Agenda Item

File ID: 2022-1475 **Substitute** **6/28/2022**

Public Hearing: YES ☒ NO ☐ **Department:** Planning and Sustainability

SUBJECT:
COMMISSION DISTRICT(S): Commission District 03 Super District 06

Application of East Lake Holdings, Inc. to rezone property from C-1 (Local Commercial) and M (Light Industrial) to MR-2 (Medium Density Residential-2) for development of a multifamily and townhome development, at 1847 2nd Avenue.

PETITION NO.: **Z-22-1245577 (2022-1475)**

PROPOSED USE: **multi-family, retail, and townhome**

LOCATION: 1845 and 1851 2nd Avenue and 1939 Alexander Avenue, Decatur, Georgia

PARCEL NO.: 15-173-07-002, -018, & -048

Information Contact: Melora Furman, Sr. Planner

Phone Number: 404-371-2155

PURPOSE:
Application of East Lake Holdings, Inc. to rezone property from C-1 (Local Commercial) and M (Light Industrial) to MR-2 (Medium Density Residential-2) for development of a retail, multifamily, and townhome development, at 1847 2nd Avenue.

RECOMMENDATION:
COMMUNITY COUNCIL: Deferral.

PLANNING COMMISSION: Full Cycle Deferral.

STAFF RECOMMENDATION: Approval with Conditions.

PLANNING STAFF ANALYSIS: As a redevelopment project at an unused site in a Neighborhood Center character area, the proposal is consistent with the following policy of the 2021 Comprehensive Plan Update: "Promote new and redevelopment at or near activity centers as a means of reducing vehicle miles traveled (VMT). (p. 99) The proposed streetscaping along 2nd Avenue and within the development is consistent with the Plan Update for "Improved street character with consistent signage, lighting, landscaping, and other design features." (p. 99) The publicly-accessible Village Green is consistent with the following policy: "Encourage [all] development and redevelopment in activity centers [to] provide open space and/or contribute to the public realm with wider public sidewalks, pedestrian linkages, and other design features." (p. 99) Neighbors have commented that 2nd Avenue carries high levels of traffic during peak commuting hours and have requested a second point of vehicular ingress and egress, for the purpose of distributing traffic off of 2nd Avenue. Staff considers a suggestion to connect the subject property with Fayetteville Road through one of the residential properties along Fayetteville to be impractical and detrimental to the preservation of a wooded area at the west side of the site. It should be noted that long-term solutions to traffic issues involve public transit and strategies such as teleworking and shift scheduling. Notwithstanding the traffic issue, the zoning proposal is suitable in view of the use and development of adjacent and nearby properties. It is consistent with the character of the multifamily residential land use on the

adjoining property to the south, and compatible with the commercial land uses to the north. Therefore, the Department of Planning and Sustainability recommends, "Approval with Conditions".

PLANNING COMMISSION VOTE: Full Cycle Deferral 7-0-0. Vivian Moore moved, LaSonya Osler seconded for Full Cycle Deferral to the July 2022 zoning agenda to allow the applicant time to address traffic impacts and pedestrian access.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Deferral 8-1-0. Deferral to allow time to resolve neighbors' concerns about traffic and the feasibility of a secondary access point.

DeKalb County Department of Planning & Sustainability

178 Sams Street
Decatur, GA 30030
(404) 371-2155 / www.dekalbcountyga.gov/planning

Planning Commission Hearing Date: May 3, 2022, 5:30 P.M.
Board of Commissioners Hearing Date: May 26, 2022, 5:30 P.M.

STAFF ANALYSIS

Case No.:	Z-22-1245577	**Agenda #:** N7	
Location/Address:	1845 and 1851 2nd Avenue, and 1939 Alexander Avenue, Decatur, Georgia	**Commission District:** 3	**Super District:** 6
Parcel ID(s):	15-173-07-002, -018, & -048		
Request:	To rezone property from C-1 (Local Commercial) and M (Light Industrial) to MR-2 (Medium Density Residential-2) for development of a multifamily and townhome development.		
Property Owner(s):	Perennial Properties		
Applicant/Agent:	East Lake Holdings, Inc.		
Acreage:	11.62 acres		
Existing Land Use:	Undeveloped, partly wooded		
Surrounding Properties:	To the northwest: single-family residential (zoned R-75); to the north: a vacated auto repair shop and The Atlanta Masjid Al Islam. To the southeast, southwest, west, and northwest: single-family residential (zoned R-75). To the south: multifamily residential (zoned RSM).		
Comprehensive Plan:	NC (Neighborhood Commercial)	X Consistent	Inconsistent

Proposed Density: 24 units/acre	**Existing Density:** N.A. (undeveloped)
Proposed Units: 281	**Existing Units:** N.A. (undeveloped)

Zoning History:

The subject property, known colloquially as the "Bag Factory Site", is comprised of three parcels: 1939 Alexander Avenue, 1846 2nd Avenue, and 1851 2nd Avenue. Historic County zoning maps indicate that, as of March 9, 2009, the northernmost halves of 1939 Alexander Avenue and 1846 2nd Avenue were zoned M (Light Industrial), most likely to allow the manufacturing use implied by the nickname of the property. The remaining portions of these properties were zoned M sometime between 2009 and the present, but information about this zoning action have not yet been found.

SITE AND AREA ANALYSIS

The subject property is a 11.62-acre tract located approximately 700 feet south of Glenwood Road, an east-west minor arterial, and approximately 200 – 500 feet east of Fayetteville Road, a collector. The property fronts on 2nd

Avenue, a two-way, two-lane collector, and on Alexander Avenue, a 39-foot wide, largely unpaved local street that dead-ends at the northern edge of the property. The property has mixed zoning: the westernmost two-thirds are zoned M, and the easternmost third is zoned C-1. The western third and south-central parts of the property are heavily wooded. The remainder of the property have been cleared or leveled after demolition of a "bag factory", or a manufacturing plant for commercial bags, possibly for used for bagging cotton as with the Fulton Bag and Cotton Mill, located in Atlanta. The topography slopes gradually towards the southwest.

Character of surrounding area: Nearby properties are primarily single-family residential, zoned R-75 and RSM, and have the characteristics of traditional neighborhoods: streets are laid out in a grid pattern, and lots are relatively small and uniform. Glenwood Avenue, located approximately 630 to the north in the City of Atlanta, forms a dividing line between these neighborhoods and the East Lake Golf Club and Charlie Yates Golf Course, located to the north of Glenwood. The adjoining property to the south is zoned RSM and is developed for the Columbia Village Villas, a one-story multifamily residential development. Exceptions to the residential land use pattern is found across the street from the subject property and on the adjoining properties to the north. The Donald E. Trimble Funeral Home, the Bethel Baptist Church, and a multitenant commercial building with a restaurant and hair salon are located across 2nd Avenue to the east and are zoned C-1. A vacated auto repair shop, and a small shopping cnter which is loargely occupied by the Atlanta Masjid of Al Islam mosque, both zoned C-1, are located on the adjoining properties to the north. The shopping center has frontage on Fayetteville Road and on Alexander Avenue, which runs behind the rear wall of the mosque. Alexander Avenue is largely unimproved and dead-ends at the north property line of the subject property.

PROJECT DESCRIPTION

The development proposal is for a mixed residential development with accessory retail. It would consist of 237 apartment units, 44 townhomes, and two street-level retail spaces with a total of 5,000 square feet of floor area. A 32,000 square foot green space (called a Village Green on the site plan) would be located at the center of the development. The Village Green and accompanying pavilion would be accessible by the public. For security and privacy, the residential buildings would be accessible only by residents. The multifamily residential buildings would each have a central amenity; one would have a green open space amenity, and the other would have a pool adjacent to a private club and fitness facility.

The proposed development is targeted specifically toward young professionals and empty nesters and is not expected to be occupied with a significant number of families with school aged children. The development will include what the developer calls a "traditional" unit mix of "studio, one-bedroom, two-bedroom (20% of total), and three-bedroom units (5% - 10% of total.)"

Vehicular access would be provided in a double driveway. Vehicular circulation throughout the site would be provided by linear surface parking lots with two-way aisles. The site plan shows sidewalks with street trees lining the surface parking lots. Public transit is provided by two MARTA bus stops located on 2nd Avenue directly in front of the development site. The East Lake MARTA station, located approximately 2 miles from the property, has limited park-and-ride parking lots.

Neighbors have commented that 2nd Avenue carries high levels of traffic during peak commuting hours. They have requested a second point of vehicular ingress and egress, for the purpose of distributing traffic off of 2nd Avenue. A suggestion to connect the subject property with Fayetteville Road through one of the residential properties along Fayetteville is impractical since the it is unknown whether any of the owners want to sell at this time. Also, such a proposal might have negative impacts on the remaining residential properties on either side of the purchased property. Finally, the site plan for the proposed development shows that a large, wooded area on the west side of

the side is to remain natural, so that putting a driveway through it would involve destroying trees and re-grading, both of which are not recommended because of consequences to stormwater drainage, habitat, and the climate. Another suggestion is to connect the dead-end Alexander Avenue to the internal circulation system of the site. Transportation Manager, Patrece Keeter, has said that Alexander Avenue is not suitable. At present, it is a narrow, mostly unpaved street that runs along the back of the building used for the Atlanta Masjid Al Islam. Staff recommends a zoning condition that requires a street stub at a point where an internal street/linear parking lot on the subject property can connect with Alexander Avenue if, in the future, the Masjid is demolished, and Alexander Avenue can be widened and used by residents of the development. It is recommended that ingress and egress be allowed only by residents through use of a keyed gate system, to prevent the general public from cutting across the development site.

COMPLIANCE WITH DISTRICT STANDARDS:

MR-2 STANDARD	**REQUIRED/ALLOWED**	**PROVIDED/PROPOSED**	**COMPLIANCE**
MAX. D.U.s/ACRE (BASE, W/BONUSES)	Base: 12 d.u.s/acre W/Bonuses: 24 d.u.s/ac.	24 units/acre	Yes
BONUSES	50% greater than base: open space comprises 20- 34.9% of total site area = add'l 6 d.u./acre	28.9%	
MIN. OPEN SPACE	15% = 76,755 s.f.	28.9% (148,500 s.f.)	Yes
MIN. ENHANCED OPEN SPACE	50% of minimum open space = 38,377 s.f.	Approx.. 47,000 s.f.	Yes
MIN. TRANSITIONAL BUFFER	50-foot buffer next to R-75 properties to the west and next to RSM properties to the south	100 ft. to 1500 ft. ±	Yes
MIN. LOT AREA	1,000 s.f. (townhome); N/A (multifamily)	Not applicable; no individual lots proposed for townhomes	N.A.
MIN. LOT WIDTH	20 ft (townhome); 100 feet (multifamily)	Not applicable; no individual lots proposed for townhomes	N.A.
MAX. LOT COVERAGE	Not applicable for developments without	Not applicable.	N.A.

		individual lots; see Open Space		
MR-2 STANDARD		**REQUIRED/ALLOWED**	**PROVIDED/PROPOSED**	**COMPLIANCE**
BUILDING SETBACKS	FRONT (For entire bldg. site)	Determined by utility placement, ROW, streetscape	10 ft.	Yes
	INTERIOR SIDE	For entire lot: none required	North side: approx.. 35 ft. South side: superseded by transitional buffer	Yes N.A.
	REAR W/O ALLEY	20 ft.	Superseded by transitional buffer	N.A.
MINIMUM UNIT SIZE		Townhomes: 1,000 s.f.; Multifamily: 650 s.f.	Information not provided. Information not provided.	Non-compliance will necessitate variance. Non-compliance will necessitate variance.
MAX. BLDG. HEIGHT		Townhomes: 3 stories or 45 ft, whichever is less; Multifamily: 4 stories or 60 ft., whichever is less	Information not provided 4 stories in 60 ft.	Non-compliance will necessitate variance. Yes
PERIMETER PLANTING STRIP		5 feet with specified plantings.	Superseded by transitional buffer on west and south sides; provided on north side	Yes
PARKING		Townhomes: Min. 1.5 spaces per d.u. & .25/d.u. visitor parking = 77 spaces; Max 3/d.u. & .25 spaces/d.u. visitor parking = 143 spaces Multifamily: Min. 1.5 spaces per d.u. = 355 spaces; Max. 3 spaces/d.u. = 711 spaces Accessory retail: 3 spaces per 1,000 s.f. = 15 spaces	Townhomes: Yes Multifamily: 356 spaces 15 spaces	Yes Yes Yes

LAND USE AND ZONING ANALYSIS

Section 27-832 of the Zoning Ordinance, "Standards and factors governing review of proposed amendments to the official zoning map" states that the following standards and factors shall govern the review of all proposed amendments to the zoning maps.

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan:

As a redevelopment project at an unused site in a Neighborhood Center character area, the proposal is consistent with the following policy of the 2021 Comprehensive Plan Update: "Promote new and redevelopment at or near activity centers as a means of reducing vehicle miles traveled (VMT). (p. 99) The proposed streetscaping along 2nd Avenue and within the development is consistent with the Plan Update for "Improved street character with consistent signage, lighting, landscaping, and other design features." (p. 99) The publicly-accessible Village Green is consistent with the following policy: "Encourage [all] development and redevelopment in activity centers [to] provide open space and/or contribute to the public realm with wider public sidewalks, pedestrian linkages, and other design features." (p. 99)

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:

The proposed zoning is suitable in view of the use and development of adjacent and nearby properties. It is consistent with the character of the multifamily residential land use on the adjoining property to the south, and compatible with the commercial land uses to the north. Large expanses of wooded property will be left untouched on the west side of the site, buffering the single-family residential land uses on adjoining properties to the west.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:

The fact that the property has remained undeveloped for what the applicant calls "several decades" indicates that there is little market interest in redeveloping the property as currently zoned. Thus the property does not appear to have reasonable economic use.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:

Because of the substantial buffers next to adjoining single-family residential properties to the west, and the compatibility of the proposed use with the multifamily residential use of the adjoining property to the south, the proposed development is not expected to adversely affect the use or usability of adjacent or nearby property.

E. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal:

Provision of the publicly-accessible park at the center of the development will furnish an important opportunity for neighborhood residents to socialize and recreate.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:

No known historic buildings, sites, districts, or archaeological resources are located on the property or in the surrounding area.

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

The traffic study prepared for this application indicates that, based on national trip generation rates for various land uses, the proposed development is projected to generate fewer total daily trips than it would if developed for a range of industrial and commercial uses under the current zoning. Public Works Traffic Engineering staff has commented that the proposed development is not expected to impair traffic flow on surrounding streets.

The Board of Education commented that neighborhood elementary, middle, and high schools have the capacity to absorb the additional school-aged children that are expected to live in the development.

There have been no comments from other reviewing agencies and County divisions that indicate an excessive or burdensome use of County infrastructure would result from the proposed development.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources:

Significant areas of the site are proposed to remain as natural woodland. Thus, the impact of the proposed development on the natural environment is expected to be less than for other proposals that would develop the entire site.

STAFF RECOMMENDATION:

As a redevelopment project at an unused site in a Neighborhood Center character area, the proposal is consistent with the following policy of the 2021 Comprehensive Plan Update: "Promote new and redevelopment at or near activity centers as a means of reducing vehicle miles traveled (VMT). (p. 99) The proposed streetscaping along 2nd Avenue and within the development is consistent with the Plan Update for "Improved street character with consistent signage, lighting, landscaping, and other design features." (p. 99) The publicly-accessible Village Green is consistent with the following policy: "Encourage [all] development and redevelopment in activity centers [to] provide open space and/or contribute to the public realm with wider public sidewalks, pedestrian linkages, and other design features." (p. 99) The proposed zoning is suitable in view of the use and development of adjacent and nearby properties. It is consistent with the character of the multifamily residential land use on the adjoining property to the south, and compatible with the commercial land uses to the north.

Therefore, the Department of Planning and Sustainability recommends "Approval" with the following conditions:

1. The development shall be substantially consistent with the site plan titled, Architectural Site Plan Bag Factory Development, prepared by Dynamik Design, dated 2/23/22.
2. The development shall have no more than 5,000 square feet of accessory retail space.
3. The developer shall work with the Public Works department to determine if a pedestrian pathway can be installed along Alexander Avenue and if so, shall construct a pathway that would connect with a path along

the north side of the property to 2nd Avenue If approved by Public Works, the path shall be completed before issuance of the final Certificate of Occupancy.

4. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.

Attachments:

1. Department, Division, and Agency Comments
2. Application
3. Site Plan
4. Zoning Map
5. Land Use Plan Map
6. Aerial Photograph
7. Site Photographs

NEXT STEPS

Following an approval of this zoning action, one or several of the following may be required:

- **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)*
- **Certificate of Occupancy** *(Required prior to occupation of a commercial or residential space and for use of property for a business. Floor plans may be required for certain types of occupants.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued "administratively"; no public hearing required.)*
- **Sketch Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*
- **Historic Preservation** (*A* Certificate of Appropriateness *is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*
- **Variance** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
- **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)*
- **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.

Public Works Transportation Division Comments

- Second Avenue is classified as a collector road.
- Please see Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure improvements.
- Required right of way dedication of 35 feet from centerline or such that all public infrastructure is within right of way, whichever greater.
- Required: 6 foot sidewalk and 4 foot bike lane OR a 10 foot multiuse path (preferred), curb and gutter raised to current standards, 10 foot landscape strip (see Zoning 5.4.3 for options), pedestrian scale street lighting (contact: hefowler@dekalbcountyga.gov).
- Developer needs to watch [comply with, if applicable] access management requirements in Land Development Code Section 14-200 (6).
- No poles can remain within the limits of the sidewalk or multiuse path.
- Intersection and stopping sight distance must be met for all access points based on AASHTO.
- Make functional pedestrian and bicycle connections between the property destinations and the public right of way.

DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

N-8

***NOTE*: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov**

COMMENTS FORM:

PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z-22-1245595 **Parcel I.D. #:** 18-100-02-005

Address: Lawrenceville @ Buck Road Decatur, GA.

Adjacent Roadway (s):

N. Druid Hills Rd

(classification) (classification)

Capacity (TPD)_____	Capacity (TPD)_____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH)_____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH)_____	Peak Hour. Volume (VPH)_____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the_____square foot place of worship building would generate_____vehicle trip ends, with approximately____peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____(Single Family Residential) District designation which allows a maximum of____units per acres, and the given fact that the project site is approximately_____acres in land area,_____daily vehicle trip end, and____peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

Nothing found that would disrupt traffic patterns. Plans and fields reviewed.

Signature: David McCow

DeKalb County School District
Development Review Comments

Analysis Date: 4/15/2022

Submitted to: DeKalb County

Case #: Z-22-1245577
Parcel #: 15-173-07-002/-018/-048

Name of Development: Bag Factory Development - 1847 2nd Ave
Location: East side of 2nd Avenue south of Glenwood and the dead end of Alexander Ave

Description: Rezoning request to allow for development of 281 unit market-rate rental townhomes and flats.

Impact of Development: When fully constructed, this development would be expected to generate 89 students: 34 at McNair Discovery Learning Acad, 22 at Cedar Grove Middle School, 15 at McNair Middle School, 18 at other DCSD schools, and 0 at private school. All three neighborhood schools have capacity for additional students.

Current Condition of Schools	McNair Discovery Learning Acad	Cedar Grove Middle School	McNair Middle School	Other DCSD Schools	Private Schools	Total
Capacity	888	1,290	1,200			
Portables	0	0	0			
Enrollment (Oct. 2021)	586	776	884			
Seats Available	302	514	316			
Utilization (%)	66.0%	60.2%	73.7%			
New students from development	34	22	15	18	0	89
New Enrollment	620	798	899			
New Seats Available	268	492	301			
New Utilization	69.8%	61.9%	74.9%			

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.1200	0.0370	0.0000	0.1570
Middle	0.0773	0.0120	0.0000	0.0893
High	0.0520	0.0182	0.0000	0.0702
Total	**0.2493**	**0.0672**	**0.0000**	**0.3165**

Student Calculations

Proposed Units	281
Unit Type	APT
Cluster	McNair Middle School

Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	33.73	10.39	0.00	44.12
Middle	21.71	3.38	0.00	25.09
High	14.61	5.12	0.00	19.73
Total	**70.05**	**18.89**	**0.00**	**88.94**

Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
McNair Discovery Learning Acad	34	10	0	44
Cedar Grove Middle School	22	3	0	25
McNair Middle School	15	5	0	20
Total	**71**	**18**	**0**	**89**

DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

***NOTE*: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov**

COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER

Case No.: Z-22-1245577

Parcel I.D. #: 15-173-07-002, -018, & -048

Address: 1845 and 1851 2nd Avenue,
1939 Alexander Avenue,
Decatur, Georgia

WATER:

Size of existing water main: 8" and 12" **(adequate/inadequate)**

Distance from property to nearest main: adjacent

Size of line required, if inadequate: adequacy unknown

SEWER:

Outfall Servicing Project: Intrenchment Creek

Is sewer adjacent to property: Yes ( ) No (X) If no, distance to nearest line: ~65 ft.

Water Treatment Facility: Atlanta IGA **(X) adequate ( ) inadequate**

Sewage Capacity; 40 **(MGPD)** **Current Flow:** 36.3 **(MGPD)**

COMMENTS:

Sewer capacity approval required.

Signature: _____

N.5 SLUP-22-1245550 2022-1473 18-103-03-017, 18-103-03-018

1799 Clairmont Road, Decatur, GA 30033

☐ Amendment

- Please review general comments.
- Note: Several properties in the area operate on septic system.

N.6 SLUP-22-1245546 2022-1474 18-018-01-093

518 Lake Michele Court, Stone Mountain, GA 30088

☐ Amendment

- Please review general comments.
- Septic system installed on October 27, 1975.

N.7 Z-22-1245577 2022-1475 15-173-07-002, 15-173-07-018, 15-173-07-048

1847 2nd Ave, Decatur, GA 30032

☐ Amendment

- Please review general comments.
- Note: Several properties in the surrounding area operate on septic.

N.8 Z-22-1245595 2022-1476 18-100-02-005, 18-100-02-040, 18-100-02-041, 18-100-02-057, 18-100-04-014

2050 Lawrenceville Highway Kiosk 1101, Decatur, GA 30033

☐ Amendment

- Please review general comments.
- Note: Several properties in the surrounding area operate on septic.

DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control **(sections have been amended recently; please request the amended chapter)**, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas. **Conceptual plan doesn't indicate the location of the stormwater management facility. Concerns are related to the discharge point of the facility. Development/residences are located downstream of the property, and consideration must be given as to where the discharge pipe from the facility is directed as to not create adverse effects. Runoff Reduction Volume shall be provided, unless technical justification is provided as to the unfeasibility. Strongly recommend to investigate the site and identify location where RRv can be provided and re-design/revise the layout to comply with the RRv requirement.**

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area **was not** indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer **was not** reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

DeKalb County
GEORGIA

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

Rezoning Application to Amend the Official Zoning Map of DeKalb County, Georgia

Date Received: _____ Application No: _____

Applicant Name: Harold Buckley

Applicant E-Mail Address: hbuckley@wbilegal.com

Applicant Mailing Address: 2849 Paces Ferry Rd, SE, Suite 700, Atlanta, GA 30339

Applicant Daytime Phone: 770-803-3707 Fax: 404-853-1812

Owner Name: East Lake Holdings, Inc.
If more than one owner, attach list of owners.

Owner Mailing Address: 3445 Peachtree Rd NE, Atlanta, GA 30326

Owner Daytime Phone: 404-233-4339

Address of Subject Property: 1845 2nd Avenue, 1851 2nd Avenue and 1939 Alexander Avenue

Parcel ID#: 15 173 07 048, 15 173 07 002, 15 173 07 018

Acreage: 11.62 acres Commission District: 3

Present Zoning District(s): C-1 and MZ

Proposed Zoning District: MR-2

Present Land Use Designation: NC

Proposed Land Use Designation (if applicable): N/A

WILSON BROCK & IRBY, L.L.C.

ATTORNEYS AT LAW

OVERLOOK I, SUITE 700
2849 PACES FERRY ROAD
ATLANTA, GEORGIA 30339
WWW.WBILEGAL.COM

HAROLD BUCKLEY JR.
HBUCKLEY@WBILEGAL.COM
DIRECT DIAL: 770/803-3707

TELEPHONE
(404) 853-5050
FACSIMILE
(404) 853-1812

February 24, 2022

VIA HAND DELIVERY
Mr. Andrew Baker, Director
Dekalb County Dept. of Planning and Sustainability
330 West Ponce de Leon Avenue, Suite 500
Decatur, GA 30030

RE: Community Outreach Report for Application by Perennial Properties, Inc. ("Perennial") to Rezone Properties at 1845 2nd Avenue, 1851 2nd Avenue, and 1939 Alexander Avenue (Collectively, the "Bag Factory Site").

Dear Andrew:

As you know, Perennial is pursuing the county's approval of its application to downzone the Bag Factory Site from commercial and industrial to multi-family residential. As part of its preparation to file the application, Perennial hosted three community stakeholder meetings in advance of submitting its modification application. The discussion points at these meetings are summarized below.

I. Perennial's Pre-Application Community Stakeholder Meetings.

Perennial hosted virtual community stakeholder meetings on February 1st, 8th, and 17th. All the meetings started at 6 pm and, while they were scheduled to run until 7:30, the actual time that they ended varied due to their interactive nature. The first meeting ended after 7:30 because the discussion involved a lot of community feedback. The other two meetings were shorter than the first because community feedback/concerns diminished over the course of Perennial's ongoing community conversation.

Invitations to the first meeting were primarily limited to neighbors whose properties immediately abutted (or were located across the street from) the Bag Factory Site because Perennial wanted to start its community outreach by focusing on the households with the highest potential to be impacted by the proposed development. However, those immediate neighbors shared the invitation with other neighbors who also chose to attend, and Perennial enthusiastically welcomed their attendance. The later community stakeholder meetings were sent to all neighbors within 500 feet of the Bag Factory Site, Community Council 3 members, and anyone else interested in Perennial's development proposal were invited to participate. Perennial also extended invitations to the third meeting to anyone on the mailing list provided by the planning staff who had not already been invited.

Copies of the invitations to all three meetings and our mailing lists are included in this application package.

II. Points of Community Discussion

The points of discussion raised by community stakeholders tended to be fairly consistent across all three meetings. These discussion points, and Perennial's responses, were primarily:

- **GENTRIFICATION/AFFORDABLE HOUSING**
  - Perennial's target market seems to be smaller families and singles.
  - Will there be long-term opportunities to house larger families?
  - Will there be affordable units and what income levels would they target?

Perennial's proposed development is designed and intended to be approachable market-rate residential units. Accordingly, there will not technically be any units set aside as affordable housing. However, the proposed development will have a traditional mix of unit types, with most units being studios or one-bedroom units. About 20% of the units will have two bedrooms and approximately 5%-10% of the units will have three bedrooms. Therefore, while the proposed development will not have a lot of units to accommodate large families, it will provide housing opportunities for young professionals and empty nesters.

- **POTENTIAL TRAFFIC CONFLICTS**
  - There is a concern about traffic impacts along 2nd Avenue.
  - Can Alexander Avenue provide secondary site access to Fayetteville Road?[1]
  - Donald Trimble traffic could conflict with curb cut locations on site plan.
  - Can one driveway be relocated to align with Dancing Fox Road?
  - Acceleration/deceleration lanes could conflict with speeders on 2nd Avenue.
  - Will we accommodate MARTA stops on the Bag Factory Site?

Perennial strongly considered showing secondary site access through Alexander Avenue to avoid relying on 2nd Avenue for its sole access to the Bag Factory Site. However, Perennial decided against providing such secondary access due to anticipated concerns from residential neighbors who live along Fayetteville Road. After being repeatedly presented with the secondary access question by it residential neighbors, Perennial has started considering the inclusion of secondary pedestrian access through Alexander Avenue. More specifically, Perennial has started a dialogue about this issue with the Atlanta Masjid of Al-Islam, which fronts on Alexander Avenue and directly abuts the potential secondary access point.

In response to the other concerns, Perennial revised its site plan to: (1) remove its acceleration/deceleration lanes, (2) split its two-way access driveway into separate one-way driveways, and (3) relocate one of its driveways to better align with one of Donald Trimble's existing curb cuts. Perennial is consulting with its traffic engineers on any remaining discussion points.

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[1] This question literally came up at every community stakeholder meeting that Perennial hosted.

- **POTENTIAL COMMUNITY CONNECTIONS/CONFLICTS**
  - Interparcel access
    Will there be pedestrian access between the Bag Factory Site and Publix?
    Access safety measures are important, considering recent shootings in the area.

  - Community accessibility
    Will there be opportunities for small, local businesses to occupy retail spaces?

  - Atlanta Masjid of Al-Islam's daily calls to prayer could generate noise complaints.

As described above, Perennial is exploring opportunities for pedestrian access between the Bag Factory Site and the nearby Publix on Glenwood Avenue. While the development's proposed central greenspace will be publicly accessible, access the adjacent residential components will be controlled and restricted.

Perennial has not yet programmed the retail spaces but its ongoing practice is to curate its retail amenities with a preference for local, unique retail experiences over chain businesses.

Perennial is engaging with the Masjid to address concerns about new neighbors complaining about the daily calls to prayer, which is in addition to the ongoing discussion between those parties about potential Alexander Avenue access.

- **SITE DESIGN**
  - Buffering/privacy for adjoining neighbors
  - Driveways around central greenspace prevent having a calm, verdant environment.

Perennial responded to these concerns by revising its site plan to: (1) increase transitional buffering adjacent to neighboring residences, (2) converting the parking spaces around its central open space from asphalt spaces to pervious spaces, and (3) reducing the width of the driveways around the central open space.

The community's willingness to engage Perennial in an ongoing stakeholder discussion has been extraordinary. These discussions have already resulted in improvements to Perennial's development plan. At the conclusion of the last pre-application meeting, Perennial advised the participating neighbors of their opportunity to participate in its upcoming Community Council meeting.[2]

[2] Many of the participating neighbors resided in Atlanta and, therefore, were unaware of Dekalb County's community council system.

Please do not hesitate to let me know if I may provide you with any additional information or clarify anything regarding Perennial's community stakeholder outreach efforts or methods.

Sincerely,

WILSON BROCK & IRBY, L.L.C.

Harold Buckley Jr.

Harold Buckley Jr., AICP
Attorneys for Perennial Properties

HB:ej
Attachments
cc: Comm. Larry Johnson, District 3
Comm. Ted Terry, District 6
Mr. Craig Wasilewsky, Perennial Properties (via email)

perennial
PROPERTIES

January 20th, 2022

RE: Invitation to Virtual Meeting to Discuss Planned Application to Rezone Property at 1851 2nd Avenue, 1845 2nd Avenue, and 1939 Alexander Avenue (also known as the Bag Factory Site)

Dear Neighbor:

Perennial Properties is exploring an opportunity to develop the property described above (please refer to the attached map) with a residential and mixed-use community development. We want to initiate the community conversation on our development proposal with an intimate meeting with the neighbors whose properties abut or face the site. We hope you can join us at the following virtual meeting so that you may learn more about our company and the proposed development, ask questions, and provide feedback:

Date: Tuesday, February 1st, 2022

Time: 6:00pm – 7:30pm

Meeting Log-In Credentials:

https://gracehill.zoom.us
Meeting ID: 935 6647 6267
Passcode: 970419
Dial by Phone: 646 876 9923

Perennial Properties will host a follow-up community stakeholder meeting in February before filing its rezoning application. This meeting will be open to anyone in the area who is interested in the proposed development.

If you have any questions about the meeting, please contact me by phone at (678) 389-5515 or email at cwasilewsky@perennialproperties.net. We look forward to meeting you to kick off the community conversation!

Sincerely,

Craig Wasilewsky
Development Manager

1777 Peachtree Street NE | Suite 200 | Atlanta, GA 30309 | Main Office (404) 881-0759
www.perennialproperties.net

perennial
PROPERTIES

February 1st, 2022

RE: Invitation to Virtual Meeting to Discuss Planned Application to Rezone Property at 1851 2nd Avenue, 1845 2nd Avenue, and 1939 Alexander Avenue (also known as the Bag Factory Site)

Dear Neighbor:

Perennial Properties is exploring an opportunity to develop the property described above (please refer to the attached map) with a residential and mixed-use community development. We want to continue the conversation on our development proposal with an intimate community stakeholder meeting with our surrounding neighbors. We hope you can join us at one or both of the following virtual meetings so that you may learn more about our company and the proposed development, ask questions, and provide feedback:

Meeting #1:

Date: Tuesday, February 8th, 2022

Time: 6:00pm – 7:30pm

Meeting Log-In Credentials:

https://gracehill.zoom.us
Meeting ID: 951 8263 4847
Passcode: 797009
Dial by Phone: 646 876 9923

Meeting #2:

Date: Thursday, February 17th, 2022

Time: 6:00pm – 7:30pm

Meeting Log-In Credentials:

https://gracehill.zoom.us
Meeting ID: 937 8110 7101
Passcode: 028103
Dial by Phone: 646 876 9923

If you have any questions about the meeting, please contact me by phone at (678) 389-5515 or email at cwasilewsky@perennialproperties.net. We look forward to meeting you to kick off the community conversation!

Sincerely,

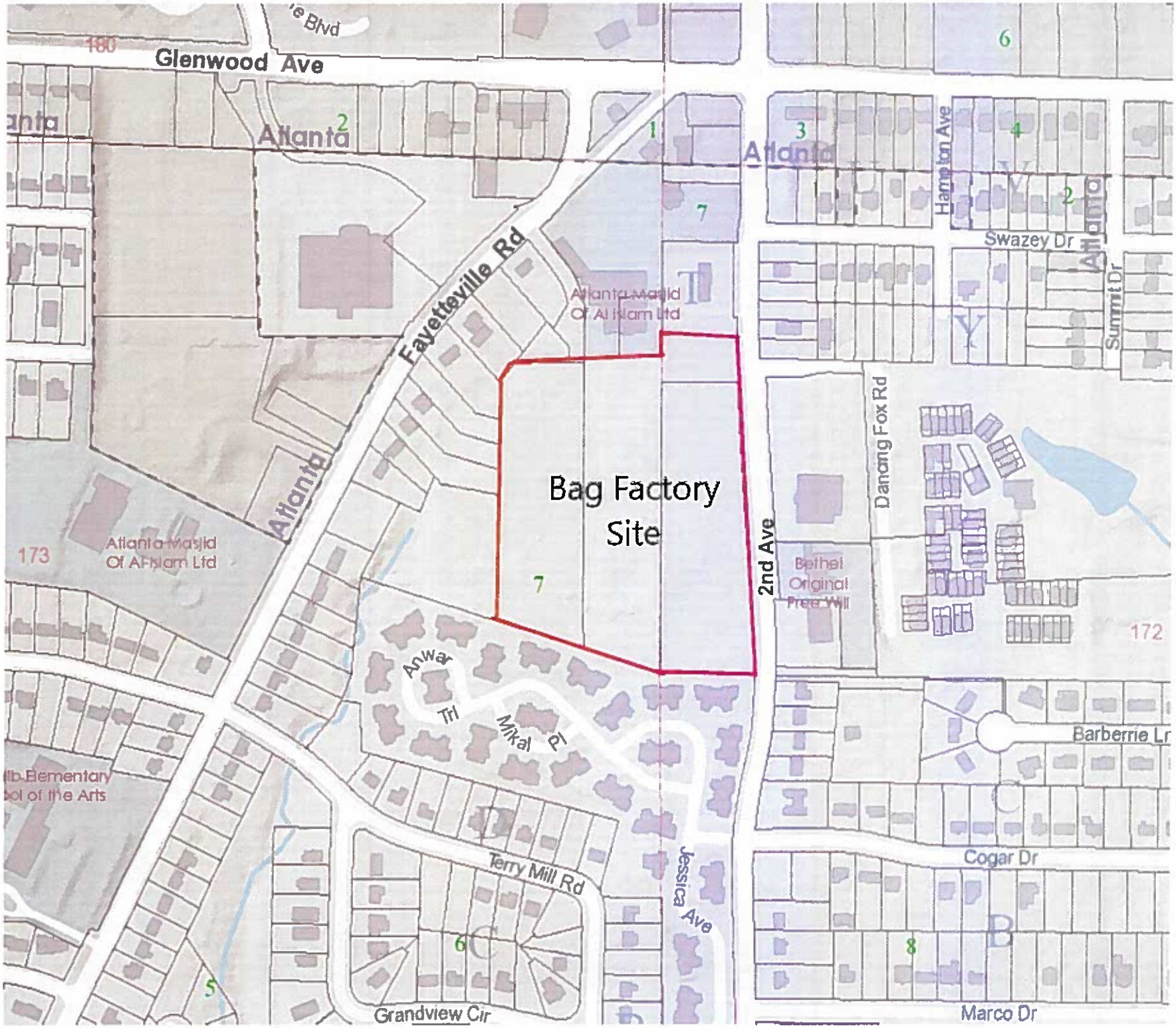
Craig Wasilewsky
Development Manager

1777 Peachtree Street NE | Suite 200 | Atlanta, GA 30309 | Main Office (404) 881-0759
www.perennialproperties.net

Name (Original Name)	User Email	Duration (Minutes)	Guest	Phone #	Comments/ Questions
Evelyn Zakiyyah NuMan	eznuman@gmail.com	92	Yes	404-290-3502	
shinji morokuma	smorokuma@yahoo.com	83	Yes		
Karen Minvielle	karenminvielle@gmail.com	64	Yes		
Mansoor Sabree	mansoor@imancentral.org	76	Yes		
Roger Milliken	rtmillik@comcast.net	42	Yes		
Megan Ambarus	mambarus@perennialproperties.net	80	Yes		
MadameQ Shakir	quran.shakir@mohammedschools.org	75	Yes		
Gwen Davies	gwen.davies@pihcga.org	75	Yes		
Naimah Abdullah	getitdonevac@gmail.com	74	Yes		
Kate Pride Brown	k.p.brown@gatech.edu	32	Yes		
Adilah Muhammad	celebratingsacredconnections@gmail.com	70	Yes		
Tovah (she/her) (Tovah)	ecm.wolf@gmail.com	69	Yes		
Lisa M		65	Yes		
Nadirah Numan		9	Yes		
John		64	Yes		
Andrew Walter	awalter@atlantaga.gov	61	Yes		
Jenny Hoffner | she/her	jhoffner@americanrivers.org	42	Yes		
Julie Walter	juliebwalter@gmail.com	59	Yes		
Jamilah Shakir	sacredhealthmovement@gmail.com	35	Yes		
Plemon El-Amin	pelamin@bellsouth.net	52	Yes		
Daaiyah		45	Yes		
Carolyn Aidman	caidman@emory.edu	41	Yes		
Omar Waajid		6	Yes		

Name (Original Name)	User Email	Join Time	Leave Time	Duration (Minutes)	Guest
Candice Brown (Perennial Properties)	peren@perennialproperties.net	2/8/2022 17:44	2/8/2022 19:10	87	No
Speakman	lashantaa@gmail.com	2/8/2022 17:48	2/8/2022 18:54	66	Yes
Mrs Harris (Beverly)		2/8/2022 17:48	2/8/2022 19:10	82	Yes
John Wuichet		2/8/2022 17:49	2/8/2022 19:10	82	Yes
Melissa White	m_branha@bellsouth.net	2/8/2022 17:54	2/8/2022 18:03	10	Yes
Catherine Shiel she/her	cshiel@emory.edu	2/8/2022 17:55	2/8/2022 19:10	75	Yes
Sara James	sara.james@icpnet.com	2/8/2022 17:55	2/8/2022 18:40	45	Yes
Megan Ambarus	mambarus@perennialproperties.net	2/8/2022 17:56	2/8/2022 17:58	3	Yes
14045474957		2/8/2022 17:57	2/8/2022 18:58	62	Yes
Harold Buckley	hbuckley@wbilegal.com	2/8/2022 17:57	2/8/2022 18:58	62	Yes
Barberrie In		2/8/2022 17:58	2/8/2022 18:45	48	Yes
Craig Wasilewsky	cwasilewsky@perennialproperties.net	2/8/2022 17:58	2/8/2022 19:10	73	Yes
Megan Ambarus	mambarus@perennialproperties.net	2/8/2022 17:59	2/8/2022 17:59	1	Yes
shinji morokuma		2/8/2022 17:59	2/8/2022 19:09	71	Yes
Greg		2/8/2022 18:00	2/8/2022 19:10	71	Yes
17709903964		2/8/2022 18:00	2/8/2022 19:09	70	Yes
Megan Ambarus	mambarus@perennialproperties.net	2/8/2022 18:00	2/8/2022 19:10	71	Yes
Jenny Hoffner | she/her	jhoffner@americanrivers.org	2/8/2022 18:00	2/8/2022 19:00	60	Yes
Melissa White (Melissa White)		2/8/2022 18:03	2/8/2022 19:10	67	Yes
Regenia Spratling Roberts		2/8/2022 18:04	2/8/2022 19:02	59	Yes
14043788792		2/8/2022 18:04	2/8/2022 19:09	65	Yes
Carolyn Aidman	caidman@emory.edu	2/8/2022 18:06	2/8/2022 19:10	64	Yes
edison & tovah (Edi Wolf)	ecm.wolf@gmail.com	2/8/2022 18:07	2/8/2022 19:10	63	Yes
Julie Walter	juliebwalter@gmail.com	2/8/2022 18:08	2/8/2022 19:10	62	Yes
Andrew Walter	awalter@atlantaga.gov	2/8/2022 18:09	2/8/2022 19:10	62	Yes
Inge Franjione		2/8/2022 18:09	2/8/2022 19:10	62	Yes
14044319489		2/8/2022 18:10	2/8/2022 18:11	2	Yes
14043774185		2/8/2022 18:10	2/8/2022 19:10	61	Yes
Jamal's		2/8/2022 18:10	2/8/2022 18:12	3	Yes
Barberrie		2/8/2022 18:14	2/8/2022 19:10	56	Yes
PAULETTE		2/8/2022 18:21	2/8/2022 19:10	50	Yes
paris bryan		2/8/2022 18:25	2/8/2022 18:48	23	Yes
16789841107		2/8/2022 18:35	2/8/2022 18:38	4	Yes
Janice K		2/8/2022 18:38	2/8/2022 19:10	33	Yes
Galaxy A32 5G		2/8/2022 18:42	2/8/2022 18:44	3	Yes
14043774185		2/8/2022 18:49	2/8/2022 19:10	22	Yes
Keith A. Smith# II	kas4178@gmail.com	2/8/2022 18:51	2/8/2022 19:10	20	Yes
Mary Starck		2/8/2022 19:03	2/8/2022 19:10	7	Yes
14043774080		2/8/2022 19:10	2/8/2022 19:10	1	Yes
Speakman	lashantaa@gmail.com	2/8/2022 18:54	2/8/2022 19:10	16	Yes

Name (Original Name)	User Email	Join Time	Leave Time	Duration (Minutes)	Guest	Recording Consent
Candice Brown (Perennial Properties	peren@perennialproperties.net	2/17/2022 17:43	2/17/2022 18:49	66	No	
John Wuichet		2/17/2022 17:44	2/17/2022 17:44	1	Yes	Y
John Wuichet		2/17/2022 17:45	2/17/2022 18:49	65	Yes	
Craig Wasilewsky	cwasilewsky@perennialproperties.net	2/17/2022 17:56	2/17/2022 18:49	54	Yes	
Bj		2/17/2022 17:57	2/17/2022 18:49	53	Yes	
Harold Buckley	hbuckley@wbilegal.com	2/17/2022 17:58	2/17/2022 18:49	51	Yes	
Megan Ambarus	mambarus@perennialproperties.net	2/17/2022 17:59	2/17/2022 18:49	51	Yes	
shinji morokuma		2/17/2022 17:59	2/17/2022 18:48	49	Yes	
Janice K		2/17/2022 17:59	2/17/2022 18:49	50	Yes	
14048535050		2/17/2022 17:59	2/17/2022 18:49	50	Yes	
Phillip S		2/17/2022 18:00	2/17/2022 18:38	38	Yes	
14043774185		2/17/2022 18:01	2/17/2022 18:44	43	Yes	
Montgomery		2/17/2022 18:02	2/17/2022 18:49	48	Yes	
Vic Speakman		2/17/2022 18:02	2/17/2022 18:49	48	Yes	
Mark Terry	materry@vmware.com	2/17/2022 18:05	2/17/2022 18:25	21	Yes	
George T IPAD		2/17/2022 18:05	2/17/2022 18:49	44	Yes	
Carolyn Aidman	caidman@emory.edu	2/17/2022 18:07	2/17/2022 18:49	43	Yes	
Melissa White	m_branha@bellsouth.net	2/17/2022 18:09	2/17/2022 18:49	41	Yes	
Wade	wade.burrell@mailchimp.com	2/17/2022 18:26	2/17/2022 18:41	15	Yes	
Jenny Hoffner | she/her	jhoffner@americanrivers.org	2/17/2022 18:28	2/17/2022 18:49	22	Yes	


Glenwood Ave
Atlanta
Fayetteville Rd
Atlanta Masjid Of Al Islam Ltd
Bag Factory Site
2nd Ave
Danang Fox Rd
Hampton Ave
Swazey Dr
Summit Dr
Bethel Original Free Will
Anwar Tri Mikal Pl
Terry Mill Rd
Jessica Ave
Grandview Cir
Cogar Dr
Barberrie Ln
Marco Dr
173
172
180

DeKalb County Neighborhood Registry - Commission District 3

Last Name	First Name	Email	Address	City	State	Zip Code	Affiliation Name	CD	SD
Berry	Elfreda	berryelfreda227@gmail.com					Community Council 3	3	
Bond	Beth	bethbond@bellsouth.net					Community Council 3	3	
Craig	Pat	pat.lawrencecraig@gmail.com	3830 Brookview Point	Decatur	GA	30034	Community Council 3	3	
Hodby	Peggy	phthompson3@msn.com					Community Council 3	3	
Jackson	Nettie	NettieJackson@me.com	3714 Valpariso Circle	Decatur	GA	30034	Community Council 3	3	
Jones	Carolyn	carolyn.jones818@yahoo.com					Community Council 3	3	
Pringle	Willie	apringle@bellsouth.net					Community Council 3	3	
Smith	Samuel	samandbettysmith@bellsouth.net					Community Council 3	3	
Travis	Tommy	TommyTTravisconsulting@gmail.com					Community Council 3	3	
Washington	Norma	nahwash4ms@aol.com					Community Council 3	3	
Harris	Tene	tharris@galleryatsouthdekalb.com	2801 Candler Rd	Decatur	GA	30031	Gallery at South DeKalb	3	6
Sanders	Christopher	csanders@eastmetrocid.com	2724 Wesley Chapel Road #360909	Decatur	GA	30036	East Metro DeKalb CID	3	7
Wayne	Powell	Pdk-powell@comcast.net	P.O. 374	Decatur	GA	30031	Belvidere Civic Club	3	7
Roark	Rob	robroark@allsouthwarehouse.com	1775 Continental Way	Atlanta	GA	30316	CABA Vice President	3	6
Gross	Joel L.	jgross@stickybusiness.net	4140 Bonsal Road	Conley	GA	30288	Greater Conley Ind. CID Chair	3	6
Roark	Rob	robroark@allsouthwarehouse.com					Greater Conley Ind. CID Secretary/Treasurer	3	6
Hassan	.Ali	AliHasanandassociates.com	3496 Midway	Decatur	GA	30032	Ali Hasan and Associates	3	7
Locks	Danita	dlocks1019@aol.com	1211 Crescentwood Lane	Decatur	GA			3	7
Stephens	Sandra	sls1289@gmail.com	1289 Crescentwood Lane	Decatur	GA	30032	Crescentwood HOA	3	7
Frank	Leanne	leannef@lightnountain.com	3141 Bonway Dr	Decatur	GA	30032	Meadow Acres Neighborhood Assoc.	3	7
Golley	Frank	frank@golleyrealty.com	3392 Midway Rd	Decatur	GA	30032	Meadow Acres Neighborhood Assoc.	3	7
Funk	Melanie	mfunk64@att.net	3392 Midway Rd	Decatur	GA	30032	Meadow Acres Neighborhood Assoc.	3	7
Barrow	Rachel	rbarrow@comcast.net	3355 Beech Dr	Decatur	GA	30032	Meadow Acres Neighborhood Assoc.	3	7
Preston	Judy	hjpreston23@gmail.com	2305 Bailey St				Corner Stone Of Praise	3	6
Lips	Erik		1307 Crescent Wood Lane	Decatur	GA	30032	Meadow Acres Neighborhood Assoc.	3	7
Akins	Pat		3347 Beech Dr	Decatur	GA	30032		3	7
Berlinsky	Samantha	saberlinsky@gmail.com	1301 Crescentwood Lane	Decatur	GA	30032	Crescentwood	3	7
McGannon	Monica	mhand27@gahoe.com	1305 Crescentwood Lane				Meadowbrook Acres Neighborhood	3	7
Gross	Joel	jgross@stickybusiness.net	4140 Bonsal Rd	Conley	GA		GCI CID	3	6
Arnold	Sandra	edsan@bellsouth.net	4296 Cedar Valley Court	Conley	GA	30328	Cedar Grove Civic Association	3	6
Barnes, AIA	Vernell	barnesve@yahoo.com	3826 Loyola Court	Decatur	GA	30034	Staff/Appointee - Commissioner Watson	3	7
Evans	John	naacpdek@comcast.net	3011 Rainbow Drive, Suite 180A	Decatur	GA	30034	NAACP DeKalb County Branch	3	7
Pace	Brenda	bcpace2@gmail.com	2638 Glenvalley Drive	Decatur	GA	30032	East Lake Terrace Community Association, Inc.	3	7
Roberts	Regenia	regeniaroberts@bellsouth.net					Community Council 3	3	
Culp	Patricia	ppculp@att.net					Cedar Grove Neighborhood Associaton	3	6
Dennis	Robert	christinedennis@bellsouth.net	1987 Joseph Court	Decatur	GA	30032	Concerned Neighbors Association	3	6
Bonino	Doninck	dbonino1@aol.com	4125 Milton Parkway	Alpharetta	GA	30055	Brighton Village HOA	3	6
Schwartz	Eric	ericwschwartz@gmail.com		Atlanta	GA	30316	Parkview Civic Club	3	6
Club	Parkview Civic	parkviewcivicclub@gmail.com					Parkview Civic Club	3	6
Stewart	Willie J.	wazulamor@aol.com	2902 Cedar Trace	Ellenwood	GA	30294	Royal Hills	3	6
Stewart	Erica	ericastewart2009@gmail.com	2902 Cedar Trace Drive	Ellenwood	GA	30294	South DeKalb Neighborhoods Coalition	3	6
Buie-Brown	Jacquelyn	jacquelynbuiebrown@gmail.com		Decatur	GA	30034	Huntingdale Association	3	7
Jordan	Alberta	albertajordan@bellsouth.net		Decatur	GA	30034	Huntingdale Association	3	7
Jackson	Brenda	bjaevnt@gmail.com		Decatur	GA	30034	Pointe Bleue Neighborhood Association	3	7
Mustafa	Laurel	elitedesignsatl@yahoo.com		Decatur	GA	30034	Pointe Bleue Neighborhood Association	3	7
Freeman	James	jasu1@bellsouth.ne		Decatur	GA	30034	The Summit at Chapel Lake	3	7

Houston	S B	sbhouston@bellsouth.net		Decatur	GA	30034	Kings Row Coomunity Association	3	7
Coleman	Michael	norfley@yahoo.com		Decatur	GA	30034	Kings Row Coomunity Association	3	7
Hardy	Teresa	president@naacpdekalb.org		Decatur	GA	30034	NAACP DeKalb County Branch	3	7
Dennis	Christine	christinedennis@bellsouth.net	1987 Joseph Court	Decatur	GA	30032	Greystone Park Community Association	3	6
Banks	Kenneth	k1776usa@yahoo.com	4116 Marquette Court	Decatur	GA	30034	Chapel Hill Neighborhood Association	3	7
Carter	Rachel	info@greshamhills.org		Atlanta	GA		Gresham Hills Neighborhood Association	3	6

WILSON BROCK & IRBY, L.L.C.

ATTORNEYS AT LAW

OVERLOOK I, SUITE 700
2849 PACES FERRY ROAD
ATLANTA, GEORGIA 30339
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HBUCKLEY@WBILEGAL.COM
DIRECT DIAL: 770/803-3707

TELEPHONE
(404) 853-5050
FACSIMILE
(404) 853-1812

February 23, 2022

VIA: HAND DELIVERY

Mr. Andrew Baker, Director
Dekalb County Dept. of Planning and Sustainability
330 West Ponce de Leon Avenue, Suite 500
Decatur, GA 30030

RE: Application by Perennial Properties, Inc. ("Perennial") to Rezone Properties at 1845 2nd Avenue, 1851 2nd Avenue, and 1939 Alexander Avenue (Collectively, the "Bag Factory Site") to Facilitate a New Multi-Family Residential Development.

Dear Andrew:

My firm represents Perennial, an Atlanta-based developer that, since it was founded in 1988, has specialized in creating high quality residential communities that incorporate street-level retail amenities. Starting with its first residential development, which is located on Lakeview Avenue just north of Ponce de Leon Avenue in Atlanta, Perennial has developed and operated more than 20 sites in and around Atlanta. One of Perennial's most recently developed multi-family communities will open around the corner from the Bag Factory Site at 2201 Glenwood Avenue SE, immediately next door to the Publix on Glenwood Avenue. Perennial's business model of holding the communities it develops over the long term evidences its commitment to its core mission: to provide exceptional housing and retail experiences with extraordinary service for its residents, commercial tenants, and their customers.

While the Bag Factory Site is currently vacant land, Perennial desires to develop it with a 281-unit multi-family residential development consisting of 237 apartment units, 44 townhomes, and two street-level accessory retail spaces totaling 5,000 square feet of floor area. An over 32,000 square-foot village green and activated central pavilion will serve as the heart of the proposed development, and as a defining amenity for future residents and the surrounding community. While the village green will be publicly accessible, access to the residential areas of the development would be controlled and limited to residents. These secure areas would be served by robust amenity services such as two courtyards, one of which would provide a green, park-like setting, with the other serving as a pool courtyard immediately adjacent to a private club and fitness facility.

The Bag Factory Site currently has mixed zoning with various portions of the site zoned for either commercial or industrial development, which would not allow the Bag Factory Site to be improved with a multi-family residential development. Therefore, to facilitate its development vision, Perennial respectfully requests the Site to be downzoned from commercial/industrial to the MR-2 multi-family residential zoning classification. Perennial's rezoning request satisfies all the county's standards for such relief, as set forth in section 27-7.3.5 of the zoning ordinance, as follows:

I. Rezoning approval Standards

A. The rezoning request conforms to the comprehensive plan's policies and intent.

The comprehensive plan includes a future land use map that was created by delineating various character areas based on the county's concept map and various countywide small area studies.[1] The future land use map designates the Bag Factory Site to the Neighborhood Center character area. Table 7.4 of the comprehensive plan confirms that the MR-2 zoning classification, with a density of up to 24 units/acre, is consistent with the Neighborhood Center character area designation. While consistency with the future land use map is not the only measure of whether a zoning application conforms to the comprehensive plan's written policies and intent, it is very strong evidence that the county has pre-screened certain uses and confirmed such consistency. For that reason, Perennial's multi-family development residential proposal conforms to the comprehensive plan's policies and intent.

B. The rezoning permits a use that is suitable in view of the use and development of adjacent and nearby properties.

The Bag Factory Site is located along the west side of 2nd Avenue, less than a quarter mile south of its intersection with Glenwood Avenue and directly across the street from the Donald Trimble Mortuary. 2nd Avenue and Glenwood Avenue are both important roadways that are characterized by varying development types, ranging from commercial and institutional uses to single-family residential uses. However, the area between the Bag Factory Site and the foregoing street intersection to the north is mainly characterized by commercial development. The properties abutting the north side of the Bag Factory Site are developed with a vacant auto repair garage, which is in a state of disrepair, and a commercial development that houses the Atlanta Masjid of Al-Islam, which is a vibrant community of faith. Furthermore, the developments across 2nd Avenue from the Bag Factory Site are all non-residential in character. Perennial's proposed multi-family residential development is suitable considering the use and development of adjacent and nearby properties between the Bag Factory Site and the intersection of 2nd Avenue and Glenwood Avenue to the north.

The Columbia Village Villas, a duplex style senior apartment development, abuts the south side of the Bag Factory Site and would serve as an area of transition between Perennial's medium density multi-family development and adjacent single-family homes fronting on Terry Mill Road. As it is currently configured, the Bag Factory Site directly backs up to five single-family residential properties, which all front Fayetteville Road on the opposite side of the above-mentioned Publix grocery store. Perennial's development proposal includes 50-foot buffers to protect all abutting residential properties, including its neighbors along Fayetteville Road and those in Columbia Village to the south. Perennial's development proposal is suitable considering: (1) the 50-foot buffers between Perennial's proposed development and all adjoining residential developments, and (2) the downward density transition from the commercial developments at the corner of 2nd Avenue and Glenwood Avenue through the Bag Factory Site and Columbia Village to most of the adjacent single-family residential community to the south and west.

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[1] Comprehensive Plan, P. 55.

C. The current multiple commercial/industrial zoning does not provide Bag Factory Site with a reasonable economic use.

The Bag Factory Site has remained undeveloped under its current mixed commercial and industrial zoning for several decades. Meanwhile, new development and redevelopment along 2nd Avenue between Glenwood Avenue and Flat Shoals Road has skewed heavily toward residential uses, both single-family and multi-family. Given these two facts, the Bag Factory Site does not have a reasonable economic use under its current multiple zoning.

D. The rezoning will not adversely impact adjacent or nearby properties.

Perennial's proposed development will not adversely impact adjacent or nearby properties for the same reasons that are presented in paragraph B above.

E. There are existing conditions that affect the Site's use and development that support the rezoning's approval.

There are several existing conditions that support the approval of Perennial's rezoning request. First, the Bag Factory Site is located within a Neighborhood Center development node that is centered on the intersection of 2nd Avenue and Glenwood Avenue. The county's land use policies strongly encourage medium density residential developments that promote pedestrian walkability within neighborhood centers. The area around the Bag Factory Site contains several existing community services, such as the Publix grocery store, Dream Wings restaurant, Almadina Market, and a Wells Fargo bank. Developing medium density residential uses on the Bag Factory Site will inherently place more community residents within easy walking distance of these community services. Even more community services would be within easy biking distance, such as the East Lake YMCA and several restaurants at the intersection of 2nd Avenue and Hosea Williams.

F. The rezoning will not adversely affect historic or archaeological resources.

There are no established historic or archaeological resources on the Site, which is undeveloped.

G. The requested rezoning will not impose excessive or burdensome demands on utilities, or transportation and education infrastructure.

The Bag Factory Site is located along 2nd Avenue near its intersection with Glenwood Avenue. Both roadways are major transportation corridors. Furthermore, two MARTA bus stops are located directly in front of the Bag Factory Site on 2nd Avenue; and the East Lake MARTA transit station is located less than 2 miles away, as measured by the most direct pedestrian route. Furthermore, as explained above, the Bag Factory Site is located within easy walking and biking distance of several attractive community services. Therefore, Perennial's proposed development will not cause excessive or burdensome demands on local road infrastructure.

The Bag Factory Site is also zoned for commercial and industrial land uses, both of which generate significant demands on physical infrastructure. Furthermore, the comprehensive plan designates the Bag Factory Site to the Neighborhood Center character area, which includes policies that encourage the development of medium density residential land uses. Based on the foregoing, the Board of Commissioners has clearly determined that the Bag Factory Site's infrastructure is sufficient to support medium density residential developments, like the one Perennial now proposes.

Finally, Perennial's proposed development is targeted toward young professionals and empty nesters who desire an amenity rich intown living experience. Therefore, while some resident households may include school aged children, Perennial does not anticipate such households to comprise a significant portion of the development's overall demographics. Therefore, Perennial's proposed development will not impose an appreciable increase in demand for educational infrastructure. The development will include a traditional unit mix of studio, one-bedroom, two-bedroom (20% of total), and three-bedroom units (5%-10% of total).

H. The rezoning will not adversely impact the environment or natural resources.

The Site does not include any environmentally sensitive features or areas. Furthermore, Perennial's proposed residential and accessory retail uses are not environmentally adverse land uses. Therefore, Perennial's development proposal satisfies this rezoning approval standard.

For all the foregoing reasons, Perennial's request to rezone the Bag Factory Site from its multiple commercial/industrial zoning to the MR-2 zoning classification satisfies all the county's prescribed approval standards for such zoning requests.

II. Supplemental use regulations

Section 4.2.24 of the zoning ordinance prescribes additional regulations governing cottage, mobile home, townhouse, urban single-family, and condominium dwellings. Perennial's development proposal only includes apartments and townhomes. Therefore, Section 4.2.24 only applies to Perennial's proposed townhomes, which are governed by subparagraph D therein.

Section 4.2.24(D) reads in its entirety as follows:

> "Townhouse and urban single-family (U-SF). Notwithstanding any other provision to the contrary, a townhouse or U-SF development may be subdivided into individual lots that do not meet the minimum street frontage requirements and may be treated as fee simple or condominium lots."

Given the permissive nature of the foregoing language, this supplemental use regulation has no bearing on the present analysis of Perennial's compliance with all relevant rezoning standards.

III. Confirmation of the proposed retail component's accessory use status.

In our pre-application conference, the planning staff instructed Perennial to analyze the zoning ordinance to confirm that its proposed retail component was an accessory land use. Our code analysis and resulting conclusion are presented below.

Table 4.1 of the zoning ordinance permits "retail, 5,000 sf or less" as an accessory use for MR-2 properties. Section 9.1.3 of the zoning ordinance generally defines the term "accessory use" as:

> "A use of land or building or structure or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with the principal use."

However, the zoning ordinance does not explain in definitional terms what retail elements or characteristics are indicative of an accessory use, as opposed to elements or characteristics that would indicate a principal use. In the absence of any explicit definition of what constitutes an accessory retail use, one must determine what constitutes an accessory retail use by examining the entirety of the zoning ordinance's language.

Section 9.1.3 defines the term "principal use" as: "the primary or predominant use of any lot." Therefore, the question is whether Perennial's proposed retail component is the Bag Factory Site's "primary" or "predominant" use, as opposed to an "incidental" or "subordinate" use. The zoning ordinance does not define the terms "primary," "predominant," "incidental," or "subordinate."

In the absence of definitions for the foregoing terms, the zoning ordinance's plain language is ambiguous as the definitional threshold beyond which accessory retail becomes a principal retail use. Under longstanding Georgia law, zoning ordinances must be strictly administered according to their plain and explicit terms, and any ambiguity as to their meaning must be resolved in favor of the free use of the land.[2] In other words, if a zoning requirement or restriction is not set forth plainly and unambiguously in the zoning ordinance, that requirement or restriction must be interpreted in the manner most favorable to the property owner.

While the zoning ordinance does not specifically establish the threshold between accessory retail uses and principal retail uses, it does present an implied threshold. Table 4.1 of the zoning ordinance establishes "retail, 5,000 sf or less" as a permitted accessory use for MR-2 properties. That same table also establishes "retail, over 5,000 sf" as a separate land use category, which is prohibited on MR-2 properties.[3] Based on the foregoing, it is very reasonable to conclude that the Board of Commissioners' legislative intent is to classify retail development components totaling more than 5,000 square feet as principal land uses, which would necessarily classify smaller retail uses as accessory land uses.

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[2] *Stanfield v. Glynn* County, 280 Ga. 785, 631 S.E.2d 174 (2006); *Dekalb County v. Post Apartment Homes, L.P.*, 234 Ga. App. 409, 412, 506 S.E.2d 899, 902 (1998); *Bo Fancy Productions, Inc. v. Rabun County Bd. Of Comm'rs*, 267 Ga. 341, 478 S.E.2d 373 (1996); *Fayette County v. Seagraves*, 245 Ga. 196, 264 S.E.2d 13 (1980); *Dunkin v. Entrekin*, 211 Ga. 311, 85 S.E.2d 771 (1955).

[3] See also zoning ordinance § 4.1.3.B.

Based on the foregoing reasonable reading of the zoning ordinance, the only appropriate classification of Perennial's proposed retail component, which totals 5,000 square feet, is as being an accessory use. This conclusion is supported by the fact that the retail component only comprises a small fraction of the overall development's floor area. Perennial's development proposal calls for 290,000 square feet of residential floor area, 7,000 square feet of residential amenity space, and 5,000 square feet of retail space. Not only is retail physically the smallest individual development component, it literally constitutes less than 2% of the proposed development's overall floor area, with the proposed accessory fitness club being as large as both retail spaces combined. Therefore, Perennial's proposed retail component complies with the accessory use restriction the MR-2 regulations impose on retail uses.

IV. Constitutional objections and conclusion

Georgia courts have long held that an aggrieved party must present any potential constitutional objections to the local government during the zoning review process, which includes administrative zoning appeals. Applicants who fail to do so substantially deprive themselves of a legal basis to appeal adverse zoning decisions.[4] Therefore, solely to satisfy mandatory requirements of Georgia law, Perennial respectfully advises Dekalb County of its constitutional objections. Perennial has demonstrated that its rezoning request fully satisfies all applicable standards for the approval of such applications. Therefore, any action by the Board of Commissioners to deny Perennial's requested rezoning or to grant some lesser form of relief would violate Perennial's rights to due process of law and equal protection under the laws.

For all the foregoing reasons, Perennial respectfully requests the approval of its rezoning application. Please do not hesitate to let me know if I may provide you with any additional information or clarify anything in this letter.

Sincerely,

WILSON BROCK & IRBY, L.L.C.

Harold Buckley Jr.

Harold Buckley Jr., AICP
Attorneys for Perennial Properties, Inc.

Attachments.

HB:
cc: Mr. Craig Wasilewsky, Perennial Properties, Inc. (via email)

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[4] DeKalb County v. Bembry, 252 Ga. 510, 314 S.E.2d 900 (1984) (Held that the trial court erred in failing to grant DeKalb County's request for summary judgment because the applicant's constitutional objections were not first raised before the county commission).

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DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: FEB 22, 2022

TO WHOM IT MAY CONCERN:

(I) (WE) EAST LAKE HOLDINGS, INC
Name of owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to

PERENNIAL PROPERTIES
Name of Agent or Representative

to file an application on (my) (our) behalf.

Karen A. Randolph
Notary Public

Notary Public

Notary Public

Notary Public

KAREN A RANDOLPH
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES DECEMBER 11, 2023

Rick Burt - VP
Owner For EAST LAKE HOLDINGS

Owner

Owner

Owner

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DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made $250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

Yes_____ No X___*

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.

2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

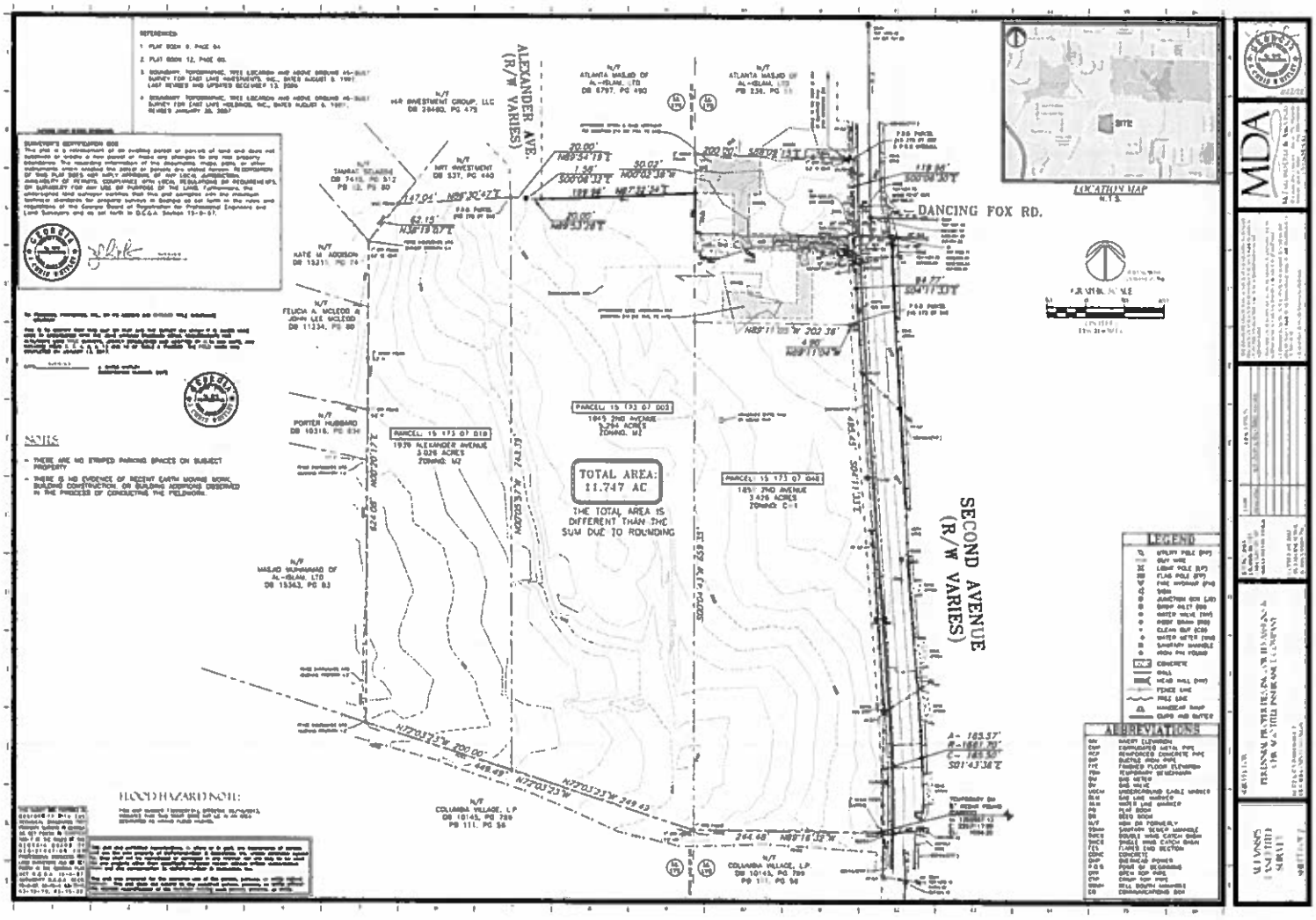
_____
Notary

Hall Burgess 2/23/22
Signature of Applicant /Date

Check one: Owner_____ Agent X

_____
Expiration Date/ Seal

*Notary seal not needed if answer is "no".


ALEXANDER AVE. (R/W VARIES)
SECOND AVENUE (R/W VARIES)
DANCING FOX RD.
TOTAL AREA: 11.747 AC
THE TOTAL AREA IS DIFFERENT THAN THE SUM DUE TO ROUNDING
PARCEL: 15 173 07 010
1939 ALEXANDER AVENUE
3.026 ACRES
ZONING: M2
PARCEL: 15 173 07 003
1049 2ND AVENUE
3.294 ACRES
ZONING: M1
PARCEL: 15 173 07 048
1851 2ND AVENUE
3.426 ACRES
ZONING: C-1
N/F
HAR INVESTMENT GROUP, LLC
DB 38480, PG 479
N/F
ATLANTA MASJID OF AL-ISLAM, LTD
DB 8797, PG 490
N/F
ATLANTA MASJID OF AL-ISLAM, LTD
DB 234, PG 11
N/F
TAMRAT SOLOMON
DB 7415, PG 512
PB 12, PG 80
N/F
NRT INVESTMENT
DB 537, PG 440
N/F
KATE M ADDISON
DB 13211, PG 74
N/F
FELICIA A. MCLEOD & JOHN LEE MCLEOD
DB 11234, PG 80
N/F
PORTER HUBBARD
DB 10316, PG 834
N/F
MASJID MUHAMMAD OF AL-ISLAM, LTD
DB 15343, PG 83
N/F
COLUMBIA VILLAGE, LP
DB 10143, PG 789
PB 111, PG 56
N/F
COLUMBIA VILLAGE, LP
DB 10143, PG 789
PB 111, PG 56
LOCATION MAP
N.T.S.
SITE
LEGEND
ABBREVIATIONS
NOTES
- THERE ARE NO STRIPED PARKING SPACES ON SUBJECT PROPERTY
- THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
FLOOD HAZARD NOTE:
MDA

Legal Description

[illegible]

Legal Description

[illegible]

Legal Description

[illegible]

[illegible]

Legal Description

[illegible]

MDA

[illegible]

1 ARCHITECTURAL SITE PLAN

SITE DATA

1. ADDRESS
2. SITE AREA
3. ZONING
4. BUILDING & UNIT AREA
5. PROPERTY SETBACKS
6. OPEN SPACE
7. LOT COVERAGE
8. FIRE ACCESS
9. PARKING

BUILDING INFORMATION

MULTIFAMILY

M1 4 STORIES WITH BASEMENT UNITS
GROSS AREA : 117,619 GSF
TOTAL : 113 UNITS

M2 4 STORIES WITH BASEMENT UNITS
GROSS AREA : 135,075 SF
TOTAL : 124 UNITS

TOTAL MF UNITS : 237
AVG HEATED AREA - MF : 815 SF (APPROX.)

RENTAL TOWNHOMES

TH1 2 STORY TOWNHOMES
WITH TUCK-UNDER GARAGES
GROSS AREA : 8,432 GSF

TH2 2 STORY TOWNHOMES
WITH TUCK-UNDER GARAGES
GROSS AREA : 13,876 GSF

TOTAL TH UNITS : 44
AVG HEATED AREA - MF : 1,350 SF (APPROX.)

TOTAL RESIDENTIAL : 281 UNITS

ACCESSORY RETAIL

R1 2,000 SF

R2 2,000 SF

TOTAL RESIDENTIAL GROSS AREA : 314,926 SF

DYNAMIK DESIGN
5301 PEACHTREE DUNWOODY RD.
BUILDING C, SUITE 250
ATLANTA, GA 30328
T: 678.443.4100 F: 678.443.4110
DYNAMIKDESIGN.COM

CONSULTANT

SEAL

PROJECT NUMBER: PRP201402
BAG FACTORY DEVELOPMENT
1443 2ND AVENUE, 1451 2ND AVENUE AND 1455 2ND AVENUE
DECATUR, GEORGIA 30033

CLIENT
perennial PROPERTIES
1772 PEACHTREE STREET NE
SUITE 200
ATLANTA, GEORGIA 30309

	DESIGN RELEASE	DATE
	SITE PLAN	

TITLE
ARCHITECTURAL SITE PLAN

SHEET NUMBER
SP-01

CONCEPTUAL AERIAL SKETCH FOR REPRESENTATIVE PURPOSES

DYNAMIK DESIGN

PROJECT NUMBER PROPOSED
BAG FACTORY DEVELOPMENT

CLIENT
perennial PROPERTIES

TITLE
ARCHITECTURAL RENDERINGS

SHEET NUMBER
AR-01

Legal Description

PARCEL #15 173 07 002

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lots 172 and 173, 15th District, Dekalb County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the southwestern intersection of the right of way of Glenwood Avenue (right of way varies) and the right of way of Second Avenue (right of way varies); thence along the right of way of Second Avenue a distance of 650.00 feet to a point, that is the **POINT OF BEGINNING;** thence continuing along said right of way South 00°06'30" East a distance of 119.98 feet to a point; thence continuing along said right of way South 04°11'33" East a distance of 94.77 feet to a point; thence continuing along said right of way North 89°11'04" West a distance of 4.90 feet to a point; thence leaving said right of way North 89°11'05" West a distance of 202.36 feet to a point located on the Land Lot Line common to Land Lots 172 and 173; thence along said Land Lot Line South 00°04'43" West a distance of 659.35 feet to a point; thence leaving said Land Lot Line North 72°03'23" West a distance of 249.49 feet to a point; thence North 00°05'57" West a distance of 743.39 feet to a point located on the western right of way of Alexander Avenue (right of way varies); thence leaving said right of way North 89°54'19" East a distance of 20.00 feet to a point; thence South 00°06'32" East a distance of 1.58 feet to a point; thence North 89°53'28" East a distance of 20.00 feet to a point located on the eastern right of way of Alexander Avenue; thence leaving said right of way North 87°32'34" East a distance of 199.96 feet to a point located on the Land Lot Line common to Land Lots 172 and 173; thence along said Land Lot Line North 00°02'39" West a distance of 50.02 feet to a point; thence leaving said Land Lot Line South 88°09'15" East a distance of 200.00 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 5.294 Acres.

Legal Description

PARCEL #15 173 07 018

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 173, 15th District, Dekalb County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the southwestern intersection of the right of way of Glenwood Avenue (right of way varies) and the right of way of Second Avenue (right of way varies); thence along the right of way of Second Avenue a distance of 650.00 feet to a point; thence leaving said right of way North 88°09'15" West a distance of 94.77 feet to a point located on the Land Lot Line common to Land Lots 172 and 173; thence along said Land Lot Line South 00°02'39" East a distance of 50.02 feet to a point; thence leaving said Land Lot Line South 87°32'34" West a distance of 199.96 feet to a point located on the eastern right of way of Alexander Avenue (right of way varies); thence leaving said right of way South 89°53'28" West a distance of 20.00 feet to a point; thence North 00°06'32" West a distance of 1.58 feet to a point; thence South 89°54'19" West a distance of 20.00 feet to a point located on the western right of way of Alexander Avenue, that is the **POINT OF BEGINNING;** thence leaving said right of way South 00°05'57" East a distance of 743.39 feet to a point; thence North 72°03'23" West a distance of 200.00 feet to a point; thence North 00°20'17" East a distance of 624.08 feet to a point; thence North 38°19'07" East a distance of 62.15 feet to a point; thence North 86°30'47" East a distance of 147.04 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 3.026 Acres.

Legal Description

PARCEL #15 173 07 048

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 172, 15th District, Dekalb County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the southwestern intersection of the right of way of Glenwood Avenue (right of way varies) and the right of way of Second Avenue (right of way varies); thence along the right of way of Second Avenue a distance of 869.65 feet to a point, that is the **POINT OF BEGINNING;** thence continuing along said right of way South 04°11'33" East a distance of 495.45 feet to a point; thence continuing along said right of way 165.57 feet along a curve to the right, said curve having a chord of South 01°43'36" East 165.50 feet and a radius of 1661.70 feet to a point; thence leaving said right of way North 89°16'32" West a distance of 244.48 feet to a point located on the Land Lot Line common to Land Lots 172 and 173; thence along said Land Lot Line North 00°04'43" East a distance of 659.35 feet to a point; thence leaving said Land Lot Line South 89°11'05" East a distance of 202.36 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 3.426 Acres.

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Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE

(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: _Harold Buckley _____ Phone: _770-803-3707_____ Email: _hbuckley@wilegal.com_____

Property Address: _1845, 1851 Second Avenue, 1939 Alexander avenue

Tax Parcel ID: _15 173 07 048 15 17307002, 15 17 307018 _____ _ Comm. District(s): __3_____ Acreage: _11.62 acres_ _____

Existing Use: _vacant_ _____ Proposed Use_townhome, multi-family, accessory retail and/or restaurant_ _____

Supplemental Regs: ___Yes—4.2.24 for townhomes and multi-family_____ Overlay District: _NA_____ DRI: ___NA_____

Rezoning: Yes _____ No _ ____

Existing Zoning: _C-1__ _____ Proposed Zoning: __MR-2 or O-I or mixed-use zoning_____ Square Footage/Number of Units: _____

Rezoning Request: __237 multi-family residential units and 44 townhome units and 5000 square feet of accessory commercial/retail/restaurant—281 units_____

_____

_____

Land Use Plan Amendment: Yes____ No _ _X__

Existing Land Use: __NC_____ Proposed Land Use: _____ Consistent _____ Inconsistent_____

Special Land Use Permit: Yes_ ___ No __X__ Article Number(s) 27-

_____

Special Land Use Request(s) ___ ___

_____

_____

Major Modification:

Existing Case Number(s): ___NA_____

Condition(s) to be modified:

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_____

_____

_____

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: __X_____ Review Calendar Dates: __X_____ PC: _05/03/22____ BOC: _05/26/22_____ Letter of Intent: __X___Impact Analysis: _X____ Owner Authorization(s):__X___ Campaign Disclosure: __X___ Zoning Conditions: _na_____ Community Council Meeting: _04/13/22____ Public Notice, Signs: ___X_____ Tree Survey, Conservation: _____ Land Disturbance Permit (LDP): _____ Sketch Plat: _____ Bldg. Permits: __X_____ Fire Inspection: __X_____ Business License: __X_____ State License: _____ Lighting Plan: _____ Tent Permit: _____

Submittal Format: NO STAPLES, NO BINDERS PLEASE

Last day to hold –pre-community digital meeting with 15 days notice to qualify for May 2022 agenda cycle is Feb. 23, 2022

Filing Deadline for application is Feb. 24, 2022

Review of Site Plan

Density: ___X_____ Density Bonuses: __X_____ Mix of Uses: ___X____ Open Space: ___X____ Enhanced Open Space: __X_____ Setbacks: front ___X___ sides _____ side corner _____ rear _X_____ Lot Size: __X____ Frontage: ___X_____ Street Widths: __X_____ Landscape Strips:___X____ Buffers:___X____ Parking Lot Landscaping: _____ Parking - Auto: __X_____ Parking - Bicycle: _____ Screening: _____X_____ Streetscapes: ___X____ Sidewalks: __X___Fencing/Walls:_____ Bldg. Height: _X____ Bldg. Orientation: _____ Bldg. Separation: _____ Bldg. Materials: _X____ Roofs: _____ Fenestration: ___X____ Façade Design: _____ Garages: _____ Pedestrian Plan:_X_____ Perimeter Landscape Strip: _____

Possible Variances: _____

_____

_____

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330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

Comments: __. _Applicant will need to show compliance that commercial uses are accessory to the residential. Only some commercial uses are allowed as an accessory use in MR-2 zoning; this issue will be reviewed upon submittal of rezoning application on its merits. Applicant will need to justify how their proposed MR-2 or O-I or mixed use district is compatible and consistent with the surrounding area. Show compliance with maximum building height and transitional height plane requirements of zoning ordinance. Density bonuses may be required for densities above 12 units per acre. Show compliance with min and max parking requirements, parking lot landscaping. Bicycle parking may be required. Show compliance with building materials and streetscape requirements. 50 foot transitional undisturbed buffer required where abutting single-family zoning districts.

Planner:__John Reid _____Date__02/01/22_____

Filing Fees

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	$750.00
LAND USE MAP AMENDMENT		$500.00
SPECIAL LAND USE PERMIT		$400.00

Kimley»Horn

MEMORANDUM

To: Craig Wasilewsky, SE, *Perennial Properties, Inc.*

From: John D. Walker, P.E., PTOE, *Kimley-Horn and Associates, Inc.*
Harrison Forder, P.E., *Kimley-Horn and Associates, Inc.*

Date: Revised – March 4, 2022

RE: ***Bag Factory Development at 1845 2nd Avenue, 1851 2nd Avenue, and 1939 Alexander Avenue, Dekalb County, Georgia – Trip Generation Comparison***

Kimley-Horn is pleased to provide this memorandum regarding the trip generation comparison for the proposed *Bag Factory* development in unincorporated Dekalb County, Georgia. This memo is issued as a revision to the memo dated February 23, 2022, after a review of allowable uses in the C-1 zoning which may be used for the trip generation comparison.

PROJECT OVERVIEW

The *Bag Factory* development is a proposed residential development on an approximate 11.747-acre property located along the west side of 2nd Avenue and south of Alexander Avenue in unincorporated Dekalb County, Georgia.

The site is currently zoned for C-1 (Local Commercial) and M (Light Industrial) land use and the entire site is proposed to be rezoned to MR-2 (Medium Density Residential-2) land use. The trip generation comparison will be based on the following scenarios:

1. Existing Zoning: 58,400 SF Retail, 5,000 SF Day Care Center, 27,200 SF Light Industrial
2. Proposed Zoning: 237 Multi-Family Housing (Mid-Rise) units, 44 Townhomes (Low-Rise), 5,000SF Retail

The purpose of this memorandum is to compare the trip generation potential of the Existing Zoning with the trip generation potential of the Proposed Zoning.

Figure 1 provides a location map. **Figure 2** provides an aerial imagery of the project site. Additionally, the preliminary site plans for the proposed development are provided.

TRIP GENERATION

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the development and the distribution and assignment of that traffic through the study roadway network.

Anticipated trip generation for the proposed *Bag Factory* development was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition, 2017.

The densities and the project trip generation for the proposed development are summarized by land use in **Table 1**.

Table 1: Gross Trip Generation											
Land Use	**ITE Code**	**Density**	**Daily Traffic**			**AM Peak**			**PM Peak Hour**		
			Total	**Enter**	**Exit**	**Total**	**Enter**	**Exit**	**Total**	**Enter**	**Exit**
Existing Zoning (C-1 & M)											
Light Industrial	*110*	*27,200 SF*	162	81	81	17	15	2	15	2	13
Day Care Center	*565*	*5,000 SF*	238	119	119	55	29	26	56	26	30
Retail/Shopping Center	*820*	*58,400 SF*	2,204	1,102	1,102	55	34	21	223	107	116
Total Gross Trips			2,604	1,302	1,302	127	78	49	294	135	159
Proposed Zoning (MR-2)											
Multi-Family Housing (Low Rise)	*220*	*44 d.u.*	292	146	146	22	5	17	28	18	10
Multi-Family Housing (Mid-Rise)	*221*	*237 d.u.*	1,290	645	645	80	21	59	101	62	39
Retail/Shopping Center	*820*	*5,000 SF*	188	94	94	5	3	2	19	9	10
Total Gross Trips			1,770	885	885	107	29	78	148	89	59
Difference in Gross Project Trips			*-834*	*-417*	*-417*	*-20*	*-49*	*+29*	*-146*	*-46*	*-100*
% Difference in Gross Project Trips			*-32%*	*-32%*	*-32%*	*-16%*	*-63%*	*+60%*	*-50%*	*-34%*	*-63%*

**Note: No reductions for mixed-use, alternative mode, or pass-by were taken in order to present a conservative analysis.*

Based on the trip generation shown in **Table 1**, the proposed *Bag Factory* development is projected to generate approximately 834 less total daily trips (417 in; 417 out), 20 less AM peak hour trips, and 146 less PM peak hour trips than the Existing Zoning. The proposed *Bag Factory* development will generate approximately 32% less gross daily trips, 16% less AM peak hour trips, and approximately 50% less PM peak hour trips compared to the Existing Zoning.

Although the above comparison presents gross trips, some reductions in gross trips are expected based on the neighborhood characteristics. Alternative mode reductions (when a site can be accessed by modes other than vehicles) are expected for the site, as there are multiple retail destinations (including a Publix-anchored shopping center), three schools, and Starmount-McAfee Park are all within 2,000 feet walking distance from the site. Additionally, MARTA bus routes 24 and 34 have stops immediately adjacent to the site along 2nd Avenue, providing service to the Atlanta-Dekalb Human Services Complex, GSU Perimeter-Decatur Campus, Gresham Park, and the Blue/Green MARTA Rail lines.

SUMMARY

The proposed *Bag Factory* development is located on an approximate 11.747-acre property located along the west side of 2nd Avenue and south of Alexander Avenue in unincorporated Dekalb County, Georgia. The entire site is proposed to be rezoned from C-1 and M to MR-2.

This memo compared the trip generation potential of the Existing Zoning: 58,400 SF Retail, 5,000 SF Day Care, and 27,200 SF Light Industrial; to the trip generation potential of the Proposed Zoning: 237 Multi-Family Housing (Mid-Rise) units, 44 Townhomes (Low-Rise), 5,000SF Retail. Based on the trip generation comparison, the Proposed Zoning of the proposed *Bag Factory* development is projected to generate approximately 32% less gross daily trips, 16% less AM peak hour trips, and 50% less PM peak hour trips versus the Existing Zoning.

We hope this information is helpful. Please contact me if you have any questions.

Sincerely,

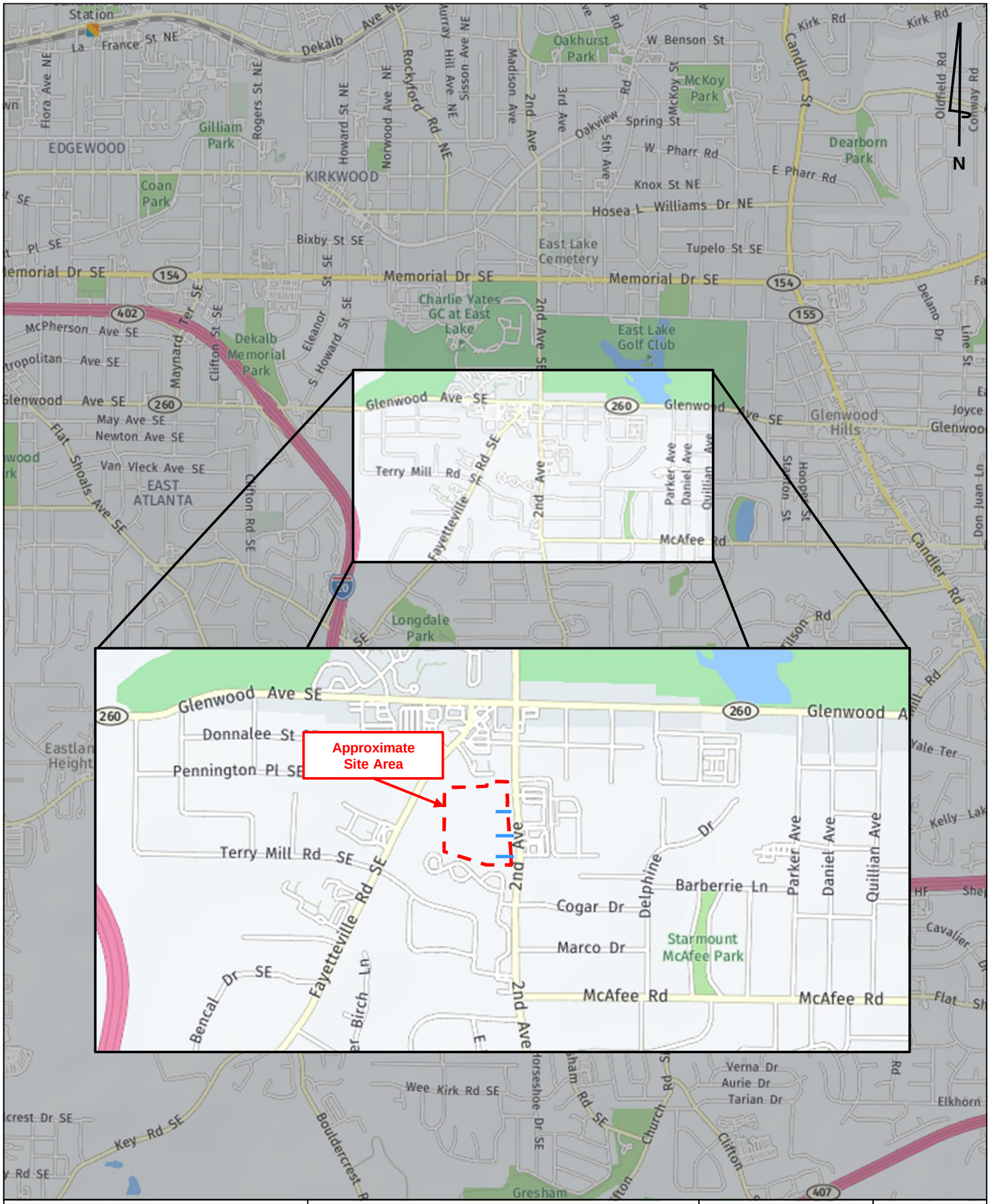
KIMLEY-HORN AND ASSOCIATES, INC.

John D. Walker, P.E., PTOE
Senior Vice President

Harrison Forder, P.E.
Project Engineer

Attachments:

- Figure 1: Site Location Map
- Figure 2: Site Aerial
- Trip Generation Analyses
- Proposed Site Plan



Kimley»Horn	***Bag Factory* Development** **Trip Generation Comparison Memorandum**	**Site Location Map**	**Figure 1**

Kimley»Horn	***Bag Factory* Development** **Trip Generation Comparison** **Memorandum**	**Site Aerial**	**Figure** **2**

N. 7 Z-22-1245577

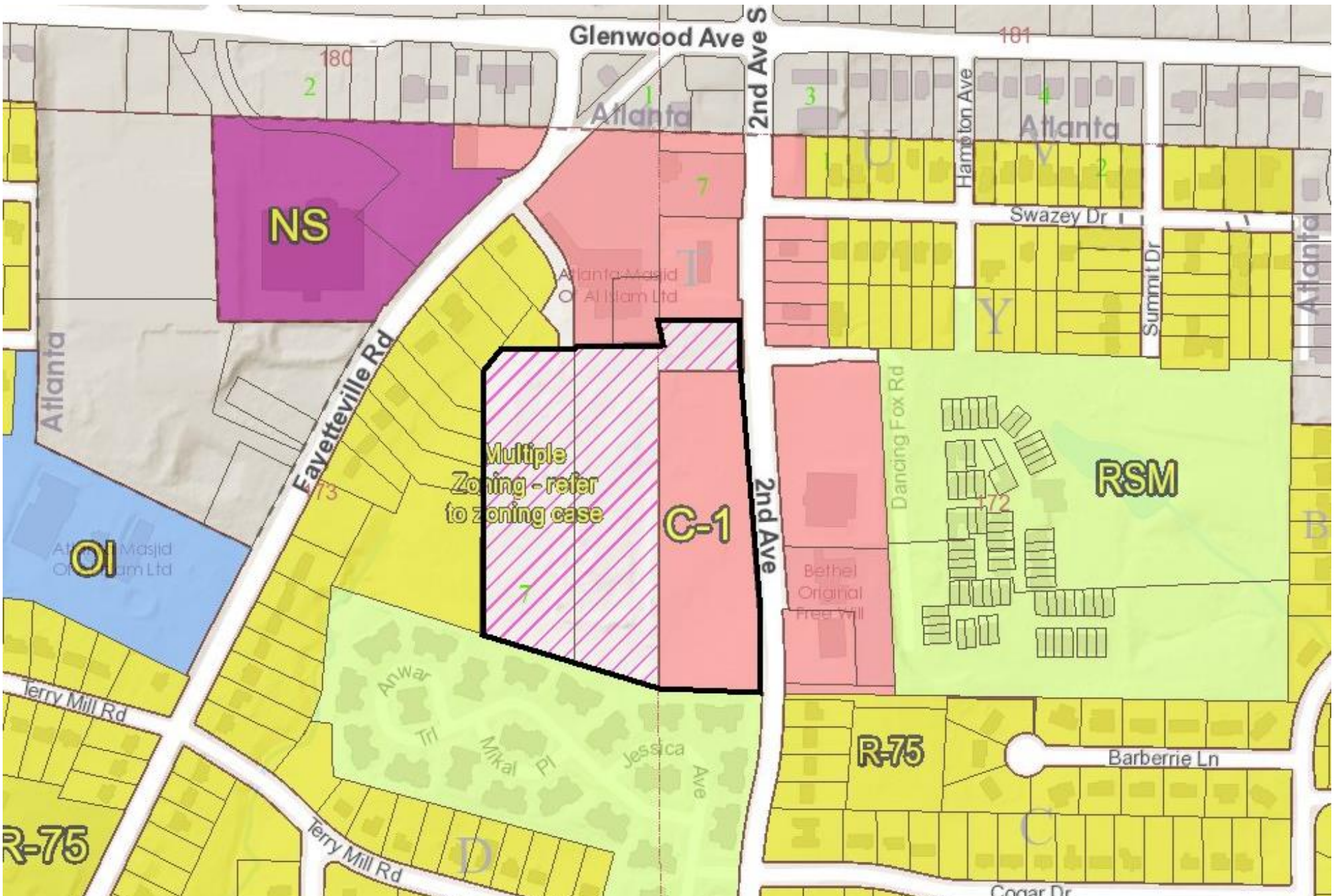
Site Plan

N. 7 Z-22-1245577

Isometric Rendering

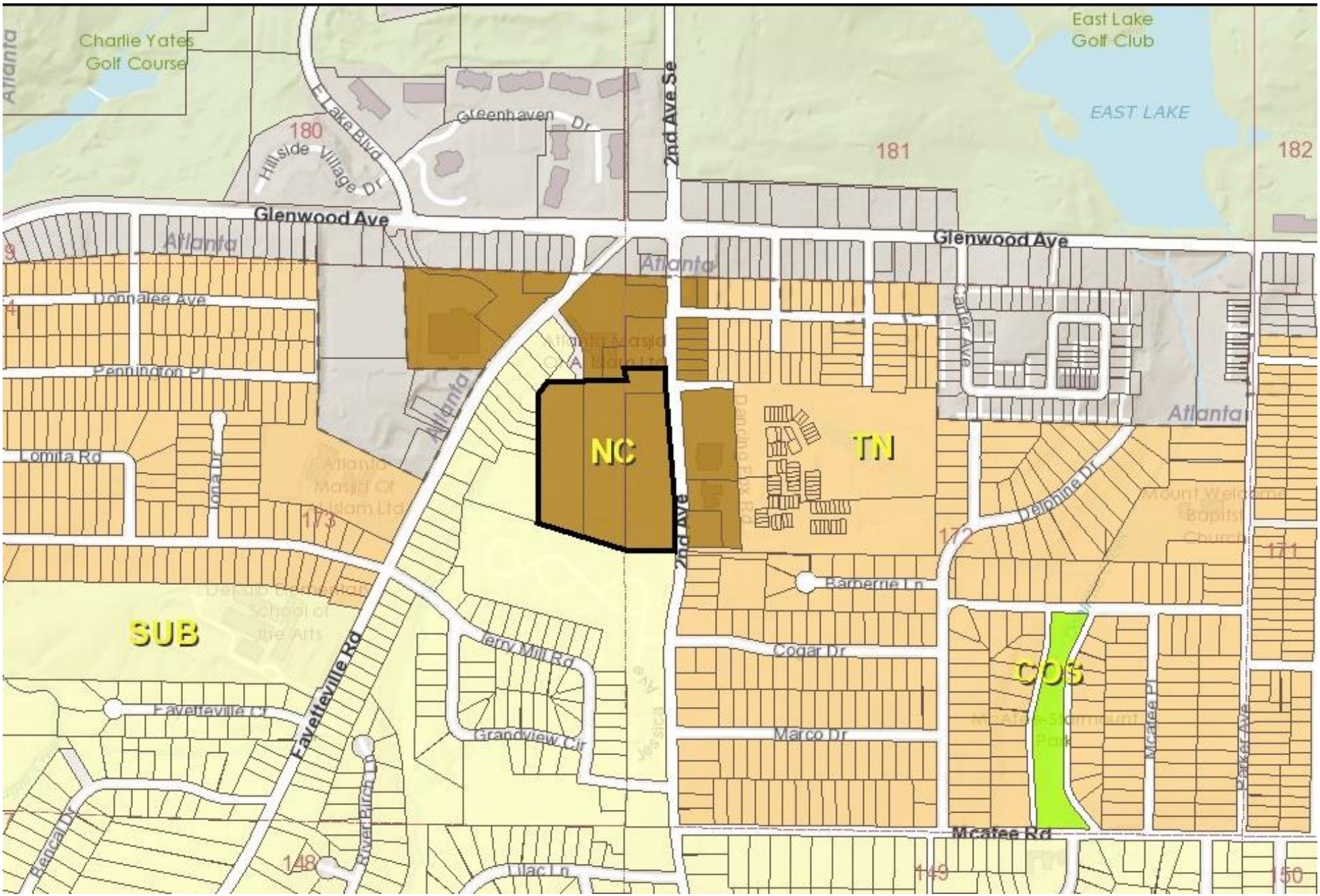
N. 7 Z-22-1245577

Zoning Map



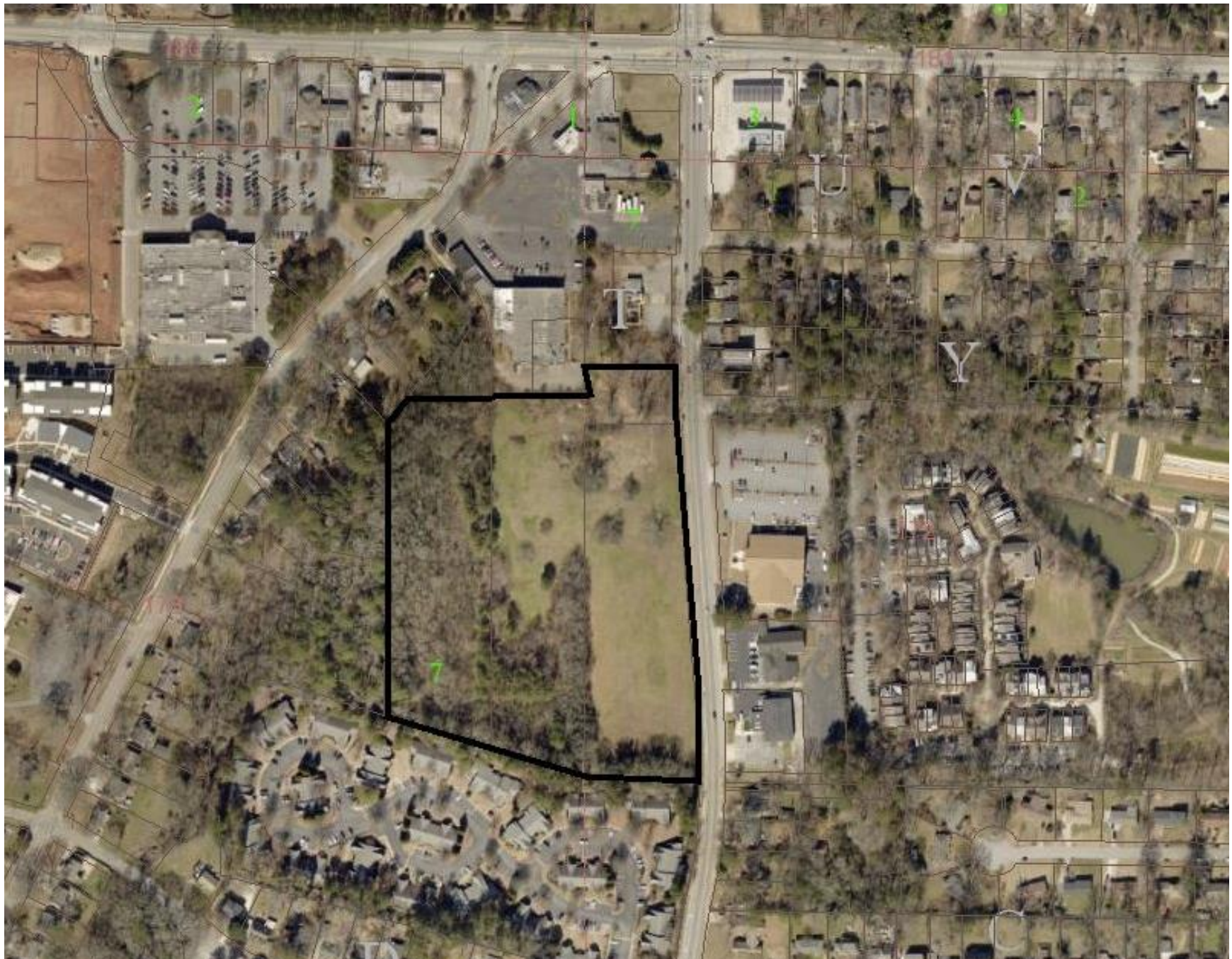
N. 7 Z-22-1245577

Land Use Map



N. 7 Z-22-1245577

Aerial View



N. 7 Z-22-1245577

Site Photos

Subject Property, viewed facing northeast from 2nd Avenue

From: Carolyn Aidman <carolyn_32301@yahoo.com>
Sent: Sunday, May 1, 2022 1:53 PM
To: Ted Terry <ecterry@dekalbcountyga.gov>; Plansustain <plansustain@dekalbcountyga.gov>; Public Hearing <PublicHearing@dekalbcountyga.gov>; Furman, Melora L. <mlfurman@dekalbcountyga.gov>; Hill, LaSondra <lahill@dekalbcountyga.gov>; Keeter, Patrece <pgkeeter@dekalbcountyga.gov>
Subject: 2nd Av Traffic Flow Needs

(1847 2nd Ave)

Dear Commissioners Johnson and Terry, Planning Commissioners and staff,

I'm one of your constituents living near the proposed Bag Factory development on 2nd Ave.

The proposed site plan puts all entries/exits on 2ndAve, which unfairly impacts us I ask that you decline to approve the project unless at least one public entry/exit is located on Fayetteville Rd to better disperse traffic, and unless at least one public entry/exit aligns with Dancing Fox Rd, to improve walkability and traffic-calming.

The applicant already owns adjacent land that could be easily added to the site plan for these purposes. The applicant is also in talks with other adjacent land owners to explore additional options. Trimble Mortuary has long funeral procession and the additional exit will stop horrendous traffic problems for our local families.

Thank you.

Carolyn

Carolyn Aidman

1602 Dancing Fox Rd., Decatur GA 30032

678-472-5858

From: Wade Burrell <wade.burrell@gmail.com>
Sent: Sunday, May 1, 2022 11:44 AM
To: Johnson, Larry L. <larryjohnson@dekalbcountyga.gov>; Ted Terry <ecterry@dekalbcountyga.gov>; Plansustain <plansustain@dekalbcountyga.gov>; Public Hearing <PublicHearing@dekalbcountyga.gov>; Furman, Melora L. <mlfurman@dekalbcountyga.gov>; Hill, LaSondra <lahill@dekalbcountyga.gov>; Keeter, Patrece <pgkeeter@dekalbcountyga.gov>; John Wuichet <jwuichet@mindspring.com>
Subject: Please vote NO on rezoning #N7 (1847 2nd Ave)
Dear Commissioners Johnson and Terry, Planning Commissioners, and staff,

I'm one of your constituents living near the proposed Bag Factory development on 2nd Ave.

The proposed site plan puts all entries/exits on 2nd Ave, which unfairly impacts us. I ask that you decline to approve the project unless at least one public entry/exit is located on Fayetteville Rd to better disperse traffic, and unless at least one public entry/exit aligns with Dancing Fox Rd, to improve walkability and lessen traffic jams. If this isn't done, it could get awful on 2nd Ave...worse than it already is.

The applicant already owns adjacent land that could be easily added to the site plan for these purposes. The applicant is also in talks with other adjacent land owners to explore additional options.

Thank you

--
Wade Burrell
wadeburrell.com
wade.burrell@gmail.com
704.860.9584

From: Kathie Klein <klein.kathie@gmail.com>
Sent: Sunday, May 1, 2022 8:15 PM
To: Johnson, Larry L. <larryjohnson@dekalbcountyga.gov>; Ted Terry <ecterry@dekalbcountyga.gov>; Plansustain <plansustain@dekalbcountyga.gov>; Public Hearing <PublicHearing@dekalbcountyga.gov>; Furman, Melora L. <mlfurman@dekalbcountyga.gov>; Hill, LaSondra <lahill@dekalbcountyga.gov>; Keeter, Patrece <pgkeeter@dekalbcountyga.gov>
Subject: Please vote NO on rezoning #N7 (1847 2nd Ave)
Dear Commissioners Johnson and Terry, Planning Commissioners, and staff,

I'm a constituent of yours and live near the proposed Bag Factory development on 2nd Avenue.

The proposed site plan has all the vehicle entries/exits on 2nd Avenue, which unfairly impacts residents along that street. Please do not approve this project unless at least one public entry/exit is located on Fayetteville Road, better distributing traffic from the development. It would also be good for one entry to align with Dancing Fox Road to improve walkability and traffic calming. The applicant currently owns adjacent land that could be used for these purposes.

Thank you for your consideration of these concerns,
Kathie Klein

Katherine Klein
2101 Dancing Fox Rd
Decatur GA 30032

From: Karen Minvielle <karenminvielle@gmail.com>
Sent: Sunday, May 1, 2022 3:29 PM
To: Johnson, Larry L. <larryjohnson@dekalbcountyga.gov>; Ted Terry <ecterry@dekalbcountyga.gov>; Plansustain <plansustain@dekalbcountyga.gov>; Public Hearing <PublicHearing@dekalbcountyga.gov>; Furman, Melora L. <mlfurman@dekalbcountyga.gov>; Hill, LaSondra <lahill@dekalbcountyga.gov>; Keeter, Patrece <pgkeeter@dekalbcountyga.gov>
Cc: Karen Minvielle <karenminvielle@gmail.com>
Subject: Agenda #N7 (1847 2nd Ave) - please vote NO

To Whom It May Concern,

My name is Karen Minvielle and I live at 2201 Dancing Fox Road, across the street from the proposed Bag Factory development.

Due to the density of the proposed Perennial Properties development and the fact that all entrances/exits are onto Second Ave, this proposal worsens an already bad traffic problem on Second Ave.

I ask that you vote NO on this project unless at least one ungated public entry/exit is located on Fayetteville Rd to better disperse traffic AND at least one ungated public entry/exit aligns with Dancing Fox Rd to improve walkability and traffic-calming.

Perennial's proposal to add a turn lane on Second Ave and change the lane configuration at the corner of Second Ave and Glenwood are definitely *not* sufficient to resolve the problems caused by an additional 381 units all accessing Second Ave.

Thank you for your support.

Karen Minvielle

From: Mary Sabel <mabel60@gmail.com>
Sent: Sunday, May 1, 2022 4:15 PM
To: Johnson, Larry L. <larryjohnson@dekalbcountyga.gov>; Ted Terry <ecterry@dekalbcountyga.gov>; Plansustain <plansustain@dekalbcountyga.gov>; Public Hearing <PublicHearing@dekalbcountyga.gov>; Furman, Melora L. <mlfurman@dekalbcountyga.gov>; Hill, LaSondra <lahill@dekalbcountyga.gov>; Keeter, Patrece <pgkeeter@dekalbcountyga.gov>
Subject: Please vote NO on rezoning #N7 (1847 2nd Ave)

Dear Commissioners Johnson and Terry, Planning Commissioners, and staff,

I'm one of your constituents living near the proposed Bag Factory development on 2nd Ave.

The proposed site plan puts all entries/exits on 2nd Ave, which unfairly impacts us. I ask that you decline to approve the project unless at least one public entry/exit is located on Fayetteville Rd to better disperse traffic.

I am very concerned about access to my driveway at Dancing Fox Rd and I do not want to see an exit/entrance exactly opposite, as I think this will cause accidents and backup. The entrance/exit on 2nd to the new development should include a traffic light as the traffic is very fast on Second Ave.

Thank you,

Mary

--
Mary Sabel, Architect
1303 Dancing Fox Road
Decatur, GA 30032

From: Lora Schroeder <lora.schroeder@outlook.com>
Sent: Sunday, May 1, 2022 12:39 PM
To: Ted Terry <ecterry@dekalbcountyga.gov>; Plansustain <plansustain@dekalbcountyga.gov>; Public Hearing <PublicHearing@dekalbcountyga.gov>; Furman, Melora L. <mlfurman@dekalbcountyga.gov>; lahill@dekalbcountyga.gov; Keeter, Patrece <pgkeeter@dekalbcountyga.gov>
Subject: Proposed Bag Factory

Dear Commissioners Johnson and Terry, Planning Commissioners, and staff,

I am one of your constituents living near the proposed Bag Factory development on 2nd Ave.

The proposed site plan puts all entries/exits on 2nd Ave., which unfairly impacts us. I ask that you decline to approve the project unless at least one public entry/exit is located on Fayetteville Rd. to better disperse traffic and unless one public entry/exit aligns with Dancing Fox Rd., to improve walkability and traffic calming.

The applicant already owns adjacent land that could easily be added to the site plan for these purposes. The applicant is also in talks with other adjacent land owners to explore additional options.

Thank you for considering my concerns.

Ms. Lora Lee Schroeder
1901 Dancing Fox Rd.
Decatur, Ga 30032

From: Andrea Kay Smith <peace101@mindspring.com>
Sent: Monday, May 2, 2022 11:19 AM
To: Johnson, Larry L. <larryjohnson@dekalbcountyga.gov>; White, Brandon L. <BLWhite@dekalbcountyga.gov>; Hill, LaSondra <lahill@dekalbcountyga.gov>; Keeter, Patrece <pgkeeter@dekalbcountyga.gov>; Plansustain <plansustain@dekalbcountyga.gov>; Public Hearing <PublicHearing@dekalbcountyga.gov>; Ted Terry <ecterry@dekalbcountyga.gov>; Furman, Melora L. <mlfurman@dekalbcountyga.gov>
Subject: #2 Proposed apartments 2nd Ave: Resident comments

Greetings Planning Commissioners
As a 45 year resident of DeKalb County & homeowner 25 years in S. DeKalb @ 2nd Ave & Glenwood Ave, I would like to share my belief that more exploration is required before granting permission to Perennial Properties & other associated developers in our neighborhood to build apartments that will adversely affect a large group of people on 2nd Ave & surrounding areas that will be subjected to unresolved traffic problems.

As you review the points below, please decide to NOT give approval until some of the major issues are resolved. Thank you.
In community Andrea Kay Smith 404-377-8004
Dear Planning Commissioners,

At your 5/3/22 meeting, **please make a motion to adopt the following conditional zoning statement** for agenda item #N7, and then vote for its approval:

"The property shall include at least two un-gated public points of entry and exit for vehicles and pedestrians:

(1) from Fayetteville Road or Alexander Avenue, and

(2) aligned with 2nd Avenue at Dancing Fox Road."

Adding this condition supports goals of the 2021 Comprehensive Plan Update by reducing automobile travel and promoting walkability (p. 96), in a way that encourages connectivity (p. 98), while adding traffic-calming improvements and increased street interconnections (p. 99).

Alternatively, a vote of **No**, or a vote to **Defer for 60 days**, would also be welcomed.

To the extent that any objections can be anticipated, please consider the suggested rebuttals offered below.

I'm grateful for your careful consideration.

John Wuichet

East Lake Commons

(Dancing Fox Rd)

Suggested rebuttals to anticipated objections

<u>Staff report, p 4, last paragraph</u>: "Connecting to Fayetteville Rd is impractical since it is unknown whether any of the owners want to sell at this time."

- The applicant, East Lake Holdings LLC, <u>already owns</u> 690 Fayetteville Rd, providing direct access to the subject site without any 3rd-party sale.
- The applicant, East Lake Holdings LLC, a.k.a. Glenwood & Fayetteville Development LLC, <u>already owns</u> 708 Fayetteville Rd, providing access to the site in combination with a landlocked parcel at 710 Fayetteville Rd owned by Atlanta Masjid of Al-Islam. Title to, or easement across, 710 Fayetteville may be achievable if a 60-day deferral is granted, as was recommended by the Community Council on 4/13.
- 596 Fayetteville is a single family residence adjacent to Alexander Ave and owned by Atlanta Masjid of Al-Islam. Title to, or easement across, 596 Fayetteville may be achievable if a 60-day deferral is granted, as was recommended by the Community Council on 4/13.

<u>Staff report, p 4, last paragraph</u>: Connecting to Fayetteville Rd "might have negative impacts on the remaining residential properties on either side."

- Speculation about the opinions of adjacent owners is unwarranted. At its 4/13 meeting, the Community Council voted 8-1-0 for a 60-day deferral so that matters such as these can be adequately explored.
- Atlanta Masjid of Al-Islam owns parcels adjacent to both sides of Alexander Ave; representatives of the Masjid have attended public meetings about the proposed development and have not voiced objections in those meetings about the use of Alexander Ave, which is a public right of way.
- Owners adjacent to 690 Fayetteville are Felicia and John McLeod to the north, and Porter Hubbard and Ree Ceaser to the south. None of these owner names appear in the applicant's attendance records (pages 8-10 of the application) for public meetings held 2/1, 2/8, and 2/17.
- Owners adjacent to 708 Fayetteville are Mary Jackson to the north, and Jameel Hanif and Taqqee Id Deen to the south. None of these owner names appear in the applicant's attendance records (pages 8-10 of the application) for public meetings held 2/1, 2/8, and 2/17.
- With 147 feet of road frontage, 708 Fayetteville Rd is more than double the width of many neighboring parcels. A driveway of 55 feet in width would stillu8 allow substantial buffer on either side, ensuring minimal impact to neighbors.

Staff report, p 4, last paragraph: "A large wooded area on the west side of the site is to remain natural; putting a driveway through it would involve destroying trees and regrading – both of which are not recommended because of consequences to stormwater drainage, habitat, and the climate."

- The "large wooded area" is 710 Fayetteville Rd, a landlocked parcel of 1.96 acres that is adjacent to – but presently not part of – the proposed development.
- The stormwater report (p. 16 of the staff report) does not mention any of these consequences.
- The tree preservation report (pp. 16-17 of the staff report) does not mention any of these consequences.
- It is not clear why destroying a large number of trees on the proposed site is recommended, while destroying a smaller number of trees on an adjacent site is not recommended.
- The wooded parcel is landlocked. To recommend against utilizing this parcel amounts to depriving its owner of any possible economic value, in perpetuity.

Staff report, p 5, first paragraph: Alexander Ave is "not suitable" as a connection to Fayetteville Rd due to insufficient width of the right of way.

- Sufficient width may be available through an easement over a portion of 596 Fayetteville Rd, which is owned by Atlanta Masjid of Al-Islam. At its 4/13 meeting, the Community

Council voted 8-1-0 for a 60-day deferral so that matters such as these can be adequately explored.

Staff report, p 5, first paragraph: "It is recommended that ingress and egress be allowed only by residents through use of a keyed gate system, to prevent the general public from cutting across the development site."

- This recommendation runs counter to objectives of the 2021 Comprehensive Plan Update and its goals of walkability (p. 96), connectivity (p. 98), and street interconnections (p. 99). The Plan Update emphasizes a need to "Encourage that all development in activity centers contribute to the public realm" (p. 98).
- DeKalb Code section 27-5.3.2(A): "Public and private streets … shall be designed to create an interconnected system of grid-patterned roads… Each new street shall connect to the existing street grid."

Staff report, p 8, paragraph G: "The proposed development is not expected to impair traffic flow on surrounding streets."

- This claim is unsubstantiated. The referenced traffic study (pp. 49-53 of the staff report) is scoped so narrowly that it does not address this question at all.
- The proposed development is 1 of 4 new developments totaling 659 new units all within 600 feet of each other, all initiated by the same owner (CF Foundation and its affiliated entities: East Lake Holdings LLC and Glenwood & Fayetteville Development LLC), including:
    - Columbia Fayetteville Apartments (108 units, now leasing),
    - The Trust at East Lake (40 units, breaking ground this summer),
    - The ELLA apartments (230 units, now leasing), and
    - the subject site (281 units, proposed).
- DeKalb Code section 27-5.3.4(A): "A traffic impact study to establish the impact of a development project on the surrounding roads is required for any rezoning for [any] multi-family development with over 300 new units."
- Even before any of the 4 new simultaneous developments, rush hour traffic in the area frequently reached "block-the-box" levels on 2nd Ave -- at Glenwood Rd, at Memorial Dr, at Hosea Williams Dr, at Oakview Dr, and at East Lake Dr.
- At its 4/13 meeting, the Community Council voted 8-1-0 for a 60-day deferral so that matters such as these can be adequately explored.

From: **Susanna Stoltzfus** <2468nixie@gmail.com>
Date: Sun, May 1, 2022 at 10:34 AM
Subject: Please vote NO on rezoning # N7 (1847 2nd Ave)
To: <larryjohnson@dekalbcountyga.gov>, <ted@dekalbcountyga.gov>, <plansustain@dekalbcountyga.gov>, <publichearing@dekalbcountyga.gov>, <mlfurman@dekalbcountyga.gov>, <lahill@dekalbcountyga.gov>, <pgkeeter@dekalbcountyga.gov>, John <jwuichet@mindspring.com>

Dear Commissioners Johnson and Terry, Planning Commissioners, and staff,

I'm one of your constituents living near the proposed Bag Factory development on 2nd Ave.

The proposed site plan puts all entries/exits on 2nd Ave, which unfairly impacts us. I ask that you decline to approve the project unless at least one public entry/exit is located on Fayetteville Rd to better disperse traffic, and unless at least one public entry/exit aligns with Dancing Fox Rd, to improve walkability and traffic-calming.

The applicant already owns adjacent land that could be easily added to the site plan for these purposes. The applicant is also in talks with other adjacent land owners to explore additional options.

Thank you.

Ms. Susanna M Stoltzfus

1004 Dancing Fox Rd

Decatur, Ga 30032

From: George Thomas <sbgwtelc@bellsouth.net>
Sent: Sunday, May 1, 2022 11:33 PM
To: Johnson, Larry L. <larryjohnson@dekalbcountyga.gov>; Ted Terry <ecterry@dekalbcountyga.gov>; Plansustain <plansustain@dekalbcountyga.gov>; Public Hearing <PublicHearing@dekalbcountyga.gov>; Furman, Melora L. <mlfurman@dekalbcountyga.gov>; ahill@dekalbcountyga.gov; Keeter, Patrece <pgkeeter@dekalbcountyga.gov>; jwuichet@mindspring.com
Cc: George Thomas <sbgwtelc@bellsouth.net>
Subject: Please vote NO on rezoning #N7 (1847 2nd Ave)

Dear Commissioners Johnson and Terry, Planning Commissioners, and staff,

I'm one of your constituents living near the proposed Bag Factory development on 2nd Ave.

The proposed site plan puts all entries/exits on 2nd Ave, which unfairly impacts the residents of Eastlake Commons.

Please hold on approving this project until the following concerns have been addressed:

- One public entry/exit is located on Fayetteville Rd to better disperse traffic
- At least one public entry/exit aligns with Dancing Fox Rd, to improve walkability and traffic-calming.

The applicant already owns adjacent land that could be easily added to the site plan for these purposes.

The applicant is also in talks with other adjacent land owners to explore additional options.

Thank you – In Community,

George Thomas

1301 Dancing Fox Rd

404-374-5012

From: Julie Walter <juliebwalter@gmail.com>
Sent: Tuesday, May 3, 2022 1:30 PM
To: Plansustain <plansustain@dekalbcountyga.gov>
Subject: Agenda #N7 (2nd Ave)

Hello Planning Commission members:
My family lives across the street from the proposed development site of Bag Factory on 2nd Ave where 281 new apartments/townhouses are planned to be built. I would like to share my opinion regarding the development. I think that the commission should only approve the site to be developed IF and ONLY IF the following is included:
1. Line up the entrance/exit road on 2nd ave with Dancing Fox Rd
2. Create and maintain an entrance/exit road from the back of the property onto Fayetteville Rd

Thanks for your time and consideration.
Julie Walter
1604 Dancing Fox Rd
Decatur, GA 30032

From: John Wuichet <jwuichet@mindspring.com>
Sent: May 2, 2022 9:09 AM
To: <plansustain@dekalbcountyga.gov>
Cc: <larryjohnson@dekalbcountyga.gov>, <ted@dekalbcountyga.gov>, <publichearing@dekalbcountyga.gov>, <blwhite@dekalbcountyga.gov>, <mlfurman@dekalbcountyga.gov>, <lahill@dekalbcountyga.gov>, <pgkeeter@dekalbcountyga.gov>
Subject: Agenda #N7 (2nd Ave): Request CONDITIONAL zoning statement

Dear Planning Commissioners,

At your 5/3/22 meeting, **please make a motion to adopt the following conditional zoning statement** for agenda item #N7, and then vote for its approval:

"The property shall include at least two un-gated public points of entry and exit for vehicles and pedestrians:

(1) from Fayetteville Road or Alexander Avenue, and

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Alternatively, a vote of No, or a vote to Defer for 60 days, would also be welcomed.

To the extent that any objections can be anticipated, please consider the suggested rebuttals offered below.

I'm grateful for your careful consideration.

John Wuichet

East Lake Commons

(Dancing Fox Rd)

Suggested rebuttals to anticipated objections

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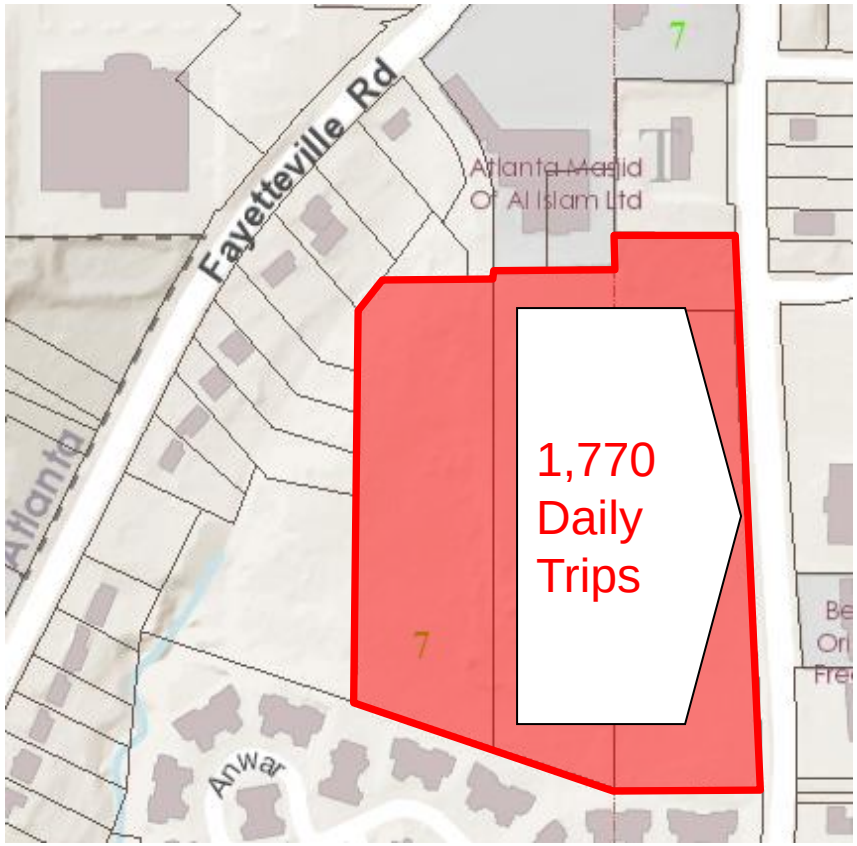
Bag Factory Site

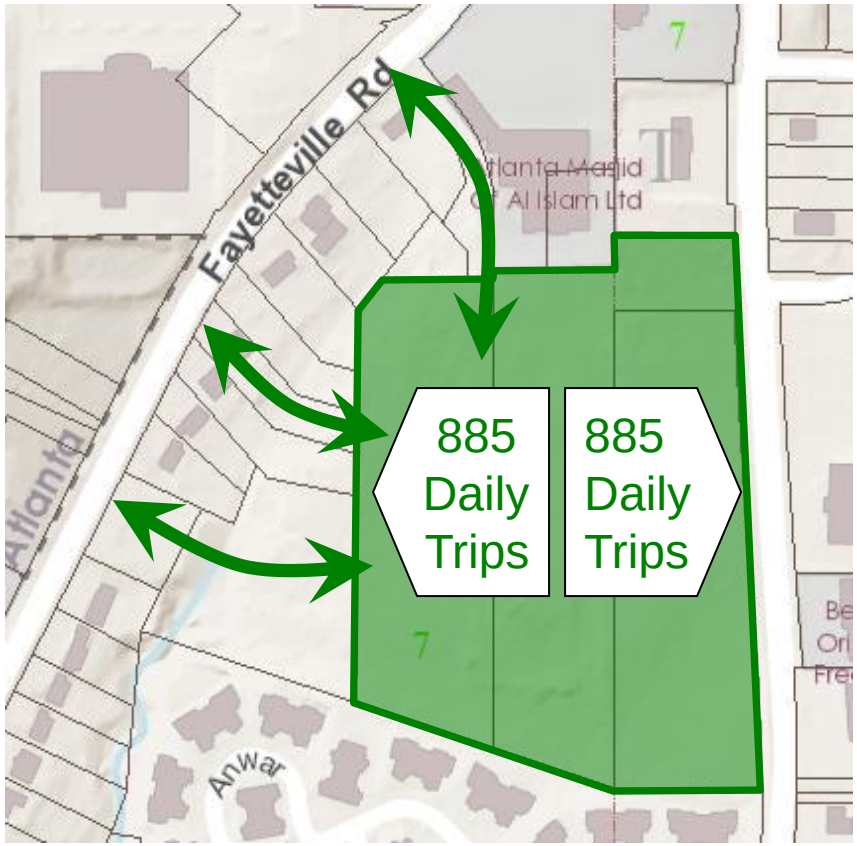
Z-22-1245577

John Wuichet
Resident: East Lake Commons (Dancing Fox Rd)

DeKalb Planning Council
5/3/22

Traffic Impact





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Traffic Solution

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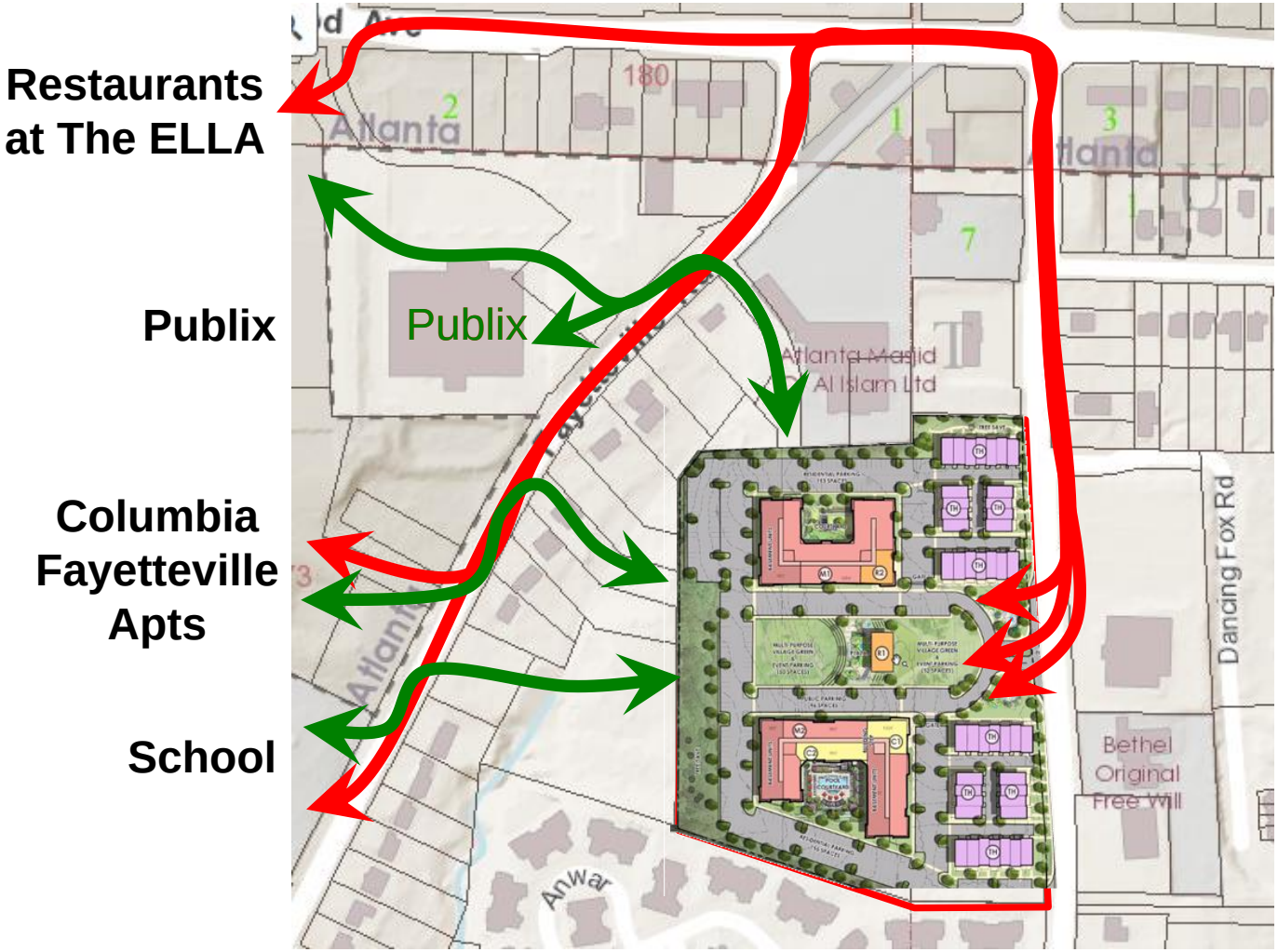
Walkability



Walking along routes in **red** is dangerous and slow. Access to Fayetteville Rd (in **green**) makes walking **safer** and **faster**.

From:	Hill, LaSondra
To:	jenny hoffner
Cc:	White, Brandon L.
Subject:	FW: Proposed apartments on 2nd Ave: Constituent comments
Date:	Tuesday, May 3, 2022 7:00:28 AM
Attachments:	N7 (2nd Ave) illustrations.ppt

Your email is being forwarded to the Planning Commission and the Planning Manager, Mr. Brandon White.

To submit your comments to the BOC prior to their 5/26/2027 5:30 p.m. hearing, please email:

PublicHearing@dekalbcountyga.gov

Thank you.

From: jenny hoffner <hoffnermartin@yahoo.com>
Sent: Monday, May 2, 2022 4:57 PM
To: Plansustain <plansustain@dekalbcountyga.gov>; Johnson, Larry L. <larryjohnson@dekalbcountyga.gov>; Ted Terry <ecterry@dekalbcountyga.gov>; Public Hearing <PublicHearing@dekalbcountyga.gov>; White, Brandon L. <BLWhite@dekalbcountyga.gov>; Furman, Melora L. <mlfurman@dekalbcountyga.gov>; Hill, LaSondra <lahill@dekalbcountyga.gov>; Keeter, Patrece <pgkeeter@dekalbcountyga.gov>
Cc: Jason Martin <jasonteaches@yahoo.com>
Subject: Proposed apartments on 2nd Ave: Constituent comments

Dear Planning Commissioners,

> We are constituents and residents of East Lake Commons, a community across the street from the Bag Factory property. At your 5/3/22 meeting, we ask that you **please make a motion to adopt the following conditional zoning statement** for agenda item #N7, and then vote for its approval:
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501 Dancing Fox Rd, Decatur, GA 30032

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From: Susanna Stoltzfus <2468nixie@gmail.com>
Sent: Tuesday, May 3, 2022 2:27 PM
To: Plansustain <plansustain@dekalbcountyga.gov>
Cc: East Lake Commons <elcannc@googlegroups.com>
Subject: Requesting crosswalk/light across from East Lake Commons entrance and proposed new community for safety, walk ability, traffic facilitation

Please plan crosswalk,/light at entrance to Dancing Fox Rd to connect with this new planned Community to promote smooth entry for both into Second Ave and walk ability safety as well. Thank you, Susanna Stoltzfus,
1004 Dancing Fox Rd

From:	Hill, LaSondra
To:	Bert Skellie
Cc:	White, Brandon L.
Subject:	RE: Please add ungated public points of entry and increase below market rate units for Proposed Bag Factory Development (2nd Ave Apts)
Date:	Monday, May 2, 2022 2:42:22 PM

Your email is being forwarded to the Planning Commission and the Planning Manager, Mr. Brandon White.
To submit your comments to the BOC prior to their 5/26/2027 5:30 p.m. hearing, please email: PublicHearing@dekalbcountyga.gov
Thank you.

From: Bert Skellie <bertskellie@gmail.com>
Sent: Monday, May 2, 2022 2:41 PM
To: Plansustain <plansustain@dekalbcountyga.gov>
Cc: Ted Terry <ecterry@dekalbcountyga.gov>; Public Hearing <PublicHearing@dekalbcountyga.gov>; White, Brandon L. <BLWhite@dekalbcountyga.gov>; Furman, Melora L. <mlfurman@dekalbcountyga.gov>; Hill, LaSondra <lahill@dekalbcountyga.gov>; Keeter, Patrece <pgkeeter@dekalbcountyga.gov>; Johnson, Larry L. <larryjohnson@dekalbcountyga.gov>
Subject: Please add ungated public points of entry and increase below market rate units for Proposed Bag Factory Development (2nd Ave Apts)

Greetings Planning Commissioners:

Thanks for your work on our behalf!

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Alternatively, a vote of **No**, or a vote to **Defer for 60 days**, would also be welcomed.

I also urge you to require more below market rate units.

Best regards,

Bert Skellie

2303 Dancing Fox Rd, Decatur 30032

404-680-4799

From: Hill, LaSondra
To: jenny hoffner
Cc: White, Brandon L.; Furman, Melora L.
Subject: RE: Proposed apartments on 2nd Ave: Constituent comments
Date: Tuesday, May 3, 2022 6:49:43 AM

Your email is being forwarded to the Planning Commission and the Planning Manager, Mr. Brandon White.

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Z-22-1245577

John Wuichet
Resident: East Lake Commons (Dancing Fox Rd)

DeKalb Planning Council
5/3/22

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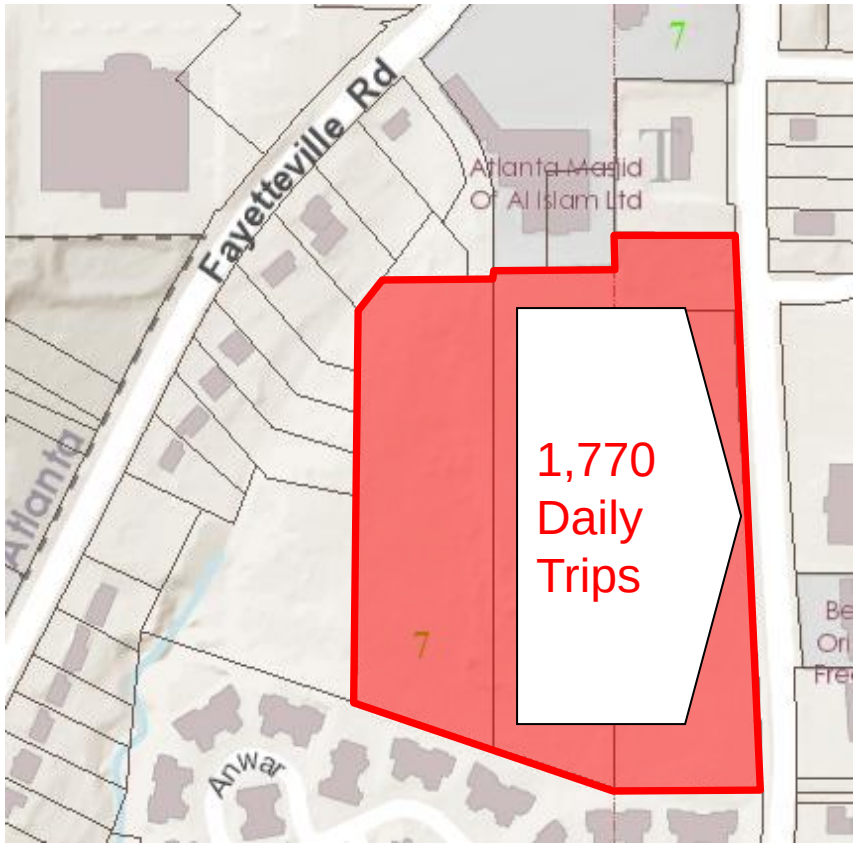

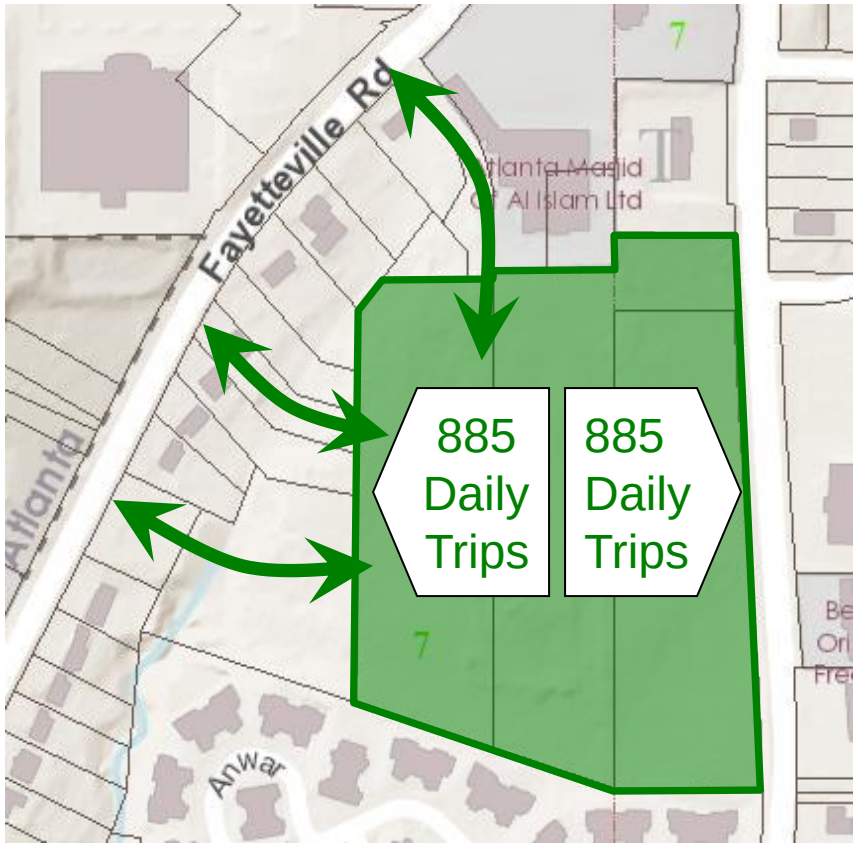

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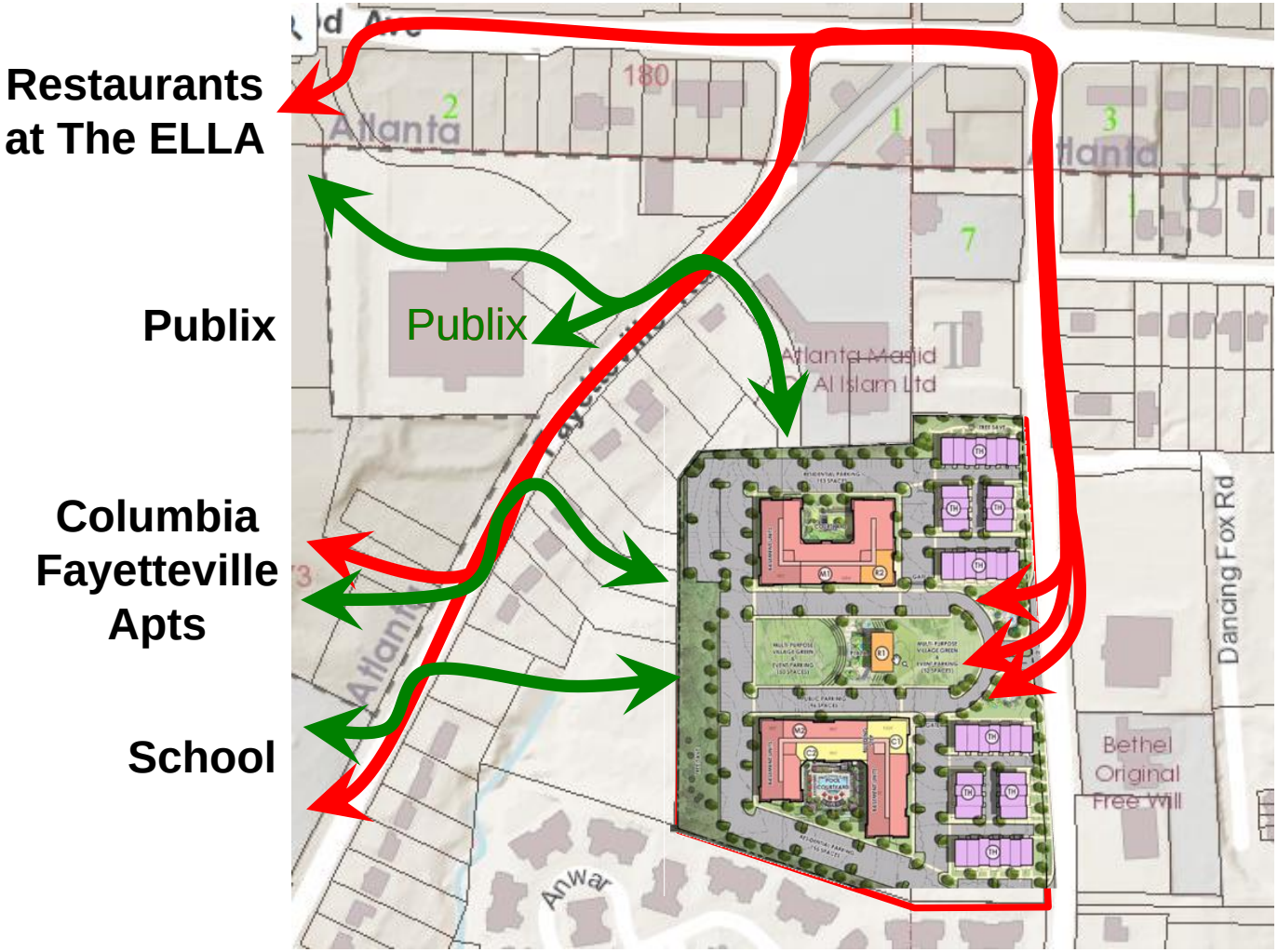

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To: Plansustain <plansustain@dekalbcountyga.gov>
Cc: Ted Terry <ecterry@dekalbcountyga.gov>; Public Hearing <PublicHearing@dekalbcountyga.gov>; White, Brandon L. <BLWhite@dekalbcountyga.gov>; Furman, Melora L. <mlfurman@dekalbcountyga.gov>; Hill, LaSondra <lahill@dekalbcountyga.gov>; Keeter, Patrece <pgkeeter@dekalbcountyga.gov>
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(1) from Fayetteville Road or Alexander Avenue, and

(2) aligned with 2nd Avenue at Dancing Fox Road."

Adding this condition supports the goal of the 2021 Comprehensive Plan Update by reducing automobile travel and promoting walkability (p. 96), in a way that encourages connectivity (p. 98), while adding traffic-calming improvements and street interconnections (p. 99).

A vote of **No**, or a vote to **Defer for 60 days**, would also be agreeable.

To the extent that any objections can be anticipated, please consider the suggested rebuttals offered below.

Your consideration is greatly appreciated,

Candice Shahlaie

509 Summit Dr, Decatur, GA 30032

--
770.403.9360 cell
candie.shahlaie@gmail.com

Suggested rebuttals to anticipated objections

Staff report, p 4, last paragraph: "Connecting to Fayetteville Rd is impractical since it is unknown whether any of the owners want to sell at this time."

- The applicant, East Lake Holdings LLC, already owns 690 Fayetteville Rd, providing direct access to the subject site without any 3rd-party sale.
- The applicant, East Lake Holdings LLC, a.k.a. Glenwood & Fayetteville Development LLC, already owns 708 Fayetteville Rd, providing access to the site in combination with a landlocked parcel at 710 Fayetteville Rd owned by Atlanta Masjid of Al-Islam. Title to, or easement across, 710 Fayetteville may be achievable if a 60-day deferral is granted, as was recommended by the Community Council on 4/13.
- 596 Fayetteville is a single family residence adjacent to Alexander Ave and owned by Atlanta Masjid of Al-Islam. Title to, or easement across, 596 Fayetteville may be achievable if a 60-day deferral is granted, as was recommended by the Community Council on 4/13.

Staff report, p 4, last paragraph: Connecting to Fayetteville Rd "might have negative impacts on the remaining residential properties on either side."

- Speculation about the opinions of adjacent owners is unwarranted. At its 4/13 meeting, the Community Council voted 8-1-0 for a 60-day deferral so that matters such as these can be adequately explored.

- Atlanta Masjid of Al-Islam owns parcels adjacent to both sides of Alexander Ave; representatives of the Masjid have attended public meetings about the proposed development and have not voiced objections in those meetings about the use of Alexander Ave, which is a public right of way.
- Owners adjacent to 690 Fayetteville are Felicia and John McLeod to the north, and Porter Hubbard and Ree Ceaser to the south. None of these owner names appear in the applicant's attendance records (pages 8-10 of the application) for public meetings held 2/1, 2/8, and 2/17.
- Owners adjacent to 708 Fayetteville are Mary Jackson to the north, and Jameel Hanif and Taqqee Id Deen to the south. None of these owner names appear in the applicant's attendance records (pages 8-10 of the application) for public meetings held 2/1, 2/8, and 2/17.
- With 147 feet of road frontage, 708 Fayetteville Rd is more than double the width of many neighboring parcels. A driveway of 55 feet in width would stillu8 allow substantial buffer on either side, ensuring minimal impact to neighbors.

<u>Staff report, p 4, last paragraph</u>: "A large wooded area on the west side of the site is to remain natural; putting a driveway through it would involve destroying trees and regrading – both of which are not recommended because of consequences to stormwater drainage, habitat, and the climate."

- The "large wooded area" is 710 Fayetteville Rd, a landlocked parcel of 1.96 acres that is adjacent to – but presently not part of – the proposed development.
- The stormwater report (p. 16 of the staff report) does not mention any of these consequences.
- The tree preservation report (pp. 16-17 of the staff report) does not mention any of these consequences.
- It is not clear why destroying a large number of trees on the proposed site is recommended, while destroying a smaller number of trees on an adjacent site is not recommended.
- The wooded parcel is landlocked. To recommend against utilizing this parcel amounts to depriving its owner of any possible economic value, in perpetuity.

<u>Staff report, p 5, first paragraph</u>: Alexander Ave is "not suitable" as a connection to Fayetteville Rd due to insufficient width of the right of way.

- Sufficient width may be available through an easement over a portion of 596 Fayetteville Rd, which is owned by Atlanta Masjid of Al-Islam. At its 4/13 meeting, the Community Council voted 8-1-0 for a 60-day deferral so that matters such as these can be adequately explored.

<u>Staff report, p 5, first paragraph</u>: "It is recommended that ingress and egress be allowed only by residents through use of a keyed gate system, to prevent the general public from cutting across the development site."

- This recommendation runs counter to objectives of the <u>2021 Comprehensive Plan Update</u> and its goals of walkability (p. 96), connectivity (p. 98), and street interconnections (p. 99). The Plan Update emphasizes a need to "Encourage that all development in activity centers contribute to the public realm" (p. 98).
- DeKalb Code section 27-5.3.2(A): "Public and private streets … shall be designed to create an interconnected system of grid-patterned roads… Each new street shall connect to the existing street grid."

<u>Staff report, p 8, paragraph G</u>: "The proposed development is not expected to impair traffic flow on surrounding streets."

- This claim is unsubstantiated. The referenced traffic study (pp. 49-53 of the staff report) is scoped so narrowly that it does not address this question at all.
- The proposed development is 1 of 4 new developments totaling <u>659 new units all within 600 feet of each other, all initiated by the same owner</u> (CF Foundation and its affiliated entities: East Lake Holdings LLC and Glenwood & Fayetteville Development LLC), including:
  - Columbia Fayetteville Apartments (108 units, now leasing),
  - The Trust at East Lake (40 units, breaking ground this summer),
  - The ELLA apartments (230 units, now leasing), and
  - the subject site (281 units, proposed).
- DeKalb Code section 27-5.3.4(A): "A traffic impact study to establish the impact of a development project on the surrounding roads is required for any rezoning for [any] multi-family development with over 300 new units."
- Even before any of the 4 new simultaneous developments, rush hour traffic in the area frequently reached "block-the-box" levels on 2nd Ave -- at Glenwood Rd, at Memorial Dr, at Hosea Williams Dr, at Oakview Dr, and at East Lake Dr.
- At its 4/13 meeting, the Community Council voted 8-1-0 for a 60-day deferral so that matters such as these can be adequately explored.

2022-1475
Proposed Zoning Conditions
Updated: June 23, 2022

1. The development shall be substantially consistent with the site plan titled, "Architectural Site Plan Bag Factory Development", prepared by Dynamik Design, dated June 15, 2022

2. The development shall have no more than 5,000 square feet of accessory retail space.

3. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.

4. The developer shall provide an 8-foot-wide, where feasible, public pedestrian sidewalk/path connecting 2nd Avenue and Fayetteville Road through the subject property similar to how it's shown on the site plan referenced in Condition No. 1 above. The developer shall also:

   (a) not obstruct the current vehicular use of Alexander Avenue for the benefit of 560 Fayetteville Road;

   (b) include a landscape zone between the hardscaped path and vehicular access route per (a) above, as well as pedestrian-level lighting and benches; and

   (c) include a secured pedestrian gate to allow direct pedestrian access to the path from the resident-only portion of the property.

   These improvements are subject to the approval of the authorities having jurisdiction such as Dekalb County and the Dekalb County Department of Public Works.

5. The developer shall provide a pedestrian crossing on 2nd Avenue along the subject property's frontage and on Fayetteville Road, near the pedestrian path's intersection with Fayetteville Road, for those using the public pedestrian path described above. The crossing will incorporate reasonable pedestrian protection elements such as a Rectangular Rapid-Flashing Beacon (RRFB) system. These improvements are subject to the approval of the authorities having jurisdiction such as Dekalb County and the Dekalb County Department of Public Works.

6. The developer shall install the restriping improvements to the northbound right-turn lane along 2nd Avenue at the intersection with Glenwood Avenue as recommended in the trip generation memorandum prepared by Kimley Horn, titled "Bag Factory Development at 1845 2nd Avenue, 1851 2nd Avenue, and 1939 Alexander Avenue, Dekalb County, Georgia – Trip Generation Comparison and LOS Analysis," dated April 29, 2022, and revised June 14, 2022. The developer shall also restripe 2nd Avenue in front of the development to add a center two-way left-turn lane as recommended in the above-referenced memorandum. These improvements are subject to the approval of the authorities having jurisdiction such as Dekalb County, the Dekalb County Department of Public Works, the City of Atlanta Department of Transportation, and GDOT.

7. The developer shall incorporate productive urban landscaping and ecological

stormwater management systems into its site development permit drawings, where feasible and practical, to support pollinating insects and enhance the site's ability to collect and treat stormwater. Examples of such improvements may include pervious parking spaces, bio-swales, flowering orchard trees, pollinator gardens/edible annual beds, and other environmentally sustainable landscaping practices. The design shall be done in consultation with the County's sustainability coordinator.

1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'-0"

SITE DATA

1. **ADDRESS** — 1845 2ND AVENUE, 1851 2ND AVENUE, AND 1939 ALEXANDER AVENUE, DECATUR, GEORGIA 30032

2. **SITE AREA** — ~ 11.747 ACRES
   LAND AREA: 511,699 SF

3. **ZONING**
   CURRENT ZONING (ALL PROPERTIES): C1 & MZ
   PROPOSED ZONING (ALL PROPERTIES): MR-2

4. **RESIDENTIAL FLOOR AREA**
   TOTAL MULTI-FAMILY UNITS: 237 UNITS
   TOTAL TOWNHOME UNITS: 44 UNITS
   SITE DENSITY PROVIDED: 23.92 UNITS/ACRE (WITH BONUS)
   RESIDENTIAL FLOOR AREA / UNITS: 314,926 SF / 281 UNITS
   MAXIMUM ALLOWABLE FAR (MR-2): N / A
   PROPOSED RESIDENTIAL FLOOR AREA / RATIO: 314,926 SF / 0.615 FAR

5. **PROPERTY SETBACKS**
   FRONT YARD SETBACK: 10 FEET
   SIDE YARD SETBACK: 0 FEET
   2ND SIDE YARD SETBACK: 50 FEET (TRANSITIONAL BUFFER)
   REAR YARD SETBACK: 50 FEET (TRANSITIONAL BUFFER)

6. **OPEN SPACE**
   OPEN SPACE REQUIRED: 76, 666 SF (1.76 ACRES)
   GREEN SPACE AT GRADE: 87,500 SF
   COURTYARD: 61,000 SF
   TOTAL USABLE OPEN SPACE PROVIDED: 148,500 SF (3.4 ACRES)

7. **LOT COVERAGE (IMPERVIOUS SURFACE)**
   MAXIMUM LOT COVERAGE (75%): 383,300 SF (8.8 ACRES)
   BUILDING COVERAGE: 152,400 SF
   POOL COURTYARD: 14,000 SF
   SIDEWALKS AND ROADS: 170,000 SF
   TOTAL LOT COVERAGE: 336,400 SF (7.7 ACRES)

8. **BUILDING HEIGHT**
   MAXIMUM ALLOWABLE BUILDING HEIGHT (MR-2): 4 STORIES IN 60'-0"
   PROPOSED MAXIMUM BUILDING HEIGHT: 4 STORIES IN 52'-0"

9. **PARKING**
   OFF-STREET PARKING REQUIREMENTS PER MR-2 ZONING:
   ACCESSORY RETAIL: 15 SPACES (3 SPACES / 1,000 SF MIN.)
   MULTIFAMILY RESIDENTIAL: 356 SPACES (1.5 SPACES / DU MIN.)
   TOWNHOMES (SINGLE FAMILY ATTACHED): 77 SPACES (1.5 SPACES / DU +0.25 GUEST MIN.)
   TOTAL PARKING REQUIRED BY MR-2 ZONING: 448 SPACES
   OFF-STREET PARKING PROVIDED:
   ACCESSORY RETAIL: 16 SPACES
   MULTIFAMILY RESIDENTIAL: 356 SPACES
   TOWNHOMES (SINGLE FAMILY ATTACHED): 77 SPACES
   TOTAL PARKING PROVIDED: 449 SPACES

BUILDING INFORMATION

MULTIFAMILY

M1 — 4 STORIES WITH BASEMENT UNITS
GROSS AREA : 117, 619 GSF
TOTAL : 113 UNITS

M2 — 4 STORIES WITH BASEMENT UNITS
GROSS AREA : 135,075 SF
TOTAL : 124 UNITS

TOTAL MF UNITS : 237
AVG HEATED AREA - MF : 815 SF (APPROX.)

RENTAL TOWNHOMES

TH1 — 2 STORY TOWNHOMES WITH TUCK-UNDER GARAGES
GROSS AREA : 8,432 GSF

TH2 — 2 STORY TOWNHOMES WITH TUCK-UNDER GARAGES
GROSS AREA : 13,876 GSF

TOTAL TH UNITS : 44
AVG HEATED AREA - MF : 1,350 SF (APPROX.)

TOTAL RESIDENTIAL : 281 UNITS

ACCESSORY RETAIL

R1 — 3,000 SF

R2 — 2,000 SF

TOTAL RESIDENTIAL GROSS AREA : 314,926 S

DYNAMIK DESIGN
5901 PEACHTREE DUNWOODY RD.
SUITE 250
ATLANTA, GA 30328
TELEPHONE: 678-506-8830
DYNAMIKDESIGN.COM

CONSULTANT:

SEAL:

PROJECT NUMBER: PRP2018-02
BAG FACTORY DEVELOPMENT
1845 2ND AVENUE, 1851 2ND AVENUE, AND 1939 ALEXANDER AVENUE
DECATUR, GEORGIA 30032

CLIENT: perennial PROPERTIES
1777 PEACHTREE STREET NE
SUITE 200
ATLANTA, GEORGIA 30309

△	DRAWING RELEASE	DATE
	SITE PLAN	04/27/2022
	SITE PLAN REV. 1	06/15/2022

TITLE:
ARCHITECTURAL SITE PLAN

SHEET NUMBER:
SP-01

Kimley»Horn

MEMORANDUM

To: Craig Wasilewsky, SE, *Perennial Properties, Inc.*

From: John D. Walker, P.E., PTOE, *Kimley-Horn and Associates, Inc.*
Harrison Forder, P.E., *Kimley-Horn and Associates, Inc.*

Date: April 29, 2022
Revised June 14, 2022

RE: ***Bag Factory Development at 1845 2nd Avenue, 1851 2nd Avenue, and 1939 Alexander Avenue, Dekalb County, Georgia – Trip Generation Comparison and LOS Analysis***

Kimley-Horn is pleased to provide this memorandum regarding the trip generation comparison for the proposed *Bag Factory* development in unincorporated Dekalb County, Georgia. This memo is issued as a revision to the memo dated February 23, 2022, after a review of allowable uses in the C-1 zoning which may be used for the trip generation comparison.

PROJECT OVERVIEW

The *Bag Factory* development is a proposed residential development on an approximate 11.747-acre property located along the west side of 2nd Avenue and south of Alexander Avenue in unincorporated Dekalb County, Georgia.

The site is currently zoned for C-1 (Local Commercial) and M (Light Industrial) land use and the entire site is proposed to be rezoned to MR-2 (Medium Density Residential-2) land use. The trip generation comparison will be based on the following scenarios:

1. Existing Zoning: 58,400 SF Retail, 5,000 SF Day Care Center, 27,200 SF Light Industrial
2. Proposed Zoning: 237 Multi-Family Housing (Mid-Rise) units, 44 Townhomes (Low-Rise), 5,000SF Retail

The purpose of this memorandum is to compare the trip generation potential of the Existing Zoning with the trip generation potential of the Proposed Zoning.

Figure 2 provides a location map. **Figure 3** provides an aerial imagery of the project site. Additionally, the preliminary site plans for the proposed development are provided.

TRIP GENERATION

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the development and the distribution and assignment of that traffic through the study roadway network.

Anticipated trip generation for the proposed *Bag Factory* development was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition, 2017.

The densities and the project trip generation for the proposed development are summarized by land use in **Table 1**.

Table 1: Gross Trip Generation											
Land Use	ITE Code	Density	Daily Traffic			AM Peak			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Existing Zoning (C-1 & M)											
Light Industrial	*110*	*27,200 SF*	162	81	81	17	15	2	15	2	13
Day Care Center	*565*	*5,000 SF*	238	119	119	55	29	26	56	26	30
Retail/Shopping Center	*820*	*58,400 SF*	2,204	1,102	1,102	55	34	21	223	107	116
Total Gross Trips			2,604	1,302	1,302	127	78	49	294	135	159
Proposed Zoning (MR-2)											
Multi-Family Housing (Low Rise)	*220*	*44 d.u.*	292	146	146	22	5	17	28	18	10
Multi-Family Housing (Mid-Rise)	*221*	*237 d.u.*	1,290	645	645	80	21	59	101	62	39
Retail/Shopping Center	*820*	*5,000 SF*	188	94	94	5	3	2	19	9	10
Total Gross Trips			1,770	885	885	107	29	78	148	89	59
Difference in Gross Project Trips			*-834*	*-417*	*-417*	*-20*	*-49*	*+29*	*-146*	*-46*	*-100*
% Difference in Gross Project Trips			*-32%*	*-32%*	*-32%*	*-16%*	*-63%*	*+60%*	*-50%*	*-34%*	*-63%*

**Note: No reductions for mixed-use, alternative mode, or pass-by were taken in order to present a conservative analysis.*

Based on the trip generation shown in **Table 1**, the proposed *Bag Factory* development is projected to generate approximately 834 less total daily trips (417 in; 417 out), 20 less AM peak hour trips, and 146 less PM peak hour trips than the Existing Zoning. The proposed *Bag Factory* development will generate approximately 32% less gross daily trips, 16% less AM peak hour trips, and approximately 50% less PM peak hour trips compared to the Existing Zoning.

Although the above comparison presents gross trips, some reductions in gross trips are expected based on the neighborhood characteristics. Alternative mode reductions (when a site can be accessed by modes other than vehicles) are expected for the site, as there are multiple retail destinations (including a Publix-anchored shopping center), three schools, and Starmount-McAfee Park are all within 2,000 feet walking distance from the site. Additionally, MARTA bus routes 24 and 34 have stops immediately adjacent to the site along 2nd Avenue, providing service to the Atlanta-Dekalb Human Services Complex, GSU Perimeter-Decatur Campus, Gresham Park, and the Blue/Green MARTA Rail lines.

LEVEL-OF-SERVICE ANALYSIS

A Level-of-Service (LOS) analysis has been prepared for the intersection of Glenwood Avenue at 2nd Avenue, located approximately 820 feet north of the project site in the City of Atlanta, Georgia. Due to neighborhood concerns on traffic, an analysis was prepared to evaluate the intersection.

Existing Traffic Conditions

Traffic counts were collected on Wednesday, March 9, 2022, during the AM period (7:00 AM-9:00 AM) and the PM period (4:00 PM-6:00 PM). Additionally, a 24-HR Volume count was collected along 2nd Avenue south of McAfee Road to line up with an existing GDOT count station (089-3939).

Due to COVID-19's impact on traffic, the existing turning movement counts were adjusted based on historical data and engineering judgement. Average Daily Traffic (ADT) volumes collected in 2022 and Annual Average Daily Traffic (AADT) volumes from GDOT's Traffic Analysis & Data Application (TADA) were used to compare typical traffic volumes in the vicinity of the project site.

The volume comparison is shown in a tabular format in **Table 2**. **Figure 1** illustrates the comparison between the July 2018 GDOT AADT and the March 2022 collected ADT.

Table 2: Traffic Count Comparison and Adjustment Calculations

Count Station	Location	GDOT					Collected		
		Two-Way AADT	ADT Date	ADT	AM Peak	PM Peak	2022 ADT	AM Peak	PM Peak
089-3939	2nd Ave s/o McAfee Road NB	9,620	November 2018	4,939	539	286	4,231	388	305
089-3939	2nd Ave s/o McAfee Road SB	9,620	November 2018	4,660	234	466	4,332	210	433

Difference Calculations		ADT			AM Peak			PM Peak		
		Vol Diff	Percent	Factor	Vol Diff	Percent	Factor	Vol Diff	Percent	Factor
089-3939	2nd Ave s/o McAfee Road NB	-708	-14%	1.17	-151	-28%	1.39	+19	+7%	0.94
089-3939	2nd Ave s/o McAfee Road SB	-328	-7%	1.08	-24	-10%	1.11	-33	-7%	1.08

As a result of the volume comparison, it was determined that an adjustment factor of 1.39 should be used for northbound traffic during the AM peak and an adjustment factor of 1.0 (no adjustment) should be used for northbound traffic during the PM peak. It was determined that an adjustment factor of 1.11 should be used for southbound traffic during the AM peak and an adjustment factor of 1.08 should be used for northbound traffic during the PM peak. Eastbound and westbound traffic should be adjusted by the same factors as southbound traffic.

Figure 5 illustrates the adjusted 2022 peak hour traffic volumes at the study intersections as well as the existing roadway geometry (intersection layout).

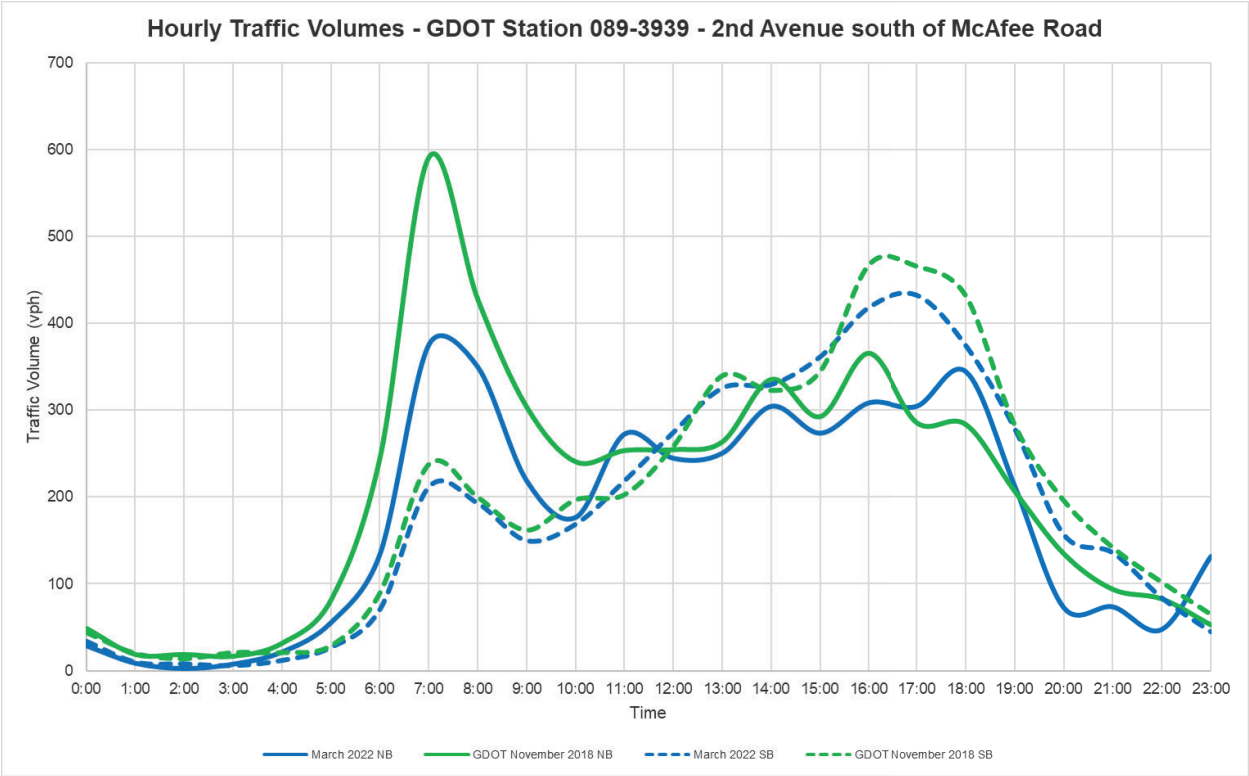


Figure 1: 2nd Avenue ADT Comparison

Project Traffic

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the build out of the *Bag Factory* development. The expected gross trip generation of the development is summarized in **Table 1** (page 2).

The directional distribution and assignment of new project trips was based on a review of land uses in the area, population densities in the area, and the existing peak hour turning movement counts. Based on the trip generation from **Table 1** and the anticipated trip distribution, new project trips were assigned to the study roadway network. **Figure 4** illustrates the trip distribution and new project trips assigned to the study network by movement. **Figure 5** illustrates the Existing plus Proposed Project traffic volumes.

LOS Analysis

Level-of-service determinations were made for the weekday AM and PM peak hours for the study network intersections using *Synchro, Version 11.* In order to accurately model the intersection network, methodologies contained in the *Highway Capacity Manual, 6th Edition* were used to determine the operating characteristics of an intersection. Capacity is defined as the maximum number of vehicles that can pass over a particular road segment or through a particular intersection within a specified period under prevailing roadway, traffic, and control conditions. 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.

In addition to the Estimated 2022 traffic conditions, an analysis was performed for the AM and PM peak hours for the Estimated 2022 plus Proposed Project Traffic Conditions. **Table 3** summarizes the results of the LOS Analysis.

Table 3: Level-of-Service Summary
LOS (Delay, in seconds)

Intersection	Approach / Movement	Estimated 2022		Estimated 2022 plus Proposed Project		Estimated 2022 plus Proposed Project IMPROVEMENT	
		AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak
1. Glenwood Avenue at 2nd Avenue (signalized)	Overall	D (47.8)	C (30.3)	D (49.7)	C (32.4)	**D (43.6)**	**C (32.4)**

The LOS analysis indicated that to mitigate the impact of the additional project traffic associated with the *Bag Factory* development, consideration should be given to restriping along 2nd Avenue. With the implementation of the following improvement to increase the northbound roadway capacity along 2nd Avenue, the AM peak hour LOS is expected to improve from existing conditions, even with the addition of the proposed project trips.

- Consider restriping the northbound right-turn lane along 2nd Avenue at Glenwood Avenue to a shared through/right-turn lane, as illustrated in **Figure 6**.
    - Note: A second northbound receiving lane exists and tapers into one lane approximately 400 feet north of the intersection, therefore additional roadway widening is not required.
- Consider restriping the roadway along the site frontage from the existing two-lane cross-section with unused paved shoulder to a three-lane (with center two-way left-turn lane (TWLTL)), as illustrated in **Figure 7**.
    - Providing a center TWLTL along the site frontage benefits the through traffic and the traffic entering the proposed site by removing the left-turning traffic from the through traffic, this is likely to reduce the potential for rear-end crashes.
    - Providing a center TWLTL along the site frontage will make use of the current existing, unused, pavement and will provide clarity to driver expectancy along the roadway.

It should be noted that the above improvement does not change the PM peak hour conditions. PM peak volumes are lower than AM peak volumes, and currently, there is available capacity along the northbound approach. The addition of the proposed project trips only increases delay by approximately 6%, and the intersection still operates at the same LOS letter grade (LOS C).

SUMMARY

The proposed *Bag Factory* development is located on an approximate 11.747-acre property located along the west side of 2nd Avenue and south of Alexander Avenue in unincorporated Dekalb County, Georgia. The entire site is proposed to be rezoned from C-1 and M to MR-2.

This memo compared the trip generation potential of the Existing Zoning: 58,400 SF Retail, 5,000 SF Day Care, and 27,200 SF Light Industrial; to the trip generation potential of the Proposed Zoning: 237 Multi-Family Housing (Mid-Rise) units, 44 Townhomes (Low-Rise), 5,000SF Retail. Based on the trip generation comparison, the Proposed Zoning of the proposed *Bag Factory* development is projected to generate approximately 32% less gross daily trips, 16% less AM peak hour trips, and 50% less PM peak hour trips versus the Existing Zoning.

A level-of-service analysis indicated that restriping the existing northbound right-turn lane along 2nd Avenue at Glenwood Avenue as a shared through/right-turn lane to increase the intersection capacity will improve operations during the AM peak at the intersection from existing conditions, even with the addition of the proposed *Bag Factory* development traffic. Additionally, restriping the laneage across the site's frontage to a three-lane section (with center two-way left-turn lane (TWLTL)) would be beneficial for the traffic operations.

We hope this information is helpful. Please contact me if you have any questions.

Sincerely,

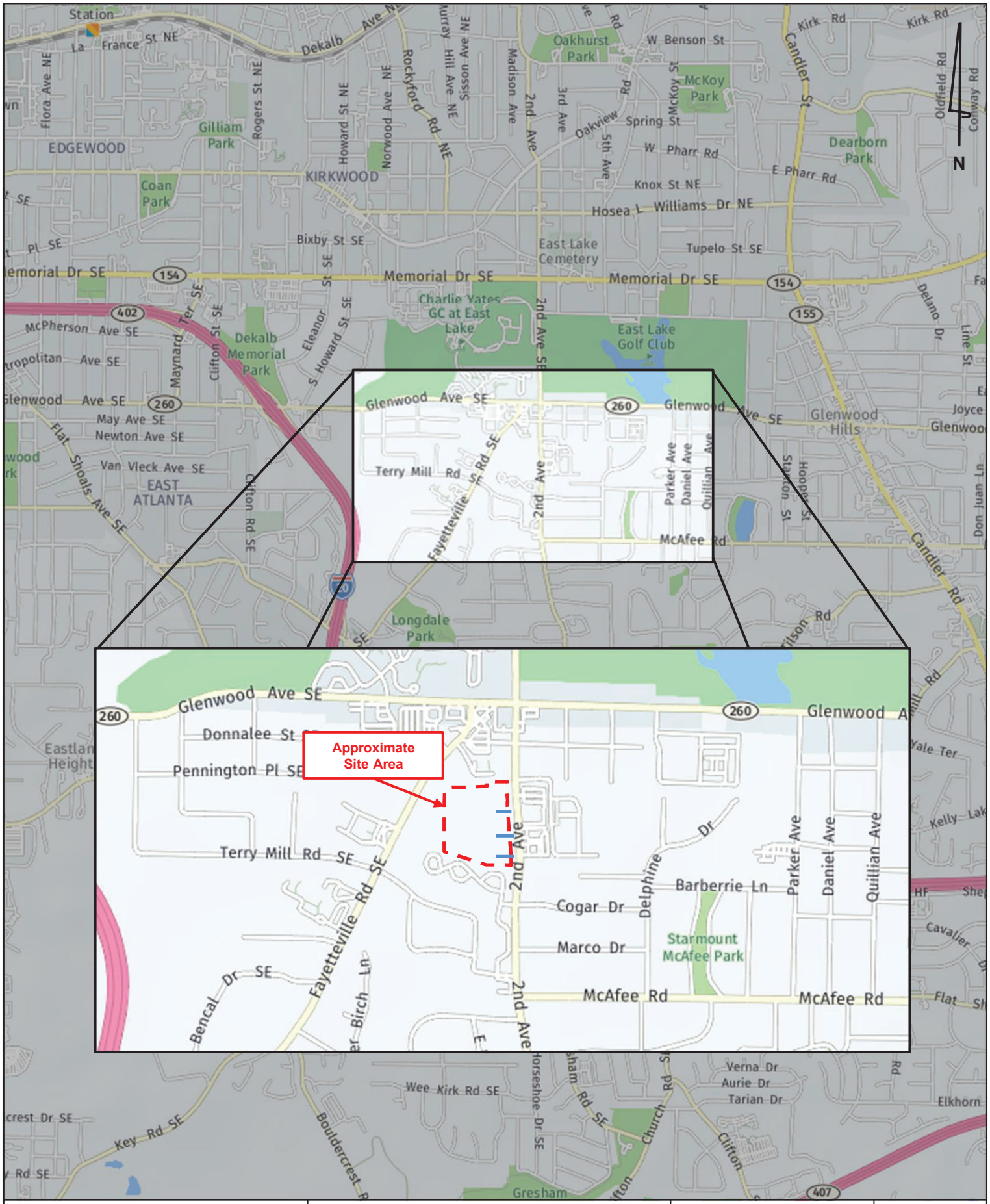
KIMLEY-HORN AND ASSOCIATES, INC.

John D. Walker, P.E., PTOE
Senior Vice President

Harrison Forder, P.E.
Project Engineer

Attachments:

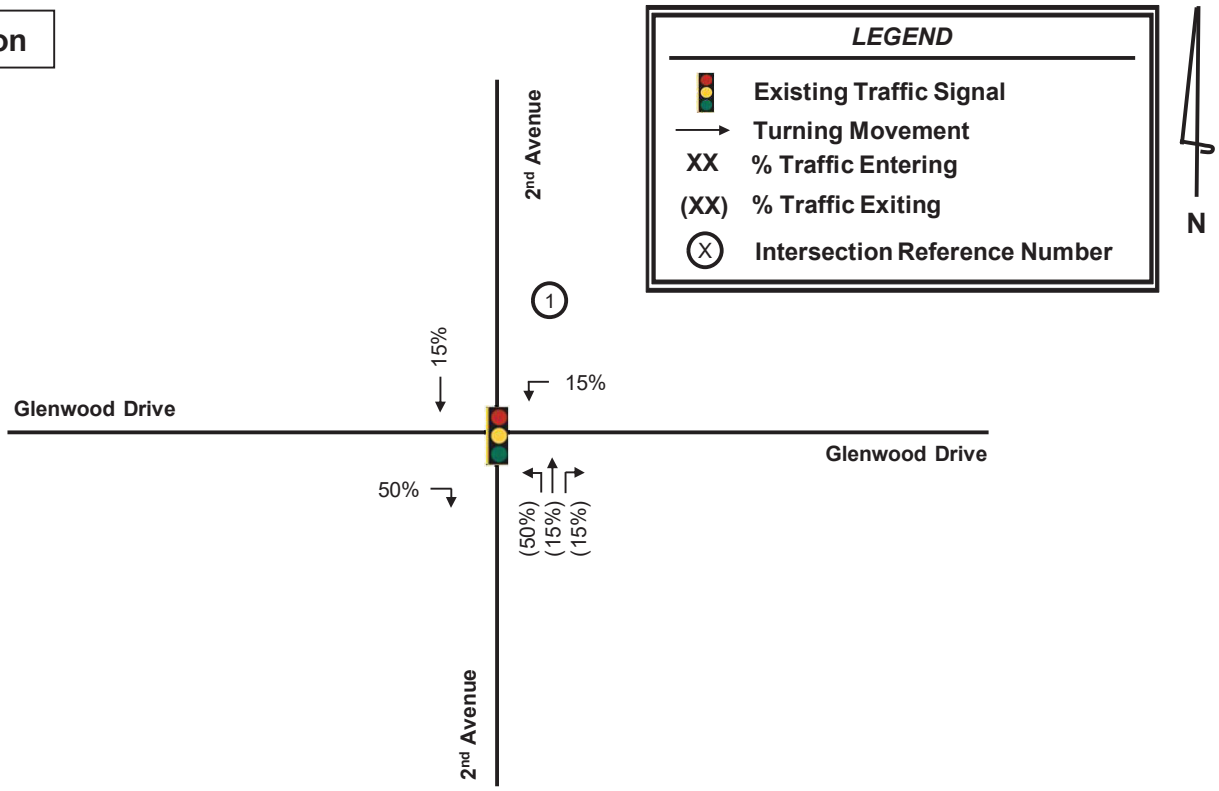
- Figure 2: Site Location Map
- Figure 3: Site Aerial
- Figure 4: Trip Distribution and Assignment
- Figure 5: Estimated 2022/Proposed Project Conditions
- Figure 6: Intersection 1 Build Improved Lane Diagram
- Figure 7: Site Frontage Build Improved Lane Diagram
- Trip Generation Analyses
- Intersection Volume Worksheet
- Synchro Reports
- Proposed Site Plan



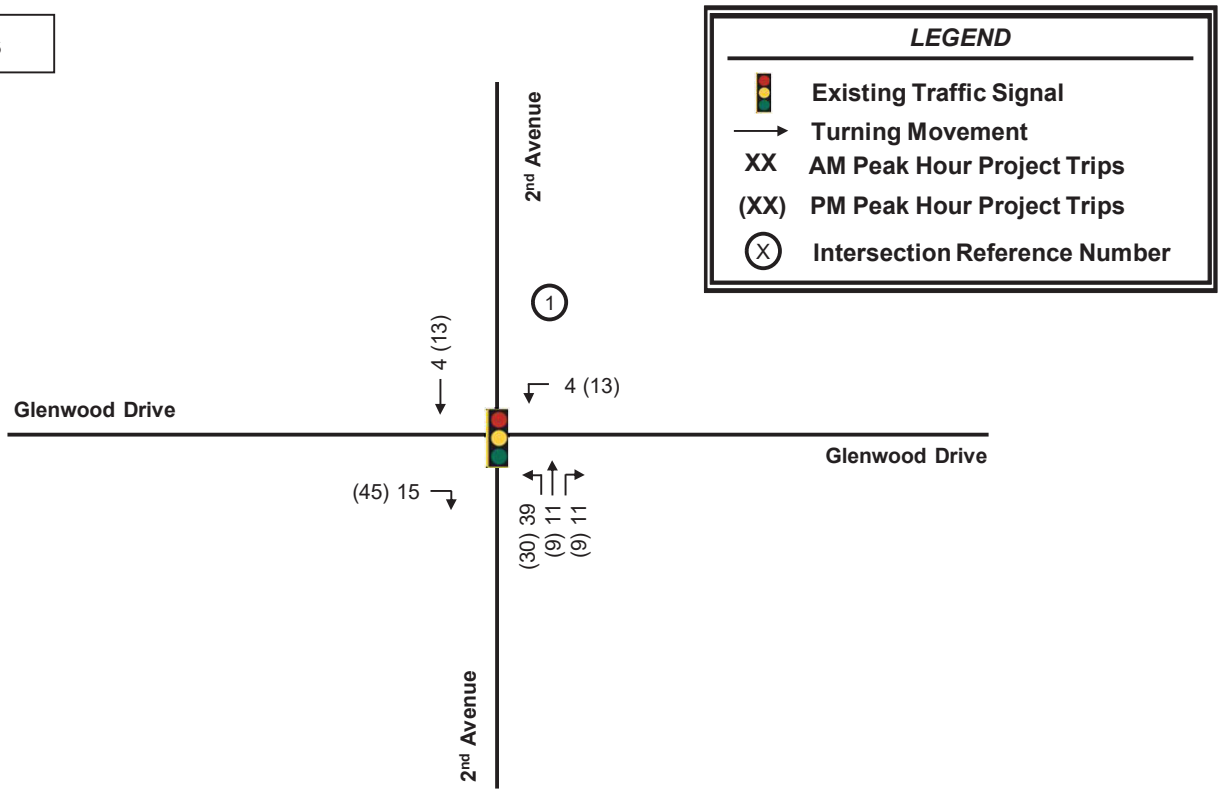
Kimley»Horn	*Bag Factory* Development Trip Generation Comparison and LOS Analysis Memorandum	Site Location Map	Figure 2
			Page 7

Kimley»Horn	*Bag Factory* Development Trip Generation Comparison and LOS Analysis Memorandum	Site Aerial	Figure 3
			Page 8

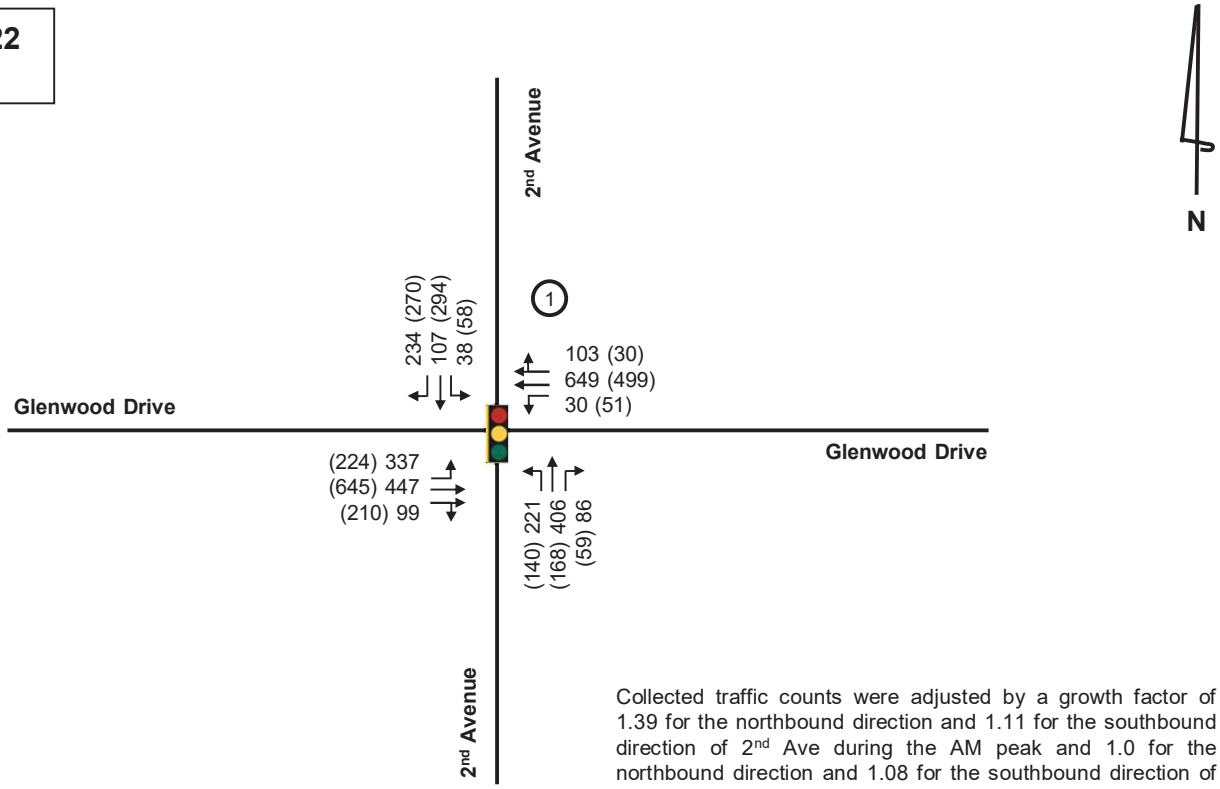
Trip Distribution



Project Trips

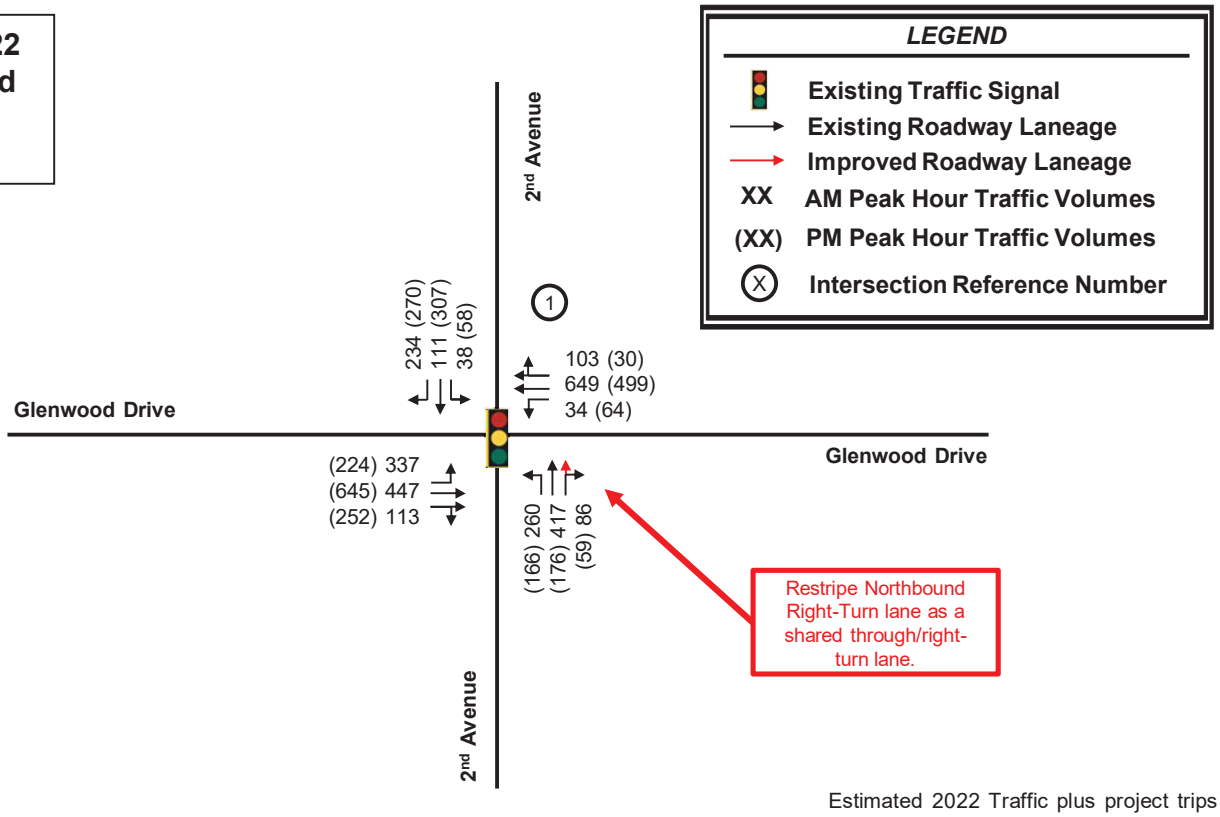


Estimated 2022 Conditions



Collected traffic counts were adjusted by a growth factor of 1.39 for the northbound direction and 1.11 for the southbound direction of 2nd Ave during the AM peak and 1.0 for the northbound direction and 1.08 for the southbound direction of 2nd Avenue during the PM peak to account for fluctuations in normal traffic patterns due to COVID-19. Glenwood Avenue was adjusted by a factor of 1.11 during the AM peak and 1.08 during the PM peak.

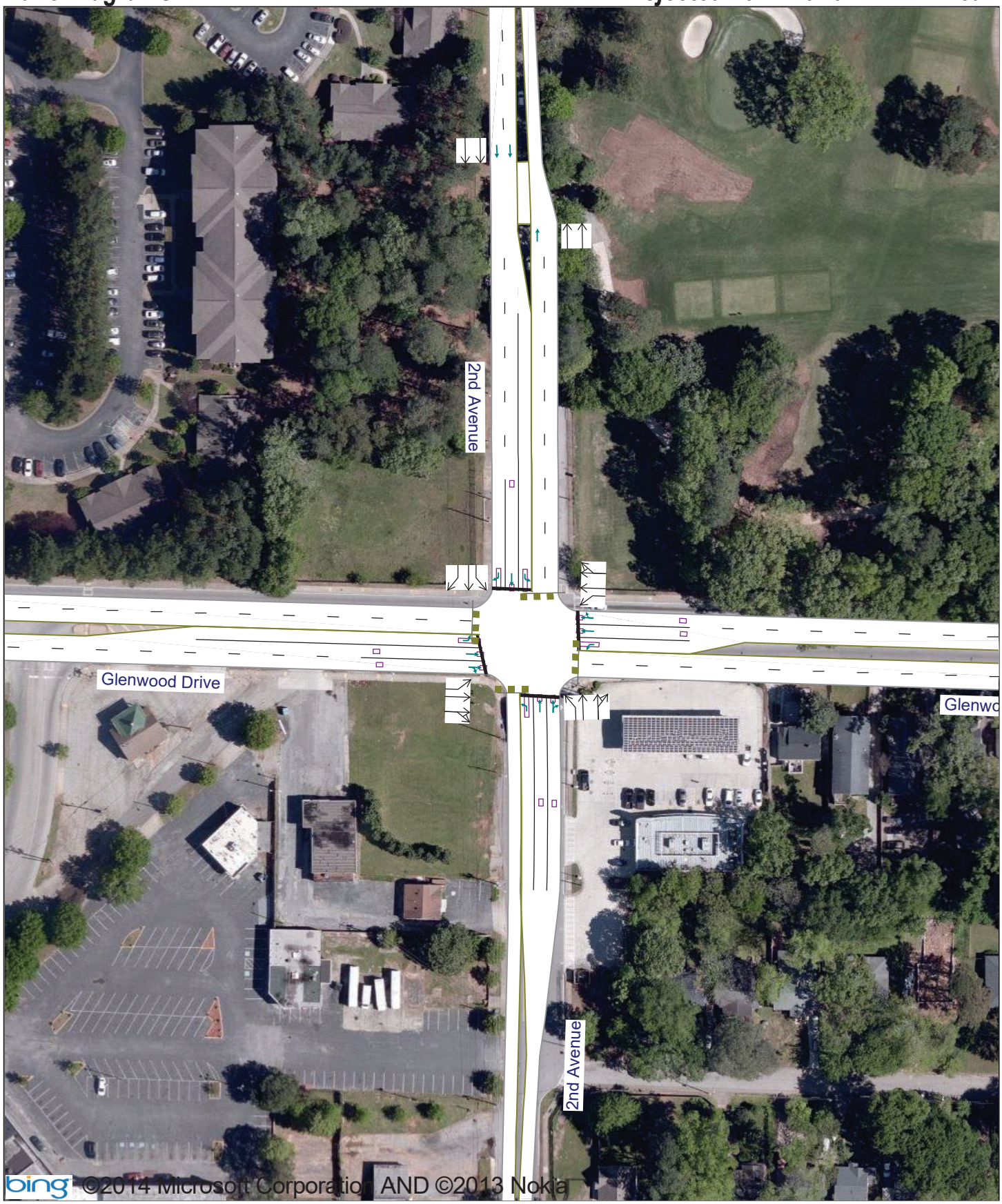
Estimated 2022 Plus Proposed Project Conditions



Estimated 2022 Traffic plus project trips associated with the proposed *Bag Factory* development.

Map - Bag Factory Development TIA
Lane Diagrams

Bag Factory Development TIA
Projected 2024 Build IMP PM Peak



Kimley-Horn and Associates

Map - Bag Factory Development TIA
Lane Diagrams

Bag Factory Development TIA
Projected 2024 Build IMP AM Peak

Kimley-Horn and Associates

Trip Generation Analysis (10th Ed.)
Bag Factory Development (Existing Zoning)
Dekalb County, Georgia

Land Use		Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out
Proposed Site Traffic										
110	General Light Industrial	27,200	s.f.	162	17	15	2	15	2	13
565	Day Care Center	5,000	s.f.	238	55	29	26	56	26	30
820	Shopping Center	58,400	s.f. gross leasable area	2,204	55	34	21	223	107	116
Gross Trips				**2,604**	**127**	**78**	**49**	**294**	**135**	**159**

Trip Generation Analysis (10th Ed.)
Bag Factory Development (Proposed Zoning)
Dekalb County, Georgia

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
220 Multi-Family Housing (Low-Rise)	44 d.u.	292	22	5	17	28	18	10
221 Multi-Family Housing (Mid-Rise)	237 d.u.	1,290	80	21	59	101	62	39
820 Shopping Center	5,000 s.f. gross leasable area	188	5	3	2	19	9	10
Gross Trips		**1,770**	**107**	**29**	**78**	**148**	**89**	**59**

INTERSECTION VOLUME DEVELOPMENT

Intersection #1: Glenwood Avenue @ 2nd Avenue
AM PEAK HOUR

Description	2nd Avenue Northbound Left	Through	Right	2nd Avenue Southbound Left	Through	Right	Glenwood Avenue Eastbound Left	Through	Right	Glenwood Avenue Westbound Left	Through	Right
Observed 2022 Traffic Volumes	159	292	54	34	96	211	304	403	89	27	585	93
Pedestrians		0			0			0			7	
Conflicting Pedestrians	0		7	7		0	0		0	0		0
Heavy Vehicles	4	8	2	0	1	2	1	10	3	0	11	1
Heavy Vehicle %	3%	3%	4%	2%	2%	2%	2%	2%	3%	2%	2%	2%
Peak Hour Factor		0.82			0.82			0.82			0.82	
Adjustment	1.39	1.39	1.39	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11	1.11
Adjusted 2022 Volumes	221	406	75	38	107	234	337	447	99	30	649	103
Annual Growth Rate	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Growth Factor	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
New Road Adjustment												
Other Proposed Developments												
2022 Background Traffic	221	406	75	38	107	234	337	447	99	30	649	103
Project Trips												
Trip Distribution IN					15%				50%	15%		
Trip Distribution OUT	50%	15%	15%									
Residential Trips	38	11	11	0	4	0	0	0	13	4	0	0
Trip Distribution IN					15%				50%	15%		
Trip Distribution OUT	50%	15%	15%									
Retail Trips	1	0	0	0	0	0	0	0	1	0	0	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	39	11	11	0	4	0	0	0	14	4	0	0
2022 Buildout Total	260	417	86	38	111	234	337	447	113	34	649	103

PM PEAK HOUR

Description	2nd Avenue Northbound Left	Through	Right	2nd Avenue Southbound Left	Through	Right	Glenwood Avenue Eastbound Left	Through	Right	Glenwood Avenue Westbound Left	Through	Right
Observed 2022 Traffic Volumes	140	168	51	54	272	250	207	597	194	47	462	28
Pedestrians		0			0			0			3	
Conflicting Pedestrians	0		3	3		0	0		0	0		0
Heavy Vehicles	1	2	0	1	3	3	0	8	3	0	7	0
Heavy Vehicle %	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Peak Hour Factor		0.95			0.95			0.95			0.95	
Adjustment	1	1	1	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08
Adjusted 2022 Volumes	140	168	51	58	294	270	224	645	210	51	499	30
Annual Growth Rate	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Growth Factor	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
New Road Adjustment												
Other Proposed Developments												
2022 Background Traffic	140	168	51	58	294	270	224	645	210	51	499	30
Project Trips												
Trip Distribution IN					15%				50%	15%		
Trip Distribution OUT	50%	15%	15%									
Residential Trips	24	7	7	0	12	0	0	0	39	12	0	0
Trip Distribution IN					15%				50%	15%		
Trip Distribution OUT	50%	15%	15%									
Retail Trips	2	1	1	0	1	0	0	0	3	1	0	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	26	8	8	0	13	0	0	0	42	13	0	0
2022 Buildout Total	166	176	59	58	307	270	224	645	252	64	499	30

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	224	645	252	64	499	30	166	176	59	58	307	270
Future Volume (veh/h)	224	645	252	64	499	30	166	176	59	58	307	270
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	236	679	238	67	525	29	175	185	34	61	323	55
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	521	1328	465	326	1589	88	208	685	123	327	368	310
Arrive On Green	0.09	0.51	0.51	0.04	0.46	0.46	0.07	0.23	0.23	0.04	0.20	0.20
Sat Flow, veh/h	1781	2580	904	1781	3424	189	1781	3005	542	1781	1870	1578
Grp Volume(v), veh/h	236	468	449	67	272	282	175	108	111	61	323	55
Grp Sat Flow(s),veh/h/ln	1781	1777	1708	1781	1777	1836	1781	1777	1770	1781	1870	1578
Q Serve(g_s), s	8.6	22.5	22.5	2.5	12.6	12.6	9.0	6.5	6.7	3.5	21.8	3.8
Cycle Q Clear(g_c), s	8.6	22.5	22.5	2.5	12.6	12.6	9.0	6.5	6.7	3.5	21.8	3.8
Prop In Lane	1.00		0.53	1.00		0.10	1.00		0.31	1.00		1.00
Lane Grp Cap(c), veh/h	521	914	879	326	825	852	208	405	403	327	368	310
V/C Ratio(X)	0.45	0.51	0.51	0.21	0.33	0.33	0.84	0.27	0.28	0.19	0.88	0.18
Avail Cap(c_a), veh/h	657	914	879	455	825	852	208	533	531	383	561	473
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	15.3	20.8	20.8	18.0	22.0	22.1	43.5	41.3	41.4	39.5	50.7	43.5
Incr Delay (d2), s/veh	0.6	2.0	2.1	0.3	1.1	1.0	25.6	0.3	0.4	0.3	10.0	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.5	9.7	9.3	1.1	5.5	5.7	2.8	2.9	3.0	1.6	11.1	1.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	15.9	22.8	22.9	18.4	23.1	23.1	69.1	41.6	41.7	39.7	60.7	43.7
LnGrp LOS	B	C	C	B	C	C	E	D	D	D	E	D
Approach Vol, veh/h		1153			621			394			439	
Approach Delay, s/veh		21.5			22.6			53.9			55.7	
Approach LOS		C			C			D			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	17.1	66.3	15.0	31.6	10.6	72.9	10.9	35.6
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	21.0	37.0	9.0	39.0	14.0	44.0	9.0	39.0
Max Q Clear Time (g_c+I1), s	10.6	14.6	11.0	23.8	4.5	24.5	5.5	8.7
Green Ext Time (p_c), s	0.5	3.2	0.0	1.8	0.1	5.8	0.0	1.2

Intersection Summary	
HCM 6th Ctrl Delay	32.4
HCM 6th LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	337	447	113	34	649	103	260	417	86	38	111	234
Future Volume (veh/h)	337	447	113	34	649	103	260	417	86	38	111	234
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	0.99		0.99	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1856	1870	1870	1870	1856	1856	1841	1870	1870	1870
Adj Flow Rate, veh/h	411	545	122	41	791	114	317	509	87	46	135	9
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Percent Heavy Veh, %	2	2	3	2	2	2	3	3	4	2	2	2
Cap, veh/h	459	1592	355	448	1376	198	300	611	104	143	309	258
Arrive On Green	0.14	0.55	0.55	0.03	0.44	0.44	0.07	0.20	0.20	0.03	0.16	0.16
Sat Flow, veh/h	1781	2887	644	1781	3117	449	1767	3008	512	1781	1870	1565
Grp Volume(v), veh/h	411	335	332	41	451	454	317	297	299	46	135	9
Grp Sat Flow(s),veh/h/ln	1781	1777	1754	1781	1777	1790	1767	1763	1757	1781	1870	1565
Q Serve(g_s), s	15.7	13.5	13.6	1.6	24.7	24.7	9.0	21.0	21.2	2.8	8.4	0.6
Cycle Q Clear(g_c), s	15.7	13.5	13.6	1.6	24.7	24.7	9.0	21.0	21.2	2.8	8.4	0.6
Prop In Lane	1.00		0.37	1.00		0.25	1.00		0.29	1.00		1.00
Lane Grp Cap(c), veh/h	459	980	968	448	784	790	300	358	357	143	309	258
V/C Ratio(X)	0.89	0.34	0.34	0.09	0.57	0.58	1.06	0.83	0.84	0.32	0.44	0.03
Avail Cap(c_a), veh/h	498	980	968	587	784	790	300	529	527	211	561	469
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	21.2	16.1	16.1	18.6	27.2	27.2	51.4	49.7	49.7	44.2	48.8	45.6
Incr Delay (d2), s/veh	17.6	0.9	1.0	0.1	3.1	3.0	67.4	7.1	7.5	1.3	1.0	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	8.4	5.7	5.6	0.7	11.0	11.1	11.1	9.9	10.0	1.3	4.0	0.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	38.8	17.1	17.1	18.7	30.2	30.2	118.8	56.7	57.3	45.5	49.8	45.6
LnGrp LOS	D	B	B	B	C	C	F	E	E	D	D	D
Approach Vol, veh/h		1078			946			913			190	
Approach Delay, s/veh		25.4			29.7			78.5			48.6	
Approach LOS		C			C			E			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	24.2	63.4	15.0	27.4	9.9	77.7	10.1	32.4
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	21.0	37.0	9.0	39.0	14.0	44.0	9.0	39.0
Max Q Clear Time (g_c+I1), s	17.7	26.7	11.0	10.4	3.6	15.6	4.8	23.2
Green Ext Time (p_c), s	0.5	4.1	0.0	0.7	0.0	4.3	0.0	3.2

Intersection Summary	
HCM 6th Ctrl Delay	43.6
HCM 6th LOS	D

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	224	645	252	64	499	30	166	176	59	58	307	270
Future Volume (veh/h)	224	645	252	64	499	30	166	176	59	58	307	270
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	236	679	238	67	525	29	175	185	13	61	323	55
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	521	1328	465	326	1589	88	208	426	360	292	368	310
Arrive On Green	0.09	0.51	0.51	0.04	0.46	0.46	0.07	0.23	0.23	0.04	0.20	0.20
Sat Flow, veh/h	1781	2580	904	1781	3424	189	1781	1870	1579	1781	1870	1578
Grp Volume(v), veh/h	236	468	449	67	272	282	175	185	13	61	323	55
Grp Sat Flow(s),veh/h/ln	1781	1777	1708	1781	1777	1836	1781	1870	1579	1781	1870	1578
Q Serve(g_s), s	8.6	22.5	22.5	2.5	12.6	12.6	9.0	11.0	0.8	3.5	21.8	3.8
Cycle Q Clear(g_c), s	8.6	22.5	22.5	2.5	12.6	12.6	9.0	11.0	0.8	3.5	21.8	3.8
Prop In Lane	1.00		0.53	1.00		0.10	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	521	914	879	326	825	852	208	426	360	292	368	310
V/C Ratio(X)	0.45	0.51	0.51	0.21	0.33	0.33	0.84	0.43	0.04	0.21	0.88	0.18
Avail Cap(c_a), veh/h	657	914	879	455	825	852	208	561	474	348	561	473
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	15.3	20.8	20.8	18.0	22.0	22.1	43.5	43.0	39.1	39.6	50.7	43.5
Incr Delay (d2), s/veh	0.6	2.0	2.1	0.3	1.1	1.0	25.6	0.7	0.0	0.4	10.0	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.5	9.7	9.3	1.1	5.5	5.7	2.8	5.2	0.3	1.6	11.1	1.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	15.9	22.8	22.9	18.4	23.1	23.1	69.1	43.7	39.1	40.0	60.7	43.7
LnGrp LOS	B	C	C	B	C	C	E	D	D	D	E	D
Approach Vol, veh/h		1153			621			373			439	
Approach Delay, s/veh		21.5			22.6			55.5			55.7	
Approach LOS		C			C			E			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	17.1	66.3	15.0	31.6	10.6	72.9	10.9	35.6
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	21.0	37.0	9.0	39.0	14.0	44.0	9.0	39.0
Max Q Clear Time (g_c+I1), s	10.6	14.6	11.0	23.8	4.5	24.5	5.5	13.0
Green Ext Time (p_c), s	0.5	3.2	0.0	1.8	0.1	5.8	0.0	1.0

Intersection Summary	
HCM 6th Ctrl Delay	32.4
HCM 6th LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	337	447	113	34	649	103	260	417	86	38	111	234
Future Volume (veh/h)	337	447	113	34	649	103	260	417	86	38	111	234
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	0.99		0.99	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1856	1870	1870	1870	1856	1856	1841	1870	1870	1870
Adj Flow Rate, veh/h	411	545	120	41	791	114	317	509	15	46	135	34
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Percent Heavy Veh, %	2	2	3	2	2	2	3	3	4	2	2	2
Cap, veh/h	409	1348	296	365	1039	150	409	537	448	129	470	395
Arrive On Green	0.16	0.47	0.47	0.03	0.33	0.33	0.07	0.29	0.29	0.03	0.25	0.25
Sat Flow, veh/h	1781	2897	636	1781	3117	449	1767	1856	1549	1781	1870	1572
Grp Volume(v), veh/h	411	333	332	41	451	454	317	509	15	46	135	34
Grp Sat Flow(s),veh/h/ln	1781	1777	1756	1781	1777	1790	1767	1856	1549	1781	1870	1572
Q Serve(g_s), s	21.0	16.1	16.2	2.0	29.5	29.5	9.0	34.9	0.9	2.5	7.6	2.2
Cycle Q Clear(g_c), s	21.0	16.1	16.2	2.0	29.5	29.5	9.0	34.9	0.9	2.5	7.6	2.2
Prop In Lane	1.00		0.36	1.00		0.25	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	409	827	817	365	593	597	409	537	448	129	470	395
V/C Ratio(X)	1.01	0.40	0.41	0.11	0.76	0.76	0.77	0.95	0.03	0.36	0.29	0.09
Avail Cap(c_a), veh/h	409	827	817	504	593	597	409	557	465	197	561	472
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	31.4	22.9	22.9	27.0	38.7	38.7	41.5	45.3	33.2	38.0	39.3	37.3
Incr Delay (d2), s/veh	45.8	1.5	1.5	0.1	8.9	8.9	9.0	25.5	0.0	1.7	0.3	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	13.9	7.0	7.0	0.8	14.1	14.2	6.2	19.6	0.3	1.1	3.5	0.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	77.2	24.3	24.4	27.1	47.6	47.6	50.4	70.7	33.2	39.7	39.6	37.3
LnGrp LOS	F	C	C	C	D	D	D	E	C	D	D	D
Approach Vol, veh/h		1076			946			841			215	
Approach Delay, s/veh		44.6			46.7			62.4			39.3	
Approach LOS		D			D			E			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	27.0	49.4	15.0	38.6	9.9	66.5	10.1	43.6
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	21.0	37.0	9.0	39.0	14.0	44.0	9.0	39.0
Max Q Clear Time (g_c+I1), s	23.0	31.5	11.0	9.6	4.0	18.2	4.5	36.9
Green Ext Time (p_c), s	0.0	2.6	0.0	0.8	0.0	4.2	0.0	0.7

Intersection Summary	
HCM 6th Ctrl Delay	49.7
HCM 6th LOS	D

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	224	645	210	51	499	30	140	168	51	58	294	270
Future Volume (veh/h)	224	645	210	51	499	30	140	168	51	58	294	270
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	236	679	201	54	525	29	147	177	11	61	309	51
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	528	1417	419	344	1619	89	208	411	347	289	353	298
Arrive On Green	0.08	0.52	0.52	0.03	0.47	0.47	0.07	0.22	0.22	0.04	0.19	0.19
Sat Flow, veh/h	1781	2703	800	1781	3424	189	1781	1870	1579	1781	1870	1578
Grp Volume(v), veh/h	236	446	434	54	272	282	147	177	11	61	309	51
Grp Sat Flow(s),veh/h/ln	1781	1777	1726	1781	1777	1836	1781	1870	1579	1781	1870	1578
Q Serve(g_s), s	8.5	20.7	20.8	2.0	12.4	12.4	8.7	10.6	0.7	3.6	20.9	3.5
Cycle Q Clear(g_c), s	8.5	20.7	20.8	2.0	12.4	12.4	8.7	10.6	0.7	3.6	20.9	3.5
Prop In Lane	1.00		0.46	1.00		0.10	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	528	931	905	344	840	868	208	411	347	289	353	298
V/C Ratio(X)	0.45	0.48	0.48	0.16	0.32	0.32	0.71	0.43	0.03	0.21	0.87	0.17
Avail Cap(c_a), veh/h	665	931	905	477	840	868	208	561	474	344	561	473
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	14.8	19.6	19.7	17.2	21.3	21.3	40.9	43.7	39.8	40.4	51.2	44.2
Incr Delay (d2), s/veh	0.6	1.8	1.8	0.2	1.0	1.0	10.5	0.7	0.0	0.4	9.0	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.4	8.8	8.6	0.8	5.4	5.6	4.4	5.0	0.3	1.6	10.6	1.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	15.4	21.4	21.5	17.4	22.3	22.3	51.4	44.4	39.9	40.7	60.3	44.5
LnGrp LOS	B	C	C	B	C	C	D	D	D	D	E	D
Approach Vol, veh/h		1116			608			335			421	
Approach Delay, s/veh		20.2			21.9			47.3			55.5	
Approach LOS		C			C			D			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	17.0	67.5	15.0	30.6	10.3	74.1	11.0	34.6
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	21.0	37.0	9.0	39.0	14.0	44.0	9.0	39.0
Max Q Clear Time (g_c+I1), s	10.5	14.4	10.7	22.9	4.0	22.8	5.6	12.6
Green Ext Time (p_c), s	0.5	3.2	0.0	1.7	0.1	5.7	0.0	1.0

Intersection Summary	
HCM 6th Ctrl Delay	30.3
HCM 6th LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	337	447	99	30	649	103	221	406	75	38	107	234
Future Volume (veh/h)	337	447	99	30	649	103	221	406	75	38	107	234
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	0.99		0.99	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1856	1870	1870	1870	1856	1856	1841	1870	1870	1870
Adj Flow Rate, veh/h	411	545	105	37	791	114	270	495	12	46	130	31
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Percent Heavy Veh, %	2	2	3	2	2	2	3	3	4	2	2	2
Cap, veh/h	414	1405	270	371	1058	152	406	526	439	131	459	385
Arrive On Green	0.16	0.47	0.47	0.03	0.34	0.34	0.07	0.28	0.28	0.03	0.25	0.25
Sat Flow, veh/h	1781	2974	571	1781	3117	449	1767	1856	1548	1781	1870	1571
Grp Volume(v), veh/h	411	325	325	37	451	454	270	495	12	46	130	31
Grp Sat Flow(s),veh/h/ln	1781	1777	1768	1781	1777	1790	1767	1856	1548	1781	1870	1571
Q Serve(g_s), s	20.7	15.3	15.5	1.7	29.2	29.2	9.0	33.9	0.7	2.5	7.3	2.0
Cycle Q Clear(g_c), s	20.7	15.3	15.5	1.7	29.2	29.2	9.0	33.9	0.7	2.5	7.3	2.0
Prop In Lane	1.00		0.32	1.00		0.25	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	414	840	835	371	603	607	406	526	439	131	459	385
V/C Ratio(X)	0.99	0.39	0.39	0.10	0.75	0.75	0.67	0.94	0.03	0.35	0.28	0.08
Avail Cap(c_a), veh/h	414	840	835	513	603	607	406	557	465	199	561	471
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	30.6	22.1	22.2	26.5	38.0	38.0	39.4	45.5	33.7	38.3	39.8	37.8
Incr Delay (d2), s/veh	42.3	1.3	1.4	0.1	8.2	8.2	4.1	23.9	0.0	1.6	0.3	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	13.5	6.6	6.7	0.8	13.9	14.0	3.9	18.9	0.3	1.1	3.4	0.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	73.0	23.5	23.5	26.6	46.2	46.2	43.5	69.5	33.7	39.9	40.1	37.9
LnGrp LOS	E	C	C	C	D	D	D	E	C	D	D	D
Approach Vol, veh/h		1061			942			777			207	
Approach Delay, s/veh		42.7			45.4			59.9			39.8	
Approach LOS		D			D			E			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	27.0	50.1	15.0	37.9	9.7	67.4	10.1	42.8
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	21.0	37.0	9.0	39.0	14.0	44.0	9.0	39.0
Max Q Clear Time (g_c+I1), s	22.7	31.2	11.0	9.3	3.7	17.5	4.5	35.9
Green Ext Time (p_c), s	0.0	2.7	0.0	0.8	0.0	4.1	0.0	0.9

Intersection Summary	
HCM 6th Ctrl Delay	47.8
HCM 6th LOS	D

1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'-0"

SITE DATA

1. ADDRESS	
1839	1845 2ND AVENUE, 1851 2ND AVENUE, AND ALEXANDER AVENUE DECATUR, GEORGIA 30032
2. SITE AREA	
LAND AREA:	~ 11.747 ACRES 511,699 SF
3. ZONING	
CURRENT ZONING (ALL PROPERTIES):	C1 & MZ
PROPOSED ZONING (ALL PROPERTIES):	MR-2
4. RESIDENTIAL FLOOR AREA	
TOTAL MULTI-FAMILY UNITS:	237 UNITS
TOTAL TOWNHOME UNITS:	44 UNITS
SITE DENSITY PROVIDED:	23.92 UNITS/ACRE (WITH BONUS)
RESIDENTIAL FLOOR AREA / UNITS:	314,926 SF / 281 UNITS
MAXIMUM ALLOWABLE FAR (MR-2):	N / A
PROPOSED RESIDENTIAL FLOOR AREA / RATIO:	314,926 SF / 0.615 FAR
5. PROPERTY SETBACKS	
FRONT YARD SETBACK:	10 FEET
SIDE YARD SETBACK:	0 FEET
2ND SIDE YARD SETBACK:	50 FEET (TRANSITIONAL BUFFER)
REAR YARD SETBACK:	50 FEET (TRANSITIONAL BUFFER)
6. OPEN SPACE	
OPEN SPACE REQUIRED:	76, 666 SF (1.76 ACRES)
GREEN SPACE AT GRADE:	87,500 SF
COURTYARD:	61,000 SF
TOTAL USABLE OPEN SPACE PROVIDED:	**148,500 SF (3.4 ACRES)**
7. LOT COVERAGE (IMPERVIOUS SURFACE)	
MAXIMUM LOT COVERAGE (75%):	383,300 SF (8.8 ACRES)
BUILDING COVERAGE:	152,400 SF
POOL COURTYARD:	14,000 SF
SIDEWALKS AND ROADS:	170,000 SF
TOTAL LOT COVERAGE:	**336,400 SF (7.7 ACRES)**
8. BUILDING HEIGHT	
MAXIMUM ALLOWABLE BUILDING HEIGHT (MR-2):	4 STORIES IN 60'-0"
PROPOSED MAXIMUM BUILDING HEIGHT:	4 STORIES IN 52'-0"
9. PARKING	
OFF-STREET PARKING REQUIREMENTS PER MR-2 ZONING:	
ACCESSORY RETAIL:	15 SPACES (3 SPACES / 1,000 SF MIN.)
MULTIFAMILY RESIDENTIAL:	356 SPACES (1.5 SPACES / DU MIN.)
TOWNHOMES (SINGLE FAMILY ATTACHED):	77 SPACES (1.5 SPACES / DU +0.25 GUEST MIN.)
TOTAL PARKING REQUIRED BY MR-2 ZONING:	**448 SPACES**
OFF-STREET PARKING PROVIDED:	
ACCESSORY RETAIL:	16 SPACES
MULTIFAMILY RESIDENTIAL:	356 SPACES
TOWNHOMES (SINGLE FAMILY ATTACHED):	77 SPACES
TOTAL PARKING PROVIDED:	**449 SPACES**

BUILDING INFORMATION

MULTIFAMILY

M1 *4 STORIES WITH BASEMENT UNITS*
GROSS AREA : 117, 619 GSF
TOTAL : 113 UNITS

M2 *4 STORIES WITH BASEMENT UNITS*
GROSS AREA : 135,075 SF
TOTAL : 124 UNITS

TOTAL MF UNITS : 237
AVG HEATED AREA - MF : 815 SF (APPROX.)

RENTAL TOWNHOMES

TH1 *2 STORY TOWNHOMES WITH TUCK-UNDER GARAGES*
GROSS AREA : 8,432 GSF

TH2 *2 STORY TOWNHOMES WITH TUCK-UNDER GARAGES*
GROSS AREA : 13,876 GSF

TOTAL TH UNITS : 44
AVG HEATED AREA - MF : 1,350 SF (APPROX.)

TOTAL RESIDENTIAL : 281 UNITS

ACCESSORY RETAIL

R1 *3,000 SF*

R2 *2,000 SF*

TOTAL RESIDENTIAL GROSS AREA : 314,926 SF

DYNAMIK DESIGN
5901 PEACHTREE DUNWOODY RD.
BUILDING C, SUITE 200
ATLANTA, GA 30328
TELEPHONE: 678-506-8830
DYNAMIKDESIGN.COM

CONSULTANT:

SEAL:

PROJECT NUMBER: PRP2018-02
BAG FACTORY DEVELOPMENT
1845 2ND AVENUE, 1851 2ND AVENUE, AND 1839 ALEXANDER AVENUE
DECATUR, GEORGIA 30032

CLIENT:
perennial PROPERTIES
1777 PEACHTREE STREET NE
SUITE 200
ATLANTA, GEORGIA 30309

△	DRAWING RELEASE	DATE
	SITE PLAN	02/23/2022

TITLE:
ARCHITECTURAL SITE PLAN

SHEET NUMBER:
SP-01

June 26, 2022

To Whom It May Concern,

As neighbors of the proposed development at the old bag factory at 1845-1851 Second Avenue, we have worked with Perennial Properties through this entire process starting with their first community meeting on February 1, 2022. We have found the developers willing to engage the local community to explain their proposal and hear feedback.

Over the past few months, Perennial Properties has arranged multiple meetings at the Ella apartments and the Atlanta Masjid of Al-Islam to hear from the community which resulted in a variety of modifications to the original plans:

1. Adding a lighted pedestrian pathway accessible to the public from Second Ave along the north side of the property, along Alexander Ave, and ending at Fayetteville Road.
2. Adding two pedestrian crossings - one across Second Ave and one across Fayetteville Road - ideally including protections such as the Rectangular Rapid-Flashing Beacons.
3. To facilitate traffic flow, re-striping at the corner of Second Ave and Glenwood and along Second Ave running the distance of the Bag Factory site.
4. Committing to community infrastructure improvements by putting funds in escrow to support the Right-of-Way Improvements detailed in Conditions No 4, 5, and 6.

Although we are disappointed there will not be an egress from the westside of the property to ease traffic congestion on Second Ave or stop signs on Second Ave where it intersects with Dancing Fox Road to improve driver and pedestrian safety, Perennial Properties made authentic efforts to discuss and research these options.

We have carefully reviewed the Bag Factory proposal dated June 23, 2022, and we see the three conditions and the escrow account as good faith efforts to address our concerns.

We look upon these meetings with Perennial Properties over the last few months reviewing the Bag Factory development as a solid start to a long-term neighborly relationship over the coming years and are grateful for their involvement in the approval process.

Sincerely,

Karen Minvielle
2201 Dancing Fox Rd
Decatur, GA 30032

John Wuichet
704 Dancing Fox Rd
Decatur, GA 30032