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January 5, 2016

Via Hand Delivery and E-mail

Community Development Department
c/o Steve Foote, Community Development Director
City of Dunwoody
41 Perimeter Center East
Dunwoody, Georgia 30346



Re: **Pre-Application Review Application Submittal; Dunwoody Crown Towers; 244 Perimeter Center Parkway; CR-1 Rezoning and SLUP Applications**

Dear Steve:

Please find enclosed a pre-application submittal review packet for property located at 244 Perimeter Center Parkway ("the Property"). The Applicant will be submitting a rezoning application and three Special Land Use Permit ("SLUP") Applications for the Property in order to develop Dunwoody Crown Towers, a mixed use development with residential and non-residential uses that will significantly enrich the design and livability of the Perimeter Center area and create a true gateway to the City of Dunwoody.

The Property is currently 15 acres, but will be subdivided into two tracts-Site A (9.2 acres) and Site B (4.75 acres). The rezoning and SLUP applications are for Site B. **Site A is NOT is not included in the rezoning or SLUP applications.** Site A is shown on the conceptual plans to illustrate existing entitlements pursuant to the variance granted by DeKalb County on February 9, 1999. Site A will remain zoned O-I with existing entitlements as shown on the enclosed conceptual plans.

The Applicant proposes to rezone Site B from O-I to CR-1 in order to develop Dunwoody Crown Towers, which includes one mixed use vertical building with a hotel and residential units ("Crown Tower 2" on the enclosed conceptual drawings), one multi-unit residential building ("Crown Tower 1" on enclosed conceptual drawings), and a retail building. The Applicant proposes a residential density of 380 units spread between the Crown Tower 1 and Crown Tower 2. The residential density calculation is based on the 4.75-acre Site B, *exclusive* of the property to be dedicated for public right of way on the Site B tract. The SLUP requests are for the following: (1) a SLUP to increase the height of the multi-unit residential building ("Crown Tower 1" on enclosed conceptual drawings); (2) a SLUP to increase the height of the mixed use vertical building ("Crown Tower 2" on conceptual drawings); and (3) a SLUP to allow multi-unit residential use in the CR-1 zoning district.

The proposed mixed use development will complement the surrounding mix of uses in the area, is consistent with the City's Comprehensive Plan and its vision for a "live work" mixed use environment in the Perimeter Center area, and provides residential options to those already

living in Dunwoody and those who want to move to the area. Sufficient parking is provided on site, and MARTA is within walking distance of the Property making transit a realistic transportation alternative.

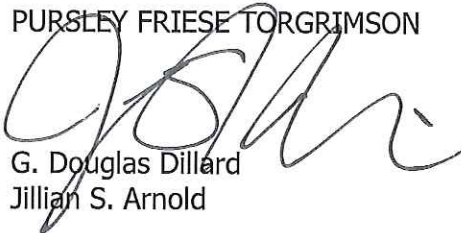
The following supporting materials are enclosed with this Pre-Application package:

- Completed Pre-Application Form
- Conceptual Site Plan
- Conceptual Elevations
- Conceptual Massing Plan
- Conceptual Renderings

Please let me know if you need any additional information. We look forward to working with the City on this exciting endeavor.

Sincerely,

PURSLEY FRIESE TORGRIMSON



G. Douglas Dillard
Jillian S. Arnold

Pre-Application Review



41 Perimeter Center East, Ste. 250 | Dunwoody, GA 30346
Phone: (678) 382-6800 | Fax: (770) 396-4828

Pre-Application Review Application Requirements:

- * Completed Pre-Application Review Application
- * Electronic version of the entirety of your application submittal, saved as a single PDF file
- * Complete and detailed site plan (2 copies, minimum size: 11' by 17') of the proposed use prepared, signed and sealed by an architect, landscape architect or engineer licensed in the State of Georgia, showing the following, as relevant:
 - All buildings and structures proposed to be constructed and their location on the property;
 - Height of proposed building(s);
 - Proposed use of each portion of each building;
 - All driveways, parking areas, and loading areas;
 - Location of all trash and garbage disposal facilities;
 - Setback and buffer zones required in the district in which such use is proposed to be located;
 - Landscaping plan for parking areas and remainder of site.
- * Project Explanation Statement (attach other sheets as necessary):
 - Name/address of proposed project
 - Explanation of the intent of the application
 - Total acreage of project
 - Total number of lots, including acreage and zoning
- * Other supporting materials, as needed, included but not limited to:
 - Site Photos
 - Elevation Renderings
 - Landscape Plans
 - 3-D Models

Section 16-29. -Development Permits, Dunwoody Code of Ordinances

- (a) *Pre-application meeting. Before filing a land development application on a project for review and approval, the applicant must meet with the department to discuss the procedure for approval of a land development permit and the requirements as to the general layout of streets, parking, open space/lot coverage, street improvements, stormwater management, sewage, fire protection and similar matters, as well as the availability of existing services, including schools. The department and the applicant must review the applicant's stormwater management plans, inspection and maintenance requirements and water quality control requirements. The department may advise the applicant, when appropriate, to discuss the proposed project with those officials who must eventually approve those aspects of the project coming within their jurisdiction. This meeting will also allow city officials to discuss with the applicant the necessary regulations that will properly accomplish the project.*
- (b) *Complete applications.*
- (1) *In order to be deemed valid and complete, an application for a land-disturbance permit must include at least the following:*
- a. *Three copies and one electronic/digital copy of complete civil plans, which must include a site plan, a grading and stormwater management plan, a utility plan, a soil erosion, sedimentation and pollution control plan, a landscape plan, and a tree survey;*
 - b. *One hydrology report and completed stormwater quality site development review tool documentation;*
 - c. *An application signed by the owner of the property or a completed indemnification agreement signed by the owner of the property; and*
 - d. *Payment of the appropriate development review application fee.*
- (2) *A valid and complete application for a preliminary plat approval must include at least the following:*
- a. *Three copies of the preliminary plat site plan (and one electronic/digital copy) that is in conformance with the zoning of the property in effect at the time of the application, and a tree survey;*
 - b. *An application signed by the owner of the property or, if the application is not signed by the owner, a completed indemnification agreement signed by the owner of the property; and*
 - c. *Payment of the appropriate development review application fee.*

**PRE-APPLICATION
REVIEW
APPLICATION**

Community
Development
Dunwoody
* Smart people - Smart city *

41 Perimeter Center East, Ste. 250 | Dunwoody, GA 30346
Phone: (678) 382-6800 | Fax: (770) 396-4828

*** Applicant Information:**

Company Name: Dunwoody Crown Towers, LLC
Contact Name: Eyal Livnat and Charles Brown
Address: 4828 Ashford Dunwoody Road, Suite 400, Atlanta, GA 30338
Phone: 770-391-1233 Fax: 678-580-6889 Email: al@duke-land.com/cbrown@
crownhgroup.co

*** Owner Information:** ☒ Check here if same as applicant

Owner's Name: _____
Owner's Address: _____
Phone: _____ Fax: _____ Email: _____

*** Property Information:**

Property Address: 244 Perimeter Center Parkway NE, Dunwoody, GA 30346 Parcel ID: 18-329-04-055
Description of Project: 15 acre mixed use development, Goldkist Way at Perimeter Center Parkway and I-285. High end hotel, residential and retail - mix of mid and high rise buildings.

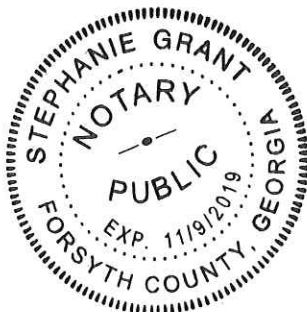
*** Applicant Affidavit:**

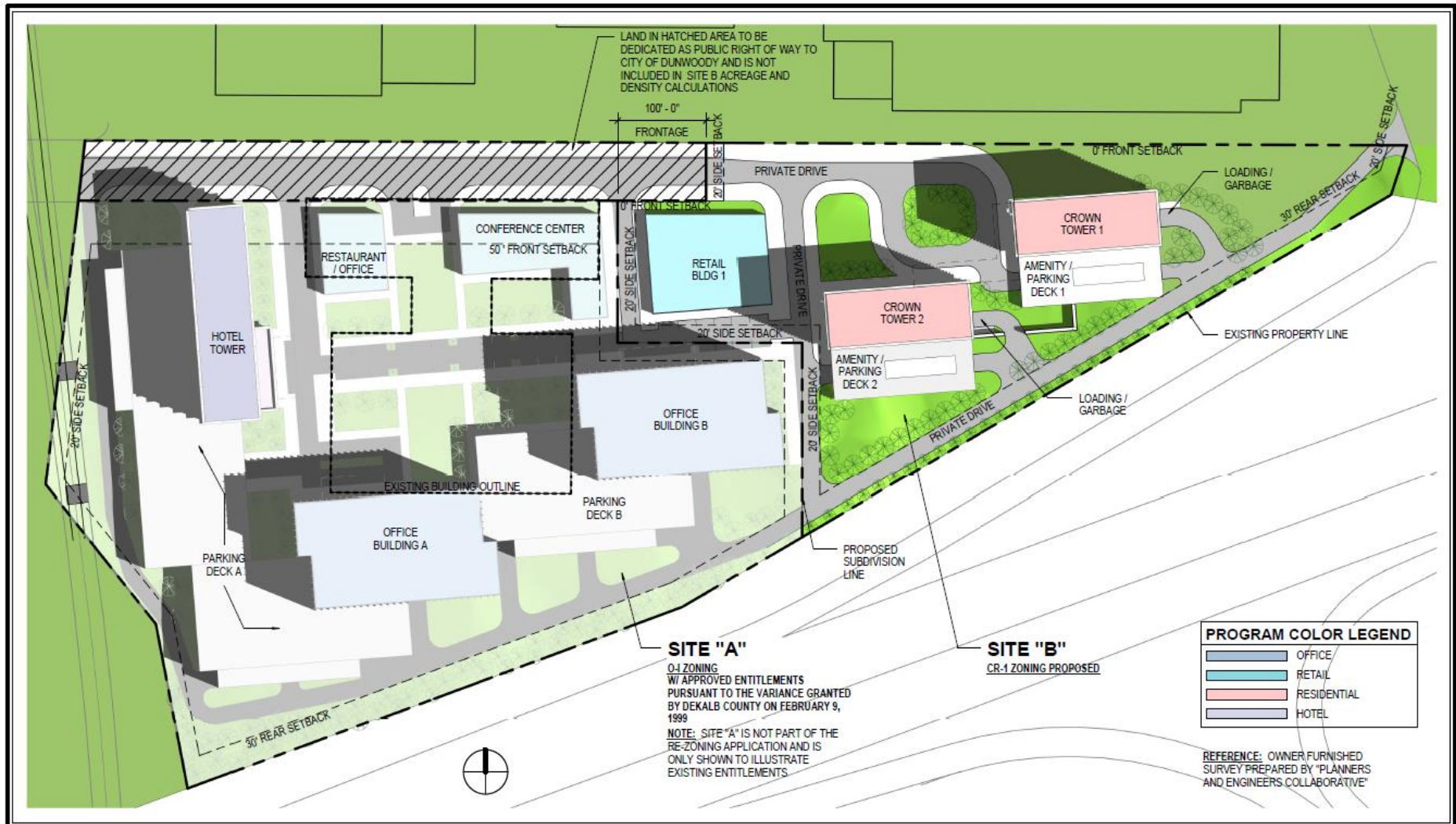
I hereby certify that to the best of my knowledge, this application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I certify that I, the applicant (if different), am authorized to act on the owner's behalf, pursuant to this application and associated actions.

Applicant's Name: Dunwoody Crown Towers, LLC, By: Emilia Pearson
Applicant's Signature: *Emilia Pearson* Date: 01/05/2016

*** Notary:**

Sworn to and subscribed before me this 5th Day of January, 2016
Notary Public: Stephanie Grant
Signature: *Stephanie Grant*
My Commission Expires: 11-9-19





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CROWN
HOLDINGS GROUP

THOMPSON, VENTULETT, STAINBACK & ASSOCIATES, INC.
1230 PEACHTREE STREET NE SUITE 2700 ATLANTA, GEORGIA 30309
404.585.2000

CROWN HOLDINGS GROUP
4825 ASHFORD DUNWOODY ROAD, ATLANTA GA 30338

SEAL

PROJECT DUNWOODY CROWN TOWERS

234 PERIMETER CENTER
PARKWAY, DUNWOODY GA

TITLE CONCEPTUAL PLAN - SITE

SCALE
As indicated

DATE
01/05/2016

PROJECT NO.
04513.000

DWG NO.

CP-001

SITE "A" PROPOSED DENSITY

9.2 ACRES -- O-I ZONING

W/ APPROVED ENTITLEMENTS PURSUANT TO THE VARIANCE GRANTED
BY DEKALB COUNTY ON FEBRUARY 9, 1999

OFFICE BUILDING A: 24 FLOORS -- 567,000 SF
OFFICE BUILDING B: 24 FLOORS -- 567,000 SF
HOTEL TOWER: 28 FLOORS -- 356,200 SF
PARKING DECK A: 10 FLOORS -- 827,200 SF = 2753 CARS
PARKING DECK B: 10 FLOORS -- 352,000 SF = 1173 CARS
RESTAURANT/OFFICE: 5 FLOORS -- 32,452 SF
CONFERENCE CENTER: 5 FLOORS -- 63,442 SF

% OPEN AREA = 30%

SITE "A" LAND USE INTENSITY

W/ APPROVED ENTITLEMENTS PURSUANT TO THE VARIANCE GRANTED
BY DEKALB COUNTY ON FEBRUARY 9, 1999

ON CURRENT 15 ACRES = 2.59 MILLION SF (TOTAL GROSS AREA LESS PARKING)
ON PROPOSED 9.2 ACRE = 1.58 MILLION SF (TOTAL GROSS AREA LESS PARKING)

SITE B PROPOSED DENSITY

4.75 ACRES -- CR-1 ZONING PROPOSED

80 UNITS PER ACRE x 4.75 ACRES = 380 RESIDENTIAL UNITS

CROWN TOWER 1: 30-40 RESIDENTIAL FLOORS -- 291,600 SF (+/- 15%) = 265 UNITS
+ 4-5 FLOORS ABOVE GRADE PARKING
+ 4 FLOORS BELOW GRADE PARKING
TOTAL PARKING = 158,800 SF = 488 CARS (+/- 15%)
TOTAL HEIGHT NOT TO EXCEED 45 STOREYS

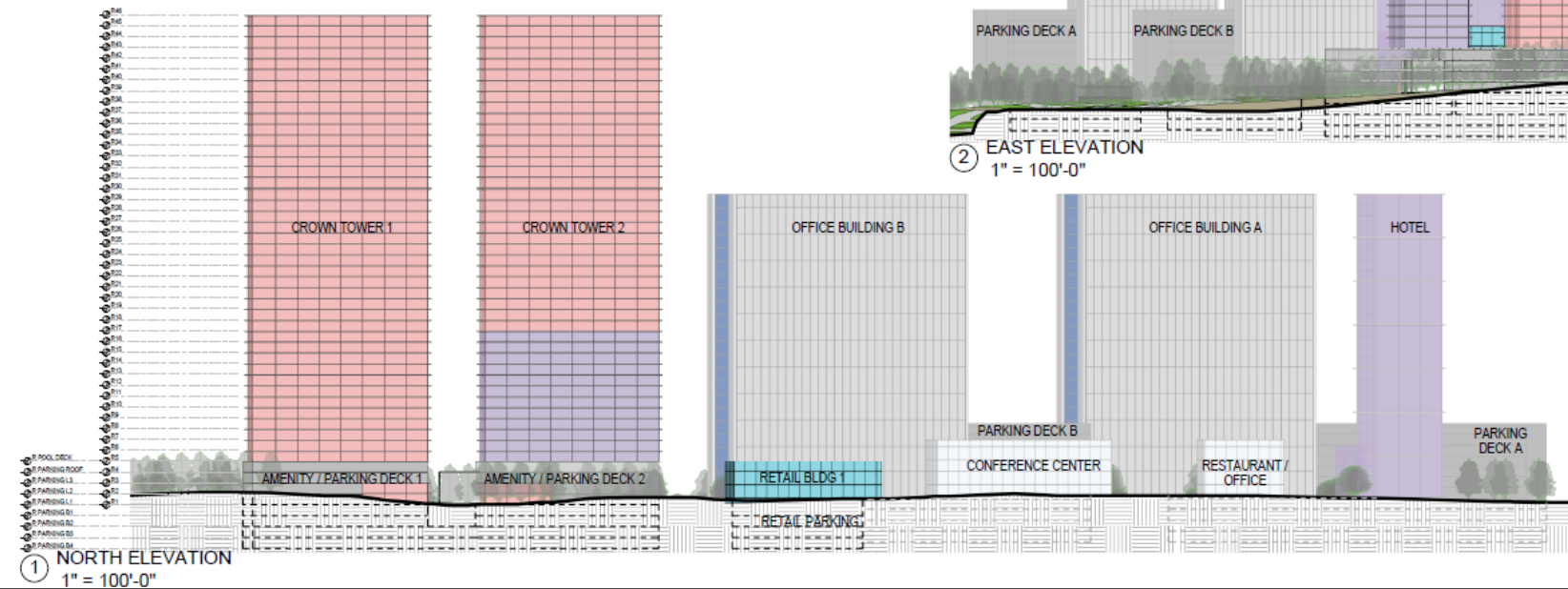
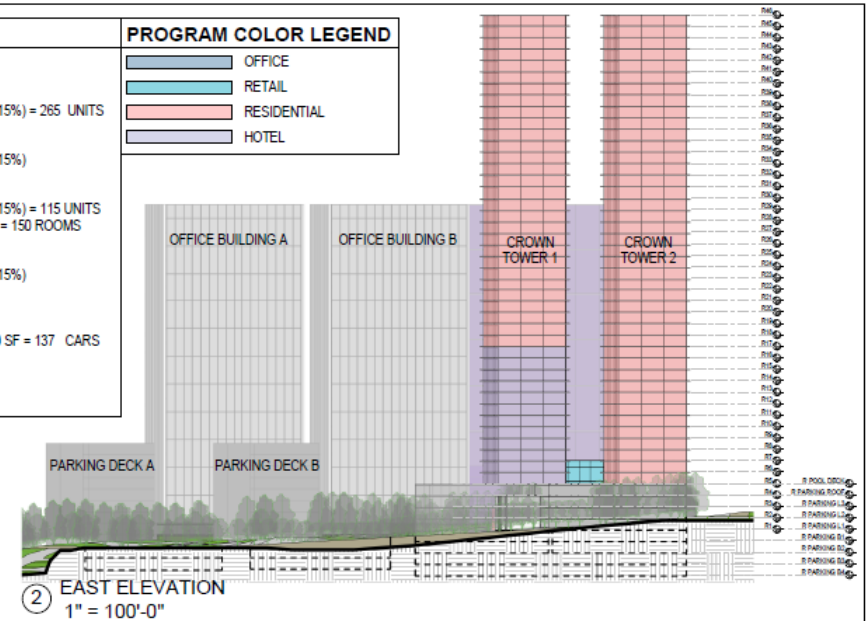
CROWN TOWER 2: 13-28 RESIDENTIAL FLOORS -- 124,800 SF (+/- 15%) = 115 UNITS
+ 10-12 HOTEL FLOORS -- 115,200 SF (+/- 15%) = 150 ROOMS
+ 4-5 FLOORS ABOVE GRADE PARKING
+ 4 FLOORS BELOW GRADE PARKING
TOTAL PARKING = 158,800 SF = 488 CARS (+/- 15%)
TOTAL HEIGHT NOT TO EXCEED 45 STOREYS

RETAIL BLDG 1: 3 RETAIL FLOORS -- 43,700 SF (+/- 15%)
+ 4 FLOORS BELOW GRADE PARKING -- 48,000 SF = 137 CARS (+/- 15%)

% OPEN AREA = 44%

PROGRAM COLOR LEGEND

OFFICE
RETAIL
RESIDENTIAL
HOTEL



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404.525.9900

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4828 ASHFORD DUNWOODY ROAD, ATLANTA GA 30338

SEAL

PROJECT DUNWOODY CROWN TOWERS

244 PERIMETER CENTER
PARKWAY, DUNWOODY GA

TITLE CONCEPTUAL PLAN - ELEVATIONS

SCALE

As indicated

DATE

01/05/2016

PROJECT NO.

04513.000

DWG NO.

CP-002

FOR PRE-APPLICATION REVIEW ONLY



SITE "B" PARKING REQUIREMENTS:

RESIDENTIAL:

380 RESIDENTIAL UNITS = 190 2BR + 95 1BR + 95 3BR
 TOTAL BEDROOMS = 760 = 760 PARKING SPACES
 + 1 VISITOR SPACE PER 8 UNITS = 380/8 = 48 SPACES
 TOTAL PARKING FOR RESIDENTIAL = 760+48 = 808 SPACES

HOTEL:

150 ROOMS x 1.25 SPACES PER ROOM = 188 SPACES
 188 x .75 = 141
 (25% ALLOWED MOTOR VEHICLE PARKING REDUCTION FOR
 TRANSIT SERVED LOCATIONS WITHIN 1500 FEET OF COMMUTER
 RAIL APPLIES TO THIS PROJECT)
 REDUCED PARKING REQUIREMENT FOR HOTEL = 141 SPACES

TOTAL PARKING REQUIRED = 949 SPACES
 TOTAL PARKING PROPOSED = 976 SPACES

RETAIL:

4 SPACES PER 1,000 SF;
 43,700 SF / 1,000 = 43.7
 43.7 x 4 = 175 SPACES
 171 x .75 = 131 SPACES
 (25% ALLOWED MOTOR VEHICLE PARKING REDUCTION FOR
 TRANSIT SERVED LOCATIONS WITHIN 1500 FEET OF COMMUTER
 RAIL APPLIES TO THIS PROJECT)
 REDUCED PARKING REQUIREMENT FOR RETAIL = 131 SPACES

TOTAL PARKING REQUIRED = 131 SPACES
 TOTAL PARKING PROPOSED = 137 SPACES

PROGRAM COLOR LEGEND

■	OFFICE
■	RETAIL
■	RESIDENTIAL
■	HOTEL

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 1200 PEACHTREE STREET, NE, SUITE 2700, ATLANTA, GEORGIA 30309
 404-868-2000

CROWN

HOLDINGS GROUP

CROWN HOLDINGS GROUP
 4635 ASHFORD DUNWOODY ROAD, ATLANTA GA 30338

SEAL

PROJECT DUNWOODY CROWN TOWERS

244 PERIMETER CENTER
 PARKWAY, DUNWOODY GA

TITLE CONCEPTUAL PLAN - MASSING

SCALE
 1/8" = 1'-0"

DATE
 01/05/2016

PROJECT NO.
 04513.000

DWG NO.

CP-003



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SEAL

PROJECT DUNWOODY CROWN TOWERS

244 PERIMETER CENTER
PARKWAY, DUNWOODY GA

TITLE CONCEPTUAL PLAN - QUALITATIVE ILLUSTRATION

SCALE

DATE
01/05/2016

PROJECT NO.
04513.000

DWG NO.

CP-004

FOR PRE-APPLICATION REVIEW ONLY



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4628 ASHFORD DUNWOODY ROAD, ATLANTA GA 30338

SEAL

PROJECT DUNWOODY CROWN TOWERS

244 PERIMETER CENTER
PARWAY, DUNWOODY GA.

TITLE CONCEPTUAL PLAN - QUALITATIVE ILLUSTRATION

SCALE

DATE
01/05/2016

PROJECT NO.
04513.000

DWG NO.

CP-005

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DEAL

PROJECT DUNWOODY CROWN TOWERS

244 PERIMETER CENTER
PARKWAY, DUNWOODY GA

TITLE CONCEPTUAL PLAN - QUALITATIVE ILLUSTRATION

SCALE

DATE

01/05/2016

PROJECT NO.

04513.000

DWG NO.

CP-006

FOR PRE-APPLICATION REVIEW ONLY