecycle units be spread across each unit type, not just limited to studios.

Typically, affordable housing is defined by the US Department of Housing and Urban Development (HUD) based on incomes and fair market rental rates in a particular region. In DeKalb County, "Low Income" is considered those who earn 80% of the Area Median Income which is defined as individuals earning \$38,850 per year. HUD recommends that individuals do not spend more than 30% of their income on housing so that would result in a rental rate target of \$971 per month.

In 2008, the city completed an Affordable Housing Market Study to understand the true gaps in affordable housing in Decatur and develop a more targeted approach to affordable housing. The study found that there is a significant lack of supply of apartment units for those earning \$30,000-\$50,000 (\$875 to \$1,200 monthly rent) and those earning \$50,000-\$75,000 (\$1,250 to 1,875 monthly rent). This gap translates to about 250 housing units. The last apartments constructed in Decatur were the IceHouse Lofts in 2001. Avery Glen was a private apartment development that was purchased by Agnes Scott College in early 2000 to use as dorms. New apartments have not been constructed in the city in the past 11 years and the supply is very limited for renters who prefer modern floor plans and appliances.

6. According to the application, the proposed development includes:

- 192 dwelling units with an average unit size of 805 square feet
- 14% of the units will be studios, 60% will be 1 bedroom and 26% of the units will be 2 bedrooms
- a clubhouse/fitness center of 3,775 square feet
- a rooftop amenity area
- a 5 level parking deck with 300 spaces
- a leasing office of 3,200 square feet
- 10,000 square feet of retail space
- a drive through located on the ground floor of the parking deck

The minimum floor area for a dwelling unit in a downtown multiple dwelling is 550 square feet. The minimum floor area in the proposed application is 650 square feet. The average unit size will have 805 square feet of floor area.

7. The maximum height of the proposed building is 5 stories and about 72 feet. The maximum height for buildings in the C-2 districts is 80 feet.

8. The zoning ordinance requires different amounts of parking based on the land use.

Land Use	Formula	Required Parking	Proposed Parking
Residential: 192 units	1 space per unit	192 spaces	
Leasing Office: 3,200 square feet existing	1 space per 400 square feet of gross floor area	8 spaces	
Retail: 10,000 square feet	1 space per 200 square feet of gross floor area	50 spaces	
Bicycle Parking *Must be on the site, streetscape bicycle parking is not included towards total requirement	1 space per 20 car spaces	15 spaces or 8 U shaped racks	
Total :		250 vehicle spaces, 15 bicycle spaces	300 spaces

9. The Clairmont Avenue, Commerce Drive and Church Street frontage of the subject property is located in the Downtown Decatur Special Pedestrian Area. Properties with

frontage in the Downtown Decatur Special Pedestrian Area must comply with the building design standards outlined in Section 10.18.2:

- Buildings to Face Street. The purpose of this requirement is to encourage the development of buildings that complement pedestrian activity in the central business district by providing direct access to the building and business activities from the sidewalk. All properties ... shall be developed with buildings facing said streets or street segments and with the primary building entrance facing onto the sidewalk and street. One-story buildings shall be at least 16 feet in height at the facade facing the street. All non-residential buildings shall have commercial uses on the ground floor level facing the street and shall be directly accessible from the street and sidewalk. When direct pedestrian access from the sidewalk to a business is not presently warranted, the building design shall allow for the addition of such access in the future. For the purposes of this section, commercial use shall mean any retail use, business or professional service, personal service, repair service, or restaurant.

-Parking Areas and Driveways. Parking areas or driveways, except for a driveway to reach a side or rear yard or on-site parking facility, are not permitted between the sidewalk and the front of the building. Any permitted driveway shall be perpendicular to any adjacent street. No property shall have more than one curb cut along any of the streets or street segments...; provided, however, that a hotel may have a circular driveway in order to provide for the arrival and departure of guests, but shall not increase the number of curb cuts to more than two. Buildings shall not be set back more than 30 feet from the edge of the street curb.

The Decatur Downtown Development Authority has reviewed the project according to these standards as well as the 2010 Strategic Plan. Their resolution of support with conditions is attached as Attachment "A."

The Development Department also offers the following additional comments:

The proposed plan appears to generally comply with the Downtown Decatur Special Pedestrian Area regulations. The building is located adjacent to the street meeting the streetscape requirements, maintains the same number of curb cuts as the existing site, meets the minimum and maximum building height limits and has active commercial uses on the ground floor of the building. The parking deck is wrapped by the building and points of ingress and egress for vehicles appear to be reasonable. All utilities will be located underground.

Commerce Drive is slated for redevelopment including new bicycle lanes and intersections that will be reduced in width. The applicant has been shown these plans, included as Attachment "C" and agreed to adjust their project to coordinate with this street design.

This is a large site and providing some type of inter-parcel connectivity between Church Street and Clairemont Avenue is critical to maintaining the pedestrian friendliness of this area. It is also unclear how residents will access the building and how retail customers will access the retail areas from inside the parking deck. More information is needed to show how pedestrians will negotiate the ground floor of the parking deck and avoid conflicts with vehicles in the drive through. It is also recommended that resident access to units be provided on all three sides of the building that front streets.

In reviews of previously built multiple dwelling projects in Decatur a few issues have come to light – most residents own dogs and need a place to walk them, guest parking needs to be provided and clearly signed and recycling needs to be accommodated on a per floor basis, not just in a general trash collection area. These are things for the applicant to consider.

10. If approved, the development must comply with local life safety and fire codes, local soil erosion, drainage and tree ordinances prior to issuance of a development permit. The developer must also provide new sidewalks, street tree plantings and street lighting improvements that match the City's streetscape program.

11. A preliminary review of the proposed development has been made by the Building Official, City Engineer, Sanitation Director and Fire Marshall.

Preliminary Review
Proposed Multiple Dwelling
163 Clairemont Avenue

a. Building requirements. The property is located in the fire district, which requires a generally higher standard of construction. Fire sprinkler systems must be installed throughout the building. Pressurized stairwells and back-up power may be necessary. Exterior windows and doors may require protection based on the type of construction and proximity to property lines. The path of egress from the rear exit may require 2-hour protection (e.g., fire shutters on windows and opening on the east and south sides of the building for 2 or more stories). An in-depth review of access, exits and required building separations will be made by the Building Official and Fire Marshall prior to permitting.

b. Service and emergency access. It is anticipated that the owner will arrange for sanitation service with the City and a dumpster area has not been identified on the plan. An in-depth review of sanitation and recycling services will be made by the Sanitation Director prior to permitting.

The plan does not indicate where emergency vehicles will enter and exit the site.

c. Underground utilities. Utilities must be located underground. Adequate water and sanitary sewer service appears to be available to the proposed development. New fire hydrants may be required for adequate fire protection.

The proposed development will be required to fully comply with the City's soil erosion, drainage and tree ordinances prior to issuance of a development permit. The applicant has proposed underground detention and will be responsible for completing the necessary hydrology studies to ensure that the pipe it discharges into is appropriately sized.

d. Light, air and recreation. Site planning appears sufficient to provide adequate light and air for residents of the proposed development. Each residential unit will have a balcony and access to a rooftop amenity area and a courtyard area internal to the building.

Attachment A

RESOLUTION
Of The
DECATUR DOWNTOWN DEVELOPMENT AUTHORITY
163 Clairemont Avenue – Bank of America Site

Whereas, the Decatur Downtown Development Authority Board reviewed the plans for the proposed mixed use project located at 163 Clairemont Avenue as presented by Decatur- Clairemont Holdings LLC on July 13, 2012; and,

Whereas, the Decatur Downtown Development Authority is charged with encouraging the development of quality projects in the downtown business district that meet the goals and of the Decatur Town Center Plan and the Decatur Strategic Plan 2010; and,

Whereas, the proposed mixed-use development is located is located in the C-2 Downtown Commercial district and includes residential rental units and street level commercial space which are both allowed uses in the C-2 district; and,

Whereas, the Strategic Plan 2010 calls for a diversity of housing options and the 2008 Affordable Housing Study specifically identified the lack of new apartments as the primary housing gap in the City; and,

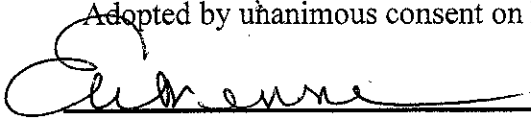
Whereas, the Decatur Downtown Development Authority supports the opportunity to develop this important gateway site to its highest and best use and finds that the proposed mixed use project meets this goal;

Now Therefore, it is hereby resolved by the Decatur Downtown Development Authority Board of Directors that the plan as presented by the Decatur-Clairmont Holdings LLC on July 13, 2012 supports the goals of the Decatur Town Center Plan, the 2010 Strategic Plan and the 2008 Affordable Housing Master Plan and is supported by the Decatur Downtown Development Authority with the following conditions:

1. The project will be substantially similar to the concept drawings presented to the board on July 13, 2012 and that additional elevations of the south and east elevations will be presented to the DDA as plans progress.
2. The developer commits to the use of durable, sustainable building materials for the exterior to include brick, metal and/or hard coat stucco and specifically not using synthetic stucco materials commonly referred to as EIFS.
3. Work with adjacent property owners to provide for a midblock connection along the southern edge of the site.
4. Encourage the use of green building practices.
5. Adherence to city's streetscape design standards.

6. Work with city staff to define targets for the affordable housing units to be constructed as part of the density bonus request based on recommendations of the Affordable Housing Master Plan.

Adopted by unanimous consent on Friday, July 13, 2012



Evelyn W. Menne, Executive Director

DEVELOPMENT DEPARTMENT STAFF REPORT
Planning Commission
August 2012

Attachment B:
Summary of standards to be considered

1. The following general standards are to be considered when a **residential use is to be located in a commercial zoning district**. Such use requires a public hearing by the planning commission and approval of the city commission:
 - The suitability of the proposed residential use in view of the use and development of adjacent and nearby properties.
 - The impact that the proposed residential use will have on the public safety, traffic on the public streets, transportation facilities, utilities, and other public services.
 - The impact that the proposed residential use will have on established property values and on the health, safety, comfort and general welfare of the residents of the City of Decatur.

2. The following general standards are to be considered for a **lifecycle density bonus** to be located in a commercial zoning district. This bonus would allow the applicant to build a total of 192 units, 24 which must be affordable. Such use requires a public hearing by the planning commission and approval of the city commission:
 - The suitability of the proposed increase in view of the use and development of adjacent and nearby properties.
 - The impact that the proposed increase will have on the existing use or usability of adjacent or nearby properties.
 - The impact that the proposed increase will have on the public safety, traffic on the public streets, transportation facilities, utilities, and other public services.
 - The impact that the proposed increase will have on established property values and on the health, safety, comfort and general welfare of the residents of the City of Decatur.
 - The impact that the proposed increase will have in providing housing opportunities for persons and families of moderate income, the elderly, employees of public agencies and local business and similar classes.

3. Exceptions to the **building design standards in the Downtown Special Pedestrian Area** may be approved after a public hearing by the planning commission and approval of the city commission. This would allow the applicant to build a drive through banking facility.

-The suitability of the proposed exception in view of the use and development of adjacent and nearby properties.

-The effect that the proposed exception will have on the existing use or usability of adjacent or nearby properties.

-The impact that the proposed development will have on the public safety, traffic on the public streets, transportation facilities, utilities, and other public services.

-The impact that the proposed development will have on established property values and on the health, safety, comfort and general welfare of the residents of the City of Decatur.

-The economic or marketing impact that these guidelines may have on the property owner or developer.

4. Downtown multiple dwelling design standards

10.18.2. Supplemental standards for approval. In addition to the standards described in section 10.14, the following standards shall be considered in determining whether the proposed development shall be approved:

1. *Sidewalks.* Is the proposed development built out to the sidewalk line? Does it provide adequate pedestrian access? Is there on-grade access to the ground floor for pedestrians?
2. *Streetscape.* Does the proposed development complement the existing streetscape and contribute in a positive way to the pedestrian experience? Does the proposed development provide street trees, lighting and other elements which are compatible with the city's streetscape plan?
3. *Urban design.* Does the proposed development maintain or reestablish the traditional building line? Are the building materials and design of the proposed development consistent with the architectural character of downtown Decatur?
4. *Open space.* Does the proposed development provide adequate open space for residents and other tenants? Does it incorporate attractive entry points into the development's interior?

5. *Parking.* Is vehicular parking for the proposed development underground? Is ground level parking effectively screened by retail or residential space or by landscape treatment?

6. *Ingress and egress.* Do proposed points of vehicular ingress and egress complement or improve existing traffic patterns?

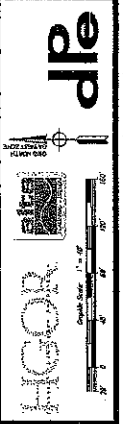
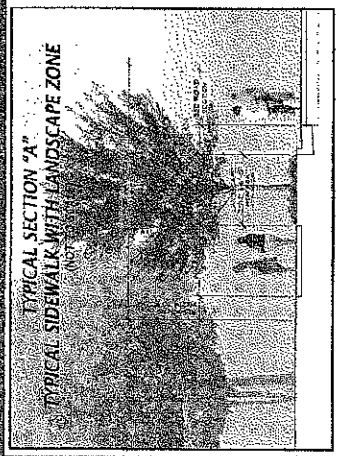
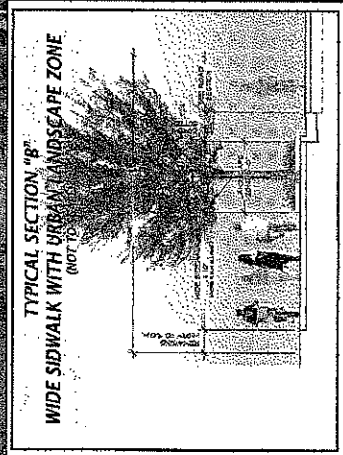
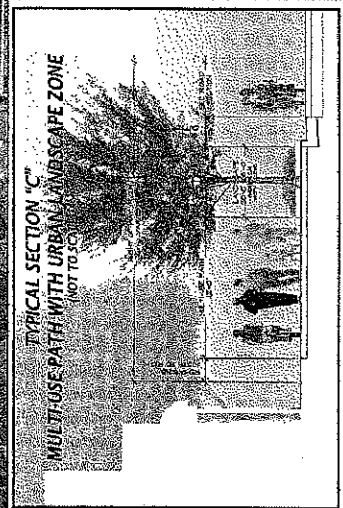
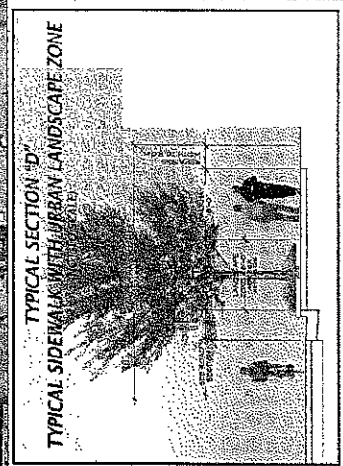
7. *Ground floor retail.* Does the proposed development include retail activities on the ground floor? Are such activities oriented to the sidewalk?

8. *Drive-in businesses.* Drive-in facilities are discouraged.

9. *Site utilities.* Are utilities for the proposed development underground? Does the project adequately address storm drainage?

10.18.3. *Conditional zoning.* The proposed development may be approved subject to such conditions as may be imposed in order to mitigate impacts which may be expected without the imposition of conditions, and may be regulated in the same manner as provided in section 13.5, conditional zoning.

Attachment C



INTERSECTION IMPROVEMENTS

CITY OF DECATUR
MASTER PLANNING AND DESIGN SERVICES
PEDESTRIAN SAFETY AND BICYCLE TRAIL IMPROVEMENTS



FY 2012 Income Limits Documentation System

FY 2012 Income Limits Summary

DeKalb County, Georgia										
FY 2012 Income Limit Area	Median Income Click Here	FY 2012 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
DeKalb County	\$69,300	Very Low (50%) Income Limits Click Here	\$24,300	\$27,750	\$31,200	\$34,650	\$37,450	\$40,200	\$43,000	\$45,750
		Extremely Low (30%) Income Limits Click Here	\$14,600	\$16,650	\$18,750	\$20,800	\$22,500	\$24,150	\$25,800	\$27,500
		Low (80%) Income Limits Click Here	\$38,850	\$44,400	\$49,950	\$55,450	\$59,900	\$64,350	\$68,800	\$73,200



NOTE: DeKalb County is part of the Atlanta-Sandy Springs-Marietta, GA HUD Metro FMR Area, so all information presented here applies to all of the Atlanta-Sandy Springs-Marietta, GA HUD Metro FMR Area. The Atlanta-Sandy Springs-Marietta, GA HUD Metro FMR Area contains the following areas: Barrow County, GA ; Bartow County, GA ; Carroll County, GA ; Cherokee County, GA ; Clayton County, GA ; Cobb County, GA ; Coweta County, GA ; Dawson County, GA ; DeKalb County, GA ; Douglas County, GA ; Fayette County, GA ; Forsyth County, GA ; Fulton County, GA ; Gwinnett County, GA ; Heard County, GA ; Henry County, GA ; Jasper County, GA ; Newton County, GA ; Paulding County, GA ; Pickens County, GA ; Pike County, GA ; Rockdale County, GA ; Spalding County, GA ; and Walton County, GA .

For details on the calculation steps for each of the various parameters, please click the "Median Income" column heading or the Income Limits row labels ("Very Low-Income (50%) Limits", "Extremely Low-Income (30%) Limits", and "Low-Income (80%) Limits").

Income Limit areas are based on FY 2012 Fair Market Rent (FMR) areas. For a detailed account of how this area is derived please see our associated FY 2012 [Fair Market Rent documentation system](#).

Select a different county or county equivalent:

- Appling County
- Atkinson County
- Bacon County
- Baker County
- Baldwin County
- Banks County

Select county or county equivalent

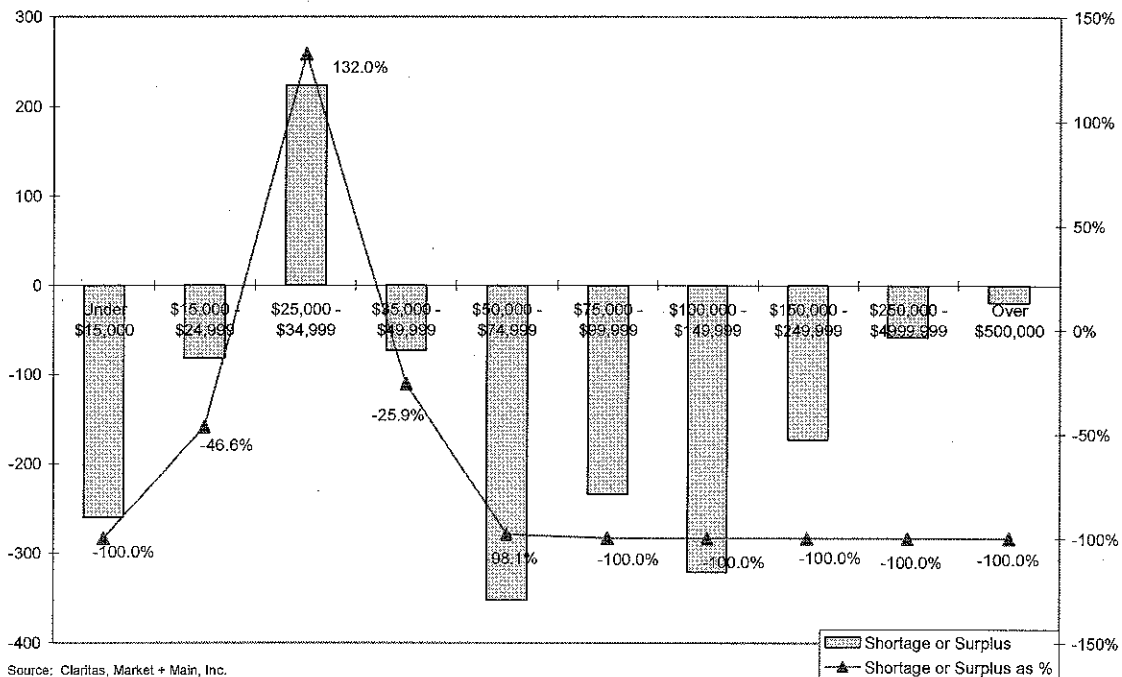
Data file last updated Tue., Dec 13, 2011.

There is a very tight supply, basically an equilibrium, for households earning between \$50,000 and \$75,000 income (\$125,000 to \$187,500 housing value). Most of the supply can be found in the average price range (\$187,500 to \$625,000 housing value), so not surprisingly there is a surplus in this range, which is affordable to households earning between \$75,000 and \$250,000 annual income.

*** RENTAL¹⁹**

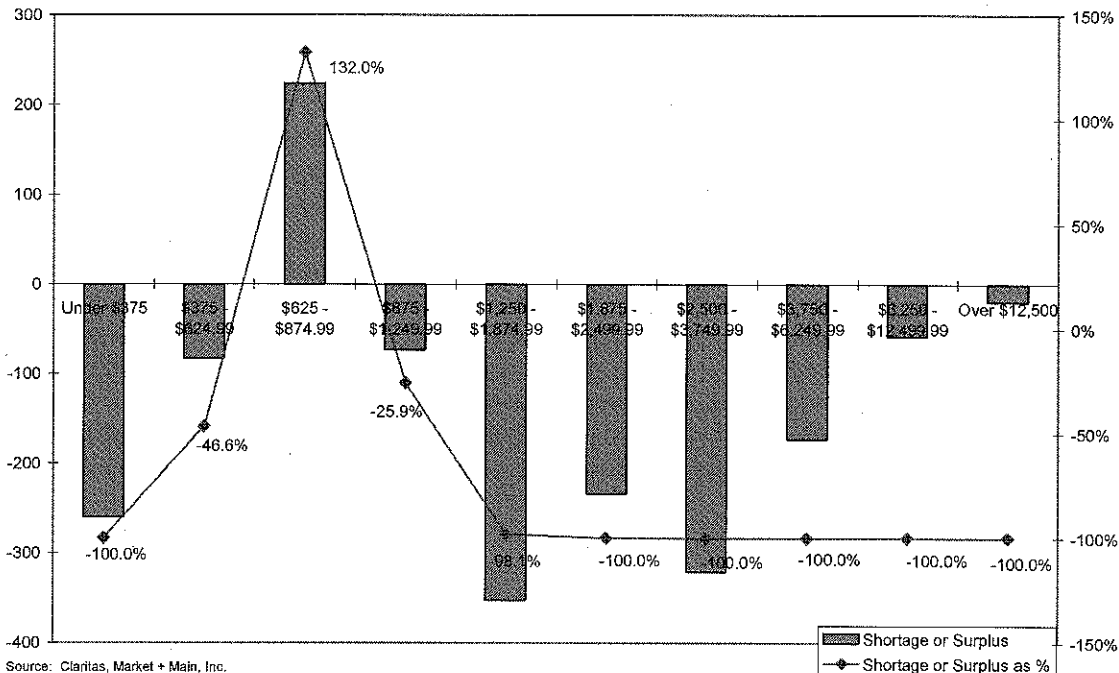
The affordability analysis for rental units indicates there is a gap in supply for households below \$25,000 income (\$625 monthly rent). However, for purposes of this study, we have characterized households earning below \$25,000 income (\$625 monthly rent) are better addressed by subsidized or public housing. There is also an overall gap in supply for households earning above \$35,000 income (\$875 monthly rent). Our team believes the "real" gap in affordability is definitely for households earning between \$35,000 and \$50,000 income (\$875 to \$1,250 monthly rent), and probably a proportion of households earning between \$50,000 and \$75,000 income (\$1,250 to \$1,875 monthly rent). This gap translates to approximately 250 housing units for the City. The following two charts illustrate this data; the first chart shows the shortages and surpluses by household income and the second chart shows the same data, but categorizes it by affordable monthly rents.

Rental Housing Shortage and Surplus by Household Income, City of Decatur, 2007



¹⁹ This section includes apartments.

Rental Housing Shortage and Surplus by Monthly Rent,
City of Decatur, 2007



For purposes of this study, we have characterized households earning above \$75,000 income (\$1,875 monthly rent) as more likely to own. The surplus in supply exists for households earning between \$25,000 and \$35,000 income (\$625 to \$875 monthly rent).

Market Correlations

First and foremost, it seems that the 2007 Claritas estimate data is very much supported by the recent market activity of new and resale residential. The recent market activity does not report different findings than the estimate data. The identified affordability gap in for-sale housing priced from \$87,500 to \$125,000 is not found in the product supply for recent market activity. The same finding is true of the identified rental affordability gap of \$875 up to \$1,875; there is no product supply in this price range in recent market activity.

FOR-SALE/OWNER

There are no indications of an overall shortage in supply in the for-sale housing market. The housing stock proportion seems reasonable, meaning the assortment and ratios of single-family homes, townhomes, and condominiums. The surplus in supply for households earning between \$75,000 and \$250,000 income annually (equating to between \$187,500 and \$625,000 housing value) is reasonable considering this is the average single-family home price range.

Decatur-Clairmont Holdings, LLC

July 16, 2012

Ms. Amanda Thompson
City of Decatur Planning Department
233 East Trinity Place
Decatur, Georgia 30030

RE: Property located at 163 Clairmont Avenue in Decatur, GA

Dear Ms. Thompson:

Decatur-Clairmont Holdings, LLC ("DCH") is under contract to purchase the above referenced property which is currently improved with a two-story, 10,863 square foot office building 81% leased by Bank of America. DCH seeks to construct a mixed-use residential and retail development comprised of 192 rental housing units, approximately 300 structured parking spaces within a wrapped deck and approximately 10,000 square feet of street level retail. The proposed development will benefit the City of Decatur and its businesses as new residents will bring additional demand for retail, restaurant and commercial services to downtown Decatur.

The development will require a temporary relocation of the Bank of America banking center, likely into a banking trailer, at a to-be-determined location. The existing building will be demolished to allow for the development, and it is planned that Bank of America will remain the primary retail tenant in the new development.

The pertinent information regarding this application is as follows:

Applicant: Decatur-Clairmont Holdings, LLC
C/O Benjamin Q. Brunt
3424 Peachtree Road, NE
Suite 1100
Atlanta, GA 30326
404.431.2601 – Phone
404.832.3825 – Fax

Architect: Cooper Carry
C/O Greg Miller
191 Peachtree Street, NE
Suite 2400
Atlanta, GA 30303

Property Address: 163 Clairmont Avenue in Decatur, GA

Present Land Use Designation/Zoning: C-2 Zoning. Max Height is 80 feet.

Current Property
Owner:

First States Investors GS Pool C, LP

Summary:

Retail Use – approximately 10,000 square feet
Residential Use – 192 residential units, average size of 805 square feet
Parking – approximately 300 structured parking spaces

Plans:

The subject property is approximately 2.29 acres fronting on Clairmont Avenue, Commerce Drive and Church Street in downtown Decatur. The applicant is seeking approval to construct a 192-unit, 5 story luxury apartment structure containing approximately 10,000 square feet of retail on the ground floor inclusive of the Bank of America branch. The anticipated unit mix is 26% two bedroom units, 60% one bedroom units and 14% studio apartments wrapping a 5 level parking deck on 3 sides of the 2.29 acre site.

The development's tenant amenities will include an amenity terrace on the 5th floor of approximately 6,000 SF with a pool and sun deck, and a fitness/clubhouse center of over 3,000 SF located on the ground floor. Total parking for the project requires 257 spaces and we have currently provided for approximately 300 deck spaces on 5 floors. This parking fully supports the multi-family development and retail per the current Decatur off-street parking code requirements. We would like to reserve the right to reduce the size of the parking deck however to no less than 260 spaces if we find it necessary in the planning process.

The project will provide bicycle parking spaces along the three adjoining streets and in the parking deck. Streetscapes along the Clairmont Avenue, Commerce Drive and Church Street frontages will be upgraded to meet the Downtown Decatur Special Pedestrian District requirements. New sidewalks and plantings will also be provided along the Commerce Avenue and Church Street frontage.

DCH will meet all requirements of the zoning code and is not seeking a height variance or other use variance.

Thank you for your consideration of our request, and we look forward to working with the City of Decatur and completing an exciting mixed-use project in the heart of Decatur.

Sincerely,



Benjamin Q. Brunt
Applicant

CC: John Cooper

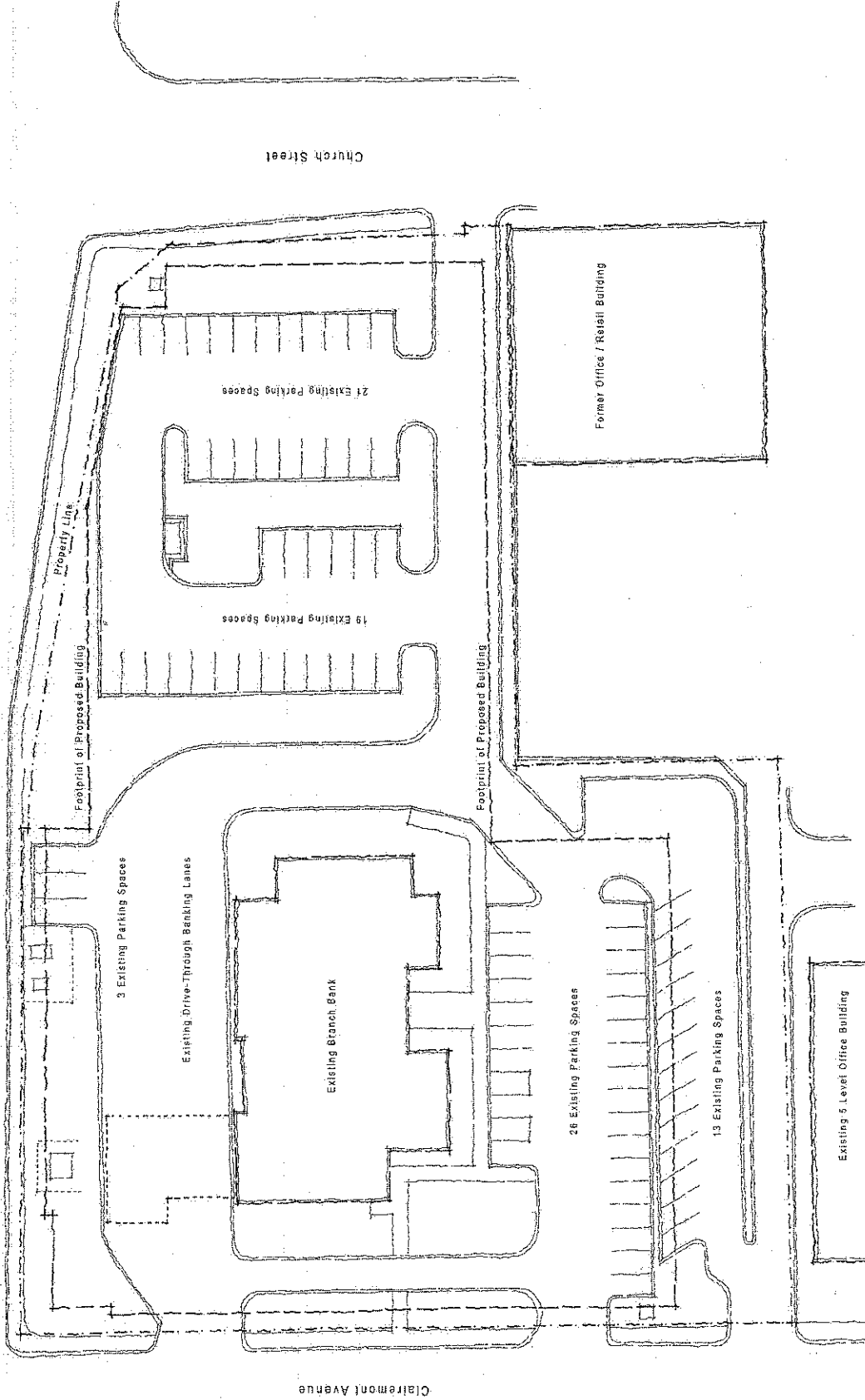
Current Property Owner
First States Investors GS Pool C, LP

By: First States Investors GS Pool C, LP, LLC
It's g.p.

By: KBS Capital Advisors, LLC, as
authorized agent

By: 
David Snyder

Commerce Drive



EXISTING CONDITIONS

Notes

DATE 07 09 2012

PROJECT N° 20120131

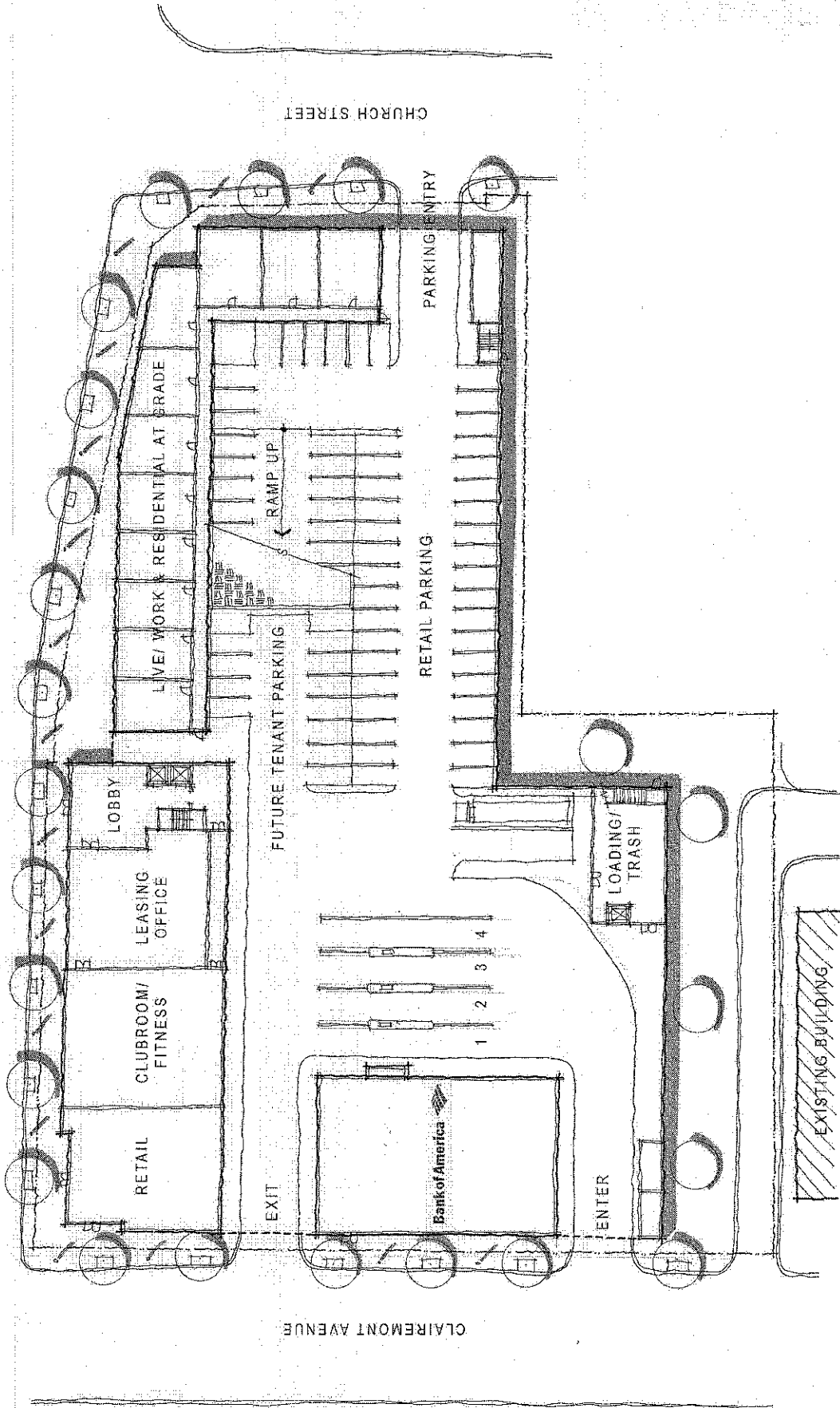
Decatur Mxd.
Decatur, GA



Cooper Hospitality

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COMMERCE DRIVE



CHURCH STREET

CLAIRMONT AVENUE



SCALE 1/16"=1'-0" NORTH

STREET LEVEL PLAN

Notes

DATE 07 09 2012

PROJECT# 20120131

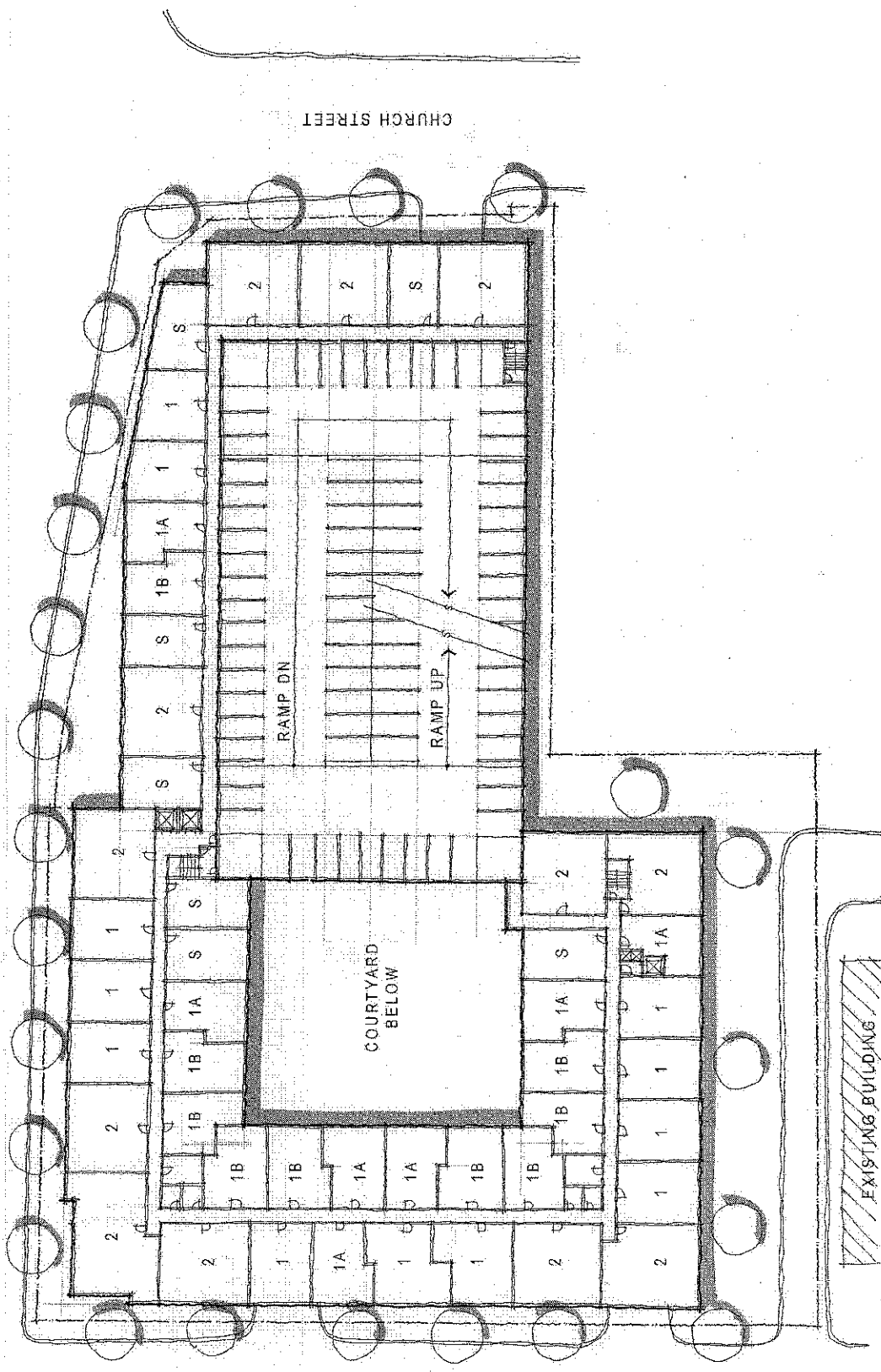
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Decatur, Ga



Cooper Hospitality

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COMMERCE DRIVE



CLAIRMONT AVENUE

CHURCH STREET

EXISTING BUILDING

N
↑
SCALE: 1/16" = 1'-0" NORTH

PROJECT # 20120131

DATE 07 09 2012

Notes

TYPICAL RESIDENTIAL LEVEL PLAN

Cooper Hospitality

Decatur Mxd,
Decatur, Ga

COOPER CARRY

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Comments and Clarifications

Item No.	Description	Quantity	Unit	Amount	Notes
1	Excavation	100	cu yd	1000	
2	Foundation	200	sq ft	2000	
3	Structural Steel	500	lb	5000	
4	Concrete	1000	cu yd	10000	
5	Formwork	2000	sq ft	20000	
6	Reinforcing Steel	1000	lb	10000	
7	Brickwork	1000	sq ft	10000	
8	Paint	1000	sq ft	10000	
9	Roofing	1000	sq ft	10000	
10	Interior Finishes	1000	sq ft	10000	
11	MEP Installation	1000	sq ft	10000	
12	Site Work	1000	sq ft	10000	
13	Permit Fees	1	fee	1000	
14	Contingency	1000	sq ft	10000	
TOTAL				100000	

Project Name: **ALBERTY LANE - EXISTING**
 Location: **ALBERTY LANE**
 Date: **11/20/12**

Prepared by: **ALBERTY LANE - EXISTING**
 Checked by: **ALBERTY LANE - EXISTING**
 Date: **11/20/12**

Scale: **1/4" = 1'-0"**

Notes:
 1. See attached drawings for details.
 2. All work to be in accordance with local codes and standards.

Revisions:
 1. 11/20/12: Initial design.
 2. 11/20/12: Final design.

Project Information:
 Project No.: **12-001**
 Client: **ALBERTY LANE - EXISTING**

Site Data:
 Address: **ALBERTY LANE**
 City: **DECATUR, GA**

Site Area:
 Total Area: **10000 sq ft**
 Building Footprint: **5000 sq ft**

Site Conditions:
 Soil Type: **CLAY**
 Foundation: **CONCRETE**

Site Access:
 Access Point: **ALBERTY LANE**

Site Orientation:
 North Arrow: **ALBERTY LANE**

Site Elevation:
 Elevation: **ALBERTY LANE**

Site Surroundings:
 Surroundings: **ALBERTY LANE**

Site Zoning:
 Zoning: **ALBERTY LANE**

Site Regulations:
 Regulations: **ALBERTY LANE**

Site History:
 History: **ALBERTY LANE**

Site Future:
 Future: **ALBERTY LANE**

Site Potential:
 Potential: **ALBERTY LANE**

Site Constraints:
 Constraints: **ALBERTY LANE**

Site Opportunities:
 Opportunities: **ALBERTY LANE**

Site Challenges:
 Challenges: **ALBERTY LANE**

Site Solutions:
 Solutions: **ALBERTY LANE**

Site Recommendations:
 Recommendations: **ALBERTY LANE**

Site Conclusions:
 Conclusions: **ALBERTY LANE**

Site Summary:
 Summary: **ALBERTY LANE**

Site Appendix:
 Appendix: **ALBERTY LANE**

Site References:
 References: **ALBERTY LANE**

Site Sources:
 Sources: **ALBERTY LANE**

Site Credits:
 Credits: **ALBERTY LANE**

Site Acknowledgments:
 Acknowledgments: **ALBERTY LANE**

Site Disclaimers:
 Disclaimers: **ALBERTY LANE**

Site Warranties:
 Warranties: **ALBERTY LANE**

Site Guarantees:
 Guarantees: **ALBERTY LANE**

Site Certifications:
 Certifications: **ALBERTY LANE**

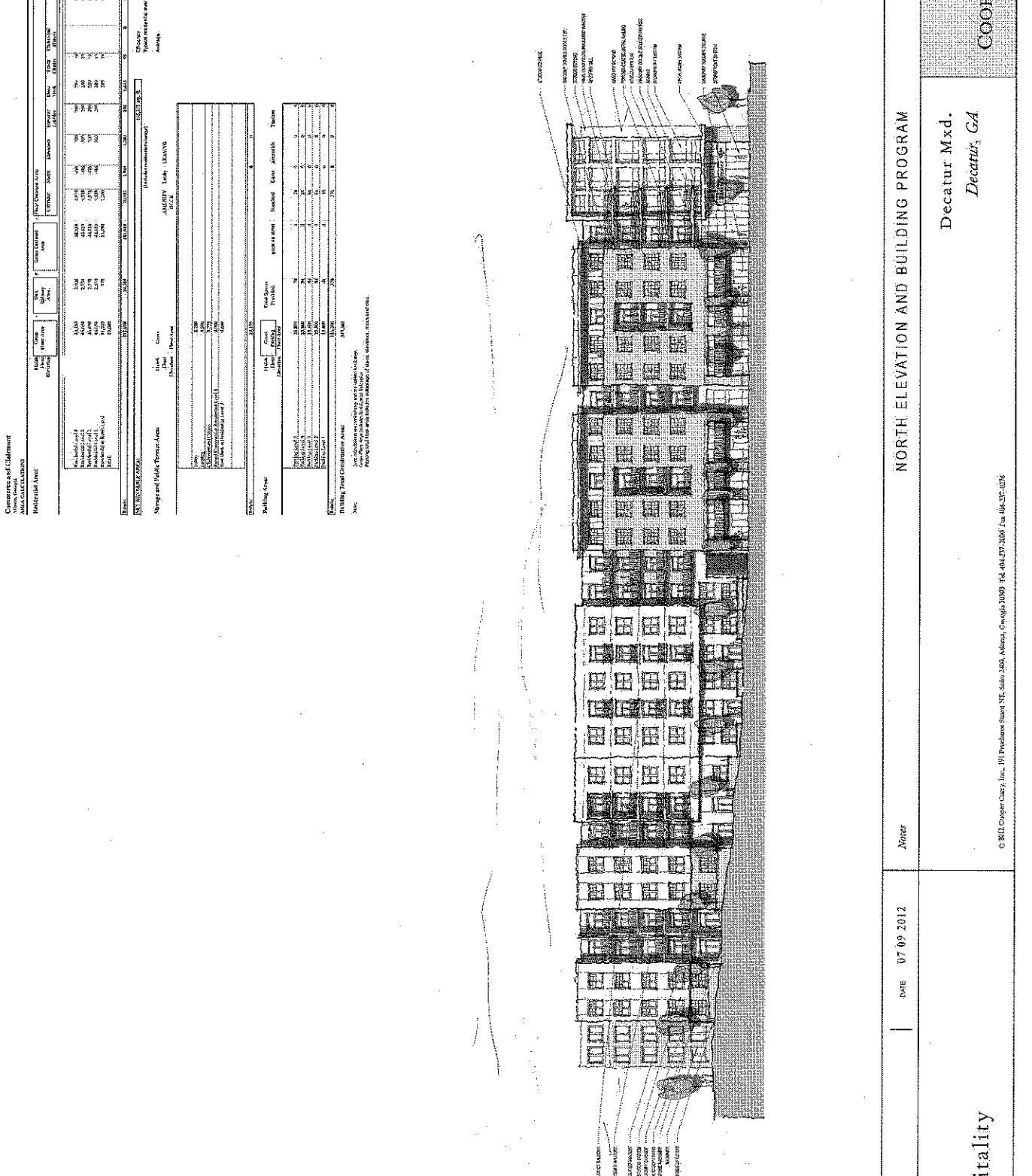
Site Licenses:
 Licenses: **ALBERTY LANE**

Site Permits:
 Permits: **ALBERTY LANE**

Site Approvals:
 Approvals: **ALBERTY LANE**

Site Signatures:
 Signatures: **ALBERTY LANE**

Site Stamps:
 Stamps: **ALBERTY LANE**



NORTH ELEVATION AND BUILDING PROGRAM

Decatur Mxd.
 Decatur, GA

Note:

DATE: 07 09 2012

PROJECT #: 20120131

Cooper Hospitality



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Commerce and Clairemont
Atlanta, Georgia
AREA CALCULATIONS

Cooper Carry
Date 7/11/2012

Residential Area:	Finish Floor Elevation	Gross Floor Area	Unit Balcony Area	Gross Enclosed Area	Floor Common Area:						Net Rentable (RSF)	Total Units	
					Corridor	Stairs	Elevators	Elevator Lobbies	Elec./Mech	Trash Chutes			Clubroom/Fitness
Residential Level 4		40,138	2,000	38,138	4,938	486	300	200	289	19	0	31,906	40
Residential Level 3		46,650	2,530	44,120	4,938	486	300	200	289	19	0	37,888	47
Residential Level 2		46,650	2,530	44,120	4,938	486	300	200	289	19	0	37,888	47
Residential Level 1		46,650	2,530	44,120	4,938	486	300	200	289	19	0	37,888	47
Residential at Retail Level		11,920	770	11,150	1,200				289	19	0	9,642	11
Retail		10,000											
Totals:		202,008	10,360	181,648	20,952	1,944	1,200	800	1,445	95	0	155,212	192

NET RENTABLE AREA: 155,212 sq. ft. (includes residential storage)
Efficiency Typical residential level 85%
Average 84%

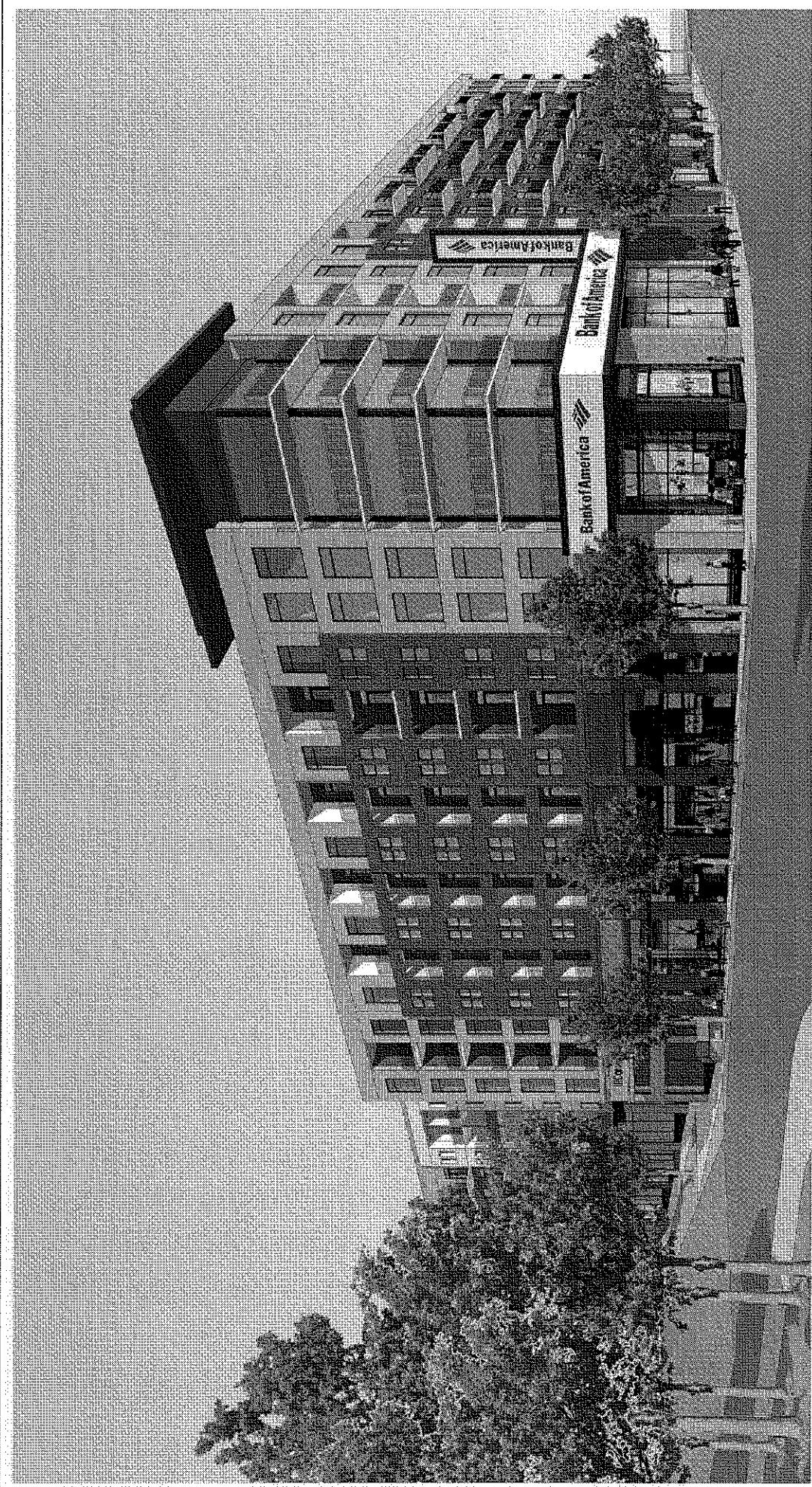
Storage and Public Terrace Area: AMENITY LOBBY LEASING DECK
808

	Finish Floor Elevation	Gross Floor Area
Lobby		2,700
Leasing		3,200
Clubroom and Fitness		3,775
Raised Courtyard at Residential Level 1		9,900
Pool Deck at Residential Level 5		9,600
Totals:		29,175

Parking Area:	Finish Floor Elevation	Gross Parking Floor Area	Total Spaces Provided:	guest on street	Standard	Guest Accessible	Tandem
Parking Level 5		25,800	8	0	8	0	0
Parking Level 4		25,800	82	0	82	0	0
Parking Level 3		25,800	82	0	82	0	0
Parking Level 2		25,800	82	0	82	0	0
Parking Level 1		13,000	46	0	46	0	0
Totals:		116,000	300	0	300	0	0

Building Total Construction Area: 347,383

Note: Area calculations are preliminary and are subject to change.
Gross Floor Area includes Residential Balconies
Parking total floor area includes sq/footage of stairs, elevators, mech and elec.



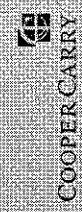
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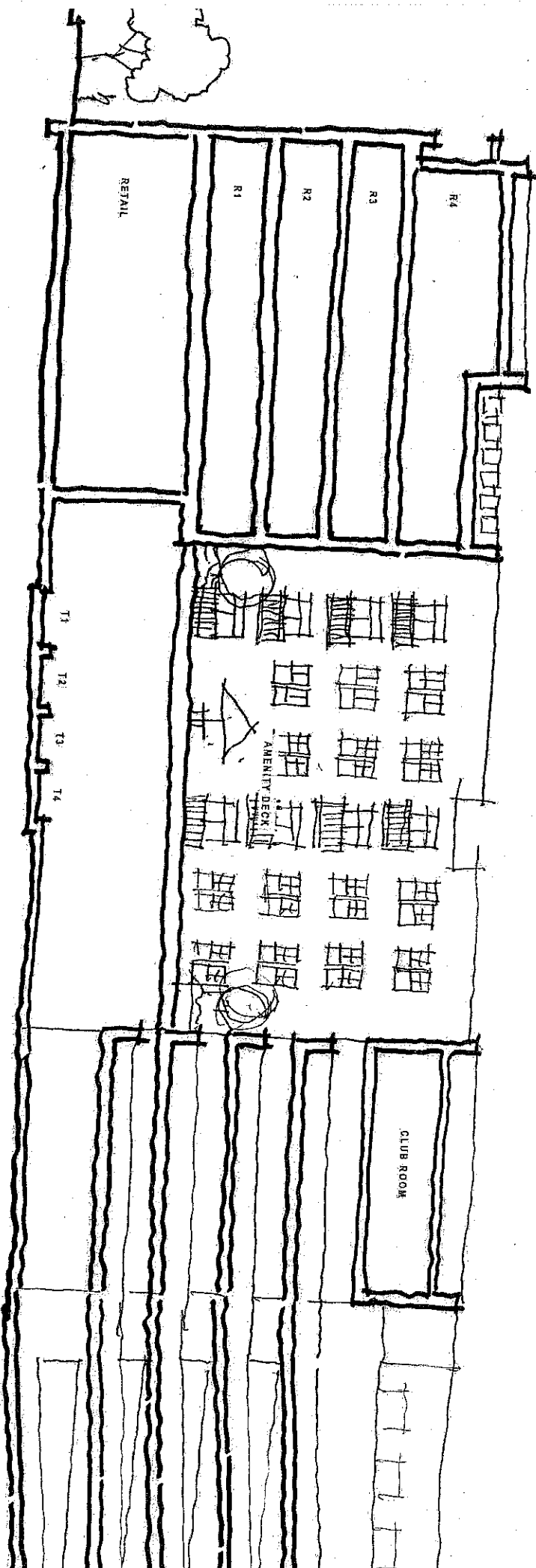
COMMERCE DRIVE PERSPECTIVE

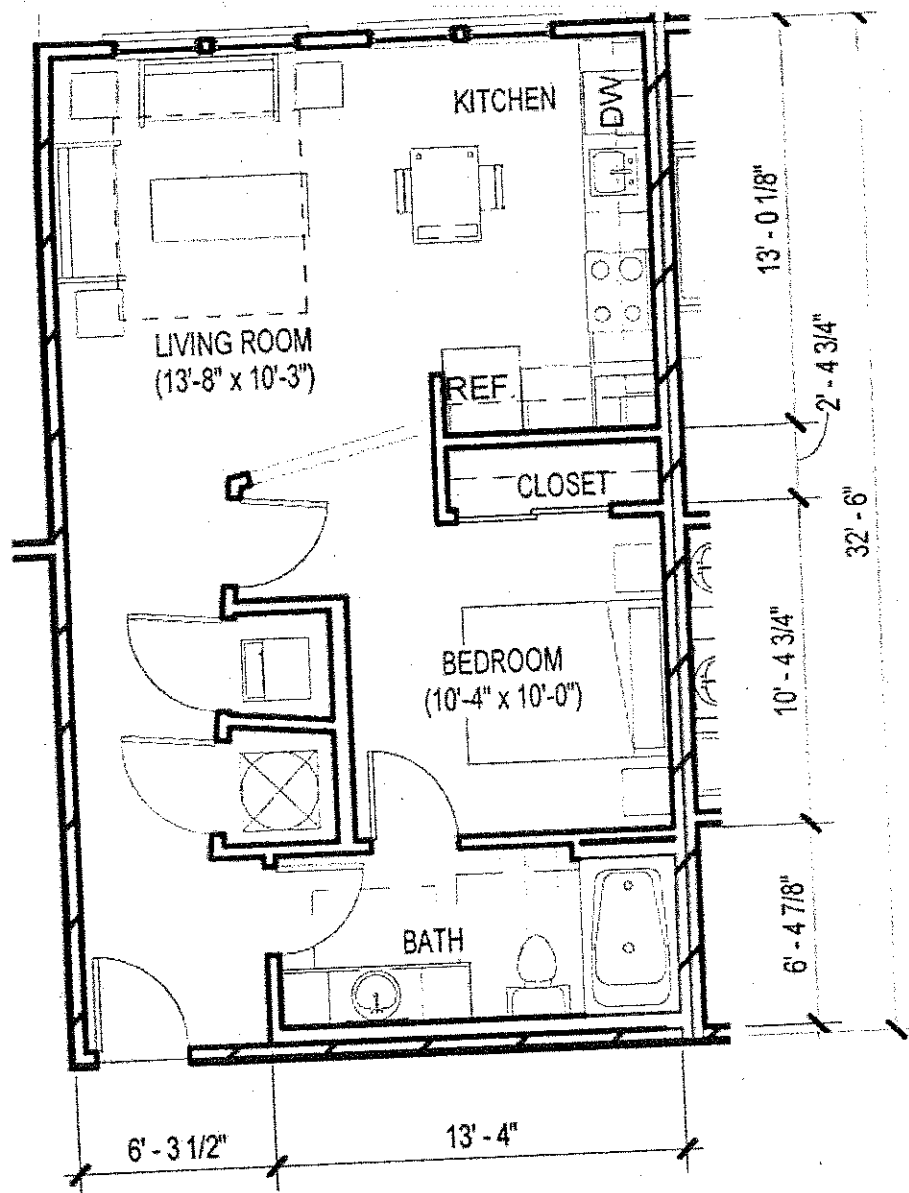
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COMMERCE MIXED-USE
Decatur, GA

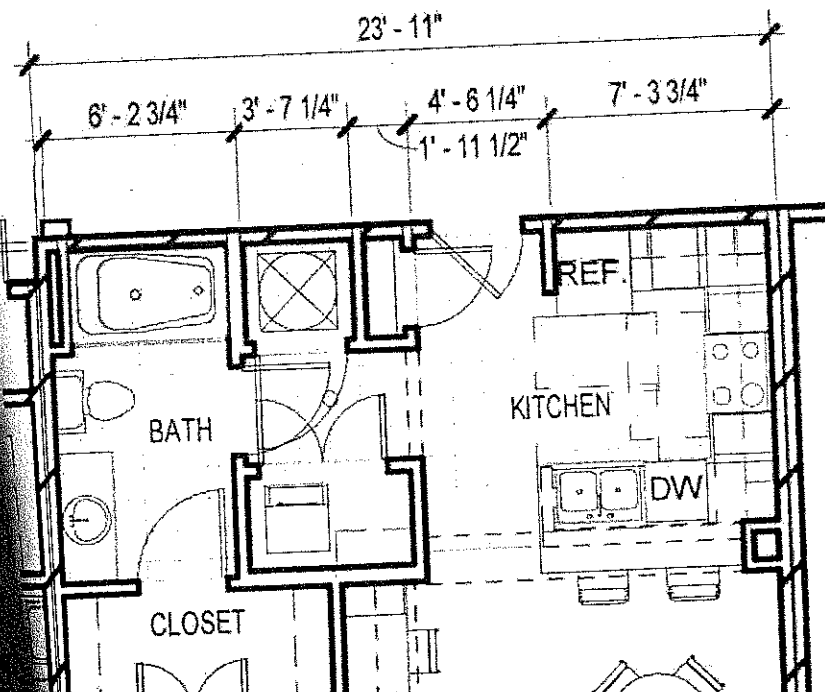


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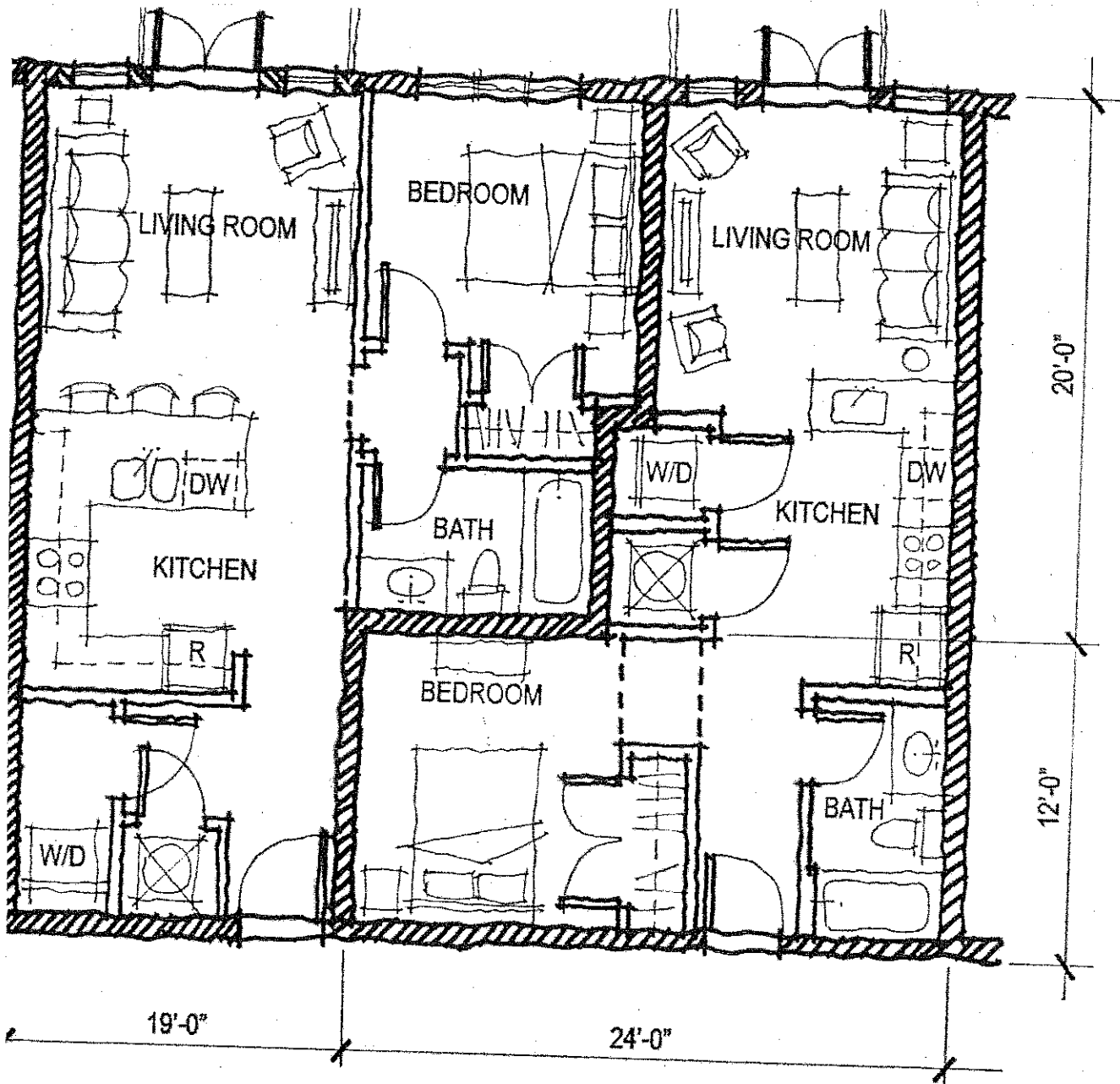


TYPICAL STUDIO



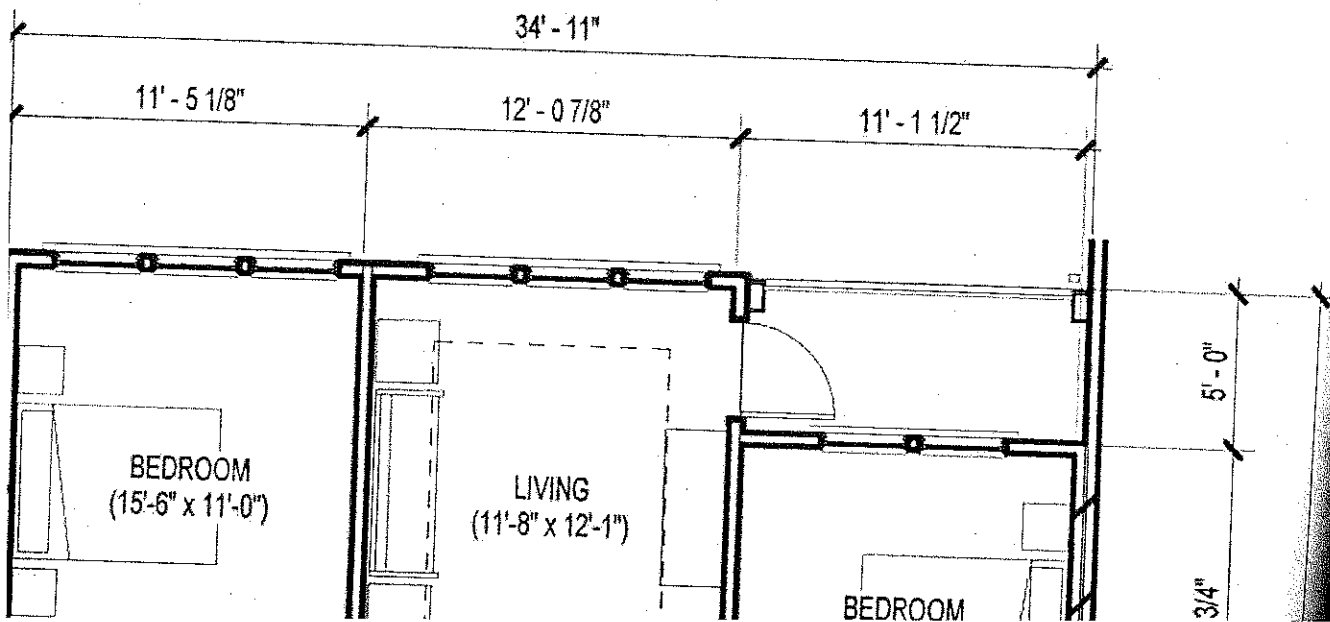
12'-1 3/8"

8 3/4"

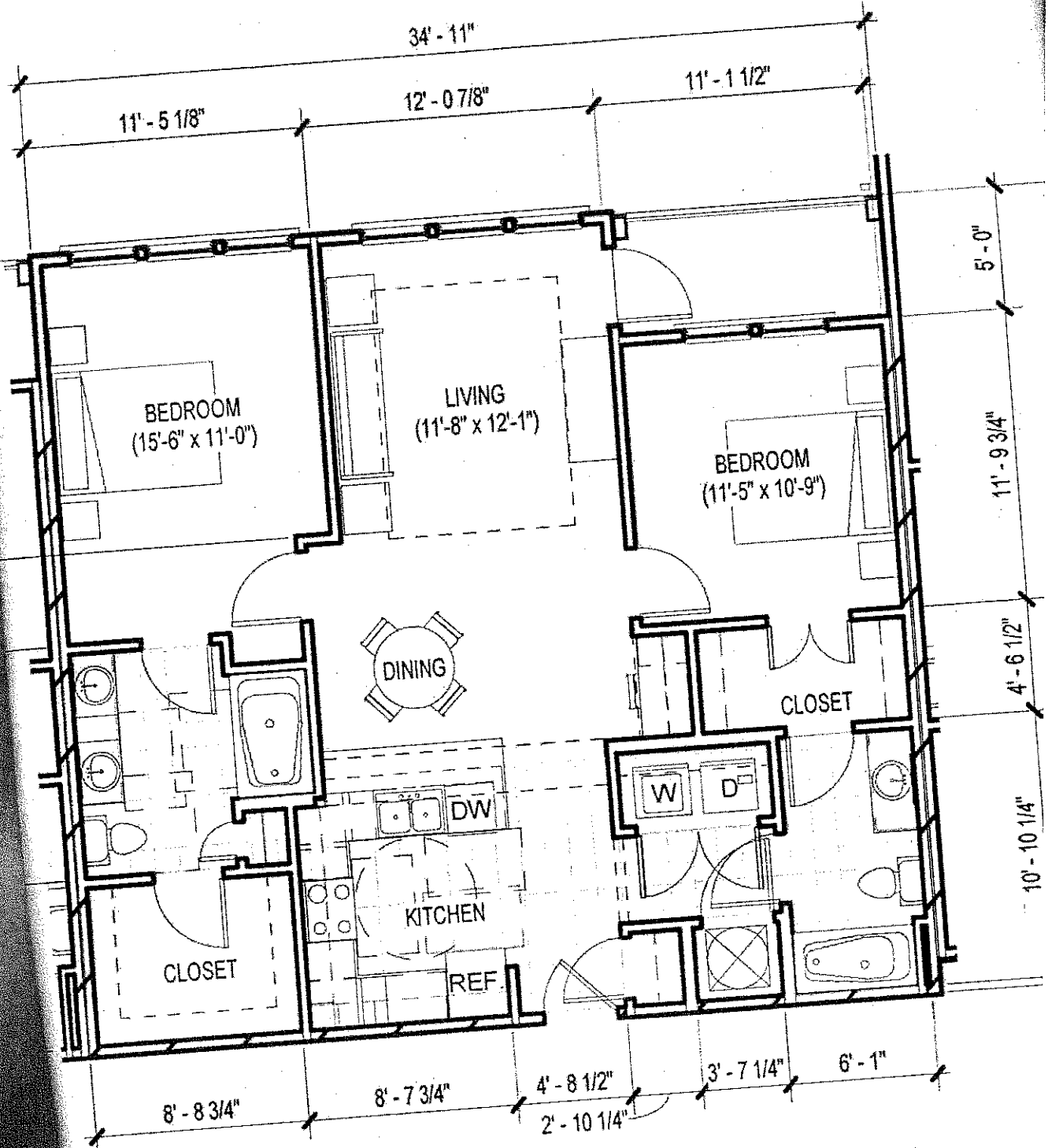


ONE BEDROOM 1-A

ONE BEDROOM 1-B



ONE BEDROOM 1-A



TYPICAL TWO BEDROOM

2	Notes
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