

MEMORANDUM

To: Mayor and City Council

From: Madalyn Smith, Senior Planner

Date: March 28, 2022

Subject: RZ 21-04 – 4553 N Shallowford Rd, Dunwoody, Georgia; Parcel ID# 18 344 01 009

REQUESTED

Alan Wieczynski of Breedlove Land Planning, on behalf of Emory Healthcare, seeks to rezone the property 4553 North Shallowford Road from Planned Development District (PD) to Office-Institution (O-I). Additionally, the applicant requests a concurrent variance from Chapter 27, Section 72 of the City Code of Ordinances to allow encroachment into the rear setback.

PLANNING COMMISSION 1.11.2022

Planning Commission held a public hearing regarding the case on January 11, 2022. There was one public comment in opposition to the request, citing concerns over the loss of the existing tenants and the legality of the sale of the property.

The Planning Commission deferred making their recommendation to the Council until the February 14th meeting, in order to allow staff and the applicant to address their comments. The Commission generally expressed a desire to see brick or stone incorporated into the façade, stronger tree protection, and further information about current and future tenants to ensure no negative impact to public health.

The applicant provided additional materials to address the concerns of staff and the Commission. The proposed conditions were updated accordingly.

PLANNING COMMISSION 2.8.2022

Planning Commission reviewed the case on February 8, 2022. There were several public comments related to the existing tenants and ground lease. The Planning Commission expressed general approval of the proposed project, but cited concerns over the architecture and building materials.

The Planning Commission recommended approval of the rezoning and concurrent variance, with two amendments to staff conditions, which are now reflected in this report.

UPDATED APPLICATION MATERIALS, SUBMITTED ON 1.14, 1.27, AND 1.31

- *Estoppel Certificate*
- *Dunwoody Gables Letter of Support*
 The applicant provided a letter from property owner of the Dunwoody Gables apartment complex, which is directly south of the subject property.
- *Tree Exhibit Rendering*
 The applicant provided a tree exhibit detailing existing and proposed trees and notating their intent to consult with an independent arborist. Staff has added a new condition to formalize this intent.
- *Anticipated Tree Line Rendering*
 The applicant provided a rendering illustrating how the tree line will look in ten years.

- *Updated Site Plan, dated 1.27.22*

The applicant provided an updated site plan. The position of the building and parking garage remains the same, as does the traffic circulation around the site. The key changes are: an additional pedestrian crosswalk to provide access from the Emory site to the Park at Pernoshal, parking lot landscaping is shown, and more notes are provided regarding the trees and transition yards.

- *Planning Commission Hearing Response*

The applicant provided a written response to the comments from the Commission.

MAYOR AND CITY COUNCIL, 3.14.2022

City Council held a public hearing regarding the case on March 14, 2022. There were no public comments in support nor opposition to the application.

Council voiced several concerns related to sidewalks, parking deck screening, and pedestrian connectivity.

Regarding the sidewalk on North Shallowford Road, the applicant is not required to install streetscape because it is apart of a Public Works sidewalk project. Staff added a condition formalizing the requirement for parking deck screening. The applicant provided an updated site plan addressing pedestrian connectivity (see Exhibit A).

BACKGROUND & PROPOSED DEVELOPMENT



Figure 1. Zoning Map

The subject property is located near the intersection of North Shallowford Road and Pernoshal Court. The 3.8 acre property is currently developed with a ~25,000 square foot, 1-story medical office and 133 parking spaces. The building is oriented towards Pernoshal Court but is addressed, and has access to,

North Shallowford Road.

In, RZ 12-091, the property was included as part of a larger redevelopment project that included the construction of several parks and new housing subdivisions. The approved Overall Development Plan labelled the subject property as “Future Parking” for a municipal use proposed at the adjacent property, 4555 North Shallowford. The plans for a municipal use at 4555 were not pursued and the property has and will remain a medical office. Pursuant to the City of Dunwoody Zoning Ordinance, the subject application seeks to rezone the property from PD to O-I to allow a 3-story, 60,000 SF medical office with 68 surface parking spaces and a 224 space parking deck.

An applicant-initiated meeting was held from 6-8 pm on November 16th, 2021 at 4386 Chamblee Dunwoody Road. There were no attendees. The applicant has provided a summary report, which is included within the rezoning application packet attached to this report.

SITE PLAN ANALYSIS



Figure 2. Conceptual Site Plan

The applicant proposes to demolish the existing structure and construct a new 3-story medical office building in its place. The building will be oriented towards Pernoshal Court and set back approximately 75-feet, in line with the existing surgical center at 4555.

The footprint of the parking lot will be relatively the same, but interconnectivity and circulation between 4555 and 4553 will be reconfigured. The entrance from North Shallowford will be maintained and the entrances along Pernoshal Court will be reconfigured. At the western entrance on Pernoshal Court, there will be a roundabout with a drop-off area for patients. The eastern entrance is for employees and will be for access to the parking deck.

The parking deck structure encroaches into the 30-foot rear setback. The southwest corner is notched (shown on Figure 3 in red), in an effort to preserve a large specimen tree (marked with a star). The plans provided do not have a high level of detail and it is unclear if this effort is enough to preserve the tree. Were this approved, the applicant should coordinate with the city arborist to provide sufficient evidence that proper steps are being taken to ensure its longevity.

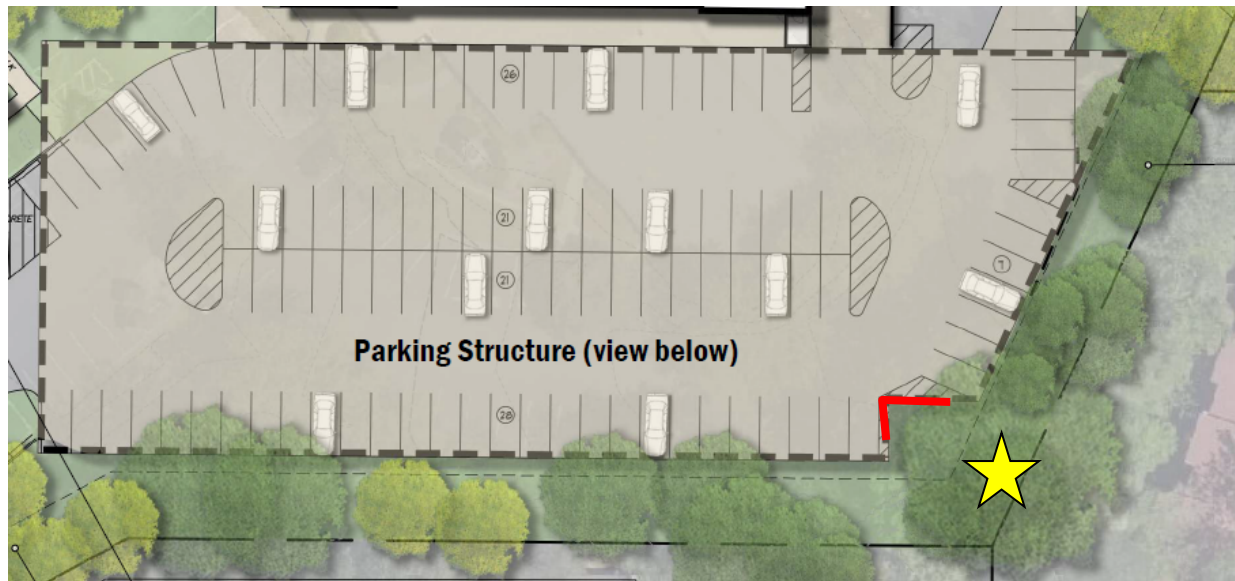


Figure 3. Parking Deck Plan

The applicant has stated their intent to preserve the informal, but very dense, buffer of trees between the new medical building and the adjacent residential developments (see Figure 4). Again, efforts to preserve these trees should be coordinated with the city arborist.



Figure 4. Example of existing landscape buffer to the rear

Should these trees be lost as a result of construction, it would be disruptive to adjacent residents. Transition yards (i.e. landscape buffers) are required per the zoning ordinance but, as they are defined in the code, the transition yards are only 7.5 to 10-feet deep and would not replicate the existing conditions. As such, the applicant has noted and staff supports, a 20-foot transition yard (planted to standards detailed in Sec. 27-230) be installed and maintained between 4553 and the adjacent residential properties.

The building design is consistent with contemporary corporate architecture (see rendering, Figure 5). The façade is a mixture of glass, stucco, and metal panels. The design and materials not fully consistent with the intent of the Georgetown Master Plan. Using brick or stone as the primary material would align better with the desire for more “traditional architectural forms”.



Figure 5. Rendering of the proposed medical office building

In regard to streetscapes, Public Works recommends that the frontage improvements on Pernoshal Court consist of a 6-foot landscape buffer and 6-foot sidewalk with pedestrian lighting, which is a higher standard than is required by code, and to which the applicant agreed.

SURROUNDING LAND ANALYSIS

Adjacent to the west of this property is another medical building, a 20,000 square foot surgery center that is operated by Emory. To the north, south, east, and further west are several dense housing developments including the new subdivision, Enclave at Dunwoody Park.

The table below summarizes all of the nearby zoning districts and land uses:

Direction	Zoning	Future Land Use	Current Land Use
N	PD	Georgetown/Shallowford Road	Park and Residential
S	RM-85	Georgetown/Shallowford Road	Residential
E	O-I/RM-85	Georgetown/Shallowford Road	Office and Residential
W	O-I	Georgetown/Shallowford Road	Medical Office

ZONING AMENDMENT REVIEW AND APPROVAL CRITERIA

Chapter 27, Section 27-335 identifies criteria for evaluating applications for zoning amendments. No application for an amendment shall be granted by the City Council unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application:

- (1) Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan;
- (2) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;
- (3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
- (4) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
- (5) Whether there are other existing or changing conditions affecting the use and development of the property that provide supporting grounds for either approval or disapproval of the zoning proposal;
- (6) Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources; and
- (7) Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The current zoning of this property is Planned Development District (PD). PD districts are not subject

to regulations dictated by the zoning ordinance; instead, the uses and lot and building regulations are dictated by the Overall Development Plan (ODP). As stated previously, the ODP designated 4553 as “Future Parking” for a proposed municipal use that was not pursued. Due to this designation, redevelopment is not permitted at this site without a zoning map amendment.

The applicant proposes to rezone from PD to Office-Institution (O-I), essentially restoring it to its pre-2012 designation. Though the zoning district is changing, the use of the property as a medical office will remain the same. A medical office building is relatively unobtrusive and is consistent with the surrounding uses.

The existing building is several decades old, though not historic by any means. The redevelopment would not adversely affect any historic buildings or, to staff’s knowledge, archaeological sites. A medical office will not cause any additional burden to schools. Though the new building is significantly larger (by around 35,000 square feet), staff does not anticipate an excessive burden on streets or utilities. The proposed office is still relatively small and is not significant enough to trigger a traffic study.

The main purpose of the rezoning is to allow the demolition and construction of a new 60,000 SF medical office building. The existing building and use, under the current PD designation, is considered legal nonconforming. If this building were demolished without updating the zoning, it could only be used as a parking lot. That is certainly not a reasonable use for a valuable piece of land in a developing area of Dunwoody. As stated earlier, the original plans for this area—the future municipal use at 4555—have changed over time and the ODP is no longer reflective of the city’s plans. There is no longer a need for a municipal use at 4555 and it will remain operating as a medical office and thus, there is no need for future parking at 4553.

In general, staff finds the general redevelopment of this parcel into a larger medical facility to be consistent with the Comprehensive Plan. One goal of the Comprehensive Plan this proposal supports is to foster a business friendly environment. A new, larger medical office certainly strengthens the tax base as well as the job market. It also supports the goal to redevelop target areas, in this case the Georgetown/North Shallowford area, with a “vibrant mix of uses, transportation options, high quality design, and amenities”. The redevelopment is certainly ambitious and a marked improvement over the existing, aging medical facility.

CONCURRENT VARIANCE REVIEW AND APPROVAL CRITERIA

Chapter 27, §27-397 identifies the following criteria for evaluation that should be examined when determining the appropriateness of a variance:

- (1) The grant of the variance will not be detrimental to the public health, safety or welfare or injurious to property or improvements;
- (2) The variance request is based on conditions that (1) are unique to the subject property (2) are not generally applicable to other properties in the same zoning district and (3) were not created by the owner or applicant;
- (3) Because of the particular conditions, shape, size, orientation or topographic conditions, the strict application of the requirements of this zoning ordinance would deprive the property owner of rights and privileges enjoyed by other similarly situated property owners;
- (4) The requested variance does not go beyond the minimum necessary to afford relief, and

<p>does not constitute a grant of special privilege inconsistent with the limitations upon other similarly situated properties;</p> <p>(5) The literal interpretation and strict application of the applicable provisions or requirements of this zoning ordinance would cause undue hardship or practical difficulty, as distinguished from a mere inconvenience; and</p> <p>(6) The requested variance would be consistent with the spirit and purpose of this zoning ordinance and the comprehensive plan.</p>
<p>The applicant requests relief from Sec. 27-72 to allow the parking deck to encroach up to approximately 10 feet into the required 30-foot rear setback.</p> <p>The proposed parking deck encroaches into the rear setback that is adjacent to a multi-family residential building, though staff does not anticipate the parking deck to adversely impact those residents. The parking deck would actually be closer to the multi-family building's own parking deck than the residential structure itself. However, the construction of the deck could be detrimental to a large specimen tree and all precautions should be taken to preserve this tree.</p> <p>The Parking and Circulation division of the Zoning Ordinance is written to encourage structured parking. However, structured parking is subject to the general 30-foot rear setback while a surface parking lot is exempt. This disincentivizes an improvement that is necessary to the success of the development. As such, staff recommends approval of the variance request.</p>

UPDATED DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

The proposed rezoning from PD to OI adequately addresses the zoning amendment criteria identified in Chapter 27, §27-335 and additionally, staff has determined that the requested concurrent variance, to allow relief from Sec. 27-72 to allow a parking deck to encroach into the rear setback, meets the requirements of Chapter 27, §27-397. Thus, staff recommends approval of the proposal, subject to the following conditions:

Exhibit A: "Preliminary Concept Plan" prepared by Breedlove Land Planning and dated March 14, 2022

Exhibit B: Exterior Elevations, prepared by May Architecture and dated December 2, 2021.

1. The applicant shall develop the site in general conformity with "Exhibit A" with minor changes, and any additional changes allowed as defined by Section 27-337(b) or necessary changes to meet conditions of zoning or land development requirements made necessary by actual field conditions at the time of development;
2. The street frontage improvements along Pernoshal Court shall consist of a 6-foot landscape strip and a 6-foot sidewalk with pedestrian lighting. Any minor variations to the streetscapes made necessary by actual field conditions at the time of development shall be subject to approval by the Public Works Director and Community Development Director;
3. The amount of window coverage shall be substantially similar to what is shown in "Exhibit B";
4. During the land development and construction phases, the applicant shall comply with the requirements of the City Arborist and Community Development Director to preserve trees along the southern and eastern property line. Additionally, the applicant shall retain a third-party arborist

- to assist in implementing preservation strategies for trees deemed to be preserved;
5. There shall be a 20-foot deep transition yard installed and maintained between the subject property and the adjacent residential properties. The transition yard shall be planted in accordance with standards detailed in Sec. 27-230;
 6. All stormwater management facilities shall be located underground and designed in conformance with the Georgia Stormwater Management Manual;
 7. Full cut-off lighting shall be used for the parking deck;
 8. The parking deck, at the top level, shall be designed with a wall 42" tall, to block the escape of light from cars as they navigate the deck. Parking at the ground level, to the south and east, shall have 20' transition yard to block the escape of light from cars. The vertical face of the spandrel panels at the west and northwest corner of the parking deck shall be screened with decorative perforated and/or louvered panels. Final screening material shall be subject to the approval of the Community Development Director at the time of permitting.

ATTACHMENTS

- Exhibit A: "Preliminary Concept Plan" prepared by Breedlove Land Planning and dated March 14, 2022
- Exhibit B: Exterior Elevations, prepared by May Architecture and dated December 2, 2021.
- RZ 21-04 Application Packet
- RZ 21-04 Updated Application Materials

**STATE OF GEORGIA
CITY OF DUNWOODY**

ORDINANCE 2022

_____-_____-_____-

AN ORDINANCE TO AMEND THE ZONING MAP FOR LAND LOT 344, District 18, IN CONSIDERATION OF ZONING CASE RZ-21-04 (4553 North Shallowford Road); TO AUTHORIZE A VARIANCE FROM THE SETBACK REQUIREMENTS.

WHEREAS, Breedlove Land Planning seeks a major modification to conditions of zoning; and

WHEREAS, the property, Tax Parcel 18 344 01 009, is located near the intersection of North Shallowford Road and Pernoshal Court and consists of 3.8 acres; and

WHEREAS, the Property is currently developed with a 1-story, aging medical facility; and

WHEREAS, the site plan and conditions of this case permits approximately 60,000 square feet of medical office space, covered parking, and streetscape improvements; and

WHEREAS, the Mayor and City Council find that the proposed use aligns with the Dunwoody Comprehensive Plan; and

WHEREAS, notice to the public regarding said modification to conditions of zoning has been published in *The Dunwoody Crier*, the Official News Organ of the City of Dunwoody; and

WHEREAS, a public hearing was held by the Mayor and City Council of the City of Dunwoody as required by the Zoning Procedures Act.

NOW THEREFORE, THE MAYOR AND CITY COUNCIL OF THE CITY OF DUNWOODY, GEORGIA HEREBY **ORDAIN AND APPROVE** the zoning map amendment and variance subject to the following conditions:

Exhibit A: "Preliminary Concept Plan" prepared by Breedlove Land Planning and dated March 14, 2022

Exhibit B: Exterior Elevations, prepared by May Architecture and dated December 2, 2021

1. The applicant shall develop the site in general conformity with "Exhibit A" with minor changes, and any additional changes allowed as defined by Section 27-337(b) or necessary changes to meet conditions of zoning or land development requirements made necessary by actual field conditions at the time of development;
2. The street frontage improvements along Pernoshal Court shall consist of a 6-foot landscape strip and a 6-foot sidewalk with pedestrian lighting. Any minor variations to the streetscapes made necessary by actual field conditions at the

**STATE OF GEORGIA
CITY OF DUNWOODY**

ORDINANCE 2022

____-

time of development shall be subject to approval by the Public Works Director and Community Development Director;

3. The amount of window coverage shall be substantially similar to what is shown in "Exhibit B";
4. During the land development and construction phases, the applicant shall comply with the requirements of the City Arborist and Community Development Director to preserve trees along the southern and eastern property line. Additionally, the applicant shall retain a third-party arborist to assist in implementing preservation strategies for trees deemed to be preserved;
5. There shall be a 20-foot deep transition yard installed and maintained between the subject property and the adjacent residential properties. The transition yard shall be planted in accordance with standards detailed in Sec. 27-230.
6. All stormwater management facilities shall be located underground and designed in conformance with the Georgia Stormwater Management Manual.
7. Full cut-off lighting shall be used for the parking deck.
8. The parking deck, at the top level, shall be designed with a wall 42" tall, to block the escape of light from cars as they navigate the deck. Parking at the ground level, to the south and east, shall have 20' transition yard to block the escape of light from cars. The vertical face of the spandrel panels at the west and northwest corner of the parking deck shall be screened with decorative perforated and/or louvered panels. Final screening material shall be subject to the approval of the Community Development Director at the time of permitting.

SO ORDAINED AND EFFECTIVE, this the ____ day of _____, 2022.

Approved by:

Approved as to Form and Content

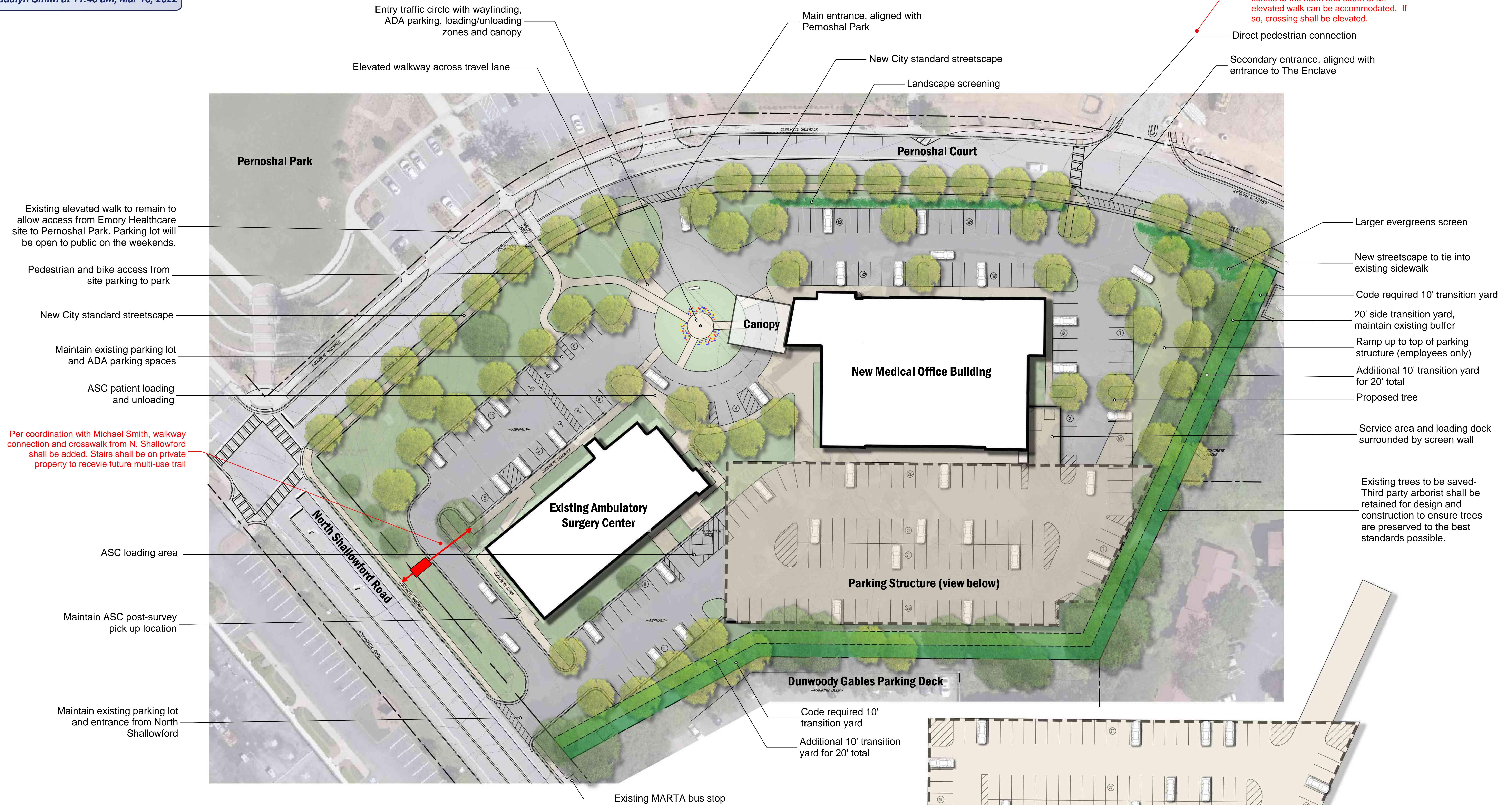
Lynn P. Deutsch, Mayor

City Attorney

Attest:

Sharon Lowery, City Clerk

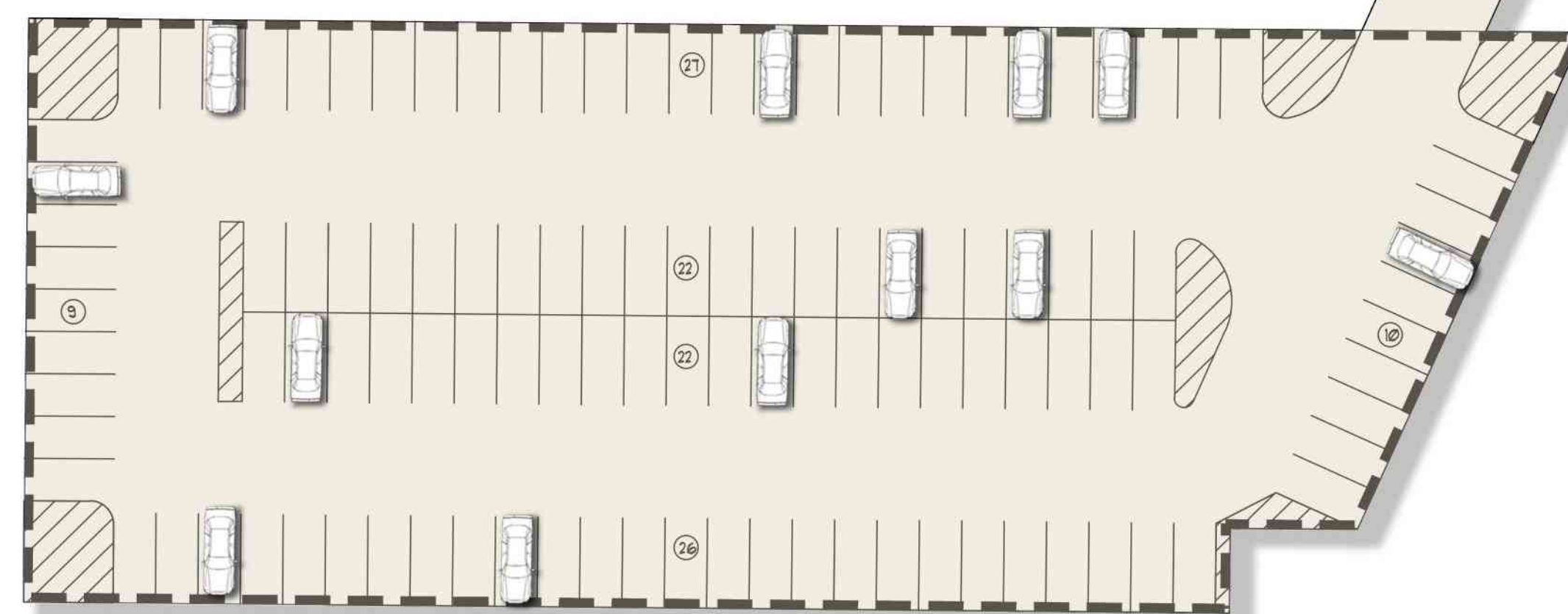
SEAL



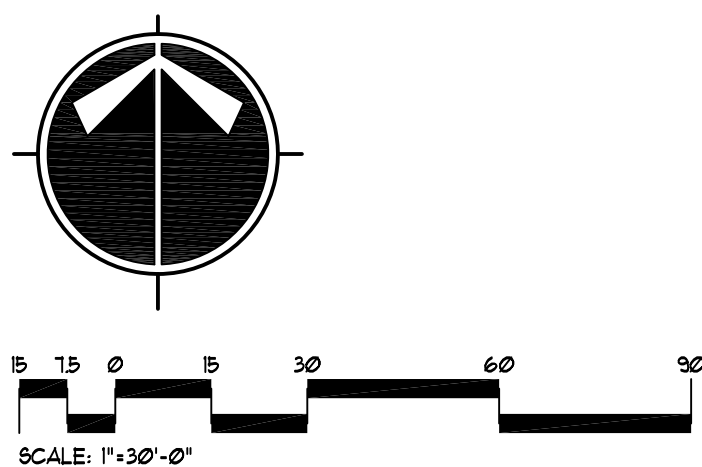
Preliminary Campus-Wide Parking Count:

Lower Parking- 220 spaces
Upper Parking- 116 spaces
ADA spaces- 8 spaces

Total Shown: 344 spaces



Parking Structure (view from above)



Emory Dunwoody Preliminary Concept

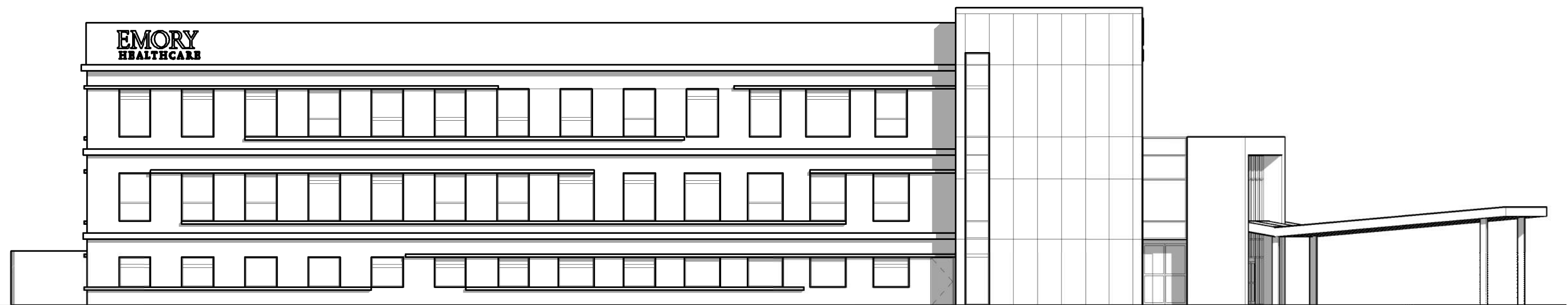
01.27.22 City of Dunwoody, Georgia

Comments from City Council Meeting- 3.14.22

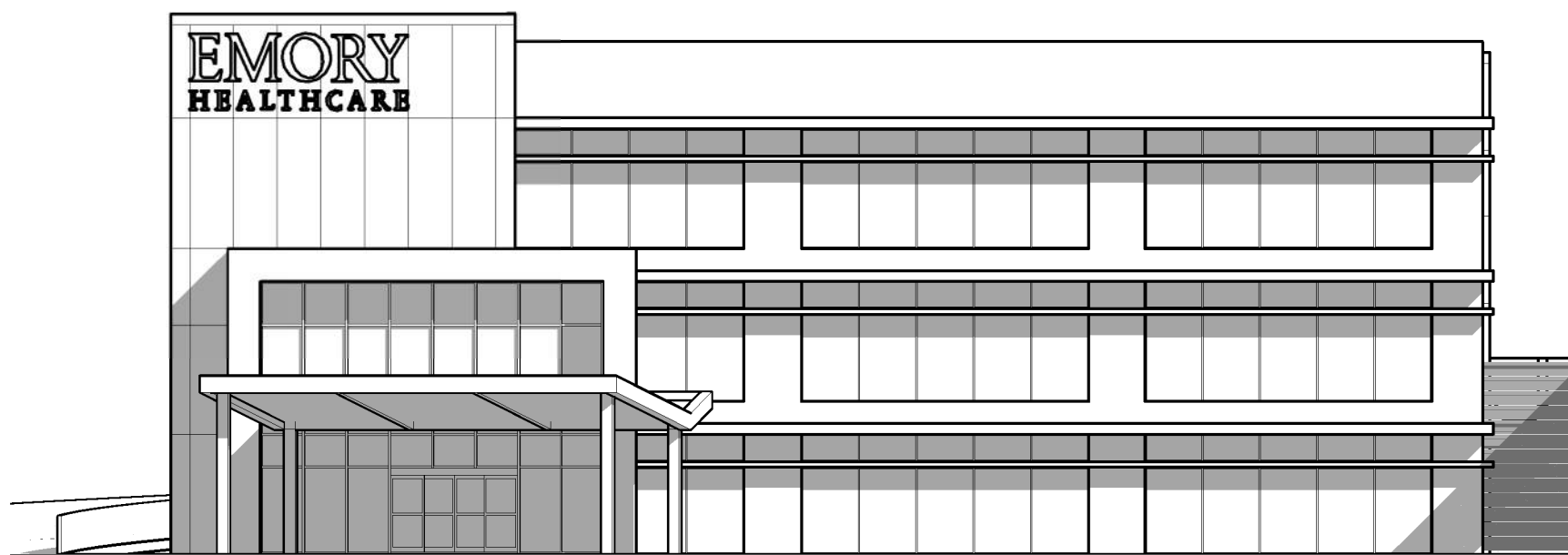




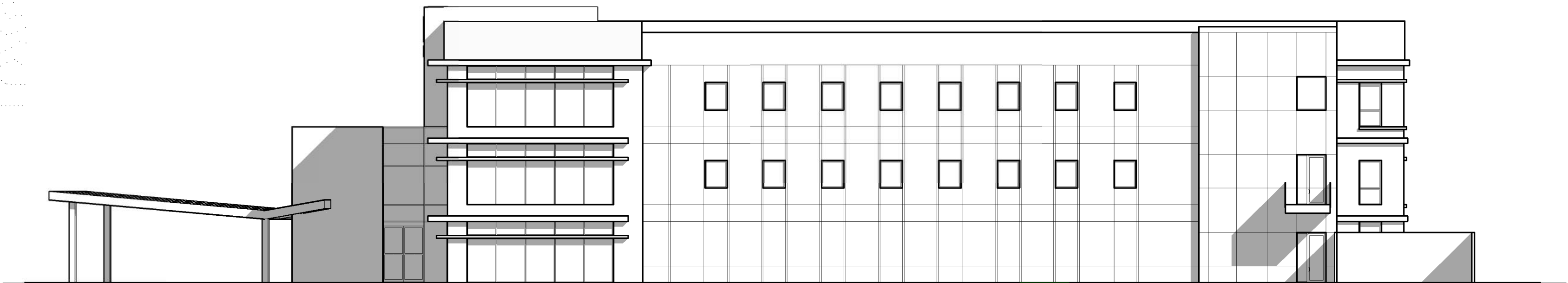
2 EAST EXTERIOR FACADE ELEVATION
SCALE: 1/16" = 1'-0"



1 NORTH EXTERIOR FACADE ELEVATION
SCALE: 1/16" = 1'-0"



4 WEST EXTERIOR FACADE ELEVATION
SCALE: 1/16" = 1'-0"



3 SOUTH EXTERIOR FACADE ELEVATION
SCALE: 1/16" = 1'-0"

EXTERIOR ELEVATIONS

12/02/21



Zoning Amendment and Variance Application for 4553 North Shallowford Road

Prepared by:

Breedlove Land Planning, Inc.
15 Simpson St, NW
Atlanta, Georgia 30308

December 3rd, 2021

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10. Variance Letter of Intent



AMENDMENT APPLICATION

Community Development

4800 Ashford Dunwoody Road | Dunwoody, GA 30338
Phone: (678) 382-6800 | Fax: (770) 396-4828

Applicant Information:

Company Name:	Breedlove Land Planning, Inc.		
Contact Name:	Alan Wieczynski		
Address:	15 Simpson St, NW Atlanta, Georgia 30308		
Phone:	770.483.1173	Fax:	
Email:	alanw@landplanning.net		
Pre-application conference date (required):	9.16.21		

Owner Information: ☐ Check here if same as applicant

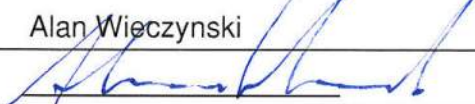
Owner's Name:	City of Dunwoody		
Owner's Address:	4800 Ashford Dunwoody Road, Dunwoody, GA 30338		
Phone:	678.382.6700	Fax:	
Email:	eric.linton@dunwoodyga.gov		

Property Information:

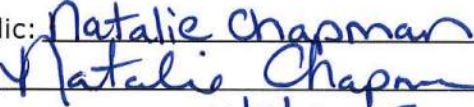
Property Address:	4553 North Shallowford Road	Parcel ID:	18 344 01 009
Current Zoning Classification:	PD		
Requested Zoning Classification:	O-I		

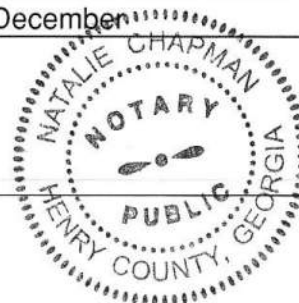
Applicant Affidavit:

I hereby certify that to the best of my knowledge, this amendment 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:	Alan Wieczynski		
Applicant's Signature:			Date: 12.3.21

Notary:

Sworn to and subscribed before me this	3rd	Day of	December	, 2021
Notary Public:	Natalie Chapman			
Signature:				
My Commission Expires:	11/3/2025			





VARIANCE APPLICATION

Community Development

4800 Ashford Dunwoody Road | Dunwoody, GA 30338

Phone: (678) 382-6800 | Fax: (770) 396-4828

Project #: _____ Date Received: _

Type: _____

Type of Request: ☐ Chapter 16-Streams ☐ Chapter 16-Other ☐ Chapter 20-Signs ☒ Chapter 27-Zoning

Code section from which variance is sought: Sec 27-73

Nature of Request: Reduction of rear setback from 30' to 20'

Project:

Name of Project / Subdivision: Emory Dunwoody

Zoning: PD, proposed O-I

Property Address / Location: 4553 North Shallowford Road

District: 334

Land Lot: 18

Block: _____

Property ID: 18 344 01 009

Owner Information:

Owner's Name: City of Dunwoody

Owner's Address: 4800 Ashford Dunwoody Road, Dunwoody, GA 30338

Phone: 678.382.6700

Fax: _____

Email: eric.linton@dunwoodyga.gov

Applicant Information: ☐ Check here if same as Property Owner

Contact Name: Alan Wieczynski Breedlove Land Planning, Inc.

Address: 15 Simpson St, NW Atlanta, Georgia 30308

Phone: 770.483.1173

Fax: _____

Email: alanw@landplanning.net

Terms & Conditions:

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 understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Dunwoody Zoning Ordinance) will result in the rejection of this application.

Applicant's Name: Alan Wieczynski

Applicant's Signature: _____

Date: 12.3.21

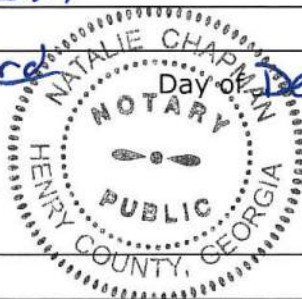
Notary:

Sworn to and subscribed before me this 3rd day of December, 2021

Notary Public: Natalie Chapman

Signature: Natalie Chapman

My Commission Expires: 11/3/2025



Office Use:

☐ Application Fee Paid ☐ Sign Fee Paid (\$135 x number of signs required) Fee: \$

Payment: ☐ Cash ☐ Check ☐ CC Date: _____

☐ Approved ☐ Approved w/ Conditions ☐ Denied Date: _____



Property Owner(s) Notarized Affidavit

Community Development

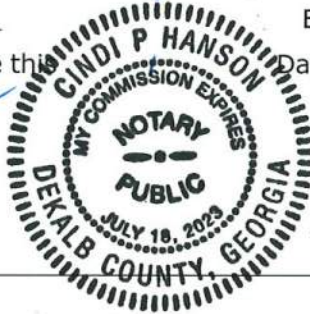
4800 Ashford Dunwoody Road | Dunwoody, GA 30338

Phone: (678) 382-6800 | Fax: (770) 396-4828

The owner and petitioner acknowledge that this application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application for variance(s), and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Property Owner (If Applicable):

Owner Name: <u>City of Dunwoody</u>	
Signature: <u>[Signature]</u>	Date: <u>12-1-21</u>
Address: <u>4800 Ashford Dunwoody Rd., Dunwoody, Ga 30338</u>	
Phone: <u>678-382-6700</u>	Fax: <u></u> Email: <u>eric.linton@dunwoodyga.gov</u>
Sworn to and subscribed before me this <u>10</u> Day of <u>December</u> , 20 <u>21</u>	
Notary Public: <u>Cindi P. Hanson</u>	



Property Owner (If Applicable):

Owner Name: _____	
Signature: _____	Date: _____
Address: _____	
Phone: _____	Fax: _____ Email: _____
Sworn to and subscribed before me this _____ Day of _____, 20____	
Notary Public: _____	

Property Owner (If Applicable):

Owner Name: _____	
Signature: _____	Date: _____
Address: _____	
Phone: _____	Fax: _____ Email: _____
Sworn to and subscribed before me this _____ Day of _____, 20____	
Notary Public: _____	



Campaign Disclosure Statement

Community Development

4800 Ashford Dunwoody Road | Dunwoody, GA 30338

Phone: (678) 382-6800 | Fax: (770) 396-4828

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Dunwoody City Council or a member of the City of Dunwoody Planning Commission?

☐ YES ☒ NO

Applicant / Owner:

Signature:

Date: 12.3.21

Address: Alan Wieczynski 15 Simpson St, NW Atlanta, Georgia 30308

If the answer above is yes, please complete the following section:

Date	Government Official	Official Position	Description	Amount



December 3rd, 2021

Summary report for Zoning Amendment at 4553 North Shallowford Road

The following summarizes the efforts of Breedlove Land Planning, on behalf of Summit Healthcare Group and Emory Healthcare, to notify neighbors and the public of the potential amendment to zoning of 4553 North Shallowford Road.

- 1) Letters advertising the community meeting were mailed or hand delivered to all property owners within 1,000 feet of the project property on October 25th, 2021. The list of those receiving letters is included in this summary. It was suspected that some new neighbors had recently moved into 'The Enclave' housing development across the street and approximately 5 letters were hand delivered to those homes we suspected had new residents.
- 2) An advertisement for the community meeting was posted in the Dunwoody Crier on November 4th, 2021. That copy is included here.
- 3) An applicant-initiated meeting was held at:

Date: Tuesday, November 16, 2021
Time: 6 PM - 8 PM
Location: DoubleTree by Hilton Atlanta Perimeter Dunwoody
 Dogwood Meeting Room
 4386 Chamblee Dunwoody Road, Atlanta, GA 30341

No community members or City of Dunwoody staff attended the meeting. Only members of the Emory Healthcare design and development team were present. Those minutes and sign in sheets are also included.

- 4) Since there were no attendees at the meeting, and no persons contacted anyone involved in the project, no changes were made to the site plan that was to be presented at the applicant-initiated meeting.

End of Summary Report





October 22nd, 2021

-sent via first class US mail-

**Invitation to a Community Meeting:
Application for Rezoning at 4553 and 4555 North Shallowford Road**

Dear Property Owner,

Breedlove Land Planning, on behalf of Summit Healthcare Group and Emory Healthcare, is preparing an application to rezone two parcels of property at 4553 and 4555 North Shallowford Road.

4555 North Shallowford is the current site of the Emory Healthcare Ambulatory Surgery Center and has an O-I zoning (Office-Institutional) designation. 4553 North Shallowford is the current site of the medical office building 'Physicians and Surgeons Complex' and is zoned PD (Planned Development).

The goal of the rezoning is to consolidate these two parcels into one zoning designation, either PD (Planned Development) or O-I (Office-Institutional). Doing so will allow for a new Emory Healthcare medical office building to replace the current Physicians and Surgeons Complex. The Emory Ambulatory Surgery Center will remain. Other proposed improvements include new surface and structured parking, a new streetscape along Pernoshal Court, as well as stormwater, greenspace and landscape enhancements. While the site is intended to be redeveloped, the current use will not change.

We are holding a community meeting to present preliminary site plans and building elevations to the public, and to address and document any questions or concerns you may have about the project. You have received this invitation because Dekalb County's tax records show you as the owner of a residentially zoned property within 1,000 feet of the property and you deserve the opportunity to meet our team and learn more about the proposed project.

The meeting details are:

Date: Tuesday, November 16, 2021
Time: 6 PM - 8 PM
Location: DoubleTree by Hilton Atlanta Perimeter Dunwoody
Dogwood Meeting Room
4386 Chamblee Dunwoody Road, Atlanta, GA 30341

Thank you and we look forward to seeing you on November 16th, 2021.

Alan Wiczynski
Breedlove Land Planning, Inc.
15 Simpson Street NW
Atlanta, GA 30308



THE CHANG LIVING TRUST
 MONTE TRACY
 SEGEL ALAN JOSEPH
 GLADSTONE DEBRA E
 LI JI
 HOWARD JOHN NORMAN
 HORTON VIRGINIA ANNE
 WATERFORD PARK LLC
 4484 NORTH SHALLOWFORD ROAD LLC
 BALFOUR OFFICE 4488 LLC
 GOJALI TEHSEEN
 DGAG INVESTMENTS LLC
 MULTICON PROP INC
 Madalyn Smith, Senior Planner
 WIDING PHILIP
 CWP MANAGEMENT LLC
 WILLIAMS PATRICK
 UHS OF PEACHFORD LP
 LONG LESLIE
 COBRE PROPERTIES LLC
 HOLCOMB CHRISTINE
 HOLCOMB CHRISTINE P
 WILKINSON GEORGIA IDAHO LLC

4446 CHOWNING WAY
 4450 CHOWNING WAY
 4452 CHOWNING WAY
 4456 CHOWNING WAY
 4458 CHOWNING WAY
 4471 VILLAGE DR
 4473 VILLAGE DR
 4480 N SHALLOWFORD RD
 4480 N SHALLOWFORD RD STE 100
 4488 N SHALLOWFORD RD STE 210
 4607 CAROLINE WALK
 4630 N SHALLOWFORD RD
 4645 EXECUTIVE DR
[4800 Ashford Dunwoody Road](#)
 5490 SUWANEE DAM RD
 5780 PEACHTREE DUNWOODY RD STE 300
 6119 PATTILLO WAY
 6200 UTSA BLVD # 200
 6351 GLASGOW DR
 P O BOX 61558
 PO BOX 7964
 PO BOX 7964
 PO BOX 92129

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[Dunwoody, Georgia 30338](#)
 SUWANEE GA 30024
 ATLANTA GA 30342
 LITHONIA GA 30058
 SAN ANTONIO TX 78249
 TALLAHASSEE FL 32312
 KING OF PRUSSIA PA 19406
 GAINESVILLE GA 30504
 GAINESVILLE GA 30504
 SOUTHLAKE TX 76092

Typewriters take center stage in tech specialist's life

By **JEFFREY ALBERTSON**
newsroom@appenmdia.com

ROSWELL, Ga. — Tom Rehkopf is a natural storyteller. The threads of his stories lead to the silver screen and traverse digital and analogue worlds.

The Roswell resident, a mathematician by training, worked 25 years for AT&T, a decade at Bell Laboratories and now heads an IT consulting company. His career has included chasing Russian submarines and programming guidance equations for the Titan IIIB booster rocket.

That's the digital Tom, it's the analog version who thrives today.

"I don't want to work, I want to keep playing with typewriters," Rehkopf said. "The appeal to me is not as a tool, it's as an artifact and I would buy them if they looked cool."

He began collecting typewriters about 25 years ago and has amassed several hundred machines.

"I had been collecting typewriters on and off, I went to flea markets and estate sales and stuff like that, they would just catch my eye," Rehkopf said. "I didn't particularly want to type letters or type the great American novel."

A network of pickers in Germany, Poland, Sweden and Malta assist in his typewriter acquisition. He is still on the

hunt for a cherry red Olivetti ICO MP1 from the late 1930s. The most meaningful in his collection is a Royal Portable her wife used while enrolled at Florida State University in the early 1960s.

Some of the typewriters are included in community outreach.

Rehkopf has given away at least eight of the machines to children with autism, a learning impairment impacting speech and nonverbal communication. About 20 more have been donated to teachers at area schools for classroom use. More are headed to the Theater Department at the University of North Georgia later this month for a production of "9 to 5."

Some of the connections were made through the Atlanta Typewriter Meet, whose website Rehkopf designed. The group can be found online at atlantatypewritermeet.com.

The devices have even made it to the big screen, thanks to a chance meeting.

Some five years ago, Rehkopf was at Progressive Methods computer repair in Decatur seeking advice from owner Jim Riegert.

"Up drives three gigantic black SUVs, I told Jim it was either the mafia or the cops and it didn't look good," Rehkopf said. "The entourage disappeared into the back and one of the guys said, 'That's Tom Hanks!'"

Hanks was on a ladder in the ware-

house, pulling typewriters off a shelf. Hanks inquired about the typewriter Rehkopf brought for repair. For about 10 minutes, the two Toms gazed over a Smith Corona Number 4 trying to diagnose an issue with a ribbon vibrator.

Leveraging his connection with Hanks, Rehkopf broke into the television industry. He recently supplied two shows — "The Glorias" and the remake of "The Wonder Years" — with typewriters. He also signed an agreement with 20th Century Fox to provide typewriters and technical expertise.

His skillset carries a Roswell connection to the Computer Museum of America.

On Oct. 14, Rehkopf took his cleaning supplies and toolkit loaded with surgical utensils and screwdrivers to clean up CoMA's typewriter collection. The museum held a World War II technology event the week before, and Rehkopf entered German



JEFFREY ALBERTSON/APPEN MEDIA

From left, **Deb Cozzone** and **Micah Walsh** from the Computer Museum of America in Roswell, watch Tom Rehkopf repair the magic margin feature on a Royal Manual typewriter on Oct. 14.

and American machines of the period.

Typewriters have enjoyed a resurgence recently as collectors and enthusiasts seek out vintage machines. Online retailers have created a niche market in reclaiming machines, once destined for a junk pile, back to working order.

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PUBLIC NOTICE

There will be a Community Meeting regarding an application to rezone two parcels of property at 4553 and 4555 North Shallowford Road. The proposed zoning amendment is to consolidate these two parcels into one zoning designation, either PD or O-I, to allow for a new Emory Healthcare medical office building, new surface and structured parking, a new streetscape, as well as stormwater, greenspace, and landscape enhancements. This meeting will be held from 6-8pm, Tuesday, November 16, 2021 at the DoubleTree by Hilton, Dogwood Meeting Room, 4386 Chamblee Dunwoody Road, Atlanta, GA 30341.



FUN on the Farm

Sat., Nov. 13

The Donaldson-Bannister Farm

**Petting Zoo • Kids Fall Crafts
Apple Scavenger Hunt •
Scarecrow Row • Pioneer Home Goods
Chick-fil-A**

**Time Slots: 12noon- 1:30pm;
1:45pm- 3:15pm; 3:30pm- 5pm
Tickets \$10, kids under 2 free**

Reservations at AppleCiderDays.org

Thank You to Our Sponsors!

Barn Raiser:
**The City of Dunwoody * Village Orthodontics
 Friends of the Farm**

Harvester:
**Cohen Orthodontics * Sleep Better Georgia
 Renewal by Andersen * Dunwoody Christian School
 * Compass Family Chiropractic
 Kaplan Orthodontics * JJ Jardina
 Family Martial Arts * Dunwoody Christian School
 Dunwoody Animal Medical Center**



		Invoice Number	Invoice Date
		97382	11/4/2021
Advertiser No.	Amount Due	Due Date	
39636	\$0.00	11/4/2021	

Breedlove Land Planning Inc.
Natie Chapman

Amount Enclosed

PAID IN FULL

Please detach top portion and return with your payment.

INVOICE

Appen Media Group, Inc.		Breedlove Land Planning Inc.			Invoice No. 97382		11/4/2021
Item Dates	Order No.	Description	No. of Runs	Ad Size	SubTotal	Sales Tax	Amount
11/4/2021 - 11/4/2021	37102	Display: 1/8H Public Notice Ad Dunwoody Crier	1	1/8H			\$125.00
						Sub Total:	\$125.00
Total Transactions: 1					Total:	\$125.00	

SUMMARY	Advertiser No.	39636	Invoice No.	97382	Invoice Amount	\$125.00
					Amount Paid	\$125.00

Tear Sheets 1

We are glad you have entrusted us to assist you with marketing your business.

Appen Media Group Publications:
Alpharetta-Roswell Herald (AR)
Dunwoody Crier (DC)
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Please make checks payable to: Appen Media Group, Inc.
Appen Media Group, Inc.
319 North Main Street
Alpharetta, GA 30009
(770) 442-3278



SIGN IN SHEET

Project: Emory Dunwoody MOB

Meeting Date: 11.16.2021

Location: 4386 Chamblee Dunwoody Road
Atlanta, Georgia 30341

NAME

ADDRESS

EMAIL

ALAN WLECZYNSKI	BCP	ALANW@LANDPLANNING.NET
Chuck Moore	BLP	Cmoore@landplanning.net
BRUCE PROBST	C&W	BRUCE.PROBST@CUSHWAKE.COM
MIKE STEWART	SHG	MSTEWART@SUMMIT4G.COM
SHELLY ATTILA	MAY	SHELLY.ATTILA@MAYARCHITECTURE.COM
OLLY MAY	MAY	OLLY.MAY@MAYARCHITECTURE.COM
Mike MASON	EHC	MIKE.MASON@emoryhealthcare.org
ANSON HANSSON	EHC	ANSON.HANSSON@emoryhealthcare.org
Joseph Dee	EHC	jdee@emory.edu





MEETING MINUTES

Location: 4386 Chamblee Dunwoody Road
Atlanta, GA 30341

Project: **Emory Dunwoody MOB**
4553 North Shallowford Road, Dunwoody, GA 30338

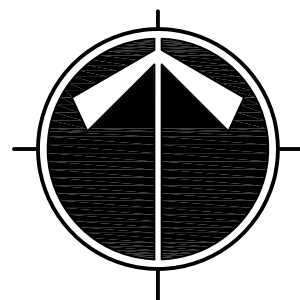
Attendees:	Bruce Propst	Cushman & Wakefield
	Mike Stewart	Summit Healthcare Group
	Shelly Attila	May Architecture
	Gil May	May Architecture
	Mike Mason	Emory Healthcare
	Alison Hansson	Emory Healthcare
	Joseph Dee	Emory Healthcare
	Chuck Moore	Breedlove Land Planning
	Alan Wieczynski	Breedlove Land Planning

A community meeting was held on Tuesday November 16, 2021 in order to discuss the project design & scope for the upcoming rezoning application for the Emory Healthcare property at 4553 North Shallowford Road, Dunwoody, GA 30338.

-Letters advertising the community meeting were mailed or hand delivered to all property owners within 1,000 feet of the project property on October 25th, 2021.

-An advertisement for the community meeting was posted in the Dunwoody Crier on November 4th, 2021.

-No community members or City of Dunwoody staff attended the meeting.



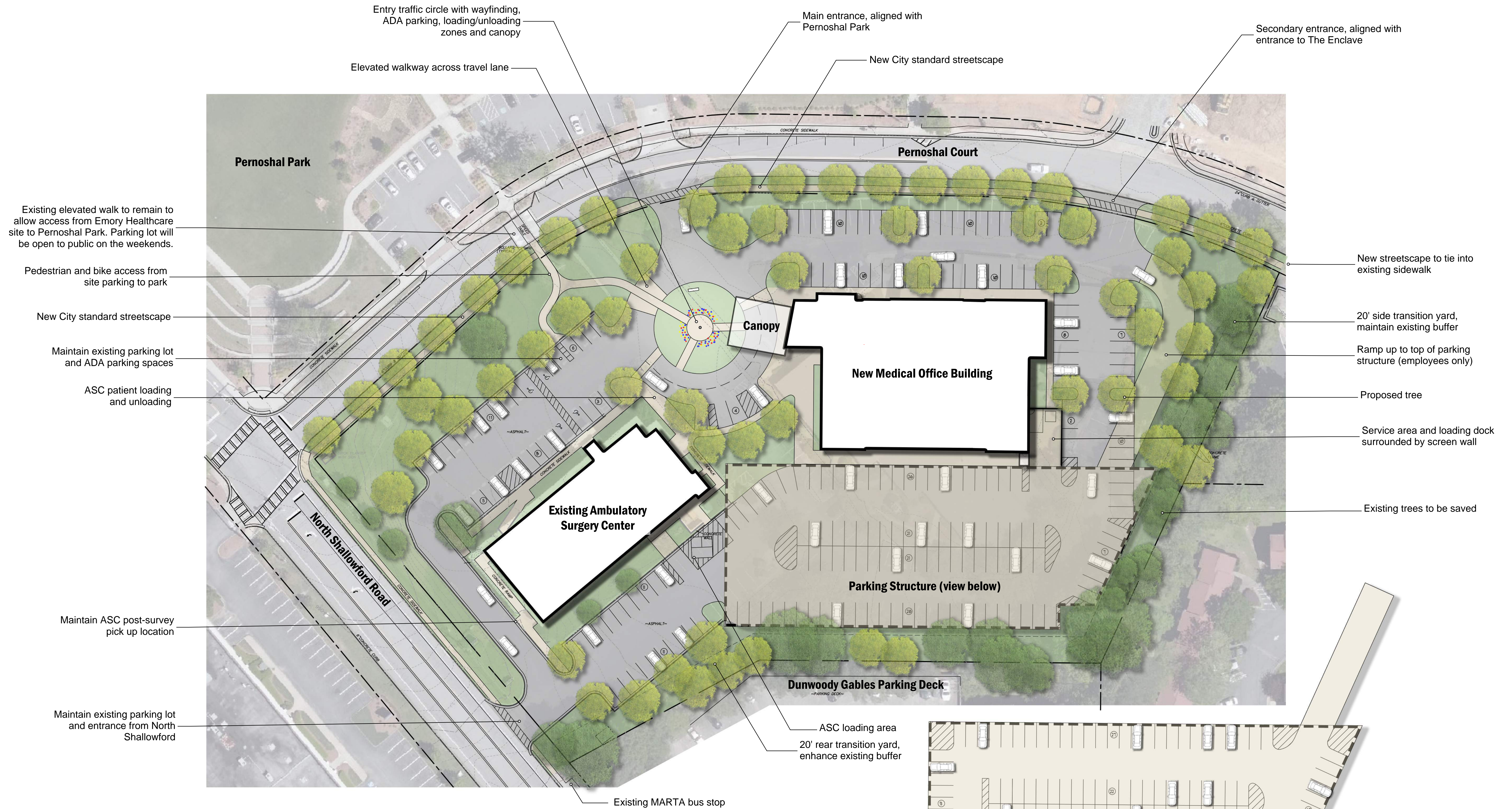
15 0 15 30 60 90
SCALE: 1"=30'-0"

Emory Dunwoody Preliminary Concept

11.16.21 City of Dunwoody, Georgia

Site Plans and Elevations 1/5





Existing elevated walk to remain to allow access from Emory Healthcare site to Pernoshal Park. Parking lot will be open to public on the weekends.

Pedestrian and bike access from site parking to park

New City standard streetscape

Maintain existing parking lot and ADA parking spaces

ASC patient loading and unloading

Maintain ASC post-survey pick up location

Maintain existing parking lot and entrance from North Shallowford

Entry traffic circle with wayfinding, ADA parking, loading/unloading zones and canopy

Elevated walkway across travel lane

Main entrance, aligned with Pernoshal Park

New City standard streetscape

Secondary entrance, aligned with entrance to The Enclave

New streetscape to tie into existing sidewalk

20' side transition yard, maintain existing buffer

Ramp up to top of parking structure (employees only)

Proposed tree

Service area and loading dock surrounded by screen wall

Existing trees to be saved

ASC loading area
20' rear transition yard, enhance existing buffer

Existing MARTA bus stop

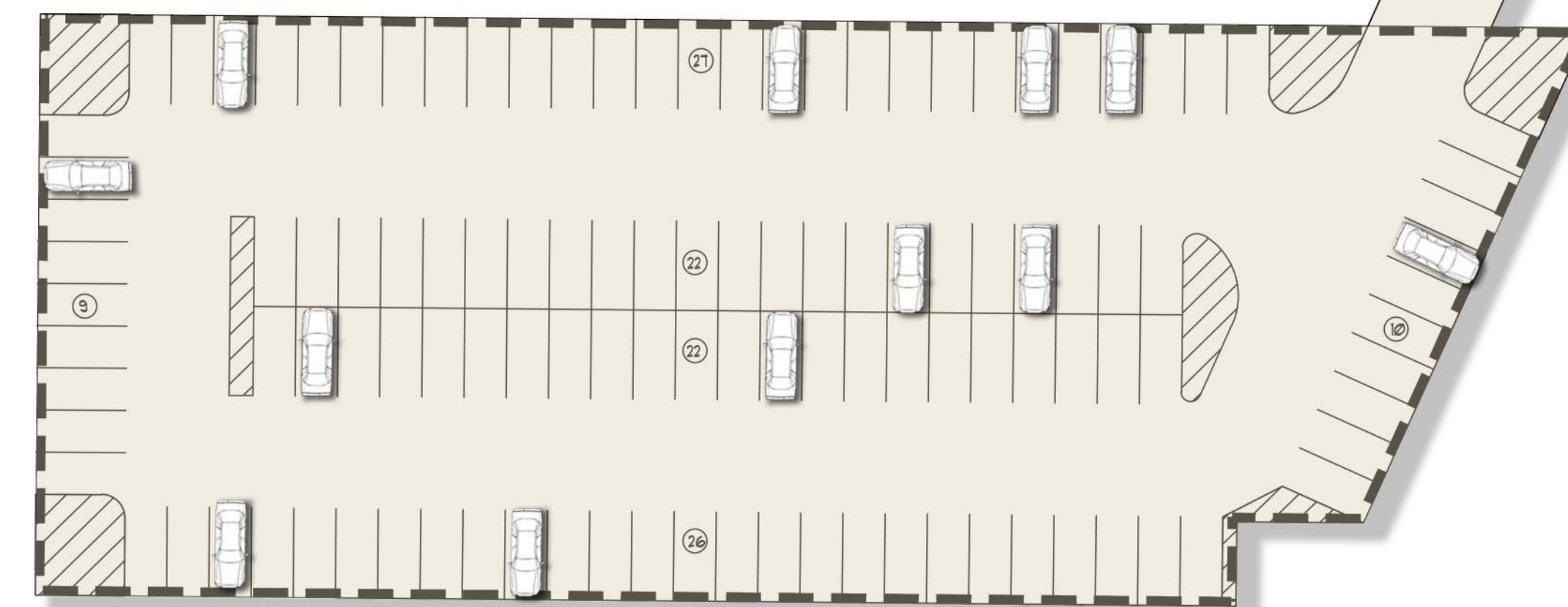
Preliminary Campus-Wide Parking Count:

Lower Parking- 220 spaces

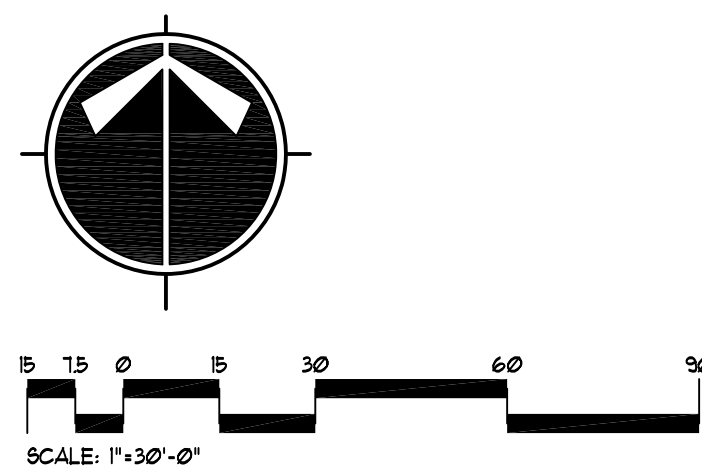
Upper Parking- 116 spaces

ADA spaces- 8 spaces

Total Shown: 344 spaces



Parking Structure (view from above)



Emory Dunwoody Preliminary Concept

11.16.21 City of Dunwoody, Georgia



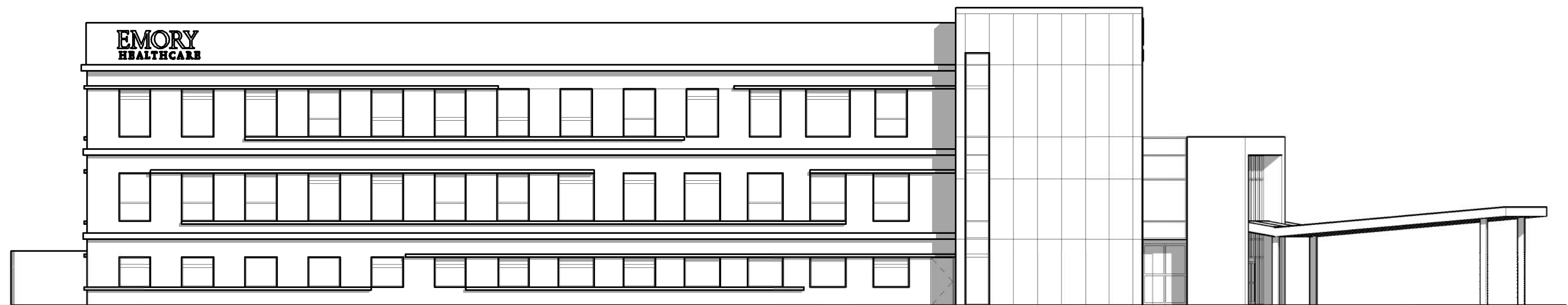
Emory Dunwoody Preliminary Concept
11.16.21 City of Dunwoody, Georgia

Site Plans and Elevations 3/5

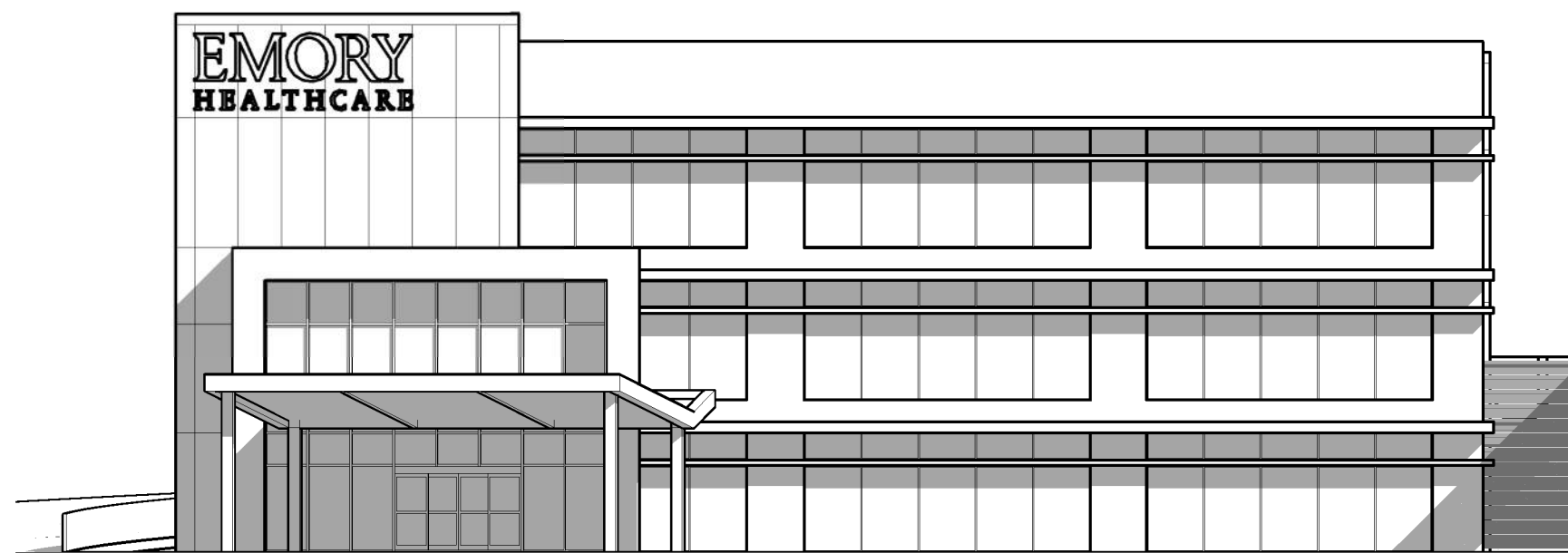




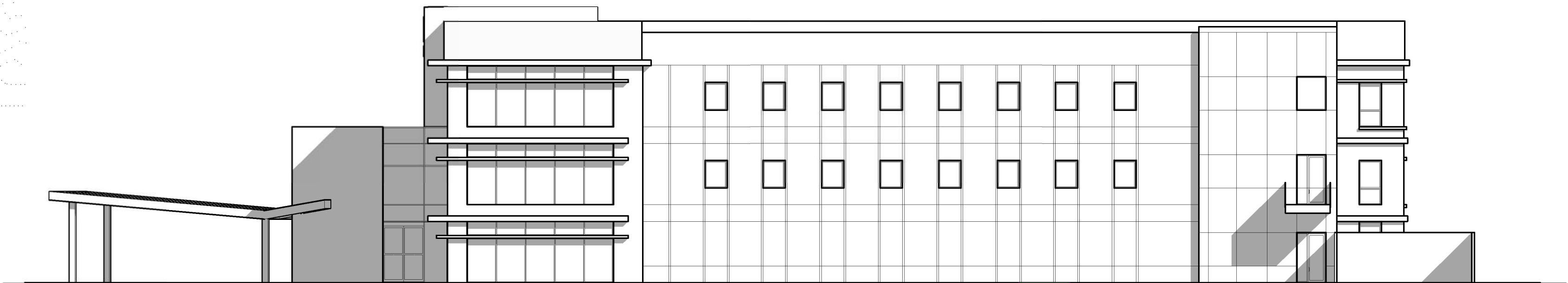
2 EAST EXTERIOR FACADE ELEVATION
SCALE: 1/16" = 1'-0"



1 NORTH EXTERIOR FACADE ELEVATION
SCALE: 1/16" = 1'-0"



4 WEST EXTERIOR FACADE ELEVATION
SCALE: 1/16" = 1'-0"



3 SOUTH EXTERIOR FACADE ELEVATION
SCALE: 1/16" = 1'-0"

EXTERIOR ELEVATIONS

12/02/21

MAY
ARCHITECTURE



White stucco
Site Plans and Elevations 5/5



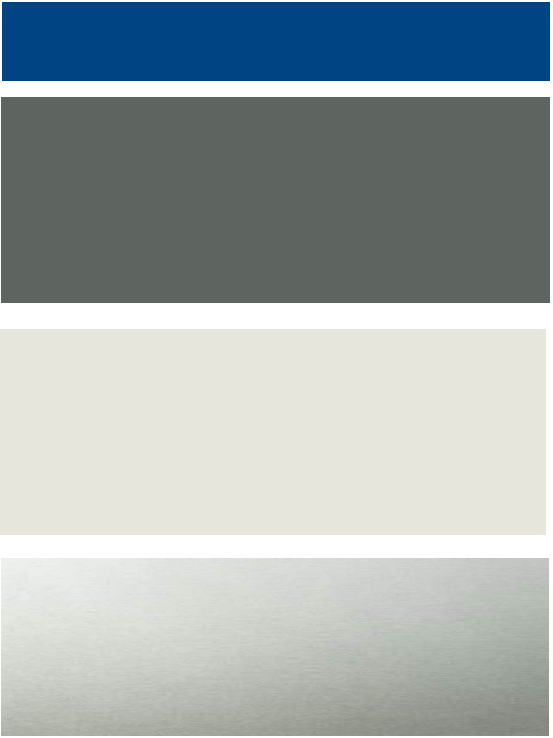
Storefront



Glass color, mullion color, blue metal panel color



Gray stucco



Metal panel, canopy, mullions



Metal panel (Shown for material only, not color)
Packet page:...



Legal Description for 4553 and 4555 North Shallowford Road

PROPERTY DESCRIPTION

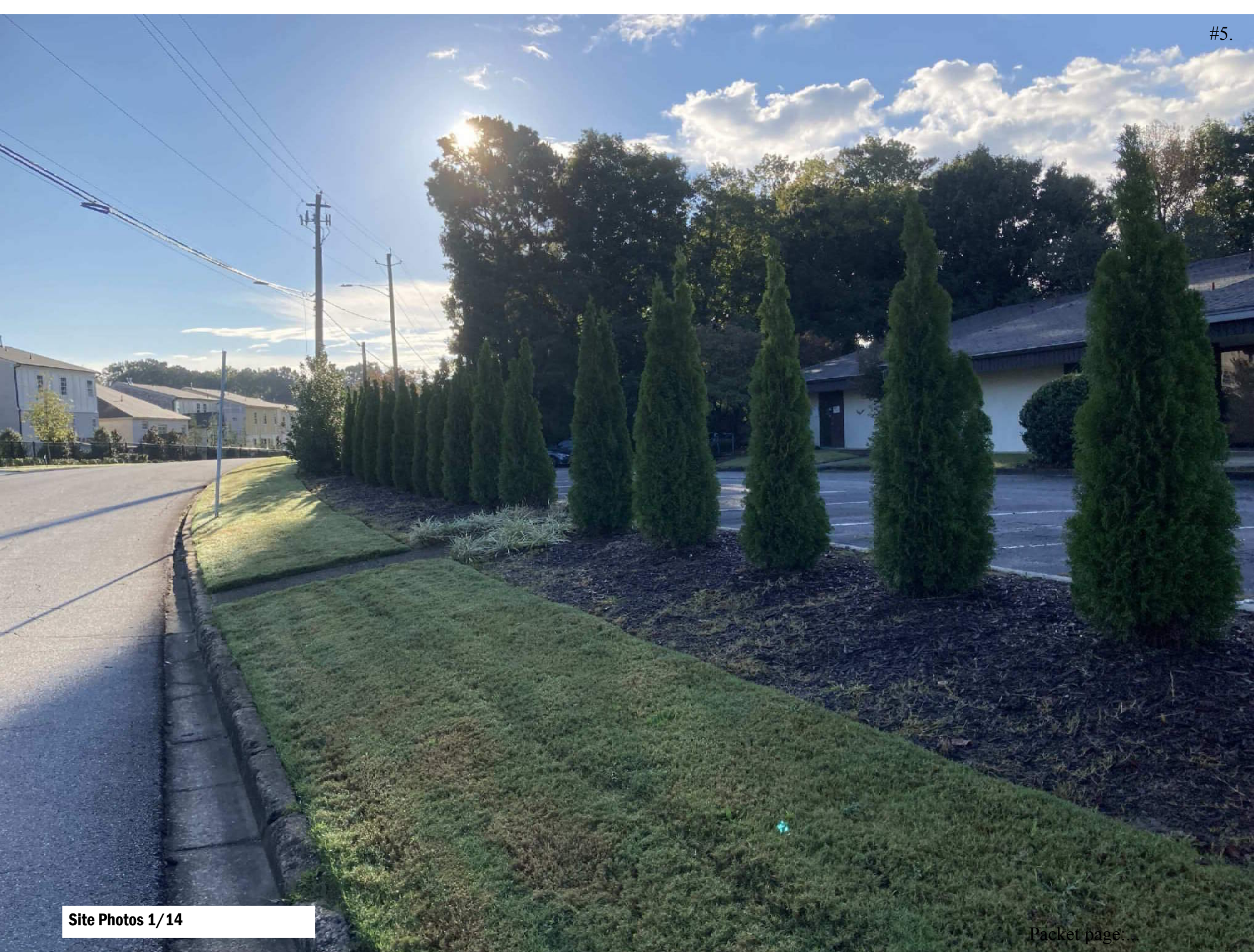
All that tract or parcel of land lying and being in the City of Dunwoody in Land Lot 344 of the 18th District, Dekalb County Georgia and being more particularly described as follows.

Beginning at a 5/8-inch rebar set at the intersection of the eastern right of way of North Shallowford Road having an 80' right of way and the southern right of way of Pernoshal Court having a 60' right of way and thence run along said southern right of way North 47 degrees 54 minutes 38 seconds East, a distance of 198.18 feet to a 5/8-inch rebar set; thence continue along a curve to the right, said curve having an arc length of 98.93 feet with a radius of 271.56 feet, being subtended by a chord bearing of North 58 degrees 20 minutes 49 seconds East, a distance of 98.38 feet to a 5/8 inch rebar set; thence along a curve to the right, said curve having an arc length of 104.87 feet with a radius of 271.56 feet, being subtended by a chord bearing of North 79 degrees 50 minutes 49 seconds East, a distance of 104.22 feet to a 5/8 inch rebar set; thence continue South 89 degrees 05 minutes 22 seconds East, a distance of 165.15 feet to a 5/8 inch rebar set; thence along a curve to the right, said curve having an arc length of 236.91 feet with a radius of 542.96 feet, being subtended by a chord bearing of South 76 degrees 35 minutes 22 seconds East, a distance of 235.04 feet to a 5/8 inch rebar set; thence South 64 degrees 05 minutes 22 seconds East, a distance of 8.34 feet to a 5/8 inch rebar found; thence leaving said right of way and run South 24 degrees 26 minutes 29 seconds West, a distance of 176.50 feet to a 5/8-inch rebar found; South 24 degrees 39 minutes 37 seconds West, a distance of 150.58 feet to a 1/2-inch rebar found; thence North 89 degrees 27 minutes 51 seconds West, a distance of 259.98 feet to a 3/8-inch rebar found; thence South 61 degrees 35 minutes 34 seconds West, a distance of 164.65 feet to a 1/2-inch rebar found on said eastern right of way; thence run along said eastern right of way North 39 degrees 58 minutes 49 seconds West, a distance of 301.95 feet to a 5/8-inch rebar set and the Point of Beginning.

*Said tract or parcel contains 4.840 Acres.
(INCLUDES PROPOSED RIGHT OF WAY TRACT)*

End of Written Legal Description

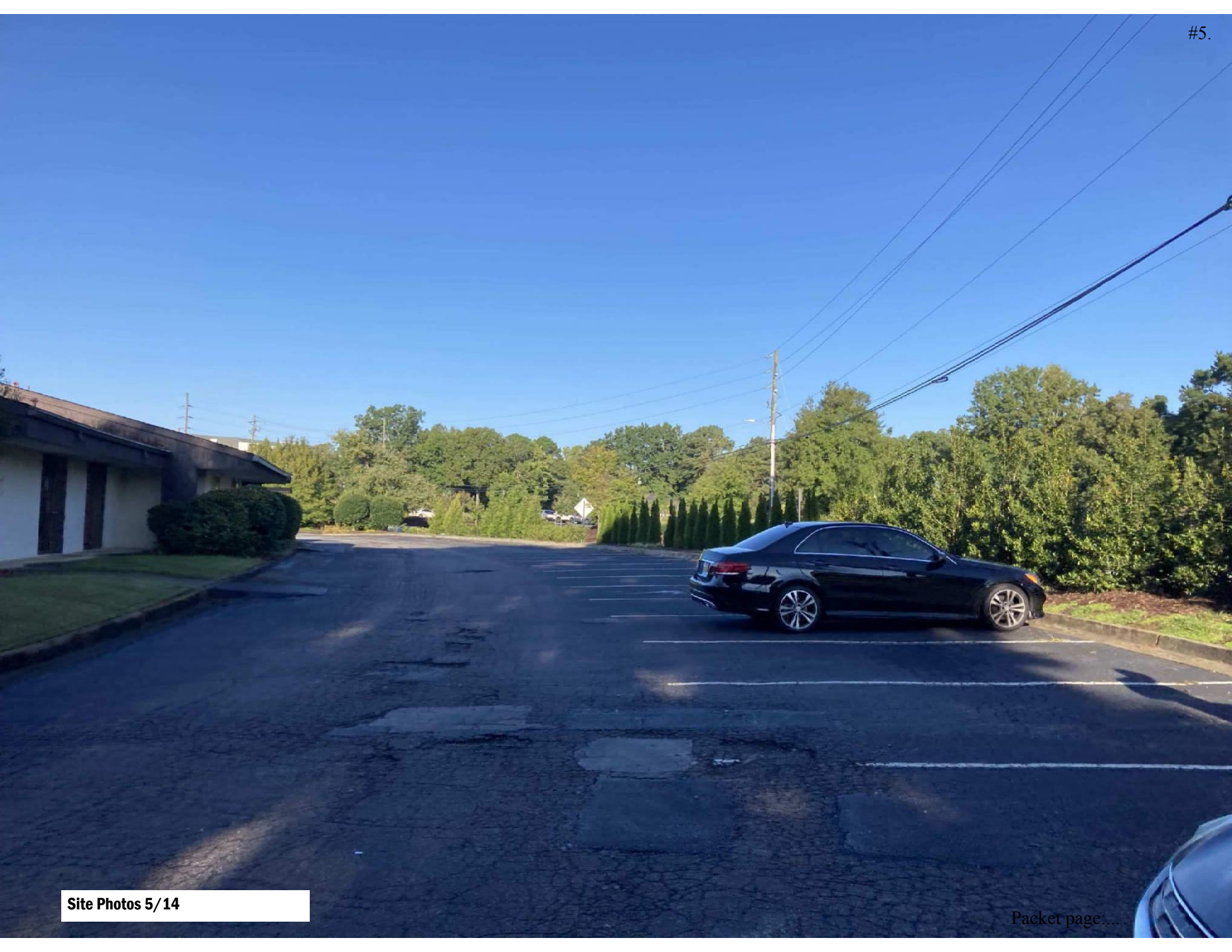


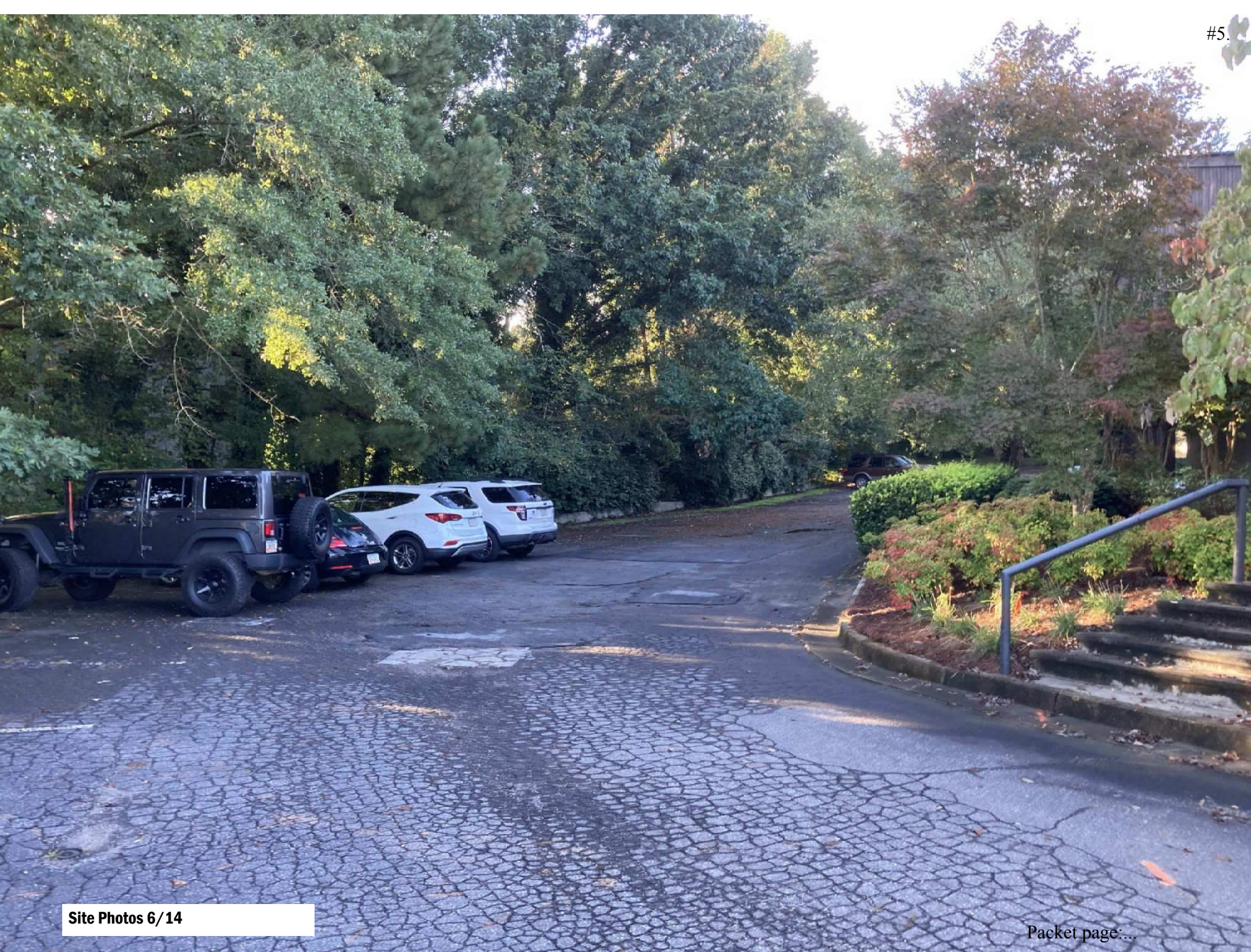




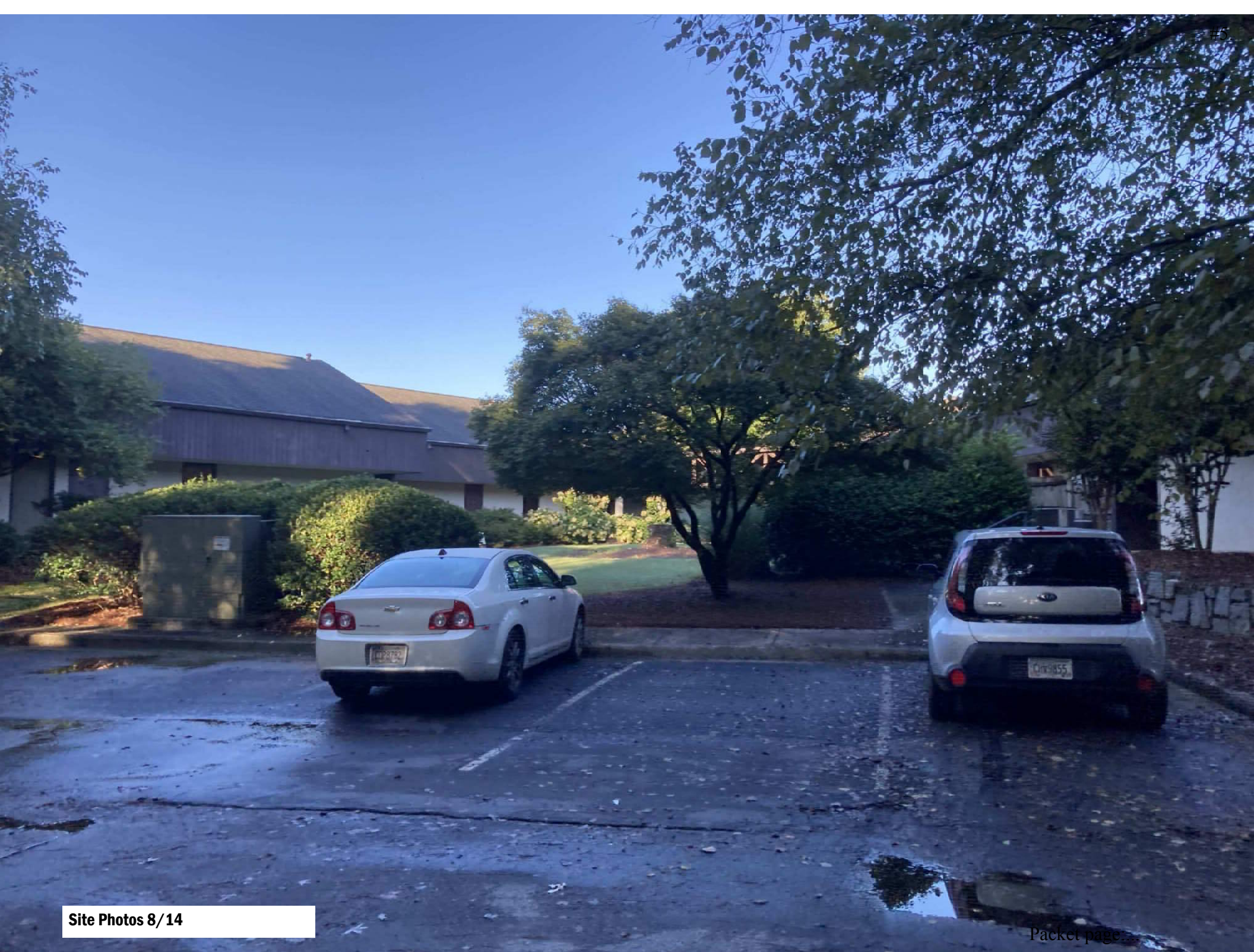




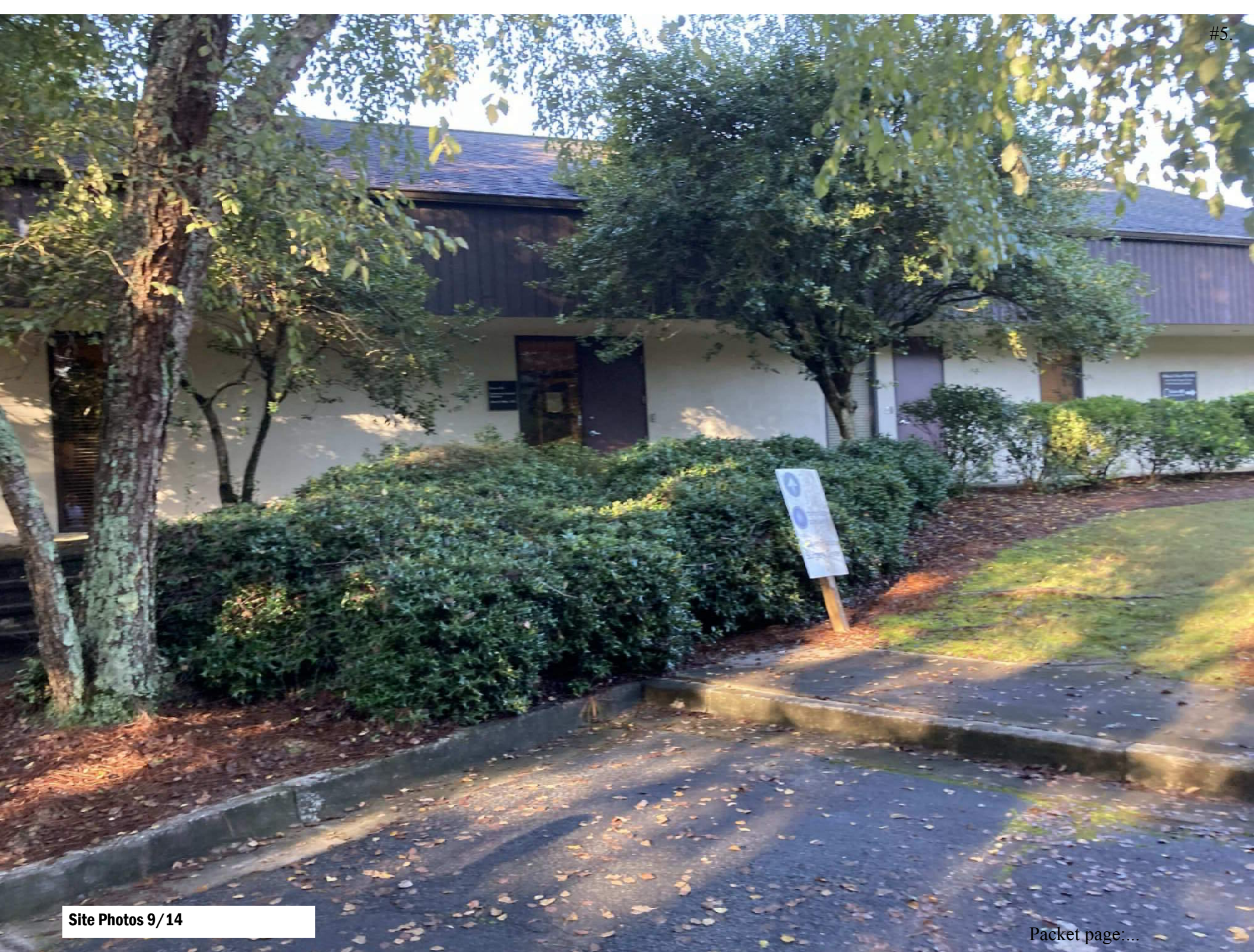


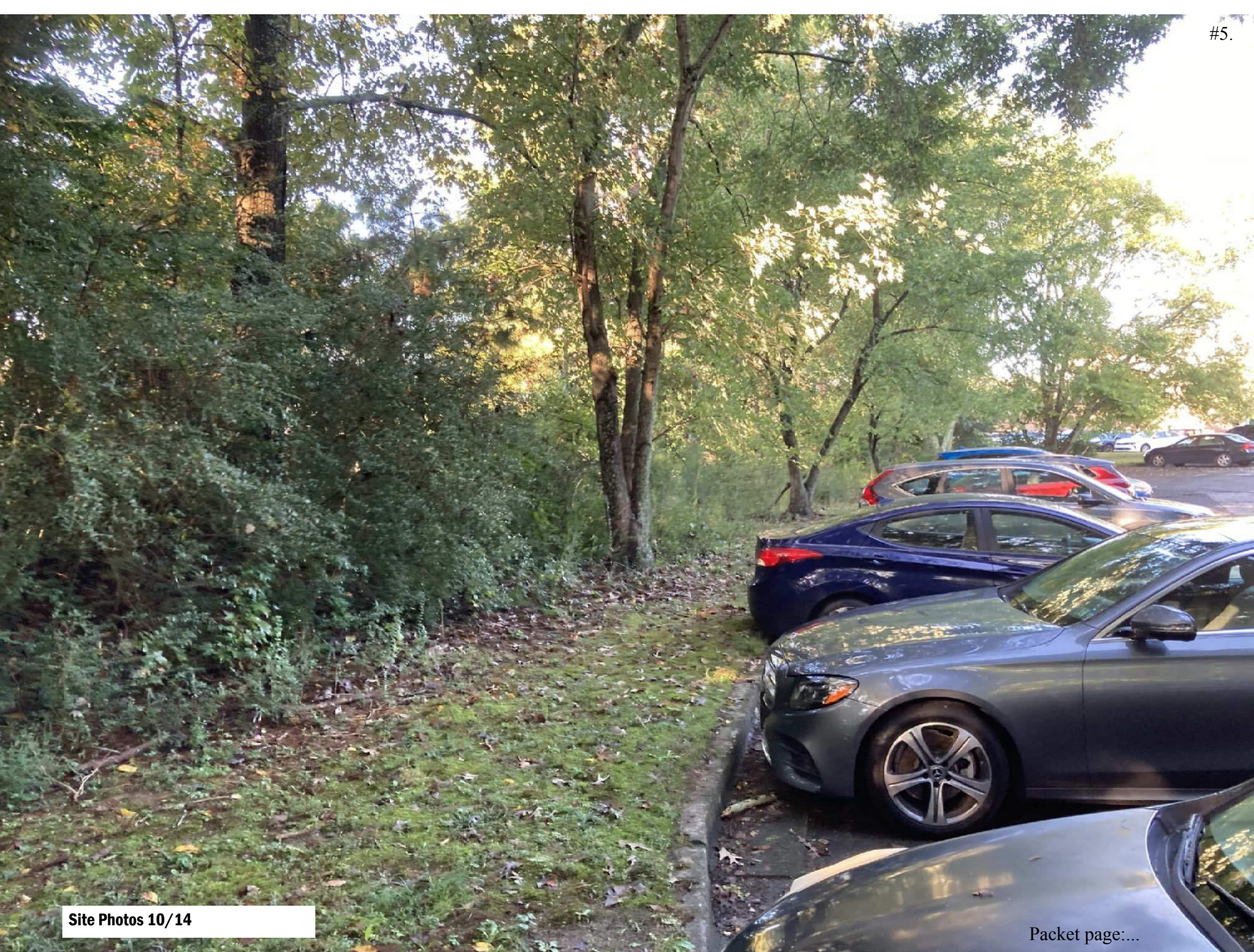


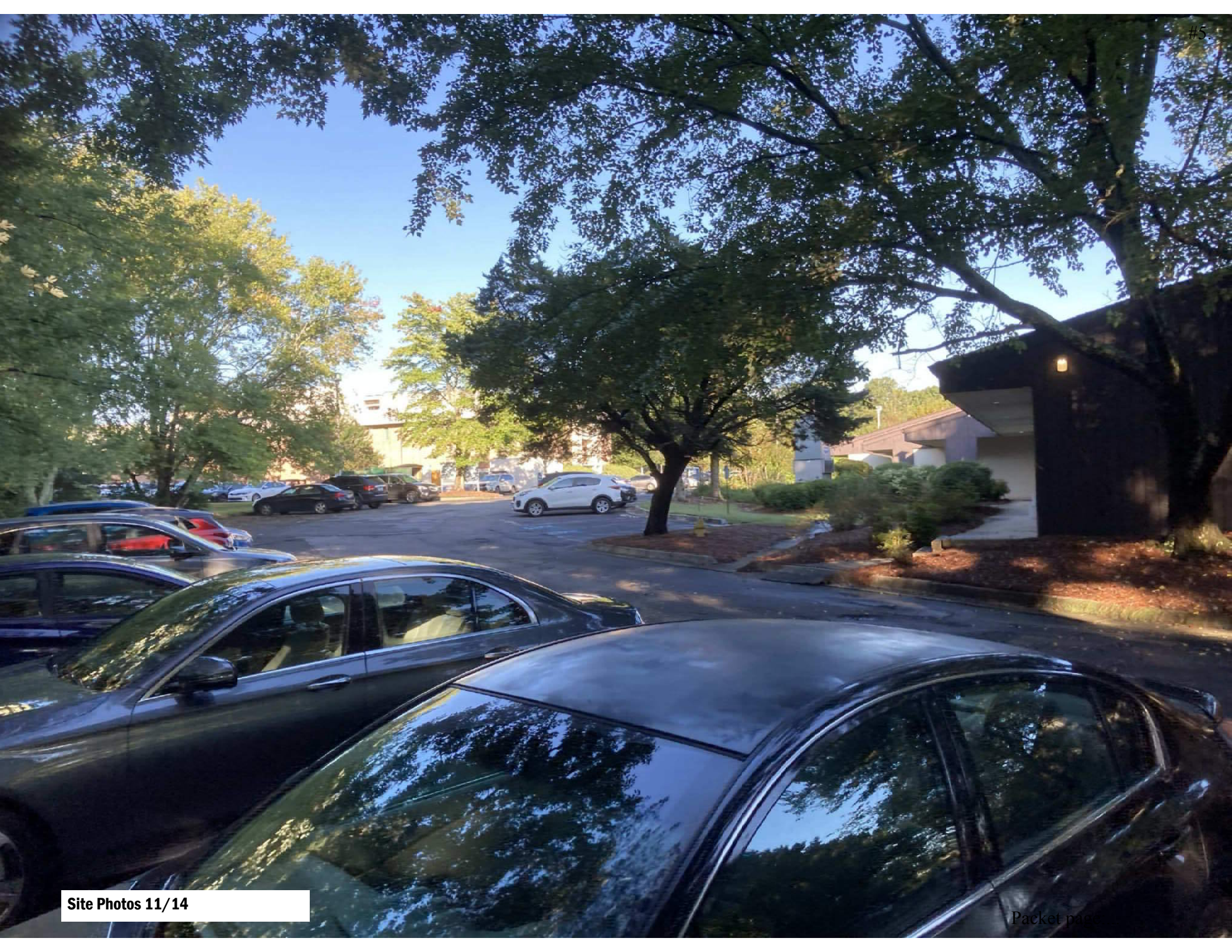






















December 3rd, 2021

Amendment Application Letter of Intent for 4553 North Shallowford Road

Dear City of Dunwoody,

Breedlove Land Planning, on behalf of Summit Healthcare Group and Emory Healthcare, has prepared this application to seek the rezoning of 4553 North Shallowford Road to conform with the current zoning of an adjacent parcel at 4555 North Shallowford Road. This will allow the two parcels to be consolidated into one property with one zoning designation.

4553 North Shallowford, the parcel we are proposing to amend the zoning, is the current site of the medical office building 'Physicians and Surgeons Complex' and is zoned PD (Planned Development). Directly to the west is 4555 North Shallowford, which is the current site of the Emory Healthcare Ambulatory Surgery Center and has an O-I zoning (Office-Institutional) designation.

We are asking for the 4553 North Shallowford property to be amended to O-I.

Combining these two parcels under one zoning will allow for a new Emory Healthcare medical office building to replace the current Physicians and Surgeons Complex. The Emory Ambulatory Surgery Center will remain. Other proposed improvements include new surface and structured parking, a new streetscape along Pernoshal Court, as well as stormwater, greenspace, and landscape enhancements. While the site is intended to be redeveloped and the zoning changed from PD to O-I, the current use will not change.

We believe that this application conforms to section 27-335 of the City of Dunwoody Zoning Ordinance and meets the **specific criteria** required for such a change in zoning to occur:

1) Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.

The City of Dunwoody Comprehensive Plan has 9 overarching goals to help shape the City's direction. This change in zoning will help the City meet many of its specific goals, including:

- a) Foster a business-friendly climate- Emory Healthcare's vision is to 'be the leading academic health science center in transforming health and healing through education, discovery, prevention and care'. This change in zoning will allow for them to expand their presence in the City of Dunwoody to provide high quality access to healthcare for residents and provide employment for dozens of professionals.
- b) Promote connectivity and choice for all modes of travel- The development of 4553 North Shallowford will result in the creation of new streetscape along the south side Pernoshal Court, where one currently does not exist. This will stitch together a missing link of pedestrian connectivity for the City. A MARTA bus stop is located approximately 12 feet from the southwest corner of the development providing a strong connection to public transportation. In addition, bike parking and infrastructure will be provided on site in conformance with the City's ordinance.



Amendment Application Letter of Intent for 4553 North Shallowford Road

12.3.21

- c) Leverage Dunwoody's location- This site has excellent access to Interstate 285, MARTA public transportation, the Dunwoody Trailway and public sidewalks, ensuring that the complex can serve the healthcare needs of this growing region as the metropolitan area urbanizes.
- d) Expand parks and greenspace and improve recreational opportunities- North of this parcel is Pernoshal Park. Emory Healthcare is committed to allowing parking on this site to allow the public to access the park and the Dunwoody Trailway. There is an existing elevated walkway connecting the park to this property and expanding parking and sidewalks will allow better pedestrian and bike access to the park on weekends and off hours.
- e) Maintain and strengthen the commitment to sustainable practices- This change in zoning will allow for the redevelopment of the site. That will lead to enhanced stormwater management for both 4553 and 4555 parcels, new sidewalks and street trees, and the creation of structured parking, which will minimize the need for surface parking lots while providing a higher reflective surface that will help reduce the urban heat island affect.

Furthermore, the "Land Use Framework Plan" for the Georgetown/ North Shallowford character study area identifies this parcel as ideal for 'small scale office', which the O-I zoning supports. This character area has been adopted within the Comprehensive Plan and this rezoning will help achieve the City's specific goal for this property.

2) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties

This change in zoning will not result in a change of land use. The existing medical office building will be replaced with a new medical office building, which is a preexisting land use.

3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned

The City of Dunwoody "Land Use Framework Plan" for the Georgetown/ North Shallowford character study area identifies this parcel as ideal for 'small scale office'. O-I zoning specifically exists (per code section 27-71) to 'provide convenient locations for office and institutional uses' and 'provide locations for the development of cultural, recreational, educational and health service facilities'. PD zoning exists (per code section 27-87) to 'provide for development concepts not otherwise allowed within non-PD zoning districts'. While it can be inferred that PD zoning could still provide a reasonable economic use for the parcel, O-I zoning is tailored to support our proposed use, which is also clearly identified in the City of Dunwoody Comprehensive Plan and Georgetown/ North Shallowford master plan as the preferred use for the parcel. This zoning amendment will help the City conform with its master planning and Comprehensive Plan goals and ensure the best economic use of this property, as identified in the City's own studies.

4) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property

This change in zoning will not result in a change of land use. The existing medical office building will be replaced with a new medical office building, which is a preexisting land use.



Amendment Application Letter of Intent for 4553 North Shallowford Road
12.3.21

5) Whether there are other existing or changing conditions affecting the use and development of the property that provide supporting grounds for either approval or disapproval of the zoning proposal

There are none known. This change in zoning is consistent with the existing and proposed land use and conforms with the "Land Use Framework Plan" for the Georgetown/ North Shallowford character study area.

6) Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources

There are none known.

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

No. This change in zoning is consistent with the existing and proposed land use and conforms with the "Land Use Framework Plan" for the Georgetown/ North Shallowford character study area. As such, the change of zoning from PD to O-I is supported by the City of Dunwoody's master plans and meets the anticipated redevelopment in this area of the City.

In conclusion, this change in zoning will not result in a change of land-use, will allow for the creation of a more cohesive medical office building campus, and will allow this parcel to be redeveloped in concert with the goals of both the City of Dunwoody Comprehensive Plan and the Georgetown/ North Shallowford Master Plan.

Thank you for the consideration and please do not hesitate to contact with me with any questions or concerns.



Alan Wieczynski, PLA, LEED AP BD+C
Breedlove Land Planning, Inc.
15 Simpson Street NW
Atlanta, GA 30308



Amendment Application Letter of Intent for 4553 North Shallowford Road

12.3.21



Urban College, Inc. | Harsco Lange Associates | RACO | Kimley-Horn and Associates, Inc. | Metrick + Mann, Inc.

Georgetown / North Shallowford Master Plan





December 3rd, 2021

Variance Letter of Intent for 4553 North Shallowford Road

Dear City of Dunwoody,

Breedlove Land Planning, on behalf of Summit Healthcare Group and Emory Healthcare, has prepared this application to seek the rezoning of 4553 North Shallowford Road to conform with the current zoning of an adjacent parcel at 4555 North Shallowford Road. This will allow the two parcels to be consolidated into one property with one zoning designation.

We are asking for the 4553 North Shallowford property to be amended to O-I and are requesting a concurrent variance to be considered to reduce the rear set back.

Combining these two parcels under one zoning will allow for a new Emory Healthcare medical office building to replace the current Physicians and Surgeons Complex. The Emory Ambulatory Surgery Center, which has 22,000 square feet of space, will remain. Other proposed improvements include new surface and one-story structured parking, a new streetscape along Pernoshal Court, as well as stormwater, greenspace, and landscape enhancements. While the site is intended to be redeveloped and the zoning changed from PD to O-I, the current use will not change.

Meeting the Goals of the City of Dunwoody Comprehensive Plan

The City of Dunwoody Comprehensive Plan and the Georgetown/ North Shallowford Master Plan identifies these two parcels as planned for 'small scale office'. Emory Healthcare's high-quality access to medical services and health consultation is the ideal fit to meet these master plan goals.

Proposed Building Details

The proposed medical office building is approximately 60,000 sf, comprised of approximately 20,000 floor plates on three floors. The floors and proposed uses are described below:

First Floor Level (Level 1) is approximately 20,300 sf. Core & shell scope includes the entry vestibule, elevator lobby, elevators, egress stairs and electrical room. The tenant usage assumes an Imaging center including X-Ray, mammo, ultrasound, and IR procedure rooms and a physical therapy center. The Second Floor Level (Level 2) is approximately 20,300 sf. Core & shell scope includes elevators and egress stairs. Third Floor Level (Level 3) is approximately 19,500 sf. Core & shell scope includes elevators and egress stairs. The tenant usage for levels 2 and 3 assumes exam and related support spaces for primary care, orthopedics, and family medicine. The Roof Level (Level 4) is approximately 20,300 sf. Core & shell scope includes an open mechanical area with a service ladder only accessible via a roof hatch.

The new medical office building and existing Emory Ambulatory Surgery will provide a total of 82,000 square feet of medical office space.



Variance Letter of Intent for 4553 North Shallowford Road
12.3.21

Project Parking Needs

To meet the needs of staff and patients, Emory Healthcare typically targets 5 parking spaces per every 1,000 square feet of building. As a consolidated parcel zoned O-I with 82,000 square feet of medical office building space, City code section 27-202 allows for a maximum parking ratio of 4 spaces per 1,000 square feet.

City code section 27-202, subsection 3 states that 'Maximum parking ratios may be exceeded with construction of a multi-level parking deck, provided the footprint does not exceed the area of the maximum allowable surface level parking lot'. Utilizing a one-story parking structure will help Emory Healthcare obtain a parking ratio that is closer to their institutional standard.

However, to meet the parking needs of this proposed Emory Healthcare medical office building, we are requesting a variance to the rear setback from 30' to 20' to accommodate this new structured parking.

Justification of Variance

We believe that this application conforms to section 27-397 of the City of Dunwoody Zoning Ordinance and meets the **specific criteria** required for such a variance in zoning to occur:

1) The grant of the variance will not be detrimental to the public health, safety, or welfare or injurious to property or improvements.

There are no health, safety or welfare concerns with this variance and will not cause injury to any property or improvements.

2) The variance request is based on conditions that (1) are unique to the subject property (2) are not generally applicable to other properties in the same zoning district and (3) were not created by the owner or applicant.

Unique conditions- Across the rear property line is Gables Dunwoody. To support the parking needs of their RM-HD residential community, this development has a parking deck. While most of the face of the parking deck is about 11' from the property, there are places in which the existing deck is 7.5' from the property line.

This property is also unique in that the City of Dunwoody Comprehensive Plan and the Georgetown/ North Shallowford Master Plan call for this property to be small scale office, but that the rezoning of the property to O-I results in a parking ratio that does not meet Emory Healthcare institutional standards. To better close this gap, a parking structure is required, but the width of the lot between the front and rear yards is not quite large enough to accommodate the program.

Applicability- We are not aware of any properties in the City of Dunwoody where an O-I zoned property abuts an RM-HD property with an existing parking structure so close to the rear property line. As a pre-existing, site-specific condition, this variance is based on a condition unique to this property.

Responsible Party- This condition has not been created by the Owner or Applicant.



Variance Letter of Intent for 4553 North Shallowford Road
12.3.21

3) Because of the particular conditions, shape, size, orientation or topographic conditions, the strict application of the requirements of this zoning ordinance would deprive the property owner of rights and privileges enjoyed by other similarly situated property owners.

Parcel Width- This medical office building has many visitors and patients who are disabled, injured, or need special assistance to enter the building. Providing parking near the building is paramount in ensuring equal and fair access to this facility. The proposed plan provides one double bay of parking between Pernoshal Court and the building for close access to the front door, then utilizes the rear of the property for additional parking and structured parking for employees. The north/south width of the property cannot support the new streetscape, parking needs and the medical office building.

Similarly Situated Property Owners- South of the rear property line, Gables Dunwoody has a parking deck that is located as close as 7.5' from the shared rear property line. The O-I zoning puts the onus on the 4553 parcel to provide a buffer between these two structures, depriving the north property the same condition enjoyed by the south property.

4) The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other similarly situated properties.

The requested variance to reduce the rear setback by 10' is the minimum relief required to accommodate the proposed parking structure and structural footings while providing a buffer between the structured parking and rear property line.

To mitigate the impact of the rear setback reduction, this project is committed to providing a 20' transitional yard between the structured parking and rear property line, which is over two and a half times wider than the 7.5' transitional yard required when O-I property abuts RM-HD zoning.

5) The literal interpretation and strict application of the applicable provisions or requirements of this zoning ordinance would cause undue hardship or practical difficulty, as distinguished from a mere inconvenience.

This setback variance will ensure that the medical office buildings have enough parking capacity to adequately meet the needs of staff and visitors. Emory Healthcare has already committed to less parking than typically required by their institutional standards, but the setback variance is critical to providing enough parking to make this redevelopment project operationally viable.

6) The requested variance would be consistent with the spirit and purpose of this zoning ordinance and the comprehensive plan.

City of Dunwoody Comprehensive Plan and the Georgetown/ North Shallowford Master Plan identifies this site as small office. Emory Healthcare's high-quality access to medical services and health consultation is the ideal fit to meet these master plan goals, and this rear setback variance is critical to providing enough parking to support the medical office building program.



Variance Letter of Intent for 4553 North Shallowford Road
12.3.21

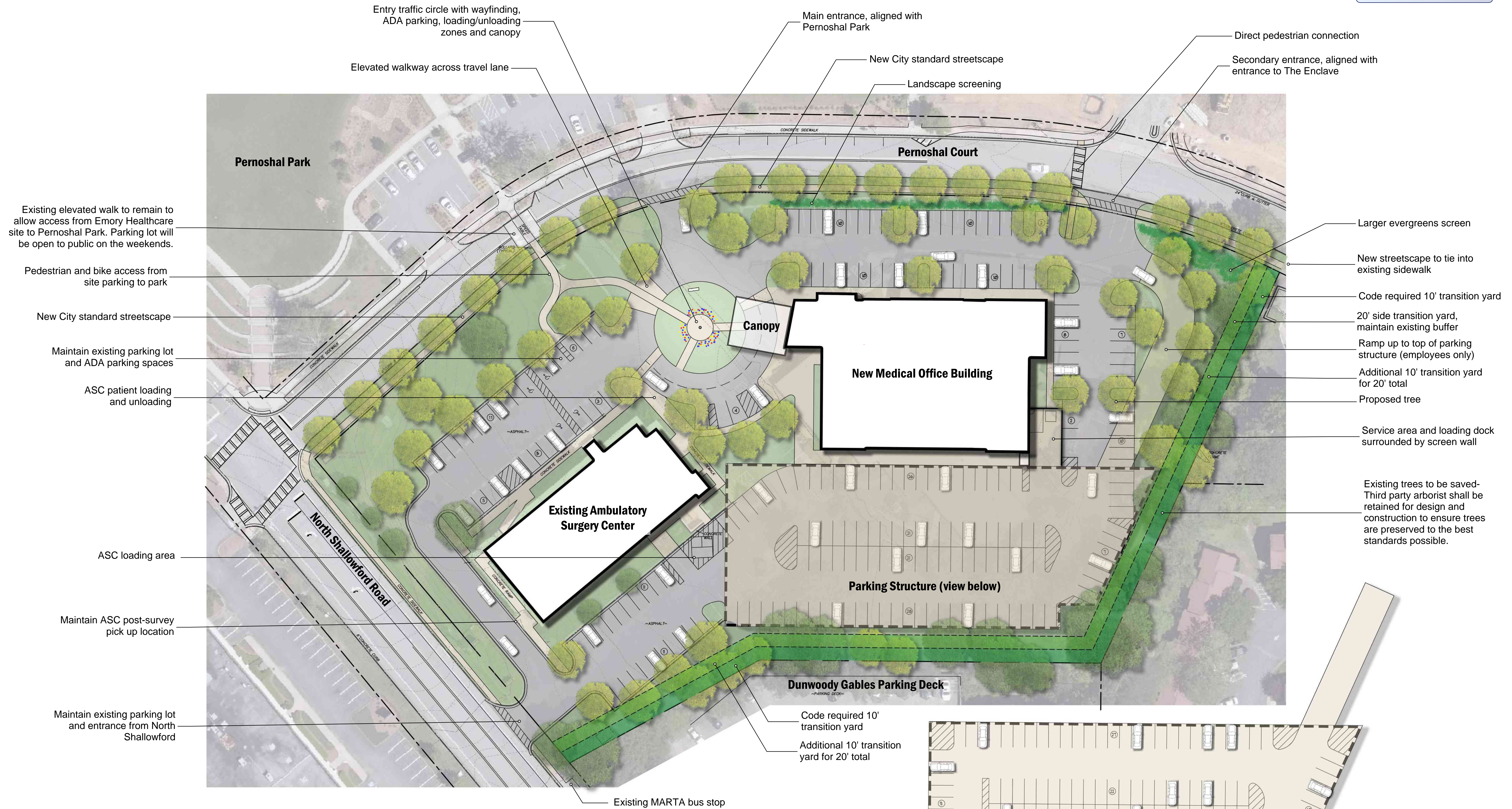
Thank you for the consideration and please do not hesitate to contact with me with any questions or concerns.



Alan Wieczynski, PLA, LEED AP BD+C
Breedlove Land Planning, Inc.
15 Simpson Street NW
Atlanta, GA 30308



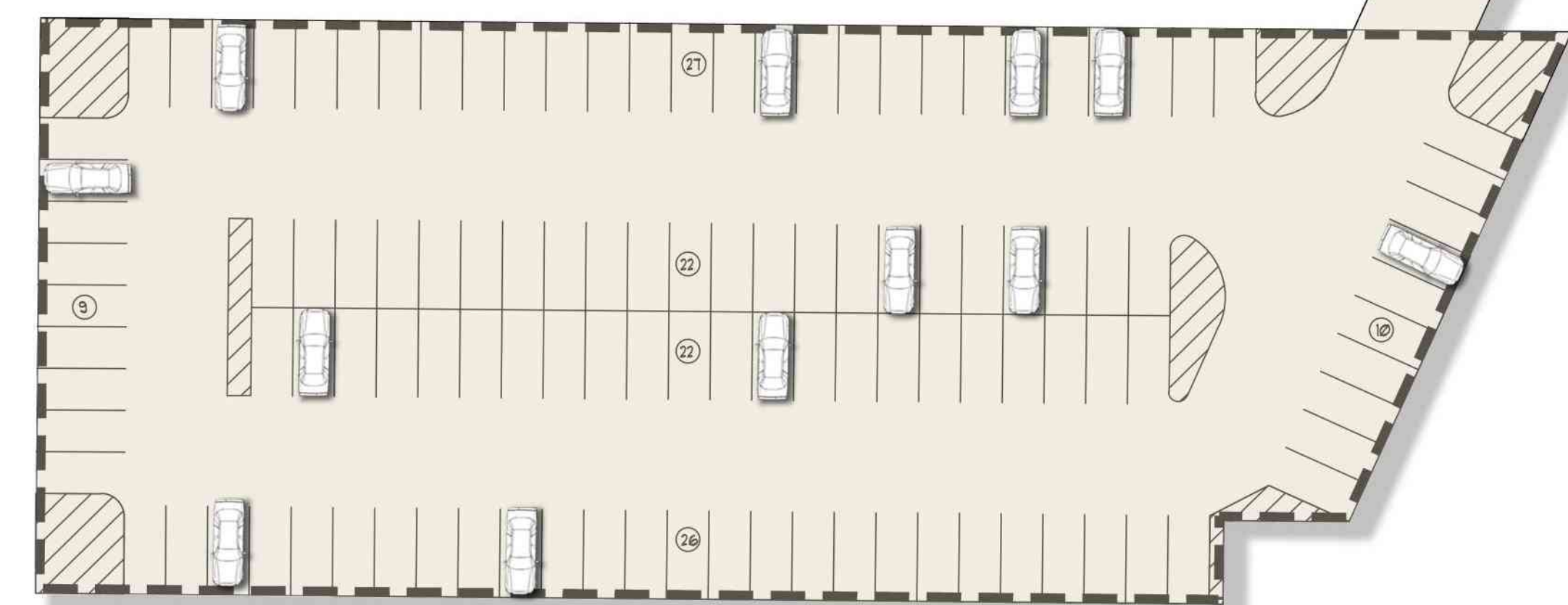
RECEIVED
By Madalyn Smith at 4:06 pm, Jan 27, 2022



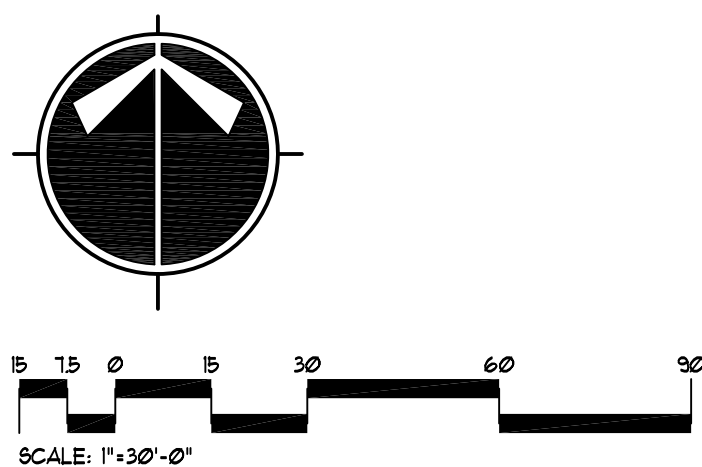
Preliminary Campus-Wide Parking Count:

Lower Parking- 220 spaces
Upper Parking- 116 spaces
ADA spaces- 8 spaces

Total Shown: 344 spaces



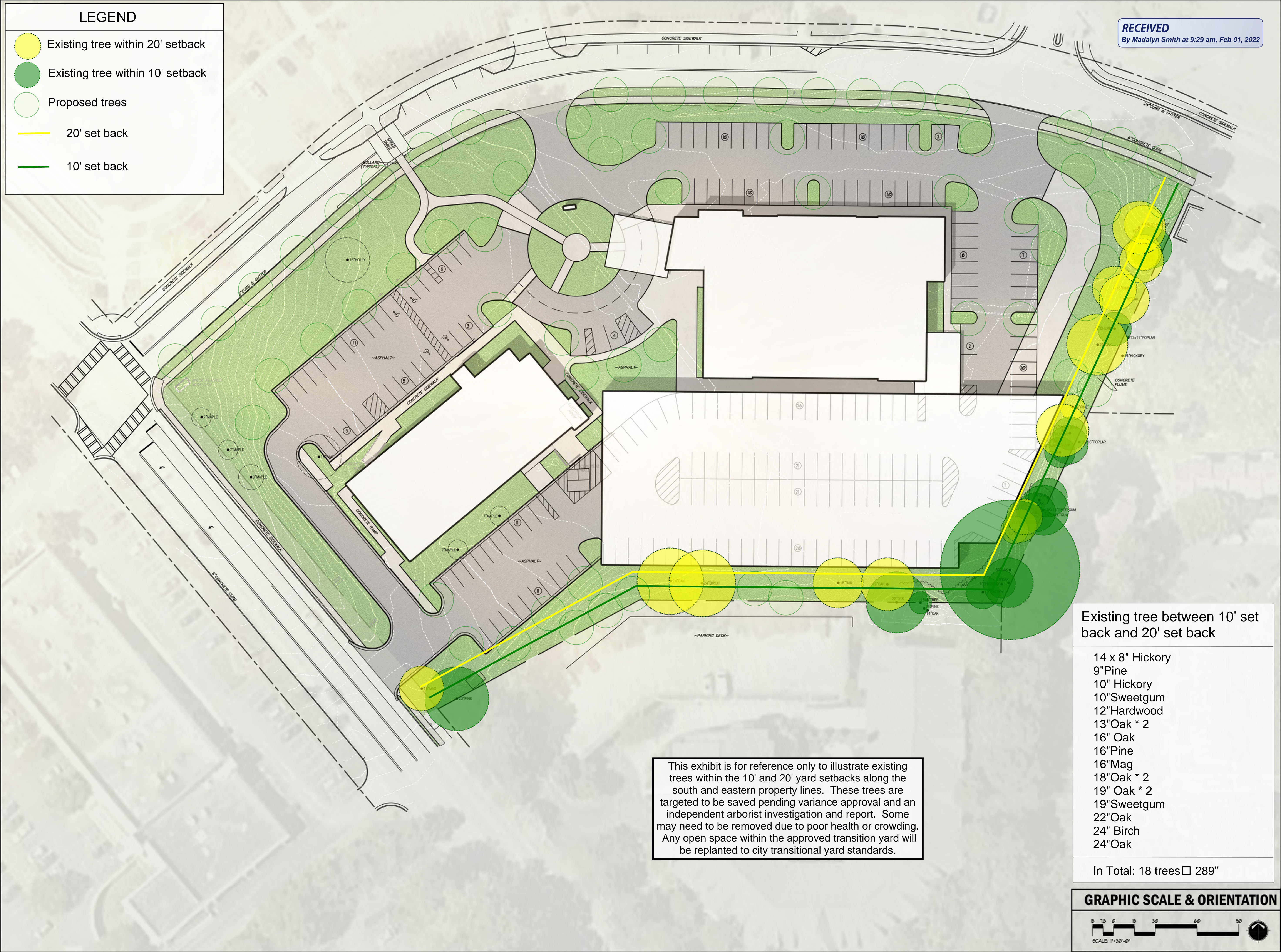
Parking Structure (view from above)



Emory Dunwoody Preliminary Concept

01.27.22 City of Dunwoody, Georgia





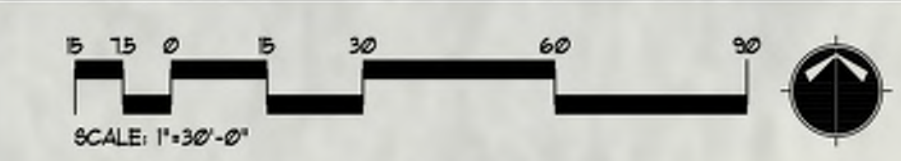
RECEIVED
By Madalyn Smith at 9:29 am, Feb 01, 2022

Existing tree between 10' set
back and 20' set back

- 14 x 8" Hickory
- 9"Pine
- 10" Hickory
- 10"Sweetgum
- 12"Hardwood
- 13"Oak * 2
- 16" Oak
- 16"Pine
- 16"Mag
- 18"Oak * 2
- 19" Oak * 2
- 19"Sweetgum
- 22"Oak
- 24" Birch
- 24"Oak

In Total: 18 trees □ 289"

GRAPHIC SCALE & ORIENTATION



15 Simpson Street NW Atlanta, GA 30308 P: 770-483-1173 www.landplanning.net

Civil Engineers

Landscaping Architects

Breedlove Land Planning, Inc.

SEAL

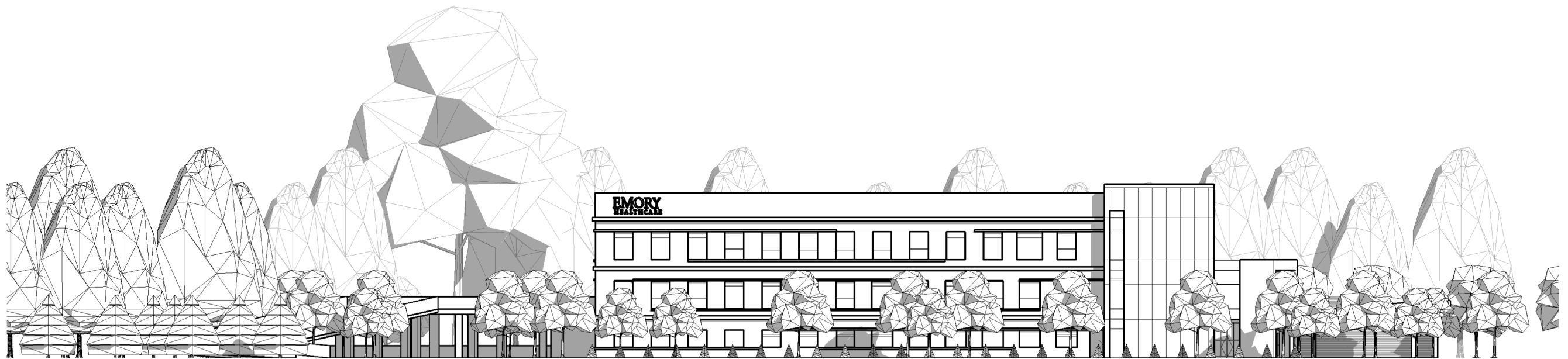
EMORY DUNWOODY
MEDICAL OFFICE BUILDING
PERNOSHAL COURT
DUNWOODY, GA

REVISIONS		
No.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

SUBMITTALS		
No.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

BLP, INC. PROJECT NO:	21134
DATE:	01-27-2022
DRAWING BY:	CEM
CHECKED BY:	AAW

TREE EXHIBIT	TITLE
	SHEET#



1 NORTH EXTERIOR ELEVATION
SCALE: 1/32" = 1'-0"

ANTICIPATED TREE LINE IN 10 YEARS

01/28/22

Principal Real Estate Investors



Principal Global Investors
801 Grand Avenue Des Moines, Iowa 50392-0001
T +1 800.533.1390
www.principalglobal.com

RECEIVED

By Madalyn Smith at 4:07 pm, Jan 27, 2022

January 5th, 2021

City of Dunwoody
4800 Ashford Dunwoody Rd
Dunwoody, GA 30338

Letter of Support for Rezoning and Variance Request at 4553 N. Shallowford Road

Dear City of Dunwoody,

On behalf of Dunwoody Gables, I am writing this letter in support of the rezoning and variance proposed on our neighbor's property to the north of our apartment complex and parking deck.

It is our understanding that the parcels located at 4555 and 4553 North Shallowford Road are proposed to be consolidated to build a new medical office building to accommodate Emory Healthcare. In order to meet their parking needs, a one-story parking deck will need to be built along their south property line, which is our north property line.

We understand that the project team is asking for a variance to be able to build their new parking as close as 20' from the property line. Based on and subject to your continued review, we are in support of a 20' setback and, if approved, will double the transitional yard to 20' with plantings to meet the Transitional Yard Type 2 requirements.

We have been assured that the construction of the proposed parking deck will not have any impact on our parking structure and thus support this rezoning and variance request for the Emory Healthcare medical office building.

Thank you,

A handwritten signature in blue ink, appearing to read 'Nate Adams', written over the 'Thank you,' text.

Nate Adams
Managing Director
Principal Real Estate Investors

January 27th, 2022

Planning Commission Hearing Response for 4553 North Shallowford Road

Dear City of Dunwoody,

On January 11th, 2022, Breedlove Land Planning, on behalf of Summit Healthcare Group and Emory Healthcare, presented our amendment and variance application to the City of Dunwoody planning commission. At that meeting, the commission asked our team to reconvene both internally and with city planning staff, to address several questions about our application.

On January 14th and January 19th, Breedlove Land Planning met with city planning staff to review the comments, questions, and concerns from the commission and to discuss potential application amendments. As an internal team, Breedlove Land Planning, May Architecture, Summit Healthcare Group, Emory Healthcare and Cushman Wakefield have met approximately a half dozen times to discuss the initial hearing, adjust our plans and to develop our response.

Below we have itemized the points of clarification requested by the commission and documented our response to these specific concerns:

#1 Front Yard Parking

At the hearing, our team reviewed the necessity for Emory Healthcare to have a site that has clear and concise circulation and an abundance of parking, particularly ADA parking, as close to the building's main entrance as possible. Our site plan, as originally submitted, meets these goals. We have developed a clean entry arrival sequence, prominent drop off and easy circulation patterns for vehicles clockwise and counterclockwise through the site in a way that minimized pedestrian and vehicle conflict. We have also designed the site with a dedicated employee entrance to keep staff separated from visitors to the greatest degree possible.

To meet these goals, our site plan places 22 parking spaces in the front of the site between the building façade and the Pernoshal Court right of way line. This location also helps to provide public parking on nights and weekends to support Pernoshal Park across the street.

Points of clarity:

- This existing parking layout meets or exceeds the requirements of city code section 27-200 'Parking and Circulation' requirements.
- Per code section 27-73 'Lot and Building Regulations', a minimum building setback for O/I zoning is 50'. Our proposed building location complies with the setback requirements and the zoning code does not prohibit front yard parking within said setback.
- As a condition of the sale of this property, a parking easement has been agreed to 'to provide parking accessibility to Seller (which is the city of Dunwoody) for by patrons of the City of Dunwoody public park location on Pernoshal Court after the Purchaser's business hours on weekends and on holidays...' This front yard parking provides ideal access for the public to the park.



Planning Commission Hearing Response for 4553 North Shallowford Road
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Proposed application adjustments or suggested conditions:

- After consultation with city planning staff, we have amended our site plan to clearly indicate low evergreen plants between the parking lot and public right-of-way to mitigate the appearance of the front lot from the public right of way.
- To promote the public use of the front yard parking lot, we have amended our site plan to provide direct pedestrian access from the east of the front yard parking, across Pernoshal Court. This will encourage public use of the parking and provide a better connection for pedestrians and bicyclists to the Dunwoody Trail north of our site.
- To further emphasize the shared use agreement between this project and the City of Dunwoody, we recommend that a condition be added to the rezoning application adopting a second pedestrian access point from the parking lot across Pernoshal Court, from the northeast corner of our site, as shown on our revised plan.

#2 Elevated Parking Structure Appearance

At the hearing, our team walked the commission through why one-story elevated parking is necessary to meet the needs of the medical office building and why the limited depth of the parcel makes it necessary to encroach 10' further into the rear and side building setback line. To mitigate this variance, the team has committed to doubling the code required 10' transitional setback to 20' along the south and east property lines.

The commission had a few questions regarding the appearance of the structure from the right of way, the treatment of the vertical elements of the structure and visible impacts that the proposed structure might have on adjacent neighbors, particularly to the east.

Points of clarity:

- As the elevated parking is only one level, there are very limited visible concrete framing members, and the elevated parking is primarily shielded on the north end by the building.
- The southern and eastern ends will be shielded by an additional 10' transition yard buffer (20' deep in total) if the city accepts the team's offer to mitigate against the 10' incursion into the rear setback.
- Only very limited portions of the deck are visible on the northeast and northwest corner. In these two locations, from the ground to the top of the elevated deck's guardrail, an architectural, manufacturer fabricated screen is attached. This screen allows airflow into the deck while obscuring the deck from view. The decorative screen will be a cohesive element to the overall building design. At this time, the final product has not been selected.

Proposed application adjustments or suggested conditions:

- After consultation with city planning staff, we have amended our site plan to include a large evergreen buffer at the northeast corner of the site to provide additional screening of the elevated parking and access ramp from the residences north of our site.



Planning Commission Hearing Response for 4553 North Shallowford Road

1.27.22

- This team can commit to full cut off lighting at the elevated parking to ensure light trespass across property lines adjacent to the parking deck does not occur. A rezoning condition stating such is encouraged to alleviate commission concerns.
- If the commission accepts our request for a rear setback variance, we fully support the adoption of staff's rezoning condition #5 that "There shall be a 20-foot deep transition yard installed and maintained between the subject property and the adjacent residential properties. The transition yard shall be planted in accordance with standards detailed in Sec. 27-230".

#3 Building Materials

The commission asked for clarification on building materials along exterior elevations, primarily along the north side of the medical office building. The team has provided a preliminary building elevation that we believe is consistent with the O/I rezoning requirements and the City of Dunwoody's code of ordinances.

Points of clarity:

- The site is located within the Georgetown / North Shallowford Master Plan. Per the City of Dunwoody 2020-2040 Comprehensive Plan, "Whenever the character areas descriptions refer to high quality materials it applies to brick, stone, stucco or other materials deemed appropriate by the city." Within this same Comprehensive Plan, the Georgetown section indicates that materials must be of, "High-quality, long-lasting materials such as stone and brick." It does not specifically exclude material use.
- The Georgetown / North Shallowford Master Plan notes in Section 3 Action Plan Design Section, that "new standards for materials, fenestrations, pedestrian orientation, signage and screening will be put into place." However, no such standards are yet defined as part of the master plan.
- Neither the 2020-2040 Comprehensive Plan nor the Georgetown / North Shallowford Master Plan exclude the use of metal panel and glass, both of which are long lasting materials. Additionally, the Comprehensive Plan acknowledges that stucco is a "high quality" material. The material selections for the proposed building are aligned with the adjacent existing Emory structure that includes metal panel and stucco and are not precluded from use by zoning ordinances.

Proposed application adjustments or suggested conditions:

Our team fully intends to adhere to all requirements for building design construction as detailed in the city code of ordinances and we do not ask for or require any variances or deviations from this code. If staff deems it necessary, including a statement of our intent to adhere to said requirements as a rezoning condition would be supported.



Planning Commission Hearing Response for 4553 North Shallowford Road
1.27.22

#4 Tree Preservation

During the hearing the commission asked the applicant to better explain tree protection strategies to preserve canopy and protect views into the site from adjacent properties. The team walked the commission through our initial plans, but we have since agreed to elaborate upon this in response to those concerns.

Points of Clarity

- In an effort to best protect existing trees, our team accepts the staff condition #4 which states 'During the land development and construction phases, the applicant shall comply with the requirements of the City Arborist and Community Development Director to preserve trees along southern and eastern property line. The critical root zone of trees deemed to be preserved shall not have more than 30% of the critical root zone disturbed'
- As a condition of our rear setback variance, we have committed to a 20' transitional yard buffer should the parking structure variance be granted. This will allow for significant tree preservation, particularly along the east side of the property. City code allows for surface parking lots in O/I zoning to be as close as 10' from this property line. Building the parking structure will help with tree preservation by eliminating the need for additional surface parking spaces that would encroach upon the existing trees at the property line.

Proposed application adjustments or suggested conditions:

- After consultation with city planning staff, we have amended our site plan to add a note that the team will hire an independent third-party arborist to assist the team in development of tree protection strategies during design and to be retained as a consultant during construction. We suggest this be added to the rezoning application as a condition.

#5 Health, Safety and Welfare

During discussion of the application, the planning commission requested some clarity on what new medical services are projected to be provided in the new medical office building and how that contrasts with the services of the existing medical office building that will be removed and replaced.

Points of clarity:

- Emory Healthcare anticipates providing the following medical services in the new medical office building:
 - Orthopedics and Physical Therapy
 - Primary Care
 - Family Medicine
 - Cosmetic and Reconstructive Surgery
 - Diagnostic Imaging, Breast Imaging and Interventional Radiology Services
- We anticipate this facility will house between 25-35 physician providers



Planning Commission Hearing Response for 4553 North Shallowford Road
1.27.22

Proposed application adjustments or suggested conditions:

None. By virtue of this rezoning, Emory Healthcare will be able to provide better access to healthcare for the City than what currently exists.

#6 Sustainability

During conversations with the staff after the planning commission hearing, we were asked to provide a list of proposed elements of sustainable design, presumably so that staff could be assured that our project will be in concert with the sustainable targets of the City of Dunwoody's comprehensive plan.

Points of clarity: Sustainable elements of this project will include:

- Stormwater runoff quality improvements by meeting or exceeding all code requirements of the City and the Georgia Stormwater Management Manual. We also intend to provide stormwater quality treatment for the parcel at 4555 North Shallowford, which currently has no treatment of suspended solids, oil, nutrients or other common runoff pollutants.
- Stormwater quantity management that meets or exceeds all code requirements to manage runoff volume and reduce downstream impacts on adjacent properties and natural systems.
- The building will meet the International Energy Conservation Code, 2015 Edition.
- The building is oriented north/south to take advantage of passive solar heat gain, which reduces demand on energy consumption.
- Both interior and exterior building lighting will utilize LEDs, reducing energy consumption.
- The site will meet or exceed all requirements of the City's tree protection and replacement ordinance.

Proposed application adjustments or suggested conditions:

None.

Conclusion

Our team is proud of the design we have provided, and we believe through the numerous design changes that have occurred since conversations began to purchase this property from the City, that we have incorporated much of the site and building adjustments requested by planning staff and the planning commission.

To provide the best balance of the City of Dunwoody and Emory Healthcare's needs, we recommend that the planning commission adopt our rezoning and variance applications with the following conditions:



Planning Commission Hearing Response for 4553 North Shallowford Road

1.27.22

- A. Condition #1:** Amend the original staff recommendation to adopt our revised 'Exhibit A', but strike reference to 'Exhibit C' prepared by the City, which is a variance to the O/I front yard building setback that we are not requesting. Our revised 'Exhibit A' includes plan changes mentioned in this response and added after the first planning commission hearing.
- B. Condition #2-** We accept the staff recommendation to increase the width of the Pernoshal Court sidewalk.
- C. Condition #3-** We accept the staff recommendation that window coverage of the medical office building shall be substantially similar to our architectural elevations, noted as 'Exhibit 'B''
- D. Condition #4-** We accept this condition to work with the city's arborist and planning director to preserve and protect trees during construction.
- E. Condition #5-** With the approval of our rear setback variance request, we will double the transitional yard width to 20' and full comply with city code section 27-230.
- F. Condition #6-** We commit to designing our stormwater management facilities in compliance with the Georgia Stormwater Management Manual.

In addition to these previous conditions, we ask for the following conditions be added to the rezoning and variance application to further address concerns mentioned by the planning commission:

- G. Condition #7-** We recommend that a condition be added requiring a second pedestrian access point from the parking lot across Pernoshal Court, from the northeast corner of our site, as shown on our revised 'Exhibit A'.
- H. Condition #8-** We recommend that a condition be included to require full cut off LED lighting at the elevated parking structure.
- I. Condition #9-** We recommend including a condition for the project team to retain a third-party arborist to ensure that best practices are utilized in design and construction to preserve trees along the southern and eastern property lines.

Thank you for the consideration and please do not hesitate to contact with me with any questions or concerns.



Alan Wiczynski, PLA, LEED AP BD+C
Breedlove Land Planning, Inc.
15 Simpson Street NW
Atlanta, GA 30308



EXHIBIT A- FORM ESTOPPEL CERTIFICATE

TENANT ESTOPPEL CERTIFICATE

TO: Summit Healthcare Group, LLC, a North Carolina limited liability company, or its assigns ("Buyer")

TENANT: P&S Associates ("Tenant")

LEASED PREMISES: 4553 N. Shallowford Rd., Dunwoody, GA, consisting of 2.84 acres and being in Land Lot 344 of the 18th District of DeKalb County Georgia, as more particularly described in the Lease (the "Leased Premises")

DATE OF LEASE: November 15, 1977

Tenant hereby represents, warrants and agrees as follows:

1. A true, correct and complete copy of the Lease, and any amendments thereto, is attached (the "Lease"). The Lease contains all of the agreements between Tenant and the City of Dunwoody, Georgia ("Landlord"), and is in full force and effect. Except as attached and/or as follows, there have been no modifications to the Lease:

2. The Lease Term expires, unless earlier terminated, on: November 30, 2022.

3. Fixed Rent, Additional Rent and other sums payable under the Lease have been paid through the following date: December 31, 2021. The current Additional Rent per month is \$ 14,241.

4. A security deposit in the amount of \$ — 0 — has been given by Tenant under the terms of, or with respect to, the Lease.

5. Tenant is not in default under the Lease and, to Tenant's knowledge, Landlord is not in default under the Lease, except as follows: N/A

6. True, correct and complete copies of any and all existing subleases, and any amendments thereto, entered into by Tenant, as landlord, are attached hereto.

7. No sublease entered into by Tenant provides for a lease term, or any option to extend or renew, which extends beyond the date of expiration of the Lease Term, as set forth above.

8. Tenant is not in default under any of the subleases and, to Tenant's knowledge, no subtenant is in default under any of the subleases, except as follows: N/A.

9. A true, correct and complete copy of the Parking Contract, dated on or about August 18, 1980, and any amendments thereto, is attached (the "Parking Contract"). The Parking Contract contains all of the agreements between the Tenant and Landlord and is in full force and effect. Except as attached and/or as follows, there have been no modifications to the Parking Contract:

10. The Parking Contract terminates on the expiration or earlier termination of the Lease.

11. Tenant is not in default under the Parking Contract, and to Tenant's knowledge, Landlord is not in default under the Parking Contract, except as follows: N/A.

12. Tenant agrees that the Buyer may rely on this Certificate in purchasing the Leased Premises and property subject to the Parking Contract and Buyer's mortgagee may rely on this Certificate in making a loan to Buyer.

13. The undersigned representative of Tenant is duly authorized and fully qualified to execute this Certificate on behalf of Tenant thereby binding Tenant.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be duly executed and delivered this 21 day of December, 2021.

TENANT:

P&S Associates

By: General Partner

Name: William F. Silver

Title: William F. Silver

Exhibit A
List of Tenants

Physicians and Surgeons Associates

Tenants:

<i>Suite</i>	<i>Name</i>	<i>Sq Ft</i>	<i>Rent</i>
30B	Daniel Goodman, MD	2200	\$ 2,390.85
40B	William E. Silver, MD	1324.5	\$ 750.00
50B	Alan Miller, MD	3500	\$ 3,803.63
50C	Perfect 10 Med Spa	1000	\$ 1,500.00
60C	Norm Ficke	2000	\$ 800.00
70C	Dr. Gandhi	1214	\$ 1,319.52
80C	Bujinkan Karate	1600	\$ 1,575.71
90C	Jada Moore-Ruffin, MD	3000	\$ 2,100.00
20B	Empty	5000	

