

Z-55
(2013)



SEAL

PROJECT # 13-220-00
CHECKED BY: [Signature]
DRAWN BY: [Signature]
SCALE: 1"=50'
DATE: 07-03-13
SHEET NUMBER: 1

PARKING SUMMARY

PARKING REQUIRED:
OFFICE 596 SPCS
RETAIL 86 SPCS
MULTI-FAMILY 47 SPCS
TOWN HOME 28 SPCS
REQUIRED TOTAL 757 SPCS

PARKING PROVIDED:
BUILDING DECK 1
BUILDING HEIGHT 8.5 FLOORS
PARKING SPACES PROVIDED 560 SPCS
BUILDING DECK 2
BUILDING HEIGHT 5.5 FLOORS
PARKING SPACES PROVIDED 403 SPCS
PROVIDED AT TOWN HOMES 30 SPCS
SURFACE PARKING PROVIDED 108 SPCS
PROVIDED TOTAL 1091 SPCS

RIVERVIEW USE SUMMARY

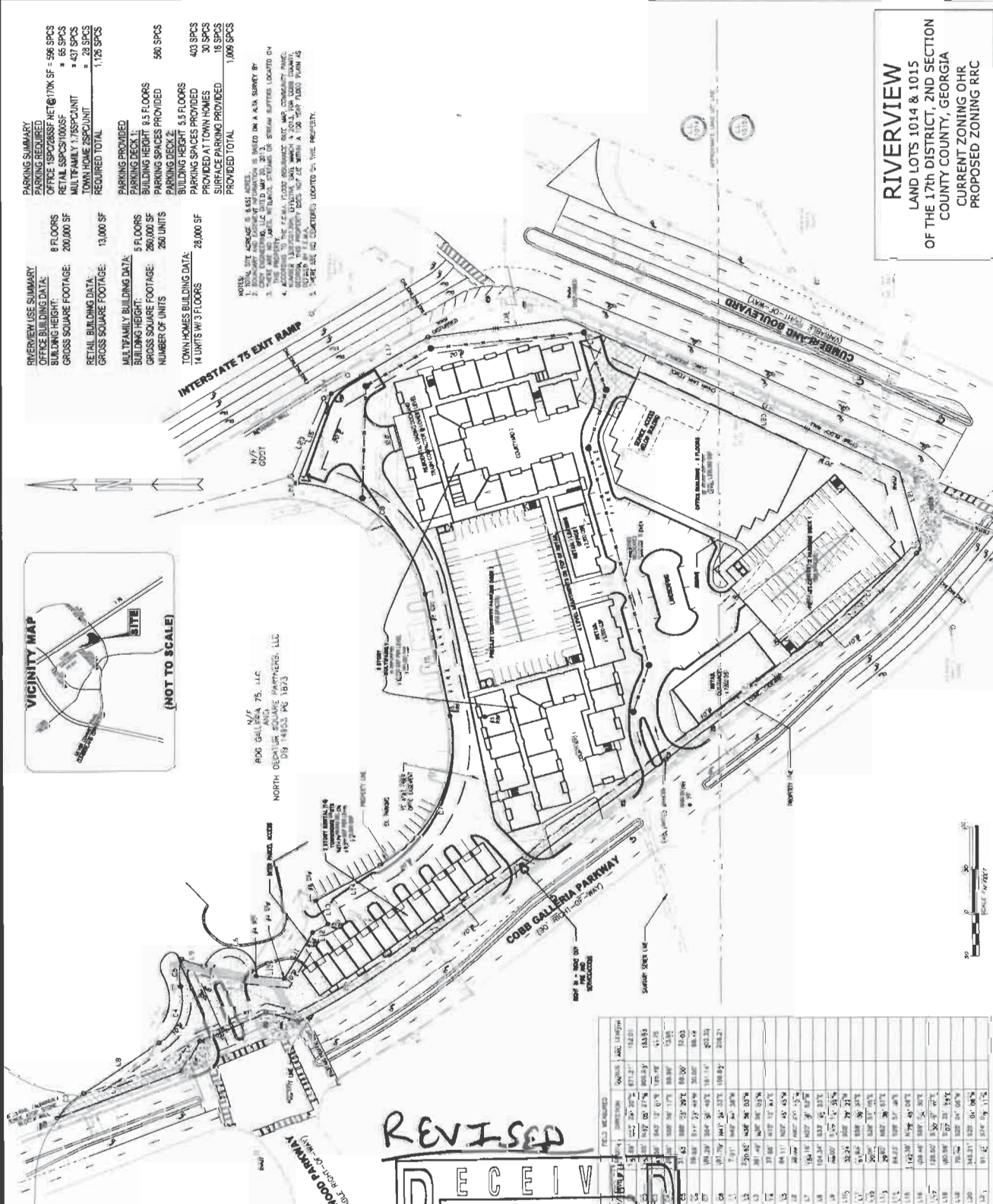
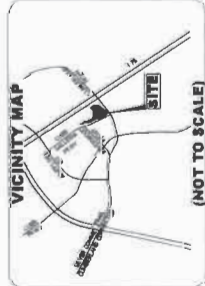
OFFICE BUILDING DATA:
BUILDING HEIGHT: 8 FLOORS
GROSS SQUARE FOOTAGE: 200,000 SF

RETAIL BUILDING DATA:
GROSS SQUARE FOOTAGE: 13,000 SF

MULTI-FAMILY BUILDING DATA:
BUILDING HEIGHT: 8.5 FLOORS
GROSS SQUARE FOOTAGE: 260,000 SF
NUMBER OF UNITS: 260 UNITS

TOWN-HOMES BUILDING DATA:
14 UNITS W/ 3 FLOORS: 28,000 SF

- NOTES:**
- TOTAL SITE AREA IS 651 ACRES.
 - EXISTING INTERESTING LLC DATED MAY 20, 2013.
 - EXISTING AND NEW LABEL, METERS, STRAINS OR STREAM BUFFERS LOCATED ON.
 - ACCORDING TO THE F.E.M.A. FLOOD HAZARD MAP, COMMUNITY PANEL.
 - REVISION: THIS PROJECT DOES NOT MEET WITH A 100 YEAR FLOOD PLAIN AS INDICATED ON THE FLOOD HAZARD MAP.
 - 100 YEAR FLOOD PLAIN AS INDICATED ON THE FLOOD HAZARD MAP.



RIVERVIEW
LAND LOTS 1014 & 1015
OF THE 17th DISTRICT, 2ND SECTION
COUNTY COUNTY, GEORGIA
CURRENT ZONING OHR
PROPOSED ZONING RRC

RECEIVED
JUL 18 2013
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

LINE	DESCRIPTION	AREA	PERCENT	AREA	PERCENT
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APPLICANT: Riverview Office, LLC
770-818-4125

REPRESENTATIVE: John H. Moore 770-429-1499
Moore Ingram Johnson & Steele, LLP

TITLEHOLDER: Crescent Communities, LLC

PROPERTY LOCATION: East side of Cobb Galleria Parkway, north
of the intersection of Cobb Galleria Parkway and Cumberland Boulevard;
and on the southwest side of Interstate 75.

ACCESS TO PROPERTY: Cobb Galleria Parkway

PHYSICAL CHARACTERISTICS TO SITE: Wooded, undeveloped
acreage

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** OHR/Galleria 75 Office Development
- SOUTH:** RRC/Undeveloped; RM-8/Multi-family Residential; and RRC/Retail
- EAST:** I-75 and O&I/Chattahoochee River NRA - US Park Service
- WEST:** RRC/Retail Center and OMR/Office Development

PETITION NO: Z-55

HEARING DATE (PC): 09-09-13

HEARING DATE (BOC): 09-17-13

PRESENT ZONING: OHR

PROPOSED ZONING: RRC

PROPOSED USE: Mixed Use Development

SIZE OF TRACT: 6.652 acres

DISTRICT: 17

LAND LOT(S): 1014, 1015

PARCEL(S): 4, 5

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

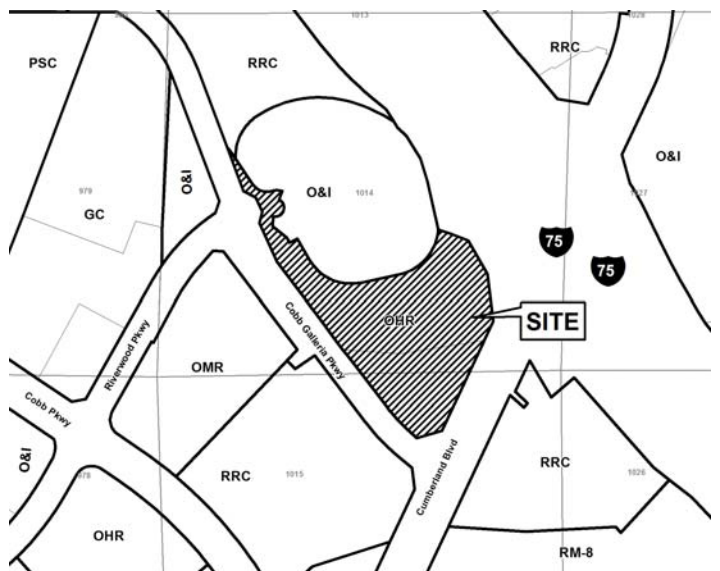
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

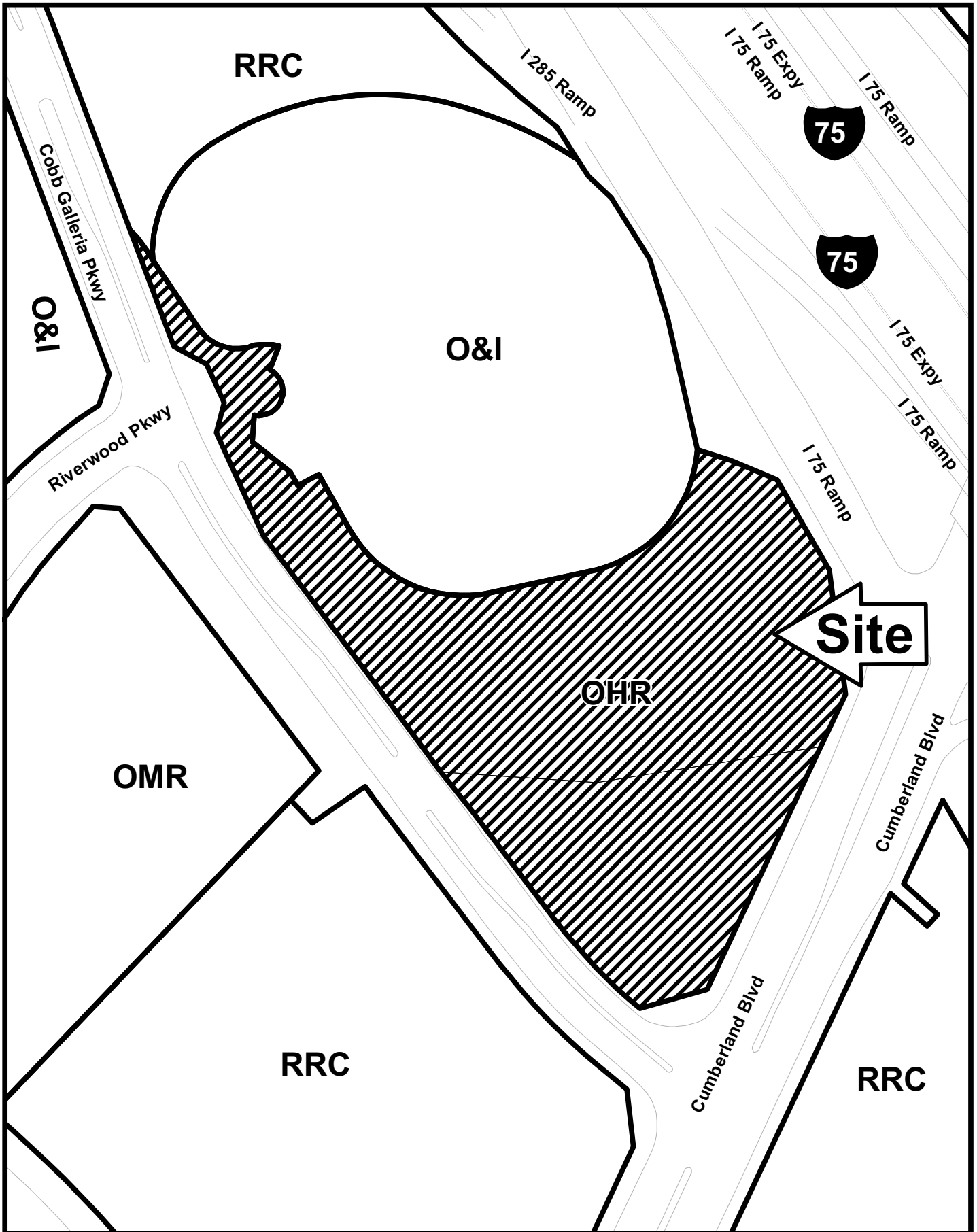
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



Z-55



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet



City Boundary
Zoning Boundary

APPLICANT: Riverview Office, LLC

PETITION NO.: Z-55

PRESENT ZONING: OHR

PETITION FOR: RRC

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Regional Activity Center (RAC)

Proposed Number of Buildings: Multiple **Total Square Footage of Development:** 501,000

F.A.R.: 1.72 **Square Footage/Acre:** 75,315

Parking Spaces Required: 1,126 **Parking Spaces Provided:** 1,009

Applicant is requesting to rezone the subject property to the RRC category for the development of a mixture of office, retail and residential. The residential portion of the development will contain multi-story leased units of 1,040 square feet (approximate average) and town home units of 2,000 square feet (approximate average). There will be rental rates rather than selling prices and the buildings will be traditional as shown on the attached elevations. The non-residential portion will be a contain office and retail and the proposed architecture will also be traditional as shown on the attached elevations. Hours of operation will vary according to use. Setbacks will be as shown on the attached site plan. The parking deck on the southern portion of the site plan will be 9 ½ stories and the parking deck on the northern portion of the site plan will be 5 ½ stories. In the middle of the development will be four levels of apartments on top of retail. Going out from there and to the north will be five-story multifamily buildings. Toward the northwestern section of the site plan will be three-story townhome units (14). On the southwest side will be a retail outparcel and on the southeast side will be an eight-story office building.

The proposed development contains less square footage than the last plan approved as part of Z-158 of 1996. The last plan approved for the property was for a 19-story office building, having 560,000 square feet and a parking deck containing 1,730 spaces.

Based upon the plans submitted, applicant will require the following simultaneous variance:

Waive the maximum Floor Area Ratio (FAR) from the allowed 1.0 to 1.72.

Cemetery Preservation: No comment.

APPLICANT: Riverview Office, LLC

PETITION NO.: Z-55

PRESENT ZONING: OHR

PETITION FOR: RRC

PLANNING COMMENTS:

The applicant is requesting a rezoning from OHR to RRC for purpose of a Mixed Use development. The 6.652 acre site is located on the East side of Cobb Galleria Parkway, north of the intersection of Cobb Galleria Parkway and Cumberland Boulevard; and on the southwest side of Interstate 75.

Comprehensive Plan

The parcel is within a Regional Activity Center (RAC) future land use category, with OHR zoning designation. The purpose of the Regional Activity Center (RAC) category is to provide for areas that can support a high intensity of development which serves a regional market. Typical uses include high-rise office buildings, malls and varying densities of residential development.

Master Plan/Corridor Study

Not applicable.

Historic Preservation

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application. No further comment. No action by applicant requested at this time.

Design Guidelines

Is the parcel in an area with Design Guidelines? Yes No

If yes, design guidelines area _____

Does the current site plan comply with the design requirements?

APPLICANT: Riverview Office, LLC

PETITION NO.: Z-55

PRESENT ZONING: OHR

PETITION FOR: RRC

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
<u>Brumby</u>	<u>960</u>	<u>Over</u>	<u> </u>
Elementary			
<u>East Cobb</u>	<u>1,285</u>	<u>Over</u>	<u> </u>
Middle			
<u>Wheeler</u>	<u>2,056</u>	<u>Over</u>	<u> </u>

High

- School attendance zones are subject to revision at any time.

Additional Comments: Approval of this petition could seriously and adversely affect the enrollment at Brumby Elementary, East Cobb Middle, and Wheeler High schools, all of which are over capacity at this time.

FIRE COMMENTS:

After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal’s Office is confident that all other items can be addressed during the Plan Review Stage.

APPLICANT Riverview Office, LLC

PETITION NO. Z-055

PRESENT ZONING OHR

PETITION FOR RRC

WATER COMMENTS: NOTE: Comments reflect only what facilities were in existence at the time of this review.

Available at Development: Yes No

Fire Flow Test Required: Yes No

Size / Location of Existing Water Main(s): **12" DI / E side of Cobb Galleria Parkway**

Additional Comments:

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

SEWER COMMENTS: NOTE: Comments reflect only what facilities were in existence at the time of this review.

In Drainage Basin: Yes No

At Development: Yes No

Approximate Distance to Nearest Sewer: **On site**

Estimated Waste Generation (in G.P.D.): **ADF 40760 Peak= 101900**

Treatment Plant: **Sutton**

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

Projected Plant Availability: 0 - 5 years 5 - 10 years over 10 years

Drw Sewers Required: Yes No

Off-site Easements Required: Yes* No *If off-site easements are required, Developer must submit easements to CCWS for review/approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the Developer

Flow Test Required: Yes No

Letter of Allocation issued: Yes No

Septic Tank Recommended by this Department: Yes No

Subject to Health Department Approval: Yes No

Additional Sewer flow study may be required at Plan Review
Comments:

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or offsite easements, dedication of on and/or offsite water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

APPLICANT: Riverview Office, LLC

PETITION NO.: Z-55

PRESENT ZONING: OHR

PETITION FOR: RRC

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Trib to Chattahoochee River FLOOD HAZARD INFO: Zone X

- FEMA Designated 100 year Floodplain Flood.
- Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS: YES NO POSSIBLY, NOT VERIFIED

Location: _____

- The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE: YES NO POSSIBLY, NOT VERIFIED

- Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- Chattahoochee River Corridor Tributary Area - County review (_____ undisturbed buffer each side).
- Georgia Erosion-Sediment Control Law and County Ordinance - County Review/State Review.
- Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- County Buffer Ordinance: 50', 75', 100' or 200' each side of creek channel.

DOWNSTREAM CONDITION

- Potential or Known drainage problems exist for developments downstream from this site.
- Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- Minimize runoff into public roads.
- Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- Existing Lake Downstream _____.
Additional BMP's for erosion sediment controls will be required.
- Lake Study needed to document sediment levels.
- Stormwater discharges through an established residential neighborhood downstream.
- Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on downstream receiving system. The allowable site discharge will be subject to the existing available downstream capacity.

APPLICANT: Riverview Office, LLC

PETITION NO.: Z-55

PRESENT ZONING: OHR

PETITION FOR: RRC

STORMWATER MANAGEMENT COMMENTS – Continued

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of out parcel(s).
- Submit all proposed site improvements to Plan Review.
- Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- Structural fill _____ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- Existing facility.
- Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- Calculate and provide % impervious of project site.
- Revisit design; reduce pavement area to reduce runoff and pollution.

INSUFFICIENT INFORMATION

- No Stormwater controls shown _____
- Copy of survey is not current – Additional comments may be forthcoming when current site conditions are exposed.
- No site improvements showing on exhibit.

ADDITIONAL COMMENTS

1. This site is located just north of the intersection of Cobb Galleria Parkway and Cumberland Boulevard. The entire site drains to the south to the Cumberland Blvd right-of-way.
2. The proposed impervious coverage appears to be within the 80% allowed for the Office High Rise category located in a Regional Activity Center.
3. Stormwater management will be provided via underground detention.

TRANSPORTATION COMMENTS

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Cumberland Boulevard	19,000	Arterial	35 mph	Cobb County	100'
Cobb Galleria Parkway	4700	Major Collector	35 mph	Cobb County	80'

*Based on 2007 traffic counting data taken by Cobb DOT (Cumberland Boulevard)
Based on 2007 traffic counting data taken by Cobb DOT (Cobb Galleria Parkway)*

COMMENTS AND OBSERVATIONS

Cumberland Boulevard is classified as an arterial and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

Cobb Galleria Parkway is classified as a minor collector and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

RECOMMENDATIONS

Recommend no access to Cumberland Boulevard.

Recommend a traffic study.

Recommend a FAA study.

Recommend a deceleration lane for all access points on Cobb Galleria Parkway.

Recommend replacing any disturbed concrete curb, gutter, and wide sidewalk.

Recommend a minimum intersection sight distance of 390 feet be maintained for all full access points on Cobb Galleria Parkway.

Recommend a minimum intersection sight distance of 335 feet be maintained for the right in/ right out access on Cobb Galleria Parkway.

Recommend developer contribute 100% of the cost for a traffic signal at the southern entrance, if and when warranted and installation approved by Cobb County DOT. The signal warrant study shall be completed after full build-out of the development when true traffic data is available.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

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STAFF RECOMMENDATIONS

Z-55 RIVERVIEW OFFICE, LLC

- A. It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. Other properties in the area are zoned for office, retail and residential uses.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse affect on the usability of adjacent or nearby property. The proposed development will contain uses similar to other developments in the area.
- C. It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis.
- D. It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property to be within the Regional Activity Center (RAC) land use category. The property was zoned Office High Rise (OHR) in 1996 as Z-158, which was last approved with through Other Business for a high-rise office building with a multi-level parking deck.
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for approving the applicant's rezoning proposal. The combination of uses have been arranged in a fashion that will center the office and retail uses in close proximity to each other and arranging the residential uses expanding outward. Other uses in the area contain apartments, retail and office centers.

Based on the above analysis, Staff recommends **APPROVAL** subject to the following conditions:

- Revised site plan received by the Zoning Division on July 18, 2013, with the District Commissioner approving minor modifications;
- Water and Sewer comments and recommendations;
- Stormwater Management comments and recommendations; and
- DOT comments and recommendations.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

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COBB COUNTY GEORGIA
PLANNING OFFICE

Application No. z-55
Sept. (2013)

2013 JUL -5 AM 9:32
COBB COUNTY ZONING DIVISION

Summary of Intent for Rezoning*

.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): (1) Multi-story leased units-1,040 sf (app. average)
(2) Townhomes-2,000 sf (app. average)
- b) Proposed building architecture: Traditional
- c) Proposed selling prices(s): Rental rates rather than selling prices
- d) List all requested variances: Setbacks as shown and reflected on the
Zoning Site Plan submitted with the Application for Rezoning. No other
variances known at this time.

.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Office and Retail
- b) Proposed building architecture: Traditional
- c) Proposed hours/days of operation: Hours and days of operation will vary
according to use.
- d) List all requested variances: Setbacks as shown and reflected on the
Zoning Site Plan submitted with the Application for Rezoning. No other
variances known at this time.

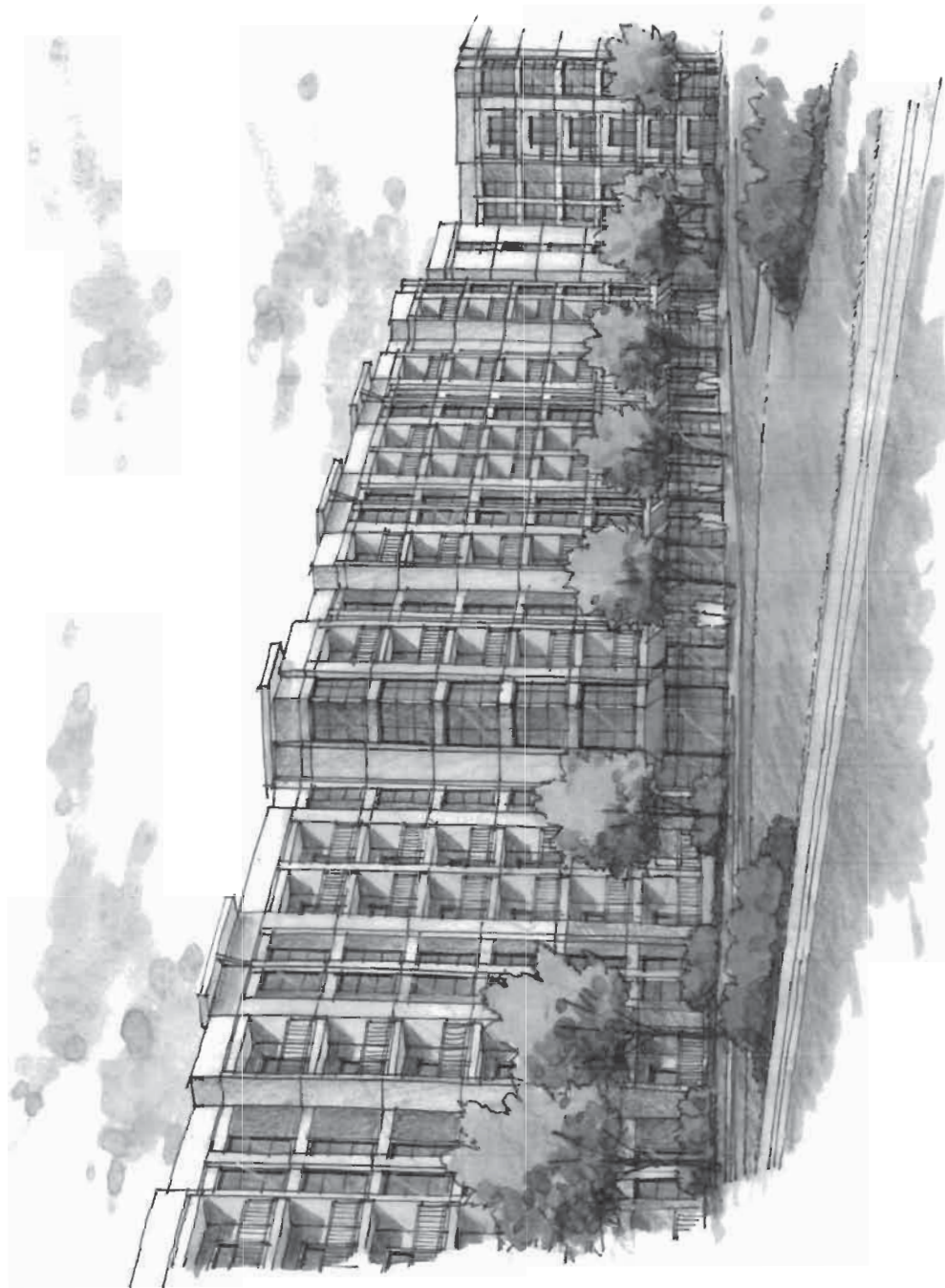
.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

None at this time.

.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a
plat clearly showing where these properties are located). None known at this time.

*Applicant specifically reserves the right to amend any information set forth in the Summary of Intent for Rezoning, or any other part of the Application for Rezoning, at any time during the rezoning process.



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ARCHITECTURE . PLANNING . DESIGN

RIVERVIEW
ATLANTA, GEORGIA
RENDERED PERSPECTIVE
June 24, 2013

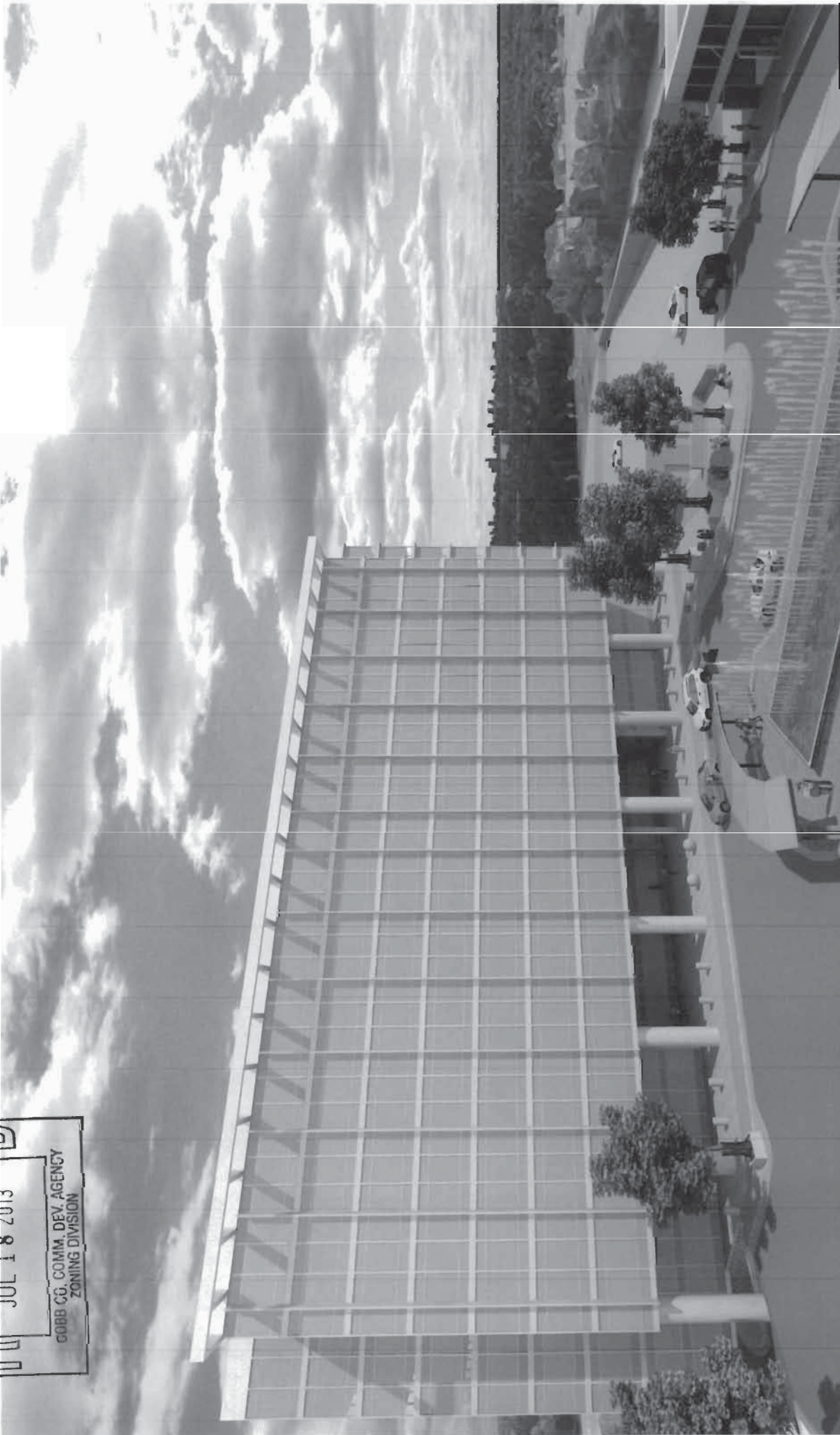
PREFERRED APARTMENT | **COMMUNITIES**[™]



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ZONING DIVISION



RIVERVIEW
COBB COUNTY, GEORGIA



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JUL 18 2013
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

PAGE 2 OF 223

APPLICATION NO. Z-158

ORIGINAL DATE OF APPLICATION: 12/96

APPLICANTS NAME: FIVE KINGS, INC.

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB COUNTY BOARD OF COMMISSIONERS

BOC DECISION OF 12-17-96 ZONING HEARING: Upon conclusion of the public hearing and comments on this petition, the Board of Commissioners approved rezoning to the OHR zoning district subject to letter of agreeable conditions dated December 13, 1996 (attached and made a part hereof). Motion by Thompson, second by Wysong, carried 5-0.

Lined area for additional text or notes.

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY COMPANY

192 ANDERSON STREET

MARIETTA, GEORGIA 30060

*Z-158 letter as referenced in
Zoning Minutes of 12-17-96. K. H. H. H.*

December 13, 1996

Z-55 (2013)
Previous Minutes

JOHN H. MOORE
STEPHEN C. STEELE
WILLIAM R. JOHNSON
ROBERT D. INGRAM
J. BRIAN O'NEIL
G. PHILLIP BEGGS
ELDON L. BASHAM
MATTHEW J. HOWARD
SARAH L. BARGO
DIANE M. BUSCH
DAVID IAN MATTHEWS
JERE C. SMITH
CLAYTON O. CARMACK
JEFFREY A. WATKINS

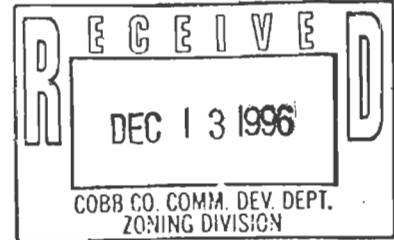
ROBERT E. JONES*
MICHELLE S. DAVENPORT
KENNETH T. ISRAEL
KEVIN J. McGRATH
KEVIN B. CARLOCK
ALEXANDER T. GALLOWAY III
G. ANDY ADAMEK
J. KEVIN MOORE
S. GREGORY WAGNER
WILLIAM C. BUHAY
CARL R. CURRY**
SUSAN W. SMITH
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** ALSO ADMITTED IN DC

P
MARIETTA, GEORGIA 30061
TELEPHONE
(770) 429-1499
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(770) 429-8631

WRITER'S DIRECT DIAL NUMBER

Mr. Ed Thomas
Principal Planner
Zoning Division
Cobb County Community Development Department
Suite 500
100 Cherokee Street
Marietta, Georgia 30090-9674

Hand Delivered



RE: Application for Rezoning
Application No.: Z-158
Applicant: Five Kings, Inc.
Owner: Estate of A. Thornton Kennedy
Property: 6.658 acres located at the
northwest intersection of
Kennedy Parkway and Interstate 75,
Land Lots 1014 and 1015,
17th District, 2nd Section,
Cobb County, Georgia

Dear Ed:

As you know, this firm represents Five Kings, Inc., hereinafter "Applicant," and the Estate of A. Thornton Kennedy, hereinafter "Owner," in their Application for Rezoning with regard to the above-referenced property. After discussions and meetings with zoning and planning staff concerning the proposed development, we have been authorized by the Applicant to submit this letter of agreed stipulations which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the property. This letter shall supersede and replace in full our previous letter to you dated December 2, 1996. The referenced stipulations are as follows:

- (1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the subject property.
- (2) Rezoning of the subject property shall be from Regional Retail Commercial (RRC) zoning category to the Office High Rise (OHR) zoning category for the purpose of allowing the location of a 19 story hotel, containing 475

MOORE INGRAM JOHNSON & STEELE

Mr. Ed Thomas
Principal Planner
Zoning Division
Cobb County Community Development Department
Page Two
December 13, 1996

rooms; a 19 story office building, containing 399,000 gross leasable area; and an eight level parking deck providing parking for 1,464 vehicles on a 6.658 acre tract, reference being made to that certain site plan prepared by Smallwood, Reynolds, Stewart, Stewart & Associates, Inc. dated November 20, 1996.

- (3) The exterior of the buildings to be constructed in the proposed development shall be comprised of glass and finished concrete. Said exterior to be constructed in conformity with similar type development in the immediate area.
- (4) Applicant and Owner have had performed by LRE Engineering, Inc. a Preliminary Analysis of Stormwater Runoff with regard to the proposed site and development and agree to follow the recommendations and requirements contained therein so as to address environmental concerns and to ensure that any water leaving the site is to be clean water (free of pollutants and debris). A copy of the preliminary analysis is attached hereto as Exhibit "A" and incorporated herein by reference.
- (5) Parking required for the office building and hotel is based upon the Urban Land Institute's methodology for shared parking. This methodology is shown and reflected on that certain table attached hereto as Exhibit "B" and incorporated herein by reference. For 399,000 gross leasable square feet of office space and a 475 room hotel a minimum of 1,464 parking spaces will be required. If the size of the office building or hotel, or both, are reduced, the maximum required parking will also be reduced by using the Urban Land Institute's shared parking methodology as referenced on the attached exhibit. The reduction in parking will be detailed during the plan review process as final sizing of the office building and hotel are then determined and parking for the development shall be set pursuant to said methodology.

MOORE INGRAM JOHNSON & STEELE

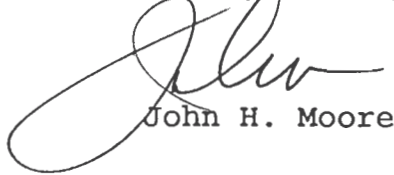
Mr. Ed Thomas
Principal Planner
Zoning Division
Cobb County Community Development Department
Page Three
December 13, 1996

We believe the requested rezoning, pursuant to the referenced site plan and the stipulations contained herein, is an appropriate use of and will provide an enhancement to the subject property while taking into consideration the surrounding properties and uses thereof. Thank you for your consideration in this matter.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLC



John H. Moore

JHM:cc

Enclosures (2)

c: Cobb County Board of Commissioners:
William J. Byrne, Chairman
William A. Cooper
C. Freeman Poole
Joe L. Thompson
Gordon J. Wysong

KENNEDY PARCEL
TRACT B

PRELIMINARY ANALYSIS
OF
STORMWATER RUNOFF

This preliminary hydrological analysis was prepared for a portion of the Alfred Kennedy Estate property located in the northwest quadrant of the I-75 / Kennedy Parkway interchange containing approximately 6.7 acres of land. The purpose of this evaluation is to establish guidelines for stormwater runoff provisions including water quality, detention, and effects on adjacent property.

The existing drainage patterns from the property direct approximately 50% of the stormwater runoff to I-75 and the remaining 50% of the stormwater runoff to an underground stormwater system proposed for Kennedy Parkway which will convey water towards the Post Properties development south of Kennedy Parkway. As a part of the site work design for the property, an underground stormwater collection system will be developed to deliver the appropriate amounts of stormwater flow from the site to the existing drainage areas currently accepting stormwater flow from the property.

- Stormwater detention for the property will be provided, most likely in an underground detention vault which will be an integral part of the parking deck. This method of stormwater detention has been used successfully in many developments and with structured parking, and can be incorporated into the deck in an economical and effective manner. As a part of the stormwater detention facility, a "first flush basin" will be provided to trap and retain the first one quarter inch of runoff diverted to the detention system. This first one quarter of an inch runoff will then be separated from any additional stormwater flows retained and directed into the ground through a french drain system. This retained water will be filtered and will probably be released over a period of two to three days after the rain fall event occurs. The flush basin will isolate the first one quarter inch of stormwater and will not allow the mixing of additional stormwater runoff so as to avoid contamination from the initial rainfall washing contaminants from the surface of the developed site. The stormwater detention vault will then be designed to insure that the post developed runoff rate from the property will not exceed the predeveloped runoff rate.

During construction, erosion control measures will be placed on the perimeter of the site to prevent erosion onto surrounding roadways or private property. Additionally, erosion control measures will be installed to prevent the movement of sediment into existing or proposed underground stormwater systems. These erosion control measures will be designed in accordance with all state and local requirements for preventing erosion from sites during construction and plans will be submitted to Cobb County for approval prior to beginning any work on the property.

LRE ENGINEERING, INC.

Retail S.F. = 0
Office = 399000
Cin. Seats = 0
Rest. S.F. = 0
Hotel = 475
total

Based on ULI Rates

Hour of Day	Retail		Cinema		Rest.		Hotel		Office		Total	
	Wkdy	Saturday	Wkdy	Saturday	Wkdy	Saturday	Wkdy	Saturday	Wkdy	Saturday	Wkdy	Saturday
6am	0	0	0	0	0	0	594	534	36	0	630	534
7	0	0	0	0	0	0	505	416	239	40	744	416
8	0	0	0	0	0	0	386	356	754	120	1140	356
9	0	0	0	0	0	0	327	297	1113	160	1440	297
10	0	0	0	0	0	0	267	238	1197	160	1464	238
11	0	0	0	0	0	0	208	208	1197	200	1405	208
12noon	0	0	0	0	0	0	178	178	1077	200	1255	178
1pm	0	0	0	0	0	0	178	178	1077	160	1255	178
2	0	0	0	0	0	0	208	208	1161	120	1369	208
3	0	0	0	0	0	0	208	238	1113	80	1321	238
4	0	0	0	0	0	0	267	297	922	80	1189	297
5	0	0	0	0	0	0	627	356	563	40	1189	356
6	0	0	0	0	0	0	416	416	275	40	691	416
7	0	0	0	0	0	0	445	475	84	40	529	475
8	0	0	0	0	0	0	534	534	84	40	618	534
9	0	0	0	0	0	0	564	564	36	0	600	564
10	0	0	0	0	0	0	594	594	36	0	630	594
11	0	0	0	0	0	0	594	594	0	0	594	594
12	0	0	0	0	0	0	594	594	0	0	594	594

EXHIBIT "B"

ORIGINAL DATE OF APPLICATION: 12-17-96APPLICANTS NAME: FIVE KINGS, INC.

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS

BOC DECISION OF 03-21-00 ZONING HEARING:

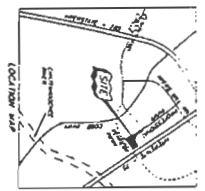
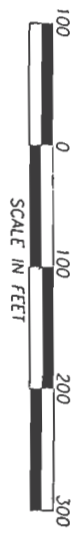
**OTHER BUSINESS ITEM #7 – TO CONSIDER SITE PLAN AND
STIPULATION AMENDMENT REGARDING Z-158 (FIVE KINGS, INC.)
OF DECEMBER 17, 1996**

To consider Site Plan and Stipulation Amendment regarding Z-158 of December 17, 1996 (Five Kings, Inc.), for property located at the northwest intersection of I-75 and Kennedy Parkway in Land Lots 1014 and 1015 of the 17th District.

The Zoning Division Manager described request as shifting densities (reducing number of hotel rooms, replacing one 19 story office building with two 12 story buildings).

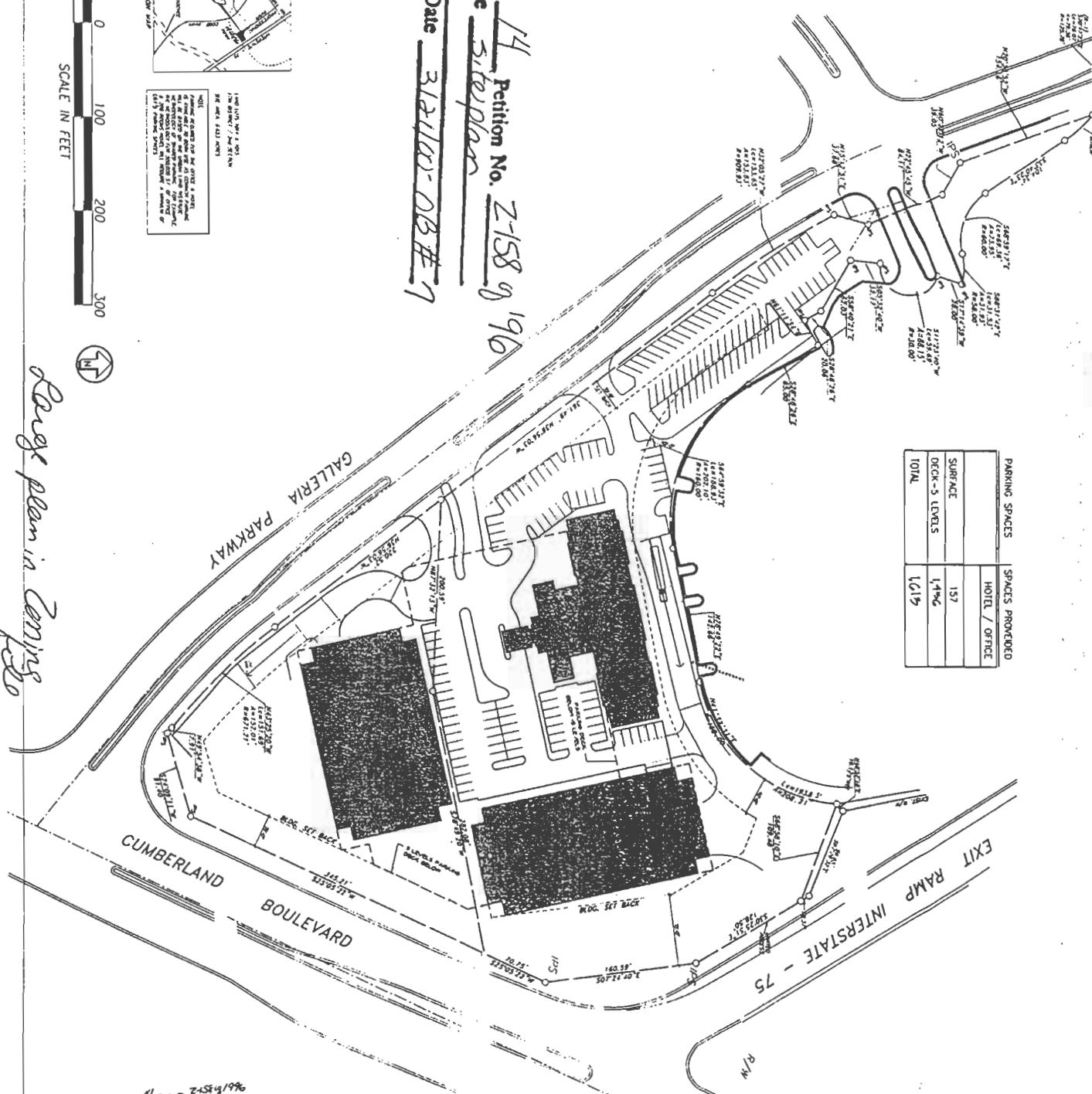
This item, by general consensus, was deemed to be a minor amendment. After brief comments by Commissioner J. Thompson, the Board of Commissioners **approved** Site Plan and Stipulation Amendment regarding Z-158 of December 17, 1996 (Five Kings, Inc.), for property located at the northwest intersection of I-75 and Kennedy Parkway in Land Lots 1014 and 1015 of the 17th District, **subject to: 1) site plan submitted (reduced copy attached and made a part hereof); 2) modification of stipulations as outlined in letter dated March 1, 2000 (attached and made a part hereof); 3) all other previously approved conditions/stipulations remaining in effect.** Motion by J. Thompson, carried 5-0.

Min. Bk. 14 Petition No. Z-158 of 196
 Doc. Type Siteplan
 Meeting Date 3/21/00 - DB# 7



1. ALL LOT, SURF. & UTIL.
 2. ALL UTIL. & UTIL. ADJ.
 3. ALL UTIL. & UTIL. ADJ.
 4. ALL UTIL. & UTIL. ADJ.
 5. ALL UTIL. & UTIL. ADJ.
 6. ALL UTIL. & UTIL. ADJ.
 7. ALL UTIL. & UTIL. ADJ.
 8. ALL UTIL. & UTIL. ADJ.
 9. ALL UTIL. & UTIL. ADJ.
 10. ALL UTIL. & UTIL. ADJ.

Large plan in zoning file



PARKING SPACES		SPACES PROVIDED	
SURFACE		HOTEL / OFFICE	
DECK - 3 LEVELS	157		
TOTAL	1,615		

<p>DATE: _____</p> <p>BY: _____</p> <p>PROJECT: Ovation - Atlanta</p> <p>CLIENT: KIM KING & ASSOCIATES</p>		<p>NO. _____</p> <p>DATE _____</p> <p>BY _____</p> <p>PROJECT _____</p> <p>CLIENT _____</p>
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MOORE INGRAM JOHNSON & STEELE PAGE 1

A LIMITED LIABILITY PARTNERSHIP

192 ANDERSON STREET
MARIETTA, GEORGIA 30060

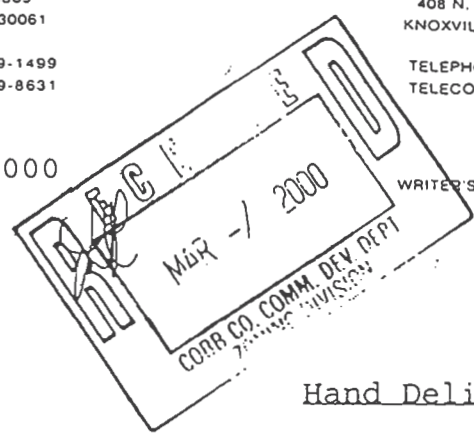
POST OFFICE BOX 3305
MARIETTA, GEORGIA 30061
TELEPHONE (770) 429-1499
TELECOPIER (770) 429-8631

TENNESSEE OFFICE
CEDAR RIDGE OFFICE PARK
SUITE 463
408 N. CEDAR BLUFF ROAD
KNOXVILLE, TENNESSEE 37923
TELEPHONE (865) 692-9039
TELECOPIER (865) 692-9071

JOHN H. MOORE
STEPHEN C. STEELE
WILLIAM R. JOHNSON†
ROBERT D. INGRAM†
J. BRIAN O'NEIL
G. PHILLIP BEGGS
ELDON L. BASHAM
MATTHEW J. HOWARD
DAVID IAN MATTHEWS
JERE C. SMITH
CLAYTON O. CARMACK
DIANE M. BUSCH
MICHELLE S. DAVENPORT
KEVIN B. CARLOCK
ALEXANDER T. GALLOWAY III
J. KEVIN MOORE
WILLIAM C. BUHAY
SUSAN S. STUART
RODNEY R. MCCOLLOCH

BRIAN D. SMITH
HARRY R. TEAR III
W. TROY HART
JEFFREY A. DAXE
MELISSA W. GILBERT
TIMOTHY W. BAILEY
OEAN C. BUCCI†
JOYCE W. HARPER
THOMAS L. SCHAEFER*
JONATHAN J. TUGGLE
TRACY K. DAVIS
NATALIE F. ANDERSON
PATRICK D. DOOSON**
JONATHAN H. PETCU
AMY K. WOO
BRYAN C. MAHAFFEY
COURTNEY H. MOORE
† ALSO ADMITTED IN TN
* ALSO ADMITTED IN GA
** ADMITTED ONLY IN TN

March 1, 2000



WRITER'S DIRECT DIAL NUMBER

Mr. Mark A. Danneman
Zoning Administrator
Zoning Division
Cobb County Community
Development Department
Suite 300
191 Lawrence Street
Marietta, Georgia 30060-1661

Hand Delivered

Min. Bk. 14 Petition No. Z-1580 '96
Doc. Type stipulated letter
Meeting Date 3/21/00 - OB #7

RE: Application for Site Plan and Stipulation Amendment
Application No.: Z-158 (1996)
Applicant/Owner: Five Kings, Inc.
Previous Owner: Estate of A. Thornton Kennedy
Property: 6.658 acres located at the
northwest intersection of
Kennedy Parkway and Interstate 75,
Land Lots 1014 and 1015,
17th District, 2nd Section,
Cobb County, Georgia

Dear Mark:

As you know, the undersigned and this firm represent the Applicant and current Property Owner, Five Kings, Inc. (hereinafter collectively referred to as "Applicant"), with respect to the rezoning and development of the 6.658 acre tract of land located in Land Lots 1014 and 1015, 17th District, 2nd Section, Cobb County, Georgia (hereinafter the "Subject Property"). The Cobb County Board of Commissioners at its Zoning Hearing held on December 17, 1996, rezoned the Subject Property from the Regional Retail Commercial ("RRC") category to the Office High Rise ("OHR") zoning

MOORE INGRAM JOHNSON & STEELE

Mr. Mark A. Danneman
Zoning Administrator
Zoning Division
Cobb County Community
Development Department
Page Two
March 1, 2000

Min. Bk. 141 Petition No. Z-158 of '96
Doc. Type pg 2 - stip letter
Meeting Date 3/2/00 - OB #17

category (Application No. Z-158 (1996)) and also approved certain conditions and stipulations agreed upon by the Applicant as part of a letter of agreeable stipulations, all as referenced and incorporated into the official minutes of the above-referenced Zoning Hearing.

As a result of pre-development investigation and studies, Applicant has determined a modification to the proposed development would enhance the overall project. Therefore, Applicant brings this request for site plan and stipulation amendment for consideration by the Board of Commissioners. Submitted herewith is a site plan prepared by Smallwood, Reynolds, Stewart, Stewart & Associates, Inc. reflecting the modifications hereinafter requested. Therefore, Applicant submits this request for site plan and stipulation amendment as follows:

- (1) Development of the Subject Property pursuant to the site plan prepared by Smallwood, Reynolds, Stewart, Stewart & Associates, Inc., submitted simultaneously herewith, specifically modifying paragraph (2) of the letter of agreeable stipulations and conditions dated December 13, 1996.
- (2) The proposed modifications are as follows:
 - (a) Two (2) office buildings, each being a maximum of 12 stories in height and each containing a maximum of 250,000 square feet gross leasable area; and
 - (b) One (1) hotel, containing 193 rooms and a maximum of 12 stories in height.

MOORE INGRAM JOHNSON & STEELE

Mr. Mark A. Danneman
Zoning Administrator
Zoning Division
Cobb County Community
Development Department
Page Three
March 1, 2000

Min. Bk. 14 Petition No. Z-158 of '96
Doc. Type PS # 3-stip letter
Meeting Date 3/21/00 - OB #7

- (3) All other provisions, stipulations, and conditions contained within the official minutes of the December 17, 1996, Board of Commissioners Zoning Hearing and the stipulation letter contained therein imposed upon the Subject Property as a result of Application No. Z-158 (1996), as well as any other subsequent amendments applicable to the Subject Property, shall remain otherwise unaffected by the amendments requested herein.

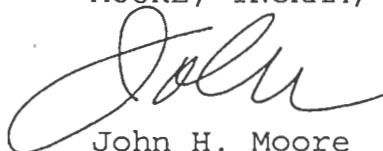
We respectfully request that this application for site plan and stipulation amendment be placed on the Board of Commissioners' "Other Business Agenda" for the scheduled Zoning Hearing on March 21, 2000.

We further believe the amendment requested herein as well as the previous minutes and stipulations placed upon the development of the Subject Property are appropriate and will provide an enhancement to the project while again taking into consideration the surrounding properties, developments, and uses thereof. Thank you for your consideration in this matter. We look forward to confirmation of the addition of this item to the upcoming Zoning Hearing agenda and notification for the requisite posting of the Subject Property.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP



John H. Moore

JHM:cc
Enclosures

MOORE INGRAM JOHNSON & STEELE

Mr. Mark A. Danneman
Zoning Administrator
Zoning Division
Cobb County Community
Development Department
Page Four
March 1, 2000

Min. Bk. 14 Petition No. Z158-196
Doc. Type ps #4 - stip letter
Meeting Date 3/21/00-OB #7

c: Cobb County Board of Commissioners:
William J. Byrne, Chairman
George Woody Thompson, Jr.
Louie Hunter
Joe L. Thompson
Samuel S. Olens
(With Enclosure)

ORIGINAL DATE OF APPLICATION: 12-17-96APPLICANTS NAME: FIVE KINGS, INC.THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS**BOC DECISION OF 08-15-00 ZONING HEARING:****OTHER BUSINESS ITEM #2 – TO CONSIDER A SITE PLAN AND STIPULATION AMENDMENT REGARDING Z-158 (FIVE KINGS, INC.) OF DECEMBER 17, 1996**

To consider a site plan and stipulation amendment regarding Z-158 (Five Kings, Inc.) of December 17, 1996, for property located at the northwest intersection of I-75 and Kennedy Parkway in Land Lots 1014 and 1015 of the 17th District.

Mr. Mark Danneman, Zoning Division Manager, provided information regarding the request and it was determined by consensus of the Board that this request was a minor amendment. Following discussion and brief questioning of Mr. John Moore, the following motion was made:

MOTION: Motion by J. Thompson, second by Byrne, to **approve** the site plan and stipulation amendment regarding Application Z-158 (Five Kings, Inc.) of December 17, 1996, for property located at the northwest intersection of I-75 and Kennedy Parkway in Land Lots 1014 and 1015 of the 17th District **subject to:**

- site plan submitted dated July 27, 2000 (copy attached and made a part of these minutes)
- modification of stipulations as outlined in request letter from Mr. John Moore dated July 28, 2000 (attached and made a part of these minutes)
- all other previously approved conditions/stipulations to remain in effect
- the building height to be approved by the F.A.A. prior to any permits being issued

VOTE: **ADOPTED** unanimously

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP

JOHN H MOORE
STEPHEN C STEELE
WILLIAM R JOHNSON†
ROBERT D INGRAM†
J BRIAN O'NEIL
G PHILLIP BEGGS
ELDON L BASHAM
MATTHEW J HOWARD
DAVID IAN MATTHEWS
JERE C SMITH
CLAYTON O CARMACK
DIANE M BUSCH
KEVIN B CARLOCK
ALEXANDER T GALLOWAY III
J KEVIN MOORE
WILLIAM C BUHAY
SUSAN S STUART
RODNEY R MCCOLLOCH
DANIEL A LANDIS*
BRIAN D SMITH

HARRY R TEAR III
W TROY HART
JEFFREY A DAXE
MELISSA W GILBERT
TIMOTHY W BAILEY
DEAN C BUCCI†
JOYCE W HARPER
THOMAS L SCHAEFER**
JONATHAN J TUGGLE
TRACY K DAVIS
NATALIE F ANDERSON
PATRICK D DODSON***
JONATHAN H PETCU
AMY K WOO
BRYAN C MAHAFFEY
COURTNEY H MOORE
OLIVER J BROWNING JR
* ALSO ADMITTED IN TN
† ALSO ADMITTED IN NC
** ALSO ADMITTED IN CA
*** ADMITTED ONLY IN TN

192 ANDERSON STREET
MARIETTA, GEORGIA 30060

POST OFFICE BOX 3305
MARIETTA, GEORGIA 30061

TELEPHONE (770) 429-1499
TELECOPIER (770) 429-8631

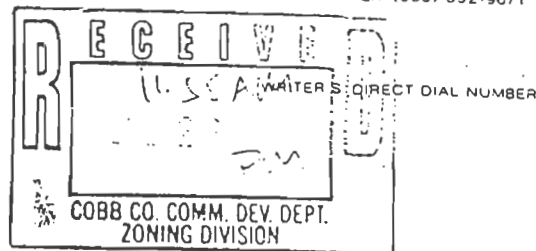
July 28, 2000

Z-55 (2013)
Previous Minutes

TENNESSEE OFFICE

CEDAR RIDGE OFFICE PARK
SUITE 463
408 N CEDAR BLUFF ROAD
KNOXVILLE, TENNESSEE 37923

TELEPHONE (865) 692-9039
TELECOPIER (865) 692-9071



Mr. Mark A. Danneman
Zoning Administrator
Zoning Division
Cobb County Community
Development Department
Suite 300
191 Lawrence Street
Marietta, Georgia 30060-1661

Hand Delivered

(Z-158 of 1996)

Min. Bk. 15 Petition No. O.B. Item # 2
Doc. Type Letter of Stipulation

Meeting Date August 15, 2000

RE: Application for Site Plan and Stipulation Amendment
Application No.: Z-158 (1996)
Applicant/Owner: Five Kings, Inc.
Previous Owner: Estate of A. Thornton Kennedy
Property: 6.653 acres located at the
northwest intersection of
Kennedy Parkway and Interstate 75,
Land Lots 1014 and 1015,
17th District, 2nd Section,
Cobb County, Georgia

Dear Mark:

As you know, the undersigned and this firm represent the Applicant and current Property Owner, Five Kings, Inc. (hereinafter collectively referred to as "Applicant"), with respect to the rezoning and development of the 6.653 acre tract of land located in Land Lots 1014 and 1015, 17th District, 2nd Section, Cobb County, Georgia (hereinafter the "Subject Property"). The Cobb County Board of Commissioners at its Zoning Hearing held on December 17, 1996, rezoned the Subject Property from the Regional Retail Commercial ("RRC") category to the Office High Rise ("OHR") zoning

MOORE INGRAM JOHNSON & STEELE

Mr. Mark A. Danneman
Zoning Administrator
Zoning Division
Cobb County Community
Development Department
Page Two
July 28, 2000

Z-158 of 19
Petition No. O.B. Z-6m #2
Meeting Date 8/15/00
Continued

category (Application No. Z-158 (1996)) and also approved certain conditions and stipulations agreed upon by the Applicant as part of a letter of agreeable stipulations, all as referenced and incorporated into the official minutes of the above-referenced Zoning Hearing. Subsequently on March 21, 2000, the Cobb County Board of Commissioners approved a minor site plan amendment modifying the site plan and stipulations previously approved by the Board on December 17, 1996.

As a result of pre-development investigation and studies, Applicant has determined a modification to the proposed development would enhance the overall project. Therefore, Applicant brings this request for site plan and stipulation amendment for consideration by the Board of Commissioners. Submitted herewith is a site plan prepared by Smallwood, Reynolds, Stewart, Stewart & Associates, Inc. dated July 27, 2000, reflecting the modifications hereinafter requested. Therefore, Applicant submits this request for site plan and stipulation amendment as follows:

- (1) Development of the Subject Property pursuant to the site plan prepared by Smallwood, Reynolds, Stewart, Stewart & Associates, Inc. dated July 27, 2000, submitted simultaneously herewith, specifically modifying paragraph (2) which was revised by an application for site plan and stipulation amendment approved on March 21, 2000.
- (2) The proposed modifications are as follows:
 - (a) Combining the previous two (2) buildings into one (1) single building, being a maximum of twenty-one (21) stories and containing a maximum of 500,000 square feet;
 - (b) Associated parking deck and surface parking as shown and reflected on the referenced site plan; and

MOORE INGRAM JOHNSON & STEELE

Mr. Mark A. Danneman
Zoning Administrator
Zoning Division
Cobb County Community
Development Department
Page Three
July 28, 2000

(Z-158 of 1996)
Petition No. O.B. Item #2
Meeting Date 8/15/00
Continued

- (c) Accessory use restaurant being a maximum of 12,000 square feet.

- (3) All other provisions, stipulations, and conditions contained within the official minutes of the December 17, 1996, Board of Commissioners Zoning Hearing and the stipulation letter contained therein imposed upon the Subject Property as a result of Application No. Z-158 (1996); the official minutes of the March 21, 2000, Board of Commissioners Zoning Hearing and the stipulation letter incorporated therein; as well as any other subsequent amendments applicable to the Subject Property, shall remain otherwise unaffected by the amendments requested herein.

We respectfully request that this application for site plan and stipulation amendment be placed on the Board of Commissioners' "Other Business Agenda" for the scheduled Zoning Hearing on August 15, 2000.

We further believe the amendment requested herein as well as the previous minutes and stipulations placed upon the development of the Subject Property are appropriate and will provide an enhancement to the project while again taking into consideration the surrounding properties, developments, and uses thereof. Thank you for your consideration in this matter. We look forward to confirmation of the addition of this item to the upcoming Zoning Hearing agenda and notification for the requisite posting of the Subject Property.

MOORE INGRAM JOHNSON & STEELE

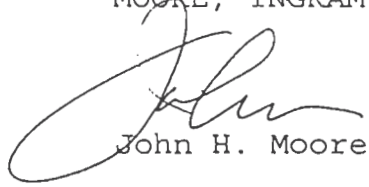
Mr. Mark A. Danneman
Zoning Administrator
Zoning Division
Cobb County Community
Development Department
Page Four
July 28, 2000

(Z-158 of 1996)
Petition No. O.B. Ham #2
Meeting Date 8/15/00
Continued

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP



John H. Moore

JHM:cc

Enclosures

- c: Cobb County Board of Commissioners:
William J. Byrne, Chairman
George Woody Thompson, Jr.
William J. Buckner
Joe L. Thompson
Samuel S. Olens
(With Enclosure)

ORIGINAL DATE OF APPLICATION: 09-19-00APPLICANTS NAME: FIVE KINGS, INC.THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS**BOC DECISION OF 03-20-01 ZONING HEARING:****OTHER BUSINESS ITEM #5 – TO CONSIDER A SITE PLAN PLAN AND STIPULATION AMENDMENT FOR CRESCENT RESOURCES REGARDING Z-158 (FIVE KINGS, INC.) OF DECEMBER 17, 1996**

To consider a site plan and stipulation amendment for Crescent Resources regarding Z-158 (Five Kings, Inc.) of December 17, 1996, for property located at the northwest intersection of I-75 and Kennedy Parkway in Land Lots 1014 and 1015 of the 17th District.

Chairman Byrne requested to add Other Business Item #5 to the Consent Agenda, and the following motion was made:

MOTION: Motion by Byrne, second by J. Thompson, to **add** Other Business Item #5 (Z-158 [Five Kings, Inc.]) to the Consent Agenda.

VOTE: **ADOPTED** unanimously

MOTION: Motion by Askea, second by Byrne, as part of the Consent Agenda, to **approve** site plan amendment for Crescent Resources regarding Z-158 (Five Kings, Inc.) of 1996 for property located at the northwest intersection of I-75 and Kennedy Parkway in Land Lots 1014 and 1015 of the 17th District **subject to:**

- **site plan dated February 9, 2001 (copy attached and made a part of these minutes)**
- **letter from Mr. Michael S. Twiner dated March 2, 2001 (copy attached and made a part of these minutes)**
- **all other previously approved conditions/stipulations shall remain in full force and effect**

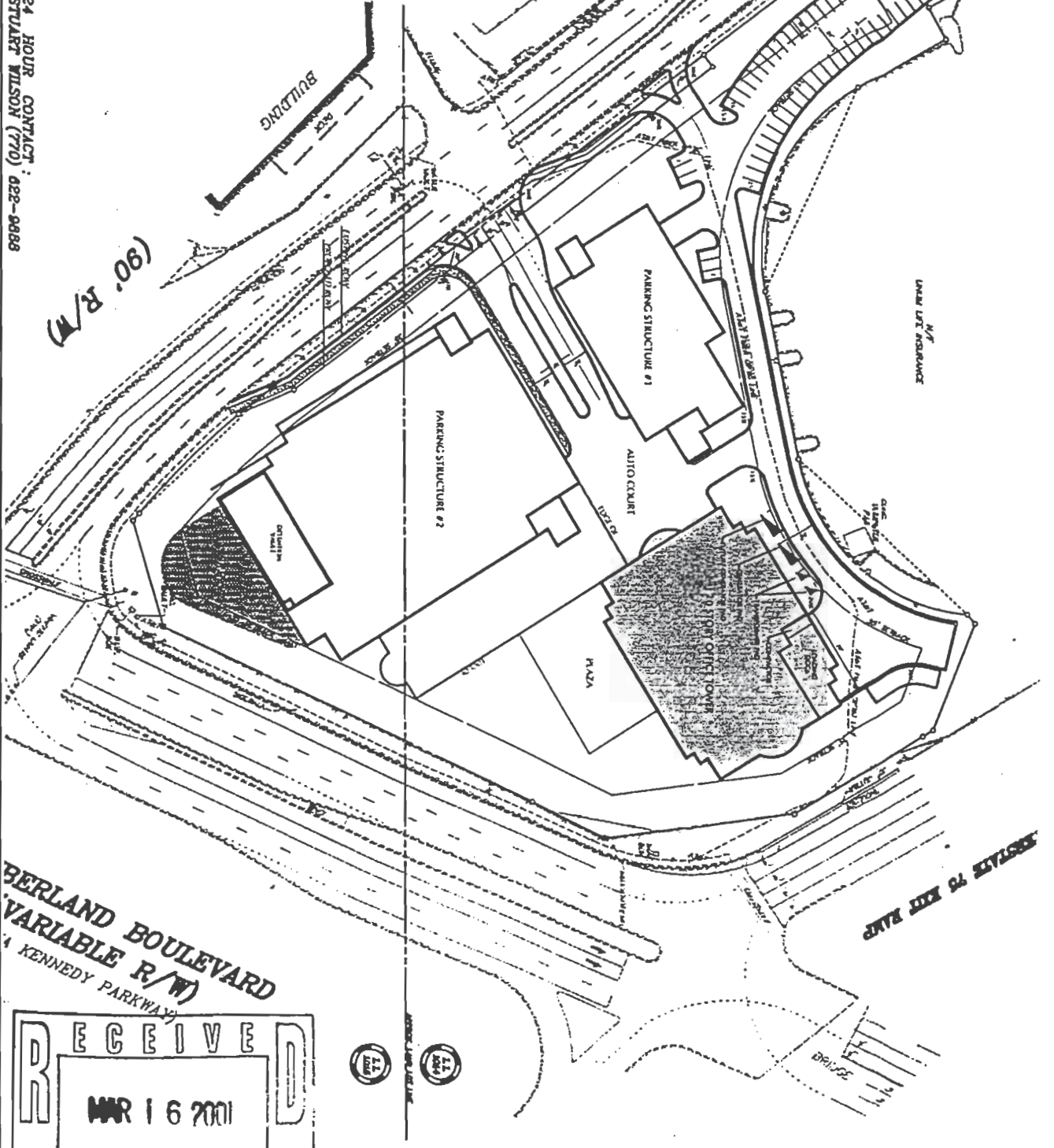
VOTE: **ADOPTED** unanimously

SKA PROFESSIONAL PARKWAY
COBB GALLERIA PARKWAY



SITE DATA:
 SITE LABEL: 6444 ACRES
 ZONING: M-10
 OFFICE SYSTEM: 90 STORIES
 444,000 G.S.F.
 444,000 S.F.F.
 STRUCTURE #1
 STRUCTURE #2
 9 LITRELS
 2 1700 SPACES
 2 84 SPACES/1000 S.F.

24 HOUR CONTACT:
 STUART WILSON (770) 622-0888



CUMBERLAND BOULEVARD
 VARIABLE R/W
 KENNEDY PARKWAY

RECEIVED
 MAR 16 2001

NO.	DATE	BY	OPERATION
1	03/16/01	STW	ISSUED FOR PERMIT
2	03/16/01	STW	ISSUED FOR PERMIT
3	03/16/01	STW	ISSUED FOR PERMIT
4	03/16/01	STW	ISSUED FOR PERMIT
5	03/16/01	STW	ISSUED FOR PERMIT
6	03/16/01	STW	ISSUED FOR PERMIT
7	03/16/01	STW	ISSUED FOR PERMIT
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11	03/16/01	STW	ISSUED FOR PERMIT
12	03/16/01	STW	ISSUED FOR PERMIT
13	03/16/01	STW	ISSUED FOR PERMIT
14	03/16/01	STW	ISSUED FOR PERMIT
15	03/16/01	STW	ISSUED FOR PERMIT
16	03/16/01	STW	ISSUED FOR PERMIT
17	03/16/01	STW	ISSUED FOR PERMIT
18	03/16/01	STW	ISSUED FOR PERMIT
19	03/16/01	STW	ISSUED FOR PERMIT
20	03/16/01	STW	ISSUED FOR PERMIT

ATLANTA OFFICE TOWER
 CUMBERLAND BOULEVARD AND COBB GALLERIA PARKWAY

PRESENT RESOURCES, INC.
 1235 SATELLI Pkwy, Suite 100
 Atlanta, Georgia 30340
 PHONE: 770-422-8888

PLANNERS AND ENGINEERS COLLABORATION
 SITE PLANNING • LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING • LAND SURVEYING
 6015 PINEBARK DRIVE, SUITE 100, ATLANTA, GEORGIA 30328 • PHONE: 404-525-1100

Min. Bk. 16
 Petition No. Z-158 of 1996
 Doc. Type Site Plan
 Meeting Date March 29, 2001

Other Business # 5

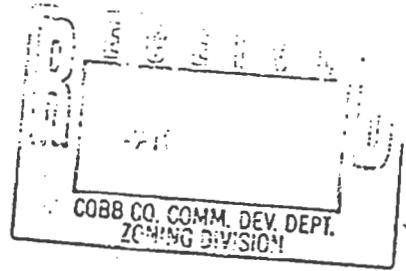


PLANNERS AND ENGINEERS COLLABORATIVE

SITE PLANNING • LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING • LAND SURVEYING

March 2, 2001

Cobb County Board of Commissioners
100 Cherokee Street
Marietta, GA 30060



JPP
4:45 P

Re: High Rise Office Tower @ Cobb Galleria Parkway and Cumberland Boulevard
Cobb County, Georgia
Zoning Case # Z-158, dated, December 3, 1996

Other Business #5
Min. Bk. 16 Petition No. Z-158 of 19
Doc. Type Letter

Meeting Date March 20, 2001

Dear Board of Commissioners:

Planners and Engineers Collaborative is submitting, on behalf of Crescent Resources, the enclosed site plan in request of a site plan amendment for the above referenced site. The site was originally rezoned site plan specific. We are requesting that the enclosed site plan, prepared by Planners and Engineers Collaborative, dated, February 9, 2001, last revised March 2, 2001, be the amended site plan of record for this site.

The Planners and Engineers Collaborative site plan shows a 19-story office tower with 560,000 gross square feet, a parking deck with 1,730 parking spaces and 50 spaces of surface parking.

Following is an outline of the benefits of the proposed Planners and Engineers Collaborative site plan over the site plan prepared by Smallwood, Reynolds, Stewart, Stewart & Associates, Inc. Architects, which was previously approved on August 15, 2000:

- The driveway entrance is now properly aligned with the median break on Cobb Galleria Parkway and provides for improved traffic flow into and out of the site, as well as throughout the site.
- The parking deck was previously shown on the north side of the site, in an area where there is a rock shelf, which would have been extremely difficult to design around, and would have resulted in a parking deck with more levels above grade.
- The previously approved site plan had approximately 90% of impervious area covering the site. The new site plan greatly reduces the impervious area to 59.2%.
- The new plan will not include a restaurant or a hotel, as was previously approved.
- The size of the parking deck on the new plan is reduced by 18%, from 2,100 spaces to 1,730 spaces.

- In accordance with recommendations by the Atlanta Regional Commission, and in order to improve air quality issues, the site will also provide:
 - Car-pooling / Van-pooling parking spaces in prime areas.
 - Electrical conduits for electric vehicles in prime areas.
 - Sidewalks and crosswalks with crossing signals providing pedestrian-friendly access to nearby retail and restaurants will be provided.
 - An on-site transit authority bus shelter will be provided to encourage the use of public transportation.

We believe the improvements shown on the enclosed site plan will provide for a development, which benefits the region through: improved air quality, improved traffic conditions, increase in revenue, additional jobs, and strong design appeal at a favorable location.

Thank you for your consideration in this matter.

Sincerely yours,
Planners and Engineers Collaborative

Michael S. Twiner 

Michael S. Twiner, P.E.

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