City of Dunwoody Georgia
Community Development

4800 Ashford Dunwoody Road
Dunwoody, GA 30338
Phone: (678) 382-6800
dunwoodyga.gov

MEMORANDUM

To: Planning Commission

From: Paul Leonhardt, Deputy Community Development Director

Date: June 10, 2025

Subject: RZ 25-04 – 64 & 66 Perimeter Center East, Parcel ID# 18 347 01 015 & 18 347 01 065

REQUEST

WSPT Perimeter GA LP requests a rezoning from O-I (Office-Institution) to PD (Planned Development) to allow the construction of a new residential development that includes condominiums, age-restricted rental apartments, and townhomes.

APPLICANT

Property Owner:	Petitioner:	Representative:
WSPT Perimeter GA LP	WSPT Perimeter GA LP, c/o Peter Hansen	Jessica Hill. - Attorney at Law – Troutman Pepper Locke LLP

BACKGROUND & PROPOSED DEVELOPMENT

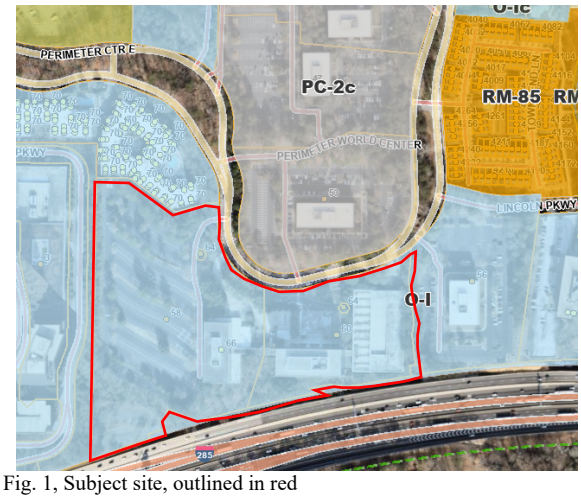


Fig. 1, Subject site, outlined in red


Fig. 2, Existing office buildings, viewed from Northeast

The site consists of two parcels, totaling approximately 16.4 acres, currently developed with two office buildings, a multi-story parking deck along the eastern property line, a partially underground parking podium between the two office buildings, and a surface parking lot on the western part of the property. The eastern 13-story 64 PCE building, built in 1984, contains approximately 458,000 square feet of office space, while the western 8-story 66 PCE building, built in 1970, contains approximately 192,000 square feet of office space. Both buildings are vacant.

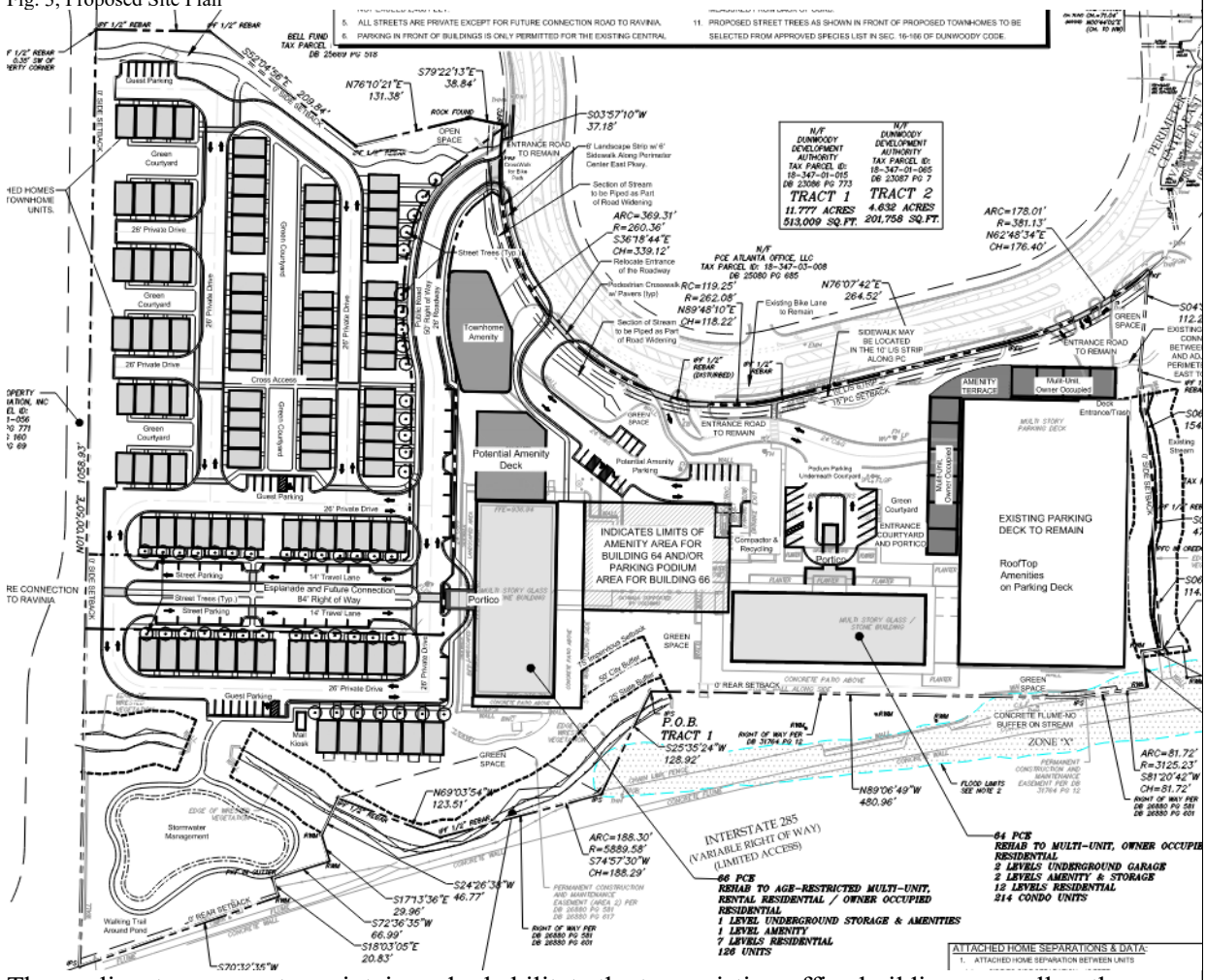
The applicant seeks permission to convert the 64 PCE building to a for-sale residential use (223 total for-sale units, including units wrapping the eastern parking deck) and the 66 PCE building to a for-rent age-restricted residential use (125 units). Additional for-sale residential units are proposed wrapping the eastern parking structure (included in the above total) and additional for-sale townhouse units (101 units) are proposed for the western surface parking lot. The total number of dwelling units proposed is

449 for an overall development density of 27.3 dwelling units per acre. As proposed, the project will also include the renovation of two existing parking decks, the construction of amenity areas for the residential components, and associated infrastructure improvements.

The current O-I zoning category does not allow residential uses, necessitating the rezoning application to the PD district. As part of the PD zoning requirements, the applicant has provided an Overall Development Plan, which creates unique and specific zoning requirements for the subject property.

SITE PLAN ANALYSIS

Fig. 3, Proposed Site Plan



The applicant proposes to maintain and rehabilitate the two existing office buildings as well as the eastern parking deck. To provide additional parking spaces, a new parking/amenity podium will be built adjacent to the 66 building. Additional new residential units will wrap the eastern parking deck and townhouse units will replace the existing surface parking lot on the western part of the site.

Fig. 4, Birds-eye View of Development



The development will connect to Perimeter Center East via four existing curb cuts. Access to the two parking decks will be similar to the existing conditions, except that the driveway to the proposed new parking/amenity podium will be moved slightly to the east to accommodate a future townhouse amenity area. The western townhouse part of the project will have access to Perimeter Center East via a proposed street that will be stubbed out to provide a future connection to the Ravinia property. Should the Ravinia property be redeveloped in the future, both properties will be required to connect and provide a segment of the Perimeter street grid. The applicant has proposed this street as a public street, branded as a median-separated esplanade; however, the City's Public Works department prefers that the street remains private until it connects to adjacent properties. The applicant will also add a section of the Dunwoody Greenway trail system along the northern part of the site, which will eventually connect to Ravinia Parkway. Along Perimeter Center East, the project will implement the City's streetscape requirements and construct a 12-foot side path, similarly part of the Dunwoody Greenway system, behind a 6-foot landscape strip, which will require right-of-way dedication during permitting. The application currently shows this as a 6-foot sidewalk; however, the staff recommends the installation of a combined bike/pedestrian trail to allow residents easier multi-modal access. Vehicular access to the office property to the east is impractical due to the location of the eastern parking deck, however, pedestrian access will continue to be provided through an existing sidewalk connection.

The site includes two streams dedicated as state waters. One stream runs southward along the eastern property line. It is fed by a 54-inch corrugated metal pipe traversing Perimeter Center East and feeds into a 64-inch corrugated metal pipe before crossing under I-285. Here, no development impacts are expected. A second stream runs in an open channel along the southern part of the property and is fed by a 54-inch corrugated metal pipe coming from the Ravinia property. After surface running on the subject property, it feeds into a 60-inch corrugated metal pipe and eventually merges with the southward flowing stream crossing under I-285. The applicant proposes to remove significant amounts of surface parking areas and access drives within the buffered area, while adding in new encroachments with new townhomes, the stormwater management area, access drives, and guest parking. Overall, while a significant net reduction of impervious area is expected, a separate variance will be required for the new encroachment.

The applicant proposes a variety of amenity areas for residents. Due to the different product types, separate amenity areas are provided. The for-sale 66 PCE building will access amenities on top of the eastern parking deck and potentially on top of the central parking deck. Residents of the age-restricted

64 PCE building will have amenities provided in an adjacent area, while townhouse residents access their amenity area along the private street entering/exiting the development. The applicant also proposes to design the surface stormwater pond to act as a park area with walking trails for residents.

GDOT's I-285 Express Lanes project is immediately adjacent to the site. A draft environmental impact statement is currently under review and a design concept has been selected. Federal approval is expected by the end of 2025. Adjacent to the project site, the express lanes will run raised above the existing westbound Ashford Dunwoody exit lanes. Potential noise impacts may be mitigated by GDOT depending on project timing.

Fig. 4, Concept Rendering I-285 Express Lanes



SURROUNDING LAND ANALYSIS

Direction	Zoning	Future Land Use	Current Land Use
N	PC-2	Perimeter Center	Office
S	I-285		
E	O-I	Perimeter Center	Office
W	O-I	Perimeter Center	Office
NW	O-I	Perimeter Center	Multifamily Residential

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 two existing office buildings are vacant and surrounded by large surface parking lots. The property owner has attempted to obtain office tenants for a few years. The effort, however, has not been successful. Perimeter currently has an office vacancy rate of 26% (City of Dunwoody Q1 Economic Development Update) with office buildings further away from the Dunwoody MARTA station and Perimeter Mall especially impacted. For comparison, a long-term natural vacancy rate for the Perimeter submarket is 14% (Edge City 2.0, pg. 17). The City of Dunwoody Q1 Economic Development Update designated both subject office buildings, 64 & 66 PCE, as “zombie office space” without a viable path forward as an office property.

The current zoning district is O-I (Office-Institution). The proposed zoning district is PD (Planned Development). PD districts are not subject to specific zoning district regulations; instead, the uses and lot and building regulations are dictated by the Overall Development Plan (ODP).

The ODP limits the proposed uses as follows:

Land Use	Max. Number of Dwelling Units / Square Feet	Notes
Attached House (Townhouse)	101 Units	
Age-restricted Multi-unit Building, Rental	126 Units	66 PCE Building
Multi-unit Building, Owner-occupied	214 Units [Total Multi-unit units not to exceed 340]	64 PCE Building & Units Wrapping Parking Deck
Office or Consumer Service	585,000 sf	Existing Office Allowed to Continue
Data Center	45,000 sf	Existing Data Center Allowed to Continue

The applicant reserves the right to continue a potential operation as offices and of the existing data center to continue until the retrofit is complete. No other uses, including non-senior market-rate rental apartments or retail, would be allowed without future City Council approval.

The properties along Perimeter Center East are a mix of office and residential, with older office buildings being incrementally replaced with new housing developments. The proposed amendment would allow for the continuation of this trend, complimenting the existing blend of uses on Perimeter Center East, and allow new residents in a location close to jobs and retail destinations. In comparison, the existing zoning classification, O-I, would limit the property owner to operating the buildings as office space, which staff finds does not have a reasonable economic use.

Building materials will be high-quality and restricted to those outlined in the ODP. The 64 PCE and 66 PCE buildings will maintain their existing design and glass facades. The 64 PCE building is planned to receive Juliette balconies, while the 66 PCE will receive 6-foot deep metal balconies with glass railings. Staff supports the proposed outdoor space, but due to structural considerations as well as the potential sound/visual impact of the I-285 express lanes, suggests not conditioning the balconies. The multi-unit units wrapping the parking deck will be clad in brick veneer or hard-coat stucco, while the townhouse units will be clad in brick veneer or cementitious siding. Staff considers these materials as high-quality.

By removing the western parking lot, the project will significantly reduce the impervious surface on-site. Stream water quality will likely be improved long-term due to removal of impervious surface in the 75-foot stream buffer area and the construction of a new stormwater management pond. Large parts of the current vegetative buffer to I-285 with no proposed tree removal behind both office buildings, except where necessary for the stormwater pond. A complete landscape plan would provide more clarity regarding the trees to be removed, the trees saved, and the proposed landscaping throughout the project. The staff suggests requiring the applicant to submit a complete landscape plan to the Community Development Director and have it be approved prior to approval of a land disturbance permit.

To staff's knowledge, there are no historical or archaeological resources on the subject site. The proposal would not be burdensome to existing streets, transportation facilities, utilities, or schools. A trip generation study the applicant submitted shows that a reduction of 51% of trips generated by the proposed development when compared to office use. The reduction is even more pronounced during the AM (85% reduction) and PM peak hours (80% reduction). School impacts are likely limited due to the small percentage of townhouse units. While townhouse units can be destinations for young families, market-rate multi-unit buildings house few children.

DEVELOPMENT REVIEW COMMITTEE

The Development Review Committee provides a staff recommendation. The Committee consists of members from the offices of City Management, Community Development, Planning and Zoning, Public Works, and Economic Development. Members present are: Eric Linton, Richard McLeod, Paul Leonhardt, Michael Smith, and Michael Starling.

At the April 2nd meeting, the committee voted unanimously to recommend approval of the request RZ 25-04.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Based on the above analysis and findings, staff has determined that the requested rezoning meets the requirements of Chapter 27, §27-335. Therefore, staff recommends the application RZ 25-04, to rezone the subject site from O-I to PD, be approved subject to the following exhibit(s) and condition(s):

Exhibit A: Site Plan, Drafted by Planners & Engineers Collaborative+ and dated May 6, 2025.
Exhibit B: Overall Development Plan, submitted May 6, 2025
Exhibit C: Conceptual Renderings, Drafted by Housing Studies, and submitted May 6, 2025.

1. Development of the Subject Property shall be substantially consistent with the Site Plan, referenced as Exhibit A and the Overall Development Plan, referenced as Exhibit B.
2. Architectural design and massing of all buildings shall be substantially consistent with the Conceptual Renderings, referenced as Exhibit C.
3. A landscape plan shall be submitted to the Community Development Director as part of the land disturbance permit application and must be approved prior to issuance of a land disturbance permit.
4. Stream buffer encroachments shall be reviewed and approved by the Zoning Board of Appeals as part of a stream buffer variance application or the Community Development Director as part of a special administrative permit, depending on the scope of work. No stream buffer encroachment is approved as part of this rezoning approval.
5. The proposed street shall be stubbed out at the western property line. The current and any future property owner shall facilitate the connection with a street from the west at a future time.
6. The inter-parcel sidewalk connecting to the 56 Perimeter Center East property to the east shall remain and be open the public.
7. A 12-foot trail connection and easement, installed and maintained by the property owner, shall connect Perimeter Center East and the Ravinia property to the west as shown on Exhibit A. The trail shall be stubbed out at the western property line. The current and any future property owner shall facilitate the connection with a trail from the west at a future time.
8. Streetscaping along Perimeter Center East, including a 6-foot tree buffer and 12-foot side path, shall be installed by the property owner. Any required right of way should be dedicated to the city. Final streetscape design and right-of-way dedication is subject to the approval of the Public Works Director.
9. The internal street shall be built to public street standards but remain private until a future date when it connects to the property to the west. Final streetscape design and future right-of-way dedication is subject to the approval of the Public Works Director.

ATTACHMENTS

- Exhibit A, Site Plan
- Exhibit B, Overall Development Plan
- Exhibit C: Conceptual Renderings
- RZ 25-04 Application

STATE OF GEORGIA
CITY OF DUNWOODY **ORDINANCE 2025-XX-XX**

AN ORDINANCE TO AMEND THE CITY OF DUNWOODY ZONING CLASSIFICATION AND MAP OF LOT PARCEL NUMBER 18 347 01 015 & 18 347 01 065 IN CONSIDERATION OF ZONING CASE RZ 25-04 (64 & 66 PERIMETER CENTER EAST) FROM O-I (OFFICE INSTITUTION) DISTRICT ZONING CLASSIFICATION TO PD (PLANNED DEVELOPMENT) DISTRICT.

WHEREAS: WST Perimeter GA LP, seeks permission to rezone property currently zoned O-I (Office Institution) District to Planned Development (PD) District to allow the development of a new residential development that includes condominiums, age-restricted rental apartments, and townhomes; and

WHEREAS: the subject properties, Tax Parcels 18 347 01 015 & 18 347 01 065, are located along Perimeter Center East and Interstate 285, and consist of approximately 16,4 acres; and

WHEREAS: the applicant has submitted an Overall Development Plan (ODP) as required by PD Zoning; and

WHEREAS: the PD Zoning is intended to provide a means of accomplishing specific objectives, including providing flexibility, unity and diversity in land planning and development, to encourage innovation in residential, commercial and industrial development and renewal, to encourage more efficient use of land and public services, and to lessen the burden of traffic; and

WHEREAS: the Mayor and City Council find that the proposed Overall Development Plan meets the 2020-2040 Comprehensive Plan's policy and intent, will provide the applicant with allowable land use that is suitable in view of the use and development of adjacent properties, will provide the applicant a reasonable economic use, and will not create adverse impacts on adjacent property owners or City resources; and

WHEREAS: Notice to the public regarding said rezoning has been duly 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 Law.

NOW THEREFORE, The Mayor and City Council of the City of Dunwoody hereby **ORDAIN AND APPROVE** the rezoning of said property from O-I (Office Institution) District to PD (Planned Development) District, subject to the following exhibits and conditions:

Exhibit A: Site Plan, Drafted by Planners & Engineers Collaborative+ and dated July 24, 2025.
Exhibit B: Overall Development Plan, submitted August 1, 2025.
Exhibit C: Conceptual Renderings, Drafted by Housing Studio, and submitted May 6, 2025.

1. Development of the Subject Property shall be substantially consistent with the Site Plan, referenced as Exhibit A and the Overall Development Plan, referenced as Exhibit B.

STATE OF GEORGIA
CITY OF DUNWOODY **ORDINANCE 2025-XX-XX**

2. Architectural design and massing of all buildings shall be substantially consistent with the Conceptual Renderings, referenced as Exhibit C.
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7. A 12-foot multi-use trail connection and easement, installed and maintained by the property owner, shall connect Perimeter Center East and the Ravinia property to the west as shown on Exhibit A. The trail shall be stubbed out at the western property line. The current and any future property owner shall facilitate the connection with a trail from the west at a future time.
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9. The internal street shall be built to public street standards but remain private until a future date when it connects to the property to the west. Final streetscape design and future right-of-way dedication is subject to the approval of the Public Works Director.

SO ORDAINED AND EFFECTIVE, this the __ day of _____, 2025.

Approved by:

_____
Lynn P. Deutsch, Mayor

Approved as to Form and Content

_____
City Attorney

Attest:

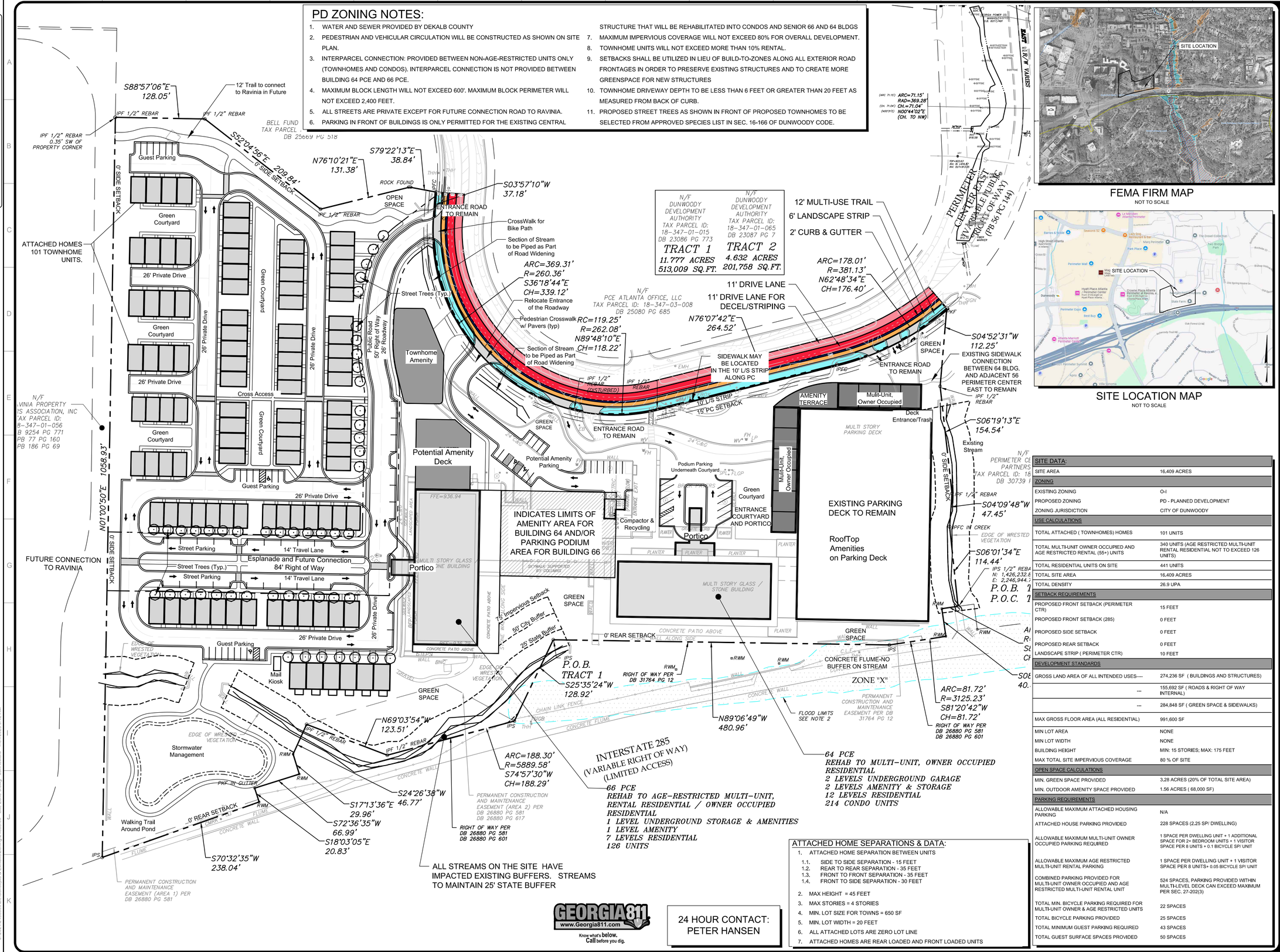
_____
Sharon Lowery, City Clerk

SEAL

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PD ZONING NOTES:

1. WATER AND SEWER PROVIDED BY DEKALB COUNTY
2. PEDESTRIAN AND VEHICULAR CIRCULATION WILL BE CONSTRUCTED AS SHOWN ON SITE PLAN.
3. INTERPARCEL CONNECTION: PROVIDED BETWEEN NON-AGE-RESTRICTED UNITS ONLY (TOWNHOMES AND CONDOS). INTERPARCEL CONNECTION IS NOT PROVIDED BETWEEN BUILDING 64 PCE AND 66 PCE.
4. MAXIMUM BLOCK LENGTH WILL NOT EXCEED 600'. MAXIMUM BLOCK PERIMETER WILL NOT EXCEED 2,400 FEET.
5. ALL STREETS ARE PRIVATE EXCEPT FOR FUTURE CONNECTION ROAD TO RAVINIA.
6. PARKING IN FRONT OF BUILDINGS IS ONLY PERMITTED FOR THE EXISTING CENTRAL STRUCTURE THAT WILL BE REHABILITATED INTO CONDOS AND SENIOR 66 AND 64 BLDGS
7. MAXIMUM IMPERVIOUS COVERAGE WILL NOT EXCEED 80% FOR OVERALL DEVELOPMENT.
8. TOWNHOME UNITS WILL NOT EXCEED MORE THAN 10% RENTAL.
9. SETBACKS SHALL BE UTILIZED IN LIEU OF BUILD-TO-ZONES ALONG ALL EXTERIOR ROAD FRONTAGES IN ORDER TO PRESERVE EXISTING STRUCTURES AND TO CREATE MORE GREENSPACE FOR NEW STRUCTURES
10. TOWNHOME DRIVEWAY DEPTH TO BE LESS THAN 6 FEET OR GREATER THAN 20 FEET AS MEASURED FROM BACK OF CURB.
11. PROPOSED STREET TREES AS SHOWN IN FRONT OF PROPOSED TOWNHOMES TO BE SELECTED FROM APPROVED SPECIES LIST IN SEC. 16-166 OF DUNWOODY CODE.



FEMA FIRM MAP
NOT TO SCALE

SITE LOCATION MAP
NOT TO SCALE

ATTACHED HOME SEPARATIONS & DATA:

1. ATTACHED HOME SEPARATION BETWEEN UNITS
   - 1.1. SIDE TO SIDE SEPARATION - 15 FEET
   - 1.2. REAR TO REAR SEPARATION - 35 FEET
   - 1.3. FRONT TO FRONT SEPARATION - 35 FEET
   - 1.4. FRONT TO SIDE SEPARATION - 30 FEET
2. MAX HEIGHT = 45 FEET
3. MAX STORIES = 4 STORIES
4. MIN. LOT SIZE FOR TOWNS = 650 SF
5. MIN. LOT WIDTH = 20 FEET
6. ALL ATTACHED LOTS ARE ZERO LOT LINE
7. ATTACHED HOMES ARE REAR LOADED AND FRONT LOADED UNITS

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24 HOUR CONTACT: PETER HANSEN

SITE DATA:	
SITE AREA	16,409 ACRES
ZONING	
EXISTING ZONING	O-I
PROPOSED ZONING	PD - PLANNED DEVELOPMENT
ZONING JURISDICTION	CITY OF DUNWOODY
USE CALCULATIONS	
TOTAL ATTACHED (TOWNHOMES) HOMES	101 UNITS
TOTAL MULTI-UNIT OWNER OCCUPIED AND AGE RESTRICTED RENTAL (55+) UNITS	340 UNITS (AGE RESTRICTED MULTI-UNIT RENTAL RESIDENTIAL NOT TO EXCEED 126 UNITS)
TOTAL RESIDENTIAL UNITS ON SITE	441 UNITS
TOTAL SITE AREA	16,409 ACRES
TOTAL DENSITY	26.9 UPA
SETBACK REQUIREMENTS	
PROPOSED FRONT SETBACK (PERIMETER CTR)	15 FEET
PROPOSED FRONT SETBACK (285)	0 FEET
PROPOSED SIDE SETBACK	0 FEET
PROPOSED REAR SETBACK	0 FEET
LANDSCAPE STRIP (PERIMETER CTR)	10 FEET
DEVELOPMENT STANDARDS	
GROSS LAND AREA OF ALL INTENDED USES----	274,236 SF (BUILDINGS AND STRUCTURES)
---	155,692 SF (ROADS & RIGHT OF WAY INTERNAL)
---	284,848 SF (GREEN SPACE & SIDEWALKS)
MAX GROSS FLOOR AREA (ALL RESIDENTIAL)	991,600 SF
MIN LOT AREA	NONE
MIN LOT WIDTH	NONE
BUILDING HEIGHT	MIN: 15 STORIES; MAX: 175 FEET
MAX TOTAL SITE IMPERVIOUS COVERAGE	80 % OF SITE
OPEN SPACE CALCULATIONS	
MIN. GREEN SPACE PROVIDED	3.28 ACRES (20% OF TOTAL SITE AREA)
MIN. OUTDOOR AMENITY SPACE PROVIDED	1.56 ACRES (68,000 SF)
PARKING REQUIREMENTS	
ALLOWABLE MAXIMUM ATTACHED HOUSING PARKING	N/A
ATTACHED HOUSE PARKING PROVIDED	228 SPACES (2.25 SP/ DWELLING)
ALLOWABLE MAXIMUM MULTI-UNIT OWNER OCCUPIED PARKING REQUIRED	1 SPACE PER DWELLING UNIT + 1 ADDITIONAL SPACE FOR 2+ BEDROOM UNITS + 1 VISITOR SPACE PER 8 UNITS + 0.1 BICYCLE SP/ UNIT
ALLOWABLE MAXIMUM AGE RESTRICTED MULTI-UNIT RENTAL PARKING	1 SPACE PER DWELLING UNIT + 1 VISITOR SPACE PER 8 UNITS+ 0.05 BICYCLE SP/ UNIT
COMBINED PARKING PROVIDED FOR MULTI-UNIT OWNER OCCUPIED AND AGE RESTRICTED MULTI-UNIT RENTAL UNIT	524 SPACES, PARKING PROVIDED WITHIN MULTI-LEVEL DECK CAN EXCEED MAXIMUM PER SEC. 27-202(3)
TOTAL MIN. BICYCLE PARKING REQUIRED FOR MULTI-UNIT OWNER & AGE RESTRICTED UNITS	22 SPACES
TOTAL BICYCLE PARKING PROVIDED	25 SPACES
TOTAL MINIMUM GUEST PARKING REQUIRED	43 SPACES
TOTAL GUEST SURFACE SPACES PROVIDED	50 SPACES

P: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

64-66 PERIMETER CENTER EAST

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

66 PERIMETER CENTER E, DUNWOODY, GA 30346

CITY OF DUNWOODY, DEKALB COUNTY JURISDICTION

FOR

WORKSPACE - ATLANTA

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
*1	04/29/2025	JH	CITY COMMENTS
*2	05/06/2025	JH	UPDATING SITE PLAN
*3	07/24/2025	JH	UPDATING SITE PLAN

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/31/2027

ZONING MASTER PLAN

0 30 60 120 180

SCALE: 1" = 60'
DATE: 03/18/2025
PROJECT: 24333.00

GRID NORTH
GEORGIA WEST ZONE

Z1
SHEET

OVERALL DEVELOPMENT PLAN

Overall Development Plan and PD Standards

Section 27-87(c) of the Zoning Ordinance of the City of Dunwoody provides for the provision of an overall development plan (the "ODP") for PD zoning requests. Listed below are the development standards proposed to apply as a part of the PD zoning of the property.

1. The project shall be developed in general accordance with the Zoning Master Plan by PEC+ dated March 18, 2025 and last revised July 24, 2025 (the "Master Plan").
2. The permitted principal uses on the property shall be limited to:
    a. Attached house;
    b. Age restricted (55+) multi-unit building, rental;
    c. Multi-unit building, owner-occupied;
    d. Office or consumer service and data center.
        i. Office or consumer service and data center uses shall be permitted uses in the existing square footage of each of the 64 and 66 Perimeter Center East buildings until such time as a certificate of occupancy is approved for residential use in the applicable building. If a conversion permit is applied for in one building before the other, the office or consumer service and data center use shall continue to be allowed in the remaining building until such time as a certificate of occupancy is approved for residential use in the remaining building. The approximate square footage of 64 and 66 Perimeter Center East is 585,000 square feet and of that square footage a maximum of 45,000 square feet on two floors of 64 Perimeter Center East may be used for a data center use.
3. Maximum building floor area square footage on the property shall not exceed 991,600 square feet.
4. The number of dwelling units on the property shall not exceed 441 dwelling units. Attached housing units shall not exceed 101 units. Age restricted, multi-unit building rental units and multi-unit building, owner-occupied units combined shall not exceed 340 units (age restricted multi-unit rental residential not to exceed 126 units).
5. Building height shall not exceed the following heights:
    a. 4 stories or 45 feet for the attached houses;
    b. 15 stories or 175 feet for the multi-unit buildings; and
    c. 5 stories or 80 feet for parking structures.
6. Parking shall be provided as follows:
    a. Attached house:
        i. Allowable maximum per code – N/A
        ii. Parking provided – 2.25 sp/dwelling (228 estimated)
    b. Multi-unit owner occupied:
        i. Allowable maximum per code – 1 space per dwelling unit + 1 additional space for 2+ bedroom units + 1 visitor space per 8 units + 0.01 bicycle sp/unit
    c. Age-restricted multi-unit rental:
        i. Allowable maximum per code – 1 space per dwelling unit + 1 visitor space per 8 units + 0.05 bicycle sp/unit
    d. Combined Parking Provided for Multi-unit owner occupied and age-restricted multi-unit rental units:

i. 524 Spaces (Parking provided in deck may exceed maximum per Sec. 27-202(3))

7. A minimum of 0.1 or 0.05 bike parking spaces per dwelling unit, as applicable, shall be provided on the property with the code minimum provided along the frontage of Perimeter Center East.
8. Maximum impervious cover shall not exceed eighty percent (80%).
9. The following minimum open space standards shall be met:
    a. The attached housing use shall have a minimum of 100 square feet of shared courtyard area;
    b. A minimum of twenty percent (20%) of the aggregate project shall be greenspace; and 1.56 acres of amenity space; and
    c. Each multi-unit housing building shall have at least one accessory outdoor amenity area with a minimum square footage of 30 square feet. Some units may have balconies, as feasible, and all units in the community will be supplied outdoor amenity area.
10. Minimum building setbacks shall be as follows:
    a. Perimeter Center East = 15 feet;
    b. Interstate 285 = 0 feet;
    c. Side yard setback = 0 feet; and
    d. Rear yard setback = 0 feet.
11. Minimum landscape strips shall be provided as follows:
    a. Perimeter Center East = 10 feet (sidewalk may be located in the 10' landscape strip); and
    b. New Parkway & Future Connection Street is as shown on the Master Plan.
12. Minimum building spacing shall be as provided on the Master Plan.
13. On any new construction, ground story fenestration shall be provided for a minimum of twenty percent (20%) of the façade measured between two feet and ten (10) feet above grade.
14. Garages for the attached house units shall not be accessed directly from the New Parkway and Future Connection Street.
15. The attached house units shall be located a maximum of 20 feet from the back of curb on the New Parkway and Future Connection Street.
16. Pedestrian and vehicular circulation shall be constructed as shown on the Master Plan.
17. Inter-parcel connection shall not be required between building 64 and building 66.
18. Maximum block length shall not exceed 600 feet. Maximum block perimeter shall not exceed 2,400 feet.
19. All streets shall be publicly accessible even if they are private drives.
20. Parking in front of buildings shall only be permitted in the location identified on the Master Plan.
21. A maximum of ten percent (10%) of the attached housing units may be rental units.
22. Setbacks shall be utilized in lieu of build to zones along all exterior road frontages.
23. Garages shall be located a minimum of five feet from back of curb.
24. Building materials shall be provided as follows:
    a. Building 64:

i. Building 64 will preserve and complement its existing architectural language by incorporating a mix of existing and new materials in a cohesive design approach. Major materials, accounting for over 80% of the exterior, will include the existing glass curtain wall system, maintaining a sleek and modern appearance. Minor materials, comprising less than 10%, will include existing pre-cast concrete panels at the base of Level 1, along with new metal Juliette balconies and railings that provide subtle articulation and depth. Accent materials—used selectively—will consist of existing stone foundation walls at the basement level (over 5%), as well as new pre-cast concrete panels and a metal roof port-cochere at the entry-level lobby (under 5%). Final material selections will be guided by design development and market conditions.

b. Building 66:
    i. Building 66 will maintain and enhance its existing architectural character through the thoughtful integration of new and existing materials. Major materials, comprising over 80% of the exterior, will include the existing glass curtain wall system, providing a sleek and contemporary façade. Minor materials, totaling less than 10%, will include the existing pre-cast concrete panels at the base of Level 1, along with new 6-foot-deep metal balconies and glass railings that introduce usable outdoor space and modern detailing. Accent materials, each used in limited but intentional applications, will include existing stone foundation walls at the basement level (over 5%) and new pre-cast concrete panels and a metal roof port-cochere at the entry-level lobby (under 5%). Final material selections will be guided by design development and market conditions.
c. Multi-unit buildings, owner occupied at the garage perimeter:
    i. The proposed stacked condominium buildings will feature a refined and durable material palette that supports a cohesive architectural expression. Major materials, comprising up to 80% of the exterior, will include new masonry brick veneer or hard coat stucco, applied to provide depth, texture, and a timeless character. Minor materials, representing up to 20% of the exterior, will include new glass window and door systems, utilizing a combination of storefront and residential styles to create rhythm and transparency. Accent materials—each used in limited but impactful applications—will include new metal panels at key corners, balconies, and ceilings, as well as new metal balcony railings, each comprising more than 5% of the façade. Final material selections will be guided by design development and market conditions.
d. Attached houses:
    i. The proposed attached house townhome community will utilize a flexible palette of high-quality, durable exterior materials to enhance architectural character and visual cohesion. Major materials, comprising up to 80% of the exterior, will include new masonry brick veneer or cementitious siding, applied in varied treatments to provide depth and articulation. Minor

materials, totaling over 10%, will include new glass window and door systems—featuring a combination of storefront and residential styles—and new pitched roofs with architectural asphalt shingles or metal roofing. Accent materials, accounting for up to 5%, will include new wood brackets, entry doors, and porch ceilings. Additional design features may incorporate metal railings and metal accents where appropriate. Final material selections will be guided by design development and market conditions.

e. Parking and amenity structure between buildings 64 and 66:
    i. The proposed parking and amenity structure will be designed to complement the surrounding buildings through a cohesive and durable material palette. Major materials, comprising approximately 80% of the exterior, will include new masonry brick veneer or pre-cast concrete panels selected to match the character and finish of building 66. Minor materials, accounting for the remaining 20%, will include new powder-coated aluminum louver systems, providing both functional ventilation and architectural interest. Final material selections will be guided by design development and market conditions.

25. Sustainability Measures:
    a. Buildings 64 and 66:
        i. The existing buildings will be adaptively reused to develop the property in a sustainable manner.
    b. Multi-unit owner occupied units at the garage perimeter and attached houses. As new construction, these units will be developed utilizing the standards from Section 27-104(g) for seven points total:
        i. Energy Efficiency (Measure 4a – 3 points):
            1. The project exceeds the applicable energy code by an average of at least 10% improvement, utilizing enhanced insulation, efficient HVAC systems, and optimized building controls to reduce overall energy consumption.
        ii. Heat Island Reduction (Measure 4d – 2 points):
            1. At least 35% of on-site non-roof hardscape areas will incorporate solar-reflective paving materials and canopy tree coverage designed to meet the required shading at maturity within 15 years.
        iii. Water-Efficient Landscaping (Measure 5b – 1 point):
            1. Landscaping will reduce potable water consumption for irrigation by more than 50% from a calculated baseline by using drought-tolerant (xeriscape) plantings and eliminating permanent irrigation systems.
        iv. Bicycle Amenities (Measure 6a.1 and 6a.3 – 1 point):
            1. The development will include secure, enclosed bicycle storage for employees and a public-access bicycle repair station equipped with essential tools, water, and an air pump to encourage sustainable transportation.

ELEVATIONS



HOUSING STUDIO

64-66 PERIMETER EAST

DEKALB COUNTY, GA

CONCEPTUAL SITE AERIAL RENDERING

FOR ILLUSTRATIVE PURPOSES ONLY

Materials Narrative – Adaptive Re-Use Tower 64
Building 64 will preserve and complement its existing architectural language by incorporating a mix of existing and new materials in a cohesive design approach. Major materials, accounting for over 80% of the exterior, will include the existing glass curtain wall system, maintaining a sleek and modern appearance. Minor materials, comprising less than 10%, will include existing pre-cast concrete panels at the base of Level 1, along with new metal Juliette balconies and railings that provide subtle articulation and depth. Accent materials—used selectively—will consist of existing stone foundation walls at the basement level (over 5%), as well as new pre-cast concrete panels and a metal roof port-cochere at the entry-level lobby (under 5%). Final material selections will be guided by design development and market conditions.

Parking and Amenity structure between 64 & 66
The proposed Parking and Amenity Structure will be designed to complement the surrounding buildings through a cohesive and durable material palette. Major materials, comprising approximately 80% of the exterior, will include new masonry brick veneer or pre-cast concrete panels selected to match the character and finish of Building 66. Minor materials, accounting for the remaining 20%, will include new powder-coated aluminum louver systems, providing both functional ventilation and architectural interest. Final material selections will be guided by design development and market conditions.



BUILDING 64 - FRONT

HOUSING STUDIO

64-66 PERIMETER EAST

DEKALB COUNTY, GA

CONCEPTUAL RENDERING
FOR ILLUSTRATIVE PURPOSES ONLY

Materials Narrative – Adaptive Re-Use Tower 64

Building 64 will preserve and complement its existing architectural language by incorporating a mix of existing and new materials in a cohesive design approach. Major materials, accounting for over 80% of the exterior, will include the existing glass curtain wall system, maintaining a sleek and modern appearance. Minor materials, comprising less than 10%, will include existing pre-cast concrete panels at the base of Level 1, along with new metal Juliette balconies and railings that provide subtle articulation and depth. Accent materials—used selectively—will consist of existing stone foundation walls at the basement level (over 5%), as well as new pre-cast concrete panels and a metal roof port-cochere at the entry-level lobby (under 5%). Final material selections will be guided by design development and market conditions.



BUILDING 64 - BACK & SIDE

HOUSING STUDIO

64-66 PERIMETER EAST

DEKALB COUNTY, GA

CONCEPTUAL RENDERING
FOR ILLUSTRATIVE PURPOSES ONLY



Materials Narrative - Multi-units at the garage perimeter
The proposed stacked multi-unit building will feature a refined and durable material palette that supports a cohesive architectural expression. Major materials, comprising up to 80% of the exterior, will include new masonry brick veneer or hard coat stucco, applied to provide depth, texture, and a timeless character. Minor materials, representing up to 20% of the exterior, will include new glass window and door systems, utilizing a combination of storefront and residential styles to create rhythm and transparency. Accent materials—each used in limited but impactful applications—will include new metal panels at key corners, balconies, and ceilings, as well as new metal balcony railings, each comprising more than 5% of the façade. Final material selections will be guided by design development and market conditions.

MULTI-UNIT CONDOS - FRONT AND SIDE

HOUSING STUDIO

64-66 PERIMETER EAST

DEKALB COUNTY, GA

CONCEPTUAL RENDERING
FOR ILLUSTRATIVE PURPOSES ONLY



Materials Narrative - Multi-units at the garage perimeter
The proposed stacked multi-unit building will feature a refined and durable material palette that supports a cohesive architectural expression. Major materials, comprising up to 80% of the exterior, will include new masonry brick veneer or hard coat stucco, applied to provide depth, texture, and a timeless character. Minor materials, representing up to 20% of the exterior, will include new glass window and door systems, utilizing a combination of storefront and residential styles to create rhythm and transparency. Accent materials—each used in limited but impactful applications—will include new metal panels at key corners, balconies, and ceilings, as well as new metal balcony railings, each comprising more than 5% of the façade. Final material selections will be guided by design development and market conditions.

MULTI-UNIT CONDOS - FRONT+

HOUSING STUDIO

64-66 PERIMETER EAST

DEKALB COUNTY, GA

CONCEPTUAL RENDERING
FOR ILLUSTRATIVE PURPOSES ONLY



Materials Narrative – Adaptive Re-Use Towers 66

Building 66 will maintain and enhance its existing architectural character through the thoughtful integration of new and existing materials. Major materials, comprising over 80% of the exterior, will include the existing glass curtain wall system, providing a sleek and contemporary façade. Minor materials, totaling less than 10%, will include the existing pre-cast concrete panels at the base of Level 1, along with new 6-foot-deep metal balconies and glass railings that introduce usable outdoor space and modern detailing. Accent materials, each used in limited but intentional applications, will include existing stone foundation walls at the basement level (over 5%) and new pre-cast concrete panels and a metal roof port-cochere at the entry-level lobby (under 5%). Final material selections will be guided by design development and market conditions.

BUILDING 66 - LONG FACADE TYPICAL

HOUSING STUDIO

64-66 PERIMETER EAST

DEKALB COUNTY, GA

CONCEPTUAL RENDERING
FOR ILLUSTRATIVE PURPOSES ONLY



Materials Narrative – Adaptive Re-Use Towers 66
Building 66 will maintain and enhance its existing architectural character through the thoughtful integration of new and existing materials. Major materials, comprising over 80% of the exterior, will include the existing glass curtain wall system, providing a sleek and contemporary façade. Minor materials, totaling less than 10%, will include the existing pre-cast concrete panels at the base of Level 1, along with new 6-foot-deep metal balconies and glass railings that introduce usable outdoor space and modern detailing. Accent materials, each used in limited but intentional applications, will include existing stone foundation walls at the basement level (over 5%) and new pre-cast concrete panels and a metal roof port-cochere at the entry-level lobby (under 5%). Final material selections will be guided by design development and market conditions.

BUILDING 66 - SIDE FACADE TYPICAL

HOUSING STUDIO

64-66 PERIMETER EAST

DEKALB COUNTY, GA

CONCEPTUAL RENDERING
FOR ILLUSTRATIVE PURPOSES ONLY

Materials Narrative - Townhomes

The proposed townhome community will utilize a flexible palette of high-quality, durable exterior materials to enhance architectural character and visual cohesion. Major materials, comprising up to 80% of the exterior, will include new masonry brick veneer or cementitious siding, applied in varied treatments to provide depth and articulation. Minor materials, totaling over 10%, will include new glass window and door systems—featuring a combination of storefront and residential styles—and new pitched roofs with architectural asphalt shingles or metal roofing. Accent materials, accounting for up to 5%, will include new wood brackets, entry doors, and porch ceilings. Additional design features may incorporate metal railings and metal accents where appropriate. Final material selections will be guided by design development and market conditions.

TOWNHOMES - FRONT TYPICAL

HOUSING STUDIO

64-66 PERIMETER EAST

DEKALB COUNTY, GA

CONCEPTUAL RENDERING
FOR ILLUSTRATIVE PURPOSES ONLY



Materials Narrative - Townhomes
The proposed townhome community will utilize a flexible palette of high-quality, durable exterior materials to enhance architectural character and visual cohesion. Major materials, comprising up to 80% of the exterior, will include new masonry brick veneer or cementitious siding, applied in varied treatments to provide depth and articulation. Minor materials, totaling over 10%, will include new glass window and door systems—featuring a combination of storefront and residential styles—and new pitched roofs with architectural asphalt shingles or metal roofing. Accent materials, accounting for up to 5%, will include new wood brackets, entry doors, and porch ceilings. Additional design features may incorporate metal railings and metal accents where appropriate. Final material selections will be guided by design development and market conditions.

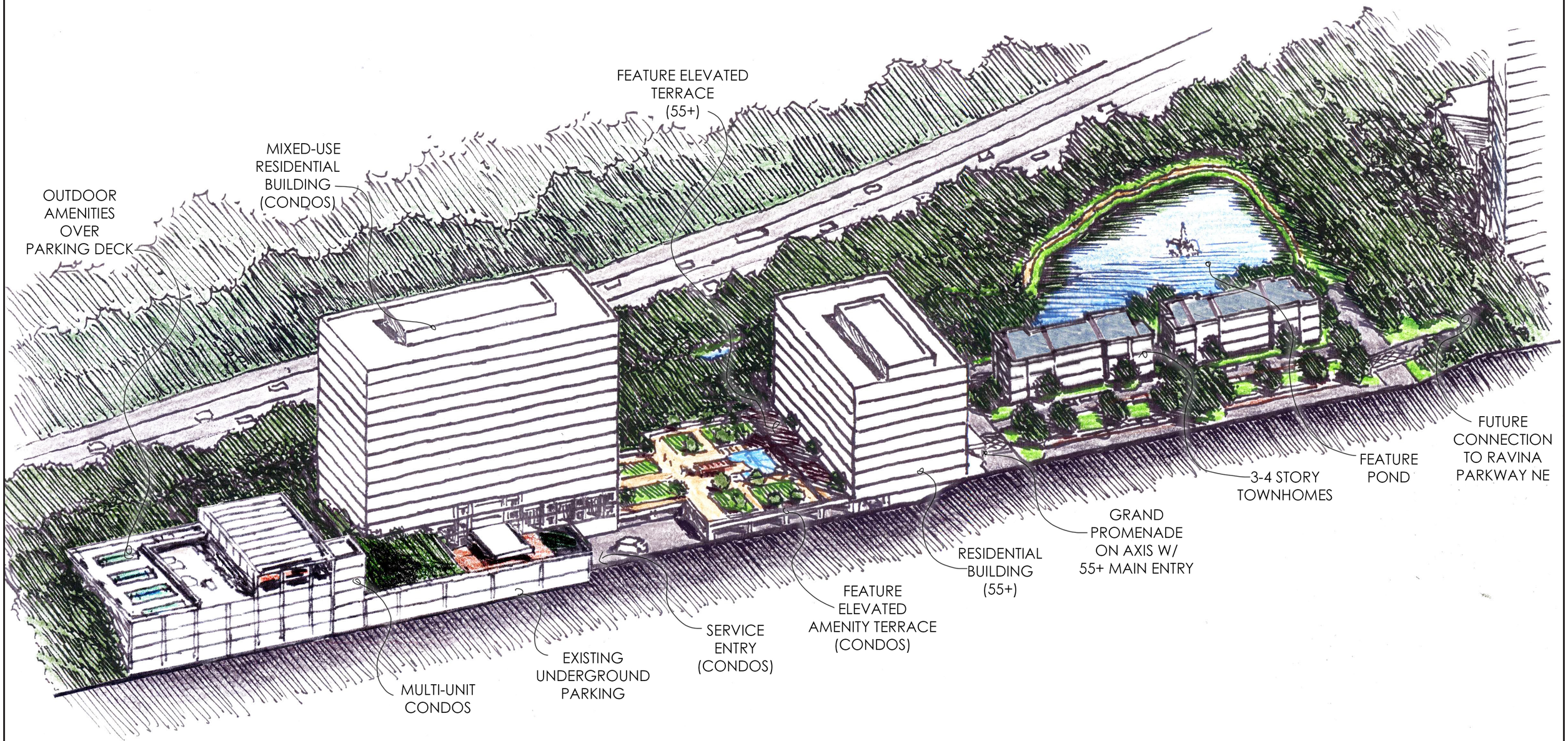
TOWNHOMES - BACK AND SIDE TYPICAL

HOUSING STUDIO

64-66 PERIMETER EAST

DEKALB COUNTY, GA

CONCEPTUAL RENDERING
FOR ILLUSTRATIVE PURPOSES ONLY



HOUSING STUDIO

64-66 PERIMETER EAST

DEKALB COUNTY, GA

CONCEPTUAL SITE SECTION

FOR ILLUSTRATIVE PURPOSES ONLY



RZ 25-04: 64 & 66 Perimeter Center East

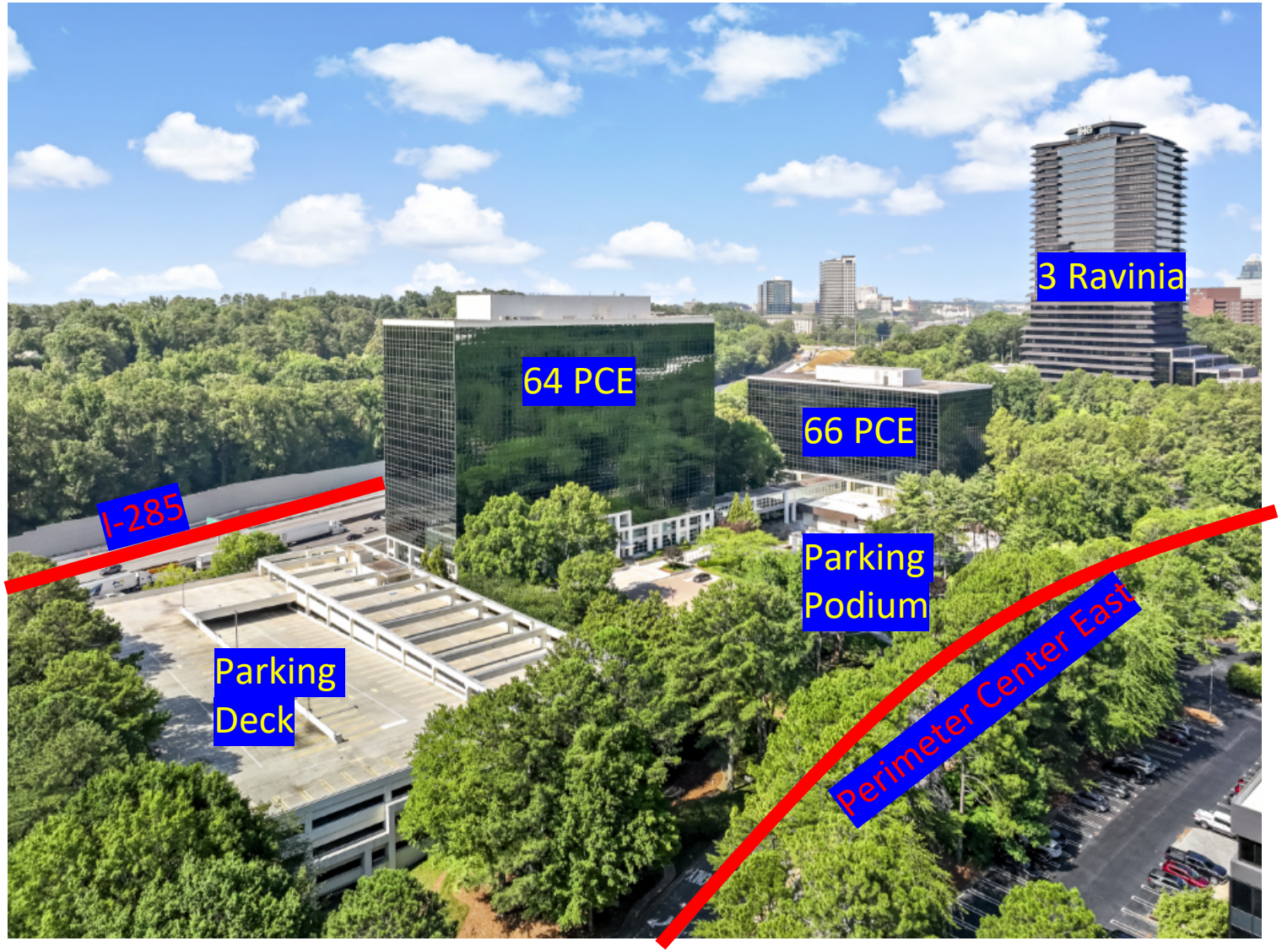
August 11, 2025

Summary

- WSPT Perimeter GA LP requests a rezoning from O-I (Office-Institution) to PD (Planned Development) to allow the construction of a new residential development that includes condominiums, age-restricted rental apartments, and townhomes.

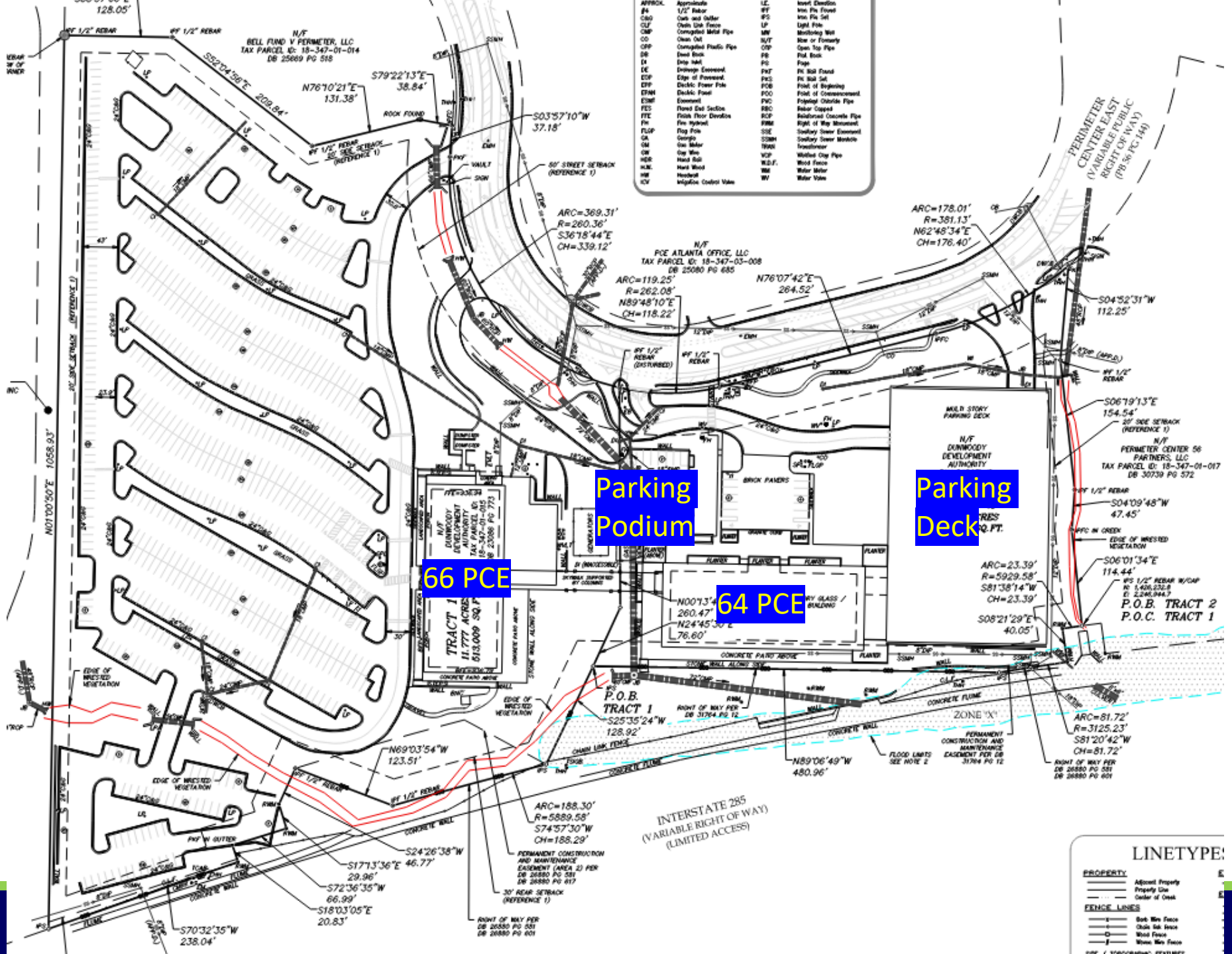
Background

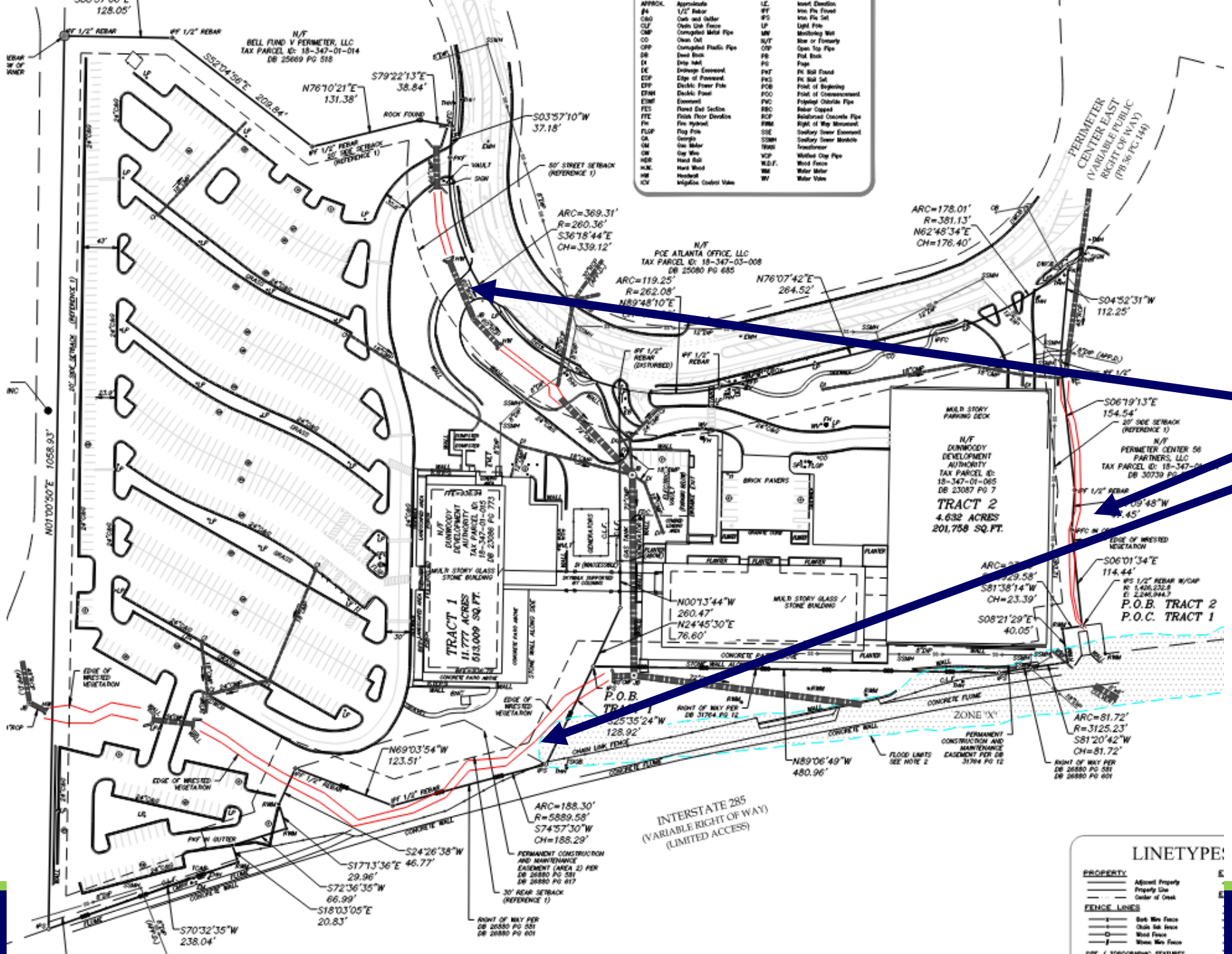
- Site consists of two parcels, app. 16.4 acres.
- Two office-buildings (vacant), totaling app. 650,000 sf plus one above-ground parking deck plus one partially-underground parking podium plus surface parking lot.
- Access off Perimeter Center East through four existing curb cuts.
- Large frontage on I-285, with likely impacts due to express lane project.
- Stream buffers along eastern and southern property boundaries.



Background – I-285 Express Lane Project

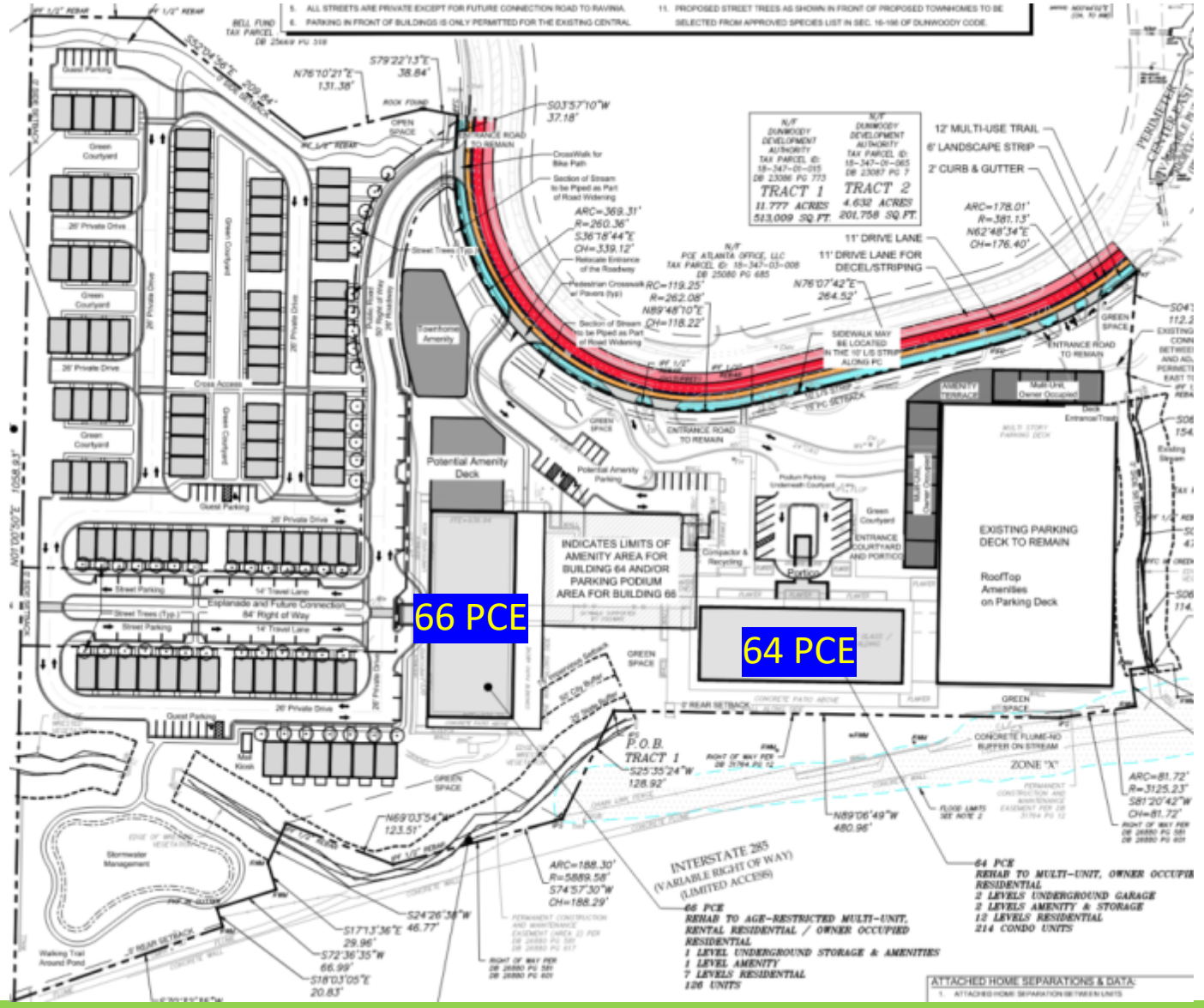


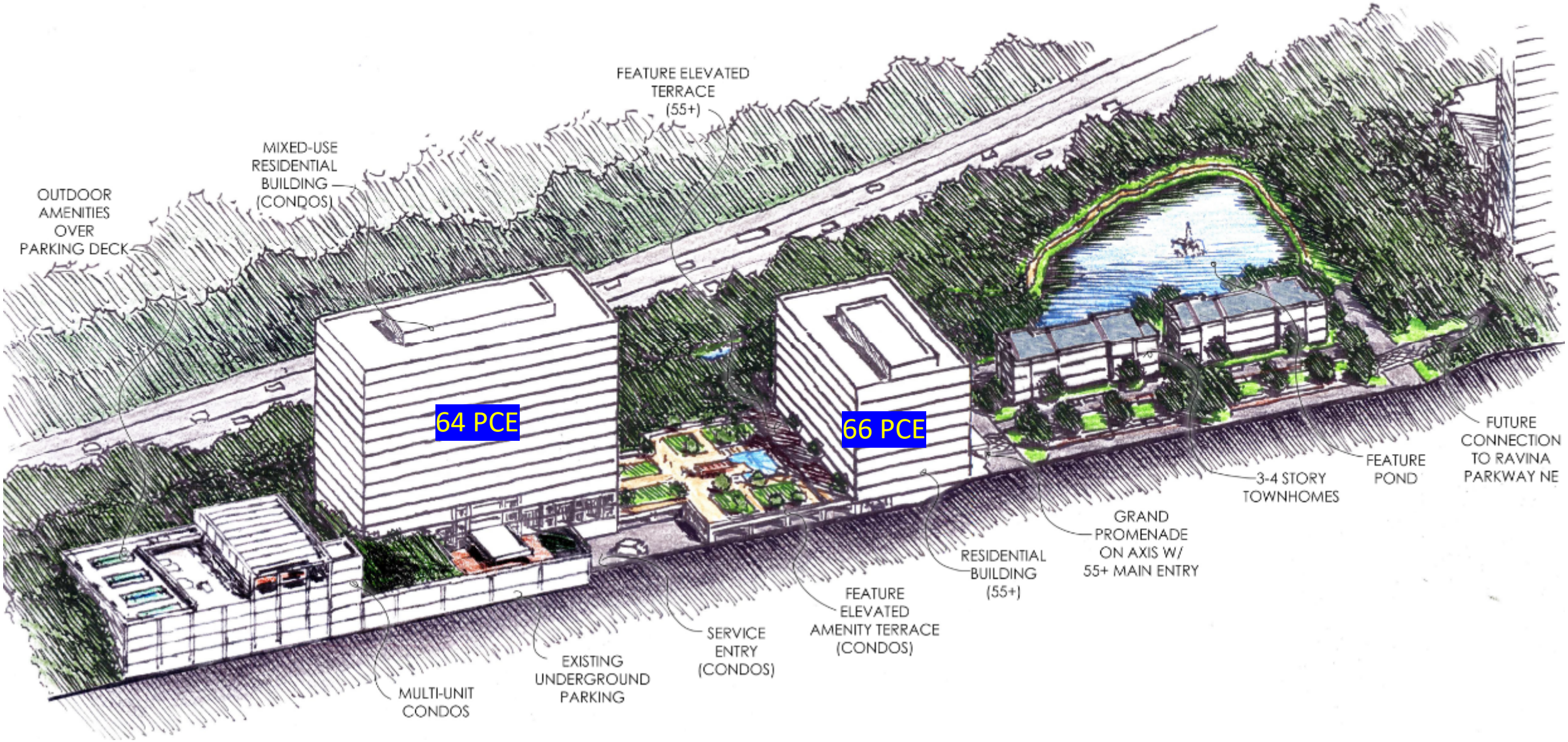

Parking Podium
Parking Deck
66 PCE
64 PCE
TRACT 1
11.777 ACRES
513,009 SQ. FT.
P.O.B. TRACT 1
P.O.B. TRACT 2
P.O.C. TRACT 1
INTERSTATE 285
(VARIABLE RIGHT OF WAY)
(LIMITED ACCESS)
PERIMETER CENTER EAST
(VARIABLE PUBLIC RIGHT OF WAY)
(PB 56 PG 144)
ZONE "X"
LINETYPES
PROPERTY:
FENCE LINES


Buffered
Streams
TRACT 1
11.777 ACRES
513,009 SQ.FT.
TRACT 2
4.632 ACRES
201,758 SQ.FT.
P.O.B. TRACT 2
P.O.C. TRACT 1
INTERSTATE 285
(VARIABLE RIGHT OF WAY)
(LIMITED ACCESS)
PERIMETER CENTER EAST
(VARIABLE PUBLIC
RIGHT OF WAY)
(PB 56 PG 144)
ZONE "X"
LINETYPES

Proposed Development

- Adaptive reuse of both office buildings to residential use. 64 PCE to become condominiums, 66 PCE to become 55-plus rentals
- Additional condominium units to wrap eastern parking deck. Townhome units to fill into western parking lot
- Total of 441 units: 214 condominium, 126 55-plus rental, 101 townhome
- Amenity areas on top of parking structures and adjacent to buildings

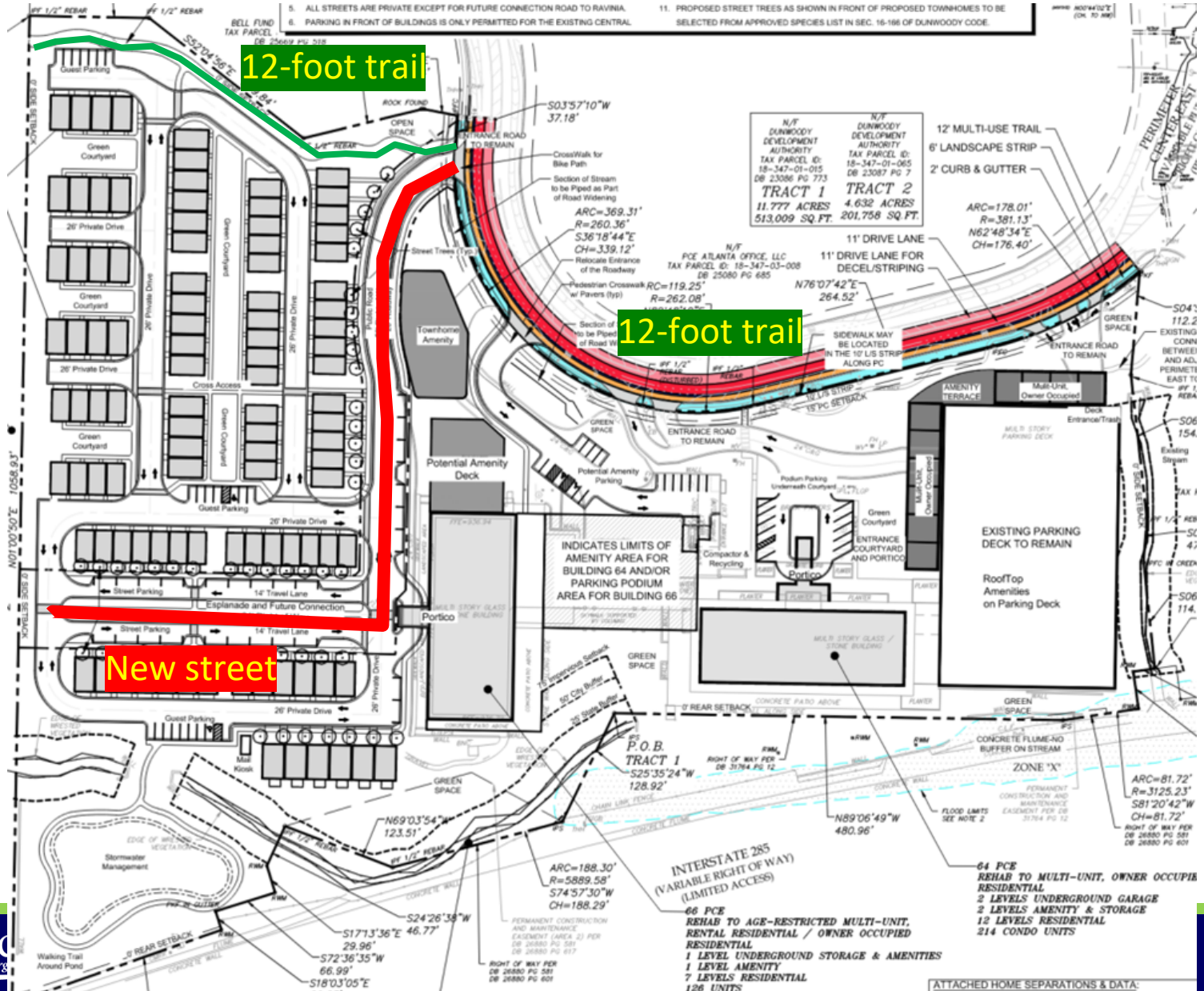



FEATURE ELEVATED TERRACE (55+)
MIXED-USE RESIDENTIAL BUILDING (CONDOS)
OUTDOOR AMENITIES OVER PARKING DECK
64 PCE
66 PCE
FUTURE CONNECTION TO RAVINA PARKWAY NE
FEATURE POND
3-4 STORY TOWNHOMES
GRAND PROMENADE ON AXIS W/ 55+ MAIN ENTRY
RESIDENTIAL BUILDING (55+)
FEATURE ELEVATED AMENITY TERRACE (CONDOS)
SERVICE ENTRY (CONDOS)
EXISTING UNDERGROUND PARKING
MULTI-UNIT CONDOS

Transportation Improvements

- Developments will continue to use four existing curb cuts on Perimeter Center East with slight modifications.
- New street , including median-separated “esplanade”, provides access to townhomes. Staff proposes this street to remain private. Street will be stubbed out to connect with Ravinia Parkway eventually.
- 12-foot multi-use trail to be built along the northern property line to connect with Ravinia Parkway eventually. Either 12-foot multi-use trail or 6-foot sidewalk along Perimeter Center East.
- Trip generation down 51% (24-hour) and 80% (PM peak) compared to office use.

Transportation Improvements



The Overall Development Plan (ODP)

- In a rezoning to a PD (Planned Development) District, an ODP sets overall zoning parameters.
- The ODP only allows attached houses, age-restricted (55+) rental, owner-occupied multi-family as well as the continuation of the office/data center use.
- ODP includes limit to 441 units split amongst the different residential categories.
- ODP includes material requirements for the different product types with at least 80% of exterior clad in high-quality materials.
- Sustainability measures to apply to new buildings to Perimeter Center Overlay standards.

Rezoning Approval Criteria

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

- Applicant proposes to rezone from O-I to PD
- The future land use is Perimeter Center, which envisions developments of this scale
- The Comprehensive Plan encourages the integration of senior appropriate housing into the fabric of the community
- The Comprehensive Plan encourages the conversion of surface parking to other land uses
- The Comprehensive Plan encourages ways to achieve a greater level of owner-occupied housing

Rezoning Approval Criteria

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

- Surrounding land use includes office and residential, ranging from high-rise (30-story plus) to townhomes
- The scale of surrounding uses ranges from 30-story plus (Ravinia 3 building) to townhomes
- Staff conclusion: Residential development is appropriate for this site and scale allows for appropriate transition between Ashford Dunwoody and residential communities to the east

Rezoning Approval Criteria

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

- Perimeter office market has vacancy rate of 26% district-wide; long-term natural rate at 14%
- Office buildings far from Perimeter Mall/Dunwoody MARTA station most impacted; properties as “zombie office space”
- Staff Conclusion: Office use not viable long-term on the property

Rezoning Approval Criteria

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

- A residential uses will not adversely affect the surrounding properties. Removing vacant office space from the market will support the viability of remaining office uses

Rezoning Approval Criteria

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

- The changing office market provides support for rezoning this parcel.

Rezoning Approval Criteria

Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources; and

- To staff's knowledge, there are no historical or archaeological resources on the subject site.

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.

- Traffic trip generation is expected less than for continued office use. School impact from the condominiums and age-restricted apartments is limited. Dunwoody Elementary School and Peachtree Middle School are currently below capacity, while Dunwoody High School is above capacity.

Planning Commission Recommendation

- At the June 10th, 2025 Planning Commission meeting, the Planning Commission recommended approval of the application subject to staff-recommended conditions in a unanimous 5-0 vote with Chair O'Brien and Commissioners Brown, Gordon, Edmundson, and Shin voting in favor.

- Four people spoke in support of the application referencing the successful reuse of an underperforming asset, the housing unit mix including condominiums, walkable/bikeable location, the elimination of surface parking.

Staff Recommendation, RZ 25-04

Based on the above analysis and findings, staff has determined that the requested rezoning meets the requirements of Chapter 27, §27-335. Therefore, staff recommends the application RZ 25-04, to rezone the subject site from O-I to PD, be approved subject to the following exhibit(s) and condition(s):

- Exhibit A: Site Plan, Drafted by Planners & Engineers Collaborative+ and dated July 24, 2025.
- Exhibit B: Overall Development Plan, submitted August 1, 2025.
- Exhibit C: Conceptual Renderings, Drafted by Housing Studio, and submitted May 6, 2025.

1. Development of the Subject Property shall be substantially consistent with the Site Plan, referenced as Exhibit A and the Overall Development Plan, referenced as Exhibit B.
2. Architectural design and massing of all buildings shall be substantially consistent with the Conceptual Renderings, referenced as Exhibit C.
3. A landscape plan shall be submitted to the Community Development Director as part of the land disturbance permit application and must be approved prior to issuance of a land disturbance permit.

Staff Recommendation, RZ 25-04

4. Stream buffer encroachments shall be reviewed and approved by the Zoning Board of Appeals as part of a stream buffer variance application or the Community Development Director as part of a special administrative permit, depending on the scope of work. No stream buffer encroachment is approved as part of this rezoning approval.

5. The proposed street shall be stubbed out at the western property line. The current and any future property owner shall facilitate the connection with a street from the west at a future time.

6. The inter-parcel sidewalk connecting to the 56 Perimeter Center East property to the east shall remain and be open to the public.

7. A 12-foot multi-use trail connection and easement, installed and maintained by the property owner, shall connect Perimeter Center East and the Ravinia property to the west as shown on Exhibit A. The trail shall be stubbed out at the western property line. The current and any future property owner shall facilitate the connection with a trail from the west at a future time.

8. Streetscaping along Perimeter Center East, including a 6-foot tree buffer and 12-foot multi-use trail, shall be installed by the property owner. Any required right of way should be dedicated to the city. Final streetscape design and right-of-way dedication is subject to the approval of the Public Works Director.

9. The internal street shall be built to public street standards but remain private until a future date when it connects to the property to the west. Final streetscape design and future right-of-way dedication is subject to the approval of the Public Works Director.


City of
Dunwoody
Georgia

APPLICATION SIGNATURE PAGES

Application Form

City of Dunwoody Georgia

Purpose of Application (check all that apply):

- [ ] **Comprehensive Plan Land Use Map Amendment**
- [ ] **Zoning Ordinance Text Amendment**
- [X] **Zoning Map Amendment**
- [ ] **Special Land Use Permit**
- [ ] **Major Modification of Zoning Conditions**

Community Development
4800 Ashford Dunwoody Road
Dunwoody, GA 30338
Phone: (678) 382-6800
dunwoodyga.gov

Application Information

Company Name: WSPT Perimeter GA LP

Contact Name: Peter Hansen

Address: 700 Dresher Road, Suite 150, Horsham, PA 19044

Phone: (917) 930-9322 Email: phansen@workspaceproperty.com

Pre-Application Conference Date: 1/3/2025

Owner Information

Check here if same as applicant

Owner's Name: Dunwoody Development Authority (see attached acknowledgment and consent)

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

Phone: (678) 382-6700 Email: michael.starling@dunwoodyga.gov

Property Information

Property Address(es): 64 & 66 Perimeter Center East, Atlanta, GA, 30346

Parcel ID #(s): 18 347 01 030 & 18 347 01 015

Total Acreage: 16.409 Current Zoning Classification: O-I Current Use: Office

Project Information

Proposed Zoning Classification: PD Proposed Use: Residential with limited commercial accessory use

Project Details: Allow the conversion of 64 Perimeter Center East into residential condominiums and 66 Perimeter Center East into an age-restricted rental residential use, and develop additional for-sale residences on the properties

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: WSPT Perimeter GA LP

Applicant's Signature: [signature] Date: 4/1/25

Notary:

Sworn to and subscribed before me this 1st Day of April, 2025

Notary Public: David Santos

Signature: [signature]

My Commission Expires: Dec 28 2027

DAVID SANTOS
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01SA6334917
QUALIFIED IN NEW YORK COUNTY
MY COMMISSION EXPIRES DEC 28, 2027

Applicant Notarized Certification

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.

City of Dunwoody Georgia

Community Development

4800 Ashford Dunwoody Road
Dunwoody, GA 30338
Phone: (678) 382-6800
dunwoodyga.gov

Applicant:

Name: WSPT Perimeter GA LP

Signature: _____ Date: 4/1/25

Address: 700 Dresher Road, Suite 150, Horsham, PA 19044

Phone: (917) 930-9322 Email: phansen@workspaceproperty.com

Notary Public: David Santos

Sworn to and subscribed before me this 1st Day of April, 2025

Notary Signature: _____

My Commission Expires: Dec 28 2027

DAVID SANTOS
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01SA6334917
QUALIFIED IN NEW YORK COUNTY
MY COMMISSION EXPIRES DEC 28, 2027

Applicant:

Name: _____

Signature: _____ Date: _____

Address: _____

Phone: _____ Email: _____

Notary Public: _____

Sworn to and subscribed before me this _____Day of _____, 20_____

Notary Signature: _____

My Commission Expires: _____

Applicant:

Name: _____

Signature: _____ Date: _____

Address: _____

Phone: _____ Email: _____

Notary Public: _____

Sworn to and subscribed before me this _____Day of _____, 20_____

Notary Signature: _____

My Commission Expires: _____

Property Owner(s) Notarized Certification

City of Dunwoody Georgia
Community Development
4800 Ashford Dunwoody Road
Dunwoody, GA 30338
Phone: (678) 382-6800
dunwoodyga.gov

Property Owner:

Owner Name: Dunwoody Development Authority

Signature: (see attached acknowledgment and consent) Date: _____

Address: 4800 Ashford Dunwoody Road, Dunwoody, GA 30338

Phone: (678) 382-6700 Email: michael.starling@dunwoodyga.gov

Notary Public: _____

Sworn to and subscribed before me this _____Day of _____, 20___

Notary Signature: _____

My Commission Expires: _____

Property Owner:

Owner Name: _____

Signature: _____ Date: _____

Address: _____

Phone: _____ Email: _____

Notary Public: _____

Sworn to and subscribed before me this _____Day of _____, 20___

Notary Signature: _____

My Commission Expires: _____

Property Owner:

Owner Name: _____

Signature: _____ Date: _____

Address: _____

Phone: _____ Email: _____

Notary Public: _____

Sworn to and subscribed before me this _____Day of _____, 20____

Notary Signature: _____

My Commission Expires: _____

DUNWOODY DEVELOPMENT AUTHORITY
ACKNOWLEDGMENT AND CONSENT FOR REZONING APPLICATION

Pursuant to two bond resolutions adopted by the Dunwoody Development Authority (the "**DDA**") on May 15, 2012, the DDA authorized the issuance of its Dunwoody Development Authority Taxable Revenue Bonds (RB 64 PCE, LLC Project and RB PCE, LLC Project) Series 2012 (herein called the "**Bonds**"), which were ultimately assigned to WSPT Perimeter GA LP (the "**Lessee**"). The Bonds were issued in connection with acquisition and financing of the properties described in the foregoing application by the Lessee to the City of Dunwoody (the "**City**") for rezoning (the "**Application**").

The Bonds have nearly reached their maturity. The Lessee has requested and has initiated required processes such that the DDA and the Lease and anticipate terminating the Bonds and underlying lease structures in the near future. As such, while the DDA currently owns the subject properties, the proposed authorizations and uses contemplated in connection with the rezoning of the properties by Lease under the Application are expected to be accomplished in connection with the Lessee's fee ownership of the subject properties once the Bonds are terminated and the properties conveyed by the DDA to the Lessee.

Based upon the recitations above, the undersigned, as fee owner of the subject properties, acknowledges and consents to Lessee's submission of the Application to the City.

DUNWOODY DEVELOPMENT AUTHORITY

By: _____
Jonathan Sangster, Chairman

As to all signatories, signed, sealed and delivered as to the foregoing date in the presence of: March 31, 2025

_____
Notary Public

My Commission Expires:

July 18, 2027

[NOTARY SEAL]

ATTEST:

_____
Michael Starling, Assistant Secretary

[ISSUER SEAL]

Campaign Disclosure Ordinance

City of Dunwoody Georgia
Community Development
4800 Ashford Dunwoody Road
Dunwoody, GA 30338
Phone: (678) 382-6800
dunwoodyga.gov

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 [X] NO

Applicant/Owner

Signature: _____ Date: 4/1/25

Address: 700 Dresher Road, Suite 150, Horsham, PA 19044

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

Date	Government Official	Official Position	Description	Amount

Campaign Disclosure Ordinance

City of Dunwoody Georgia
Community Development
4800 Ashford Dunwoody Road
Dunwoody, GA 30338
Phone: (678) 382-6800
dunwoodyga.gov

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 [X] NO

Applicant/Owner

Signature: Jamil L. Hall FOR TRUITMAN - PEPPER LOCKE LLP Date: 3/31/25

Address: 600 Peachtree Street, Suite 3000, Atlanta, GA 30308

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

Date	Government Official	Official Position	Description	Amount

LETTER OF INTENT

Troutman Pepper Locke LLP
Bank of America Plaza, 600 Peachtree Street NE, Suite 3000
Atlanta, GA 30308, UNITED STATES OF AMERICA

troutman.com

Jessica L. Hill
jessica.hill@troutman.com

April 1, 2025

City of Dunwoody
c/o Community Development Department
4800 Ashford Dunwoody Road
Dunwoody, GA 30338

RE: Letter of Intent for 64-66 Perimeter Center East

Dear City of Dunwoody,

The properties at 64 Perimeter Center East and 66 Perimeter Center East are currently improved with two office buildings which most recently served as the corporate offices for State Farm. The total site area is 16.409 acres and the properties are zoned O-I, Office-Institutional, and are located in the Perimeter Center Overlay. The proposal in this Application is to rezone the properties to the PD (Planned Development) district.

The rezoning will allow (i) the adaptive reuse of the existing 64 Perimeter Center East office building into multi-unit, owner-occupied units, (ii) the adaptive reuse of the existing 66 Perimeter Center East office building into 125 age-restricted, multi-unit rental residential units; (iii) the potential addition of new multi-unit, owner occupied units along an existing parking deck façade; and (iv) the development of 101 for-sale townhomes on a portion of the existing surface parking area. A maximum of 449 dwelling units are proposed. Parking for the development will be accommodated using the existing parking deck and a new parking deck for the buildings converted to residential use. The townhomes will each have two car garages with surface parking available for guests. The property may be subdivided in the future based on the different land uses.

The existing improvements encroach into the stream buffers. During permitting, the applicant will be requesting to vary the stream buffers but reduce the overall encroachment from current conditions. A draft stream buffer impact plan is enclosed in the application.

Also enclosed with this letter of intent are the responses to the codified criteria for zoning map amendments, as well as the appeal rights reservation required under Georgia law.

Thank you for your consideration of this application.

Sincerely,

Jessica L. Hill

Enclosures

SECTION 26-335 AMENDMENT CRITERIA RESPONSES

Zoning Map Amendment Review Criteria

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

The development proposal is consistent with the goals of the comprehensive plan. First, the comprehensive plan calls for expanding housing choice and make aging in place an achievable reality for residents as one of the goals for the entire City. The property is in the Perimeter Center character area and one of the specific action items for this character area includes achieving a lifelong community for residents who can age in place with safe access to medical, recreational and other necessary services. Another specific action item for the Perimeter Center character area is that new development will include amenities and provide public functional green space. Further, the comprehensive plan calls for maintaining and strengthening the City's commitment to sustainable development practices. The development proposal will provide a mix of residential housing choice options including senior living, will include amenities and green space, and will adaptively reuse existing buildings to develop the property in a sustainable manner. The development proposal is consistent with the comprehensive plan policy and intent.

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

Immediately to the north is a property that is currently improved with an office building but that was zoned PC-2-C in 2018 with an SLUP for a mix of condos, office, residential, and accessory uses. Directly to the east is 56 Perimeter Center East which is currently improved with an office building and under consideration for rezoning for townhome development. To the northeast is the Townsend at Perimeter townhome community. To the west is the Ravina office complex. To the northwest are the Bell Perimeter Center apartments. To the south is I-285. The proposal to develop condominiums, aged-restricted residential units, and townhomes will complement the mix of uses that surround the proposed development. The proposal is suitable.

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

Shifts in market demand have impaired the reasonable economic use as currently zoned. A development of a different type and scale than that allowed by the current O-I zoning is more appropriate based on market conditions. The layout of the current office buildings on the property make them uniquely suited for a conversion to both condominiums and age-restricted residential units. The location of the property, coupled with an adjacent mix of residential uses suggest the proposed PD zoning for a development of this type would be more appropriate.

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

The zoning proposal contemplates replacing an existing, dated office development with a vibrant development with a mix of residential uses. As redevelopment continues along Perimeter Center East this development will continue to activate the area. As noted above, the majority of the land

uses proposed already exist on adjacent and nearby properties. The proposal will not 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;

With the mix of retail, residential, and office uses along Perimeter Center East, the proposed development is consistent with existing conditions in the area. Further, under the priority needs and opportunities section the comprehensive plan, section 3.2.8 states that encouraging the construction of a greater variety of housing options, including for seniors, is a key need. This proposed development will meet this need.

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

There are no historic buildings, sites, districts, nor are there archeological resources impacted by redevelopment of the property as proposed by this application.

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 change in zoning will not cause an excessive or burdensome use of existing streets, transportation facilities or utilities. Generally, the property will be accessed from Perimeter Center East which has capacity to support the project. All necessary utilities are available to the site and no undue burden on them is identified. While the change to add residential use may impact schools, it is not expected to be overly burdensome based on the type of condominiums, aged-restricted residential units, and townhomes proposed.

SUMMARY REPORT (PRE-APPLICATION COMMUNITY MEETING)

Summary of March 19, 2025 Community Meeting

This summary report is provided in accordance with the City of Dunwoody's requirement that an applicant for rezoning conducts and documents neighbor communications prior to the submittal of an application for rezoning when the subject property of the rezoning application is within 1,000 feet of property zoned for residential purposes. The information required by the City in connection with this neighbor communication effort is hereinafter outlined.

1. Efforts to notify neighbors about the proposal.

The City of Dunwoody staff provided the Applicant with a list showing the names and addresses of 102 owners of residentially-zoned properties within 1,000 feet of the property. Via letter, the applicant invited each of the property owners to a meeting held on Wednesday, March 19, 2025. Attachment "A" lists such properties and owners while Attachment "B" provides a copy of the letter mailed to each owner on February 19, 2025. In addition, a public notice was placed in the Dunwoody *Crier* newspaper on March 6, 2025, inviting the public at large to the Applicant-Initiated Meeting. "Attachment "C" provides a copy of the publisher's affidavit.

2. How information about the proposal was shared with neighbors.

The primary way in which information about the proposal was shared with neighbors was through the Applicant-initiated meeting held on March 19, 2025, at the Applicant's offices on the subject property. At this meeting, documentation was made available for inspection, including the proposed site plan, as well as conceptual project renderings. Project team members were available to share detailed information about the project scope, project phasing, and to record and answer attendees' questions.

3. Who was involved in the discussions?

At the Applicant-initiated meeting, Applicant representatives included representatives of the owners and Applicant, the project's architects, the project's engineer, and the project's land use attorney. The meeting was attended by Dunwoody residents, Dunwoody staff, and press. A sign-in sheet is attached as Attachment "D" to this summary report.

4. Suggestions and questions raised by neighbors.

A. **Condominium layout**: Someone asked about the layout of the proposed condominiums and the proposed layout was described.

B. **Amenities**: Someone asked if each phase of the development would have amenities, and the answer was "yes" with additional details provided about the amenities.

C. **Parking for townhomes**: Someone asked if there would be parking for the townhomes and the answer was "yes" with additional details provided about the parking.

D. **Sound abatement**: Someone asked about the sound abatement for the condominium units given the proximity to I-285 and the development team responded that they are looking into multiple options with a sound engineer.

E. **Price range for townhomes**: Someone asked about the price range for the townhomes and an initial range of $500,000 to $850,000 was discussed.

F. **Timing and phases**: Someone asked about timing for construction and the answer was that the goal to start is Q1 2026.

G. **Unit counts**: Someone asked about unit counts for the townhomes and the response was 110 units.

H. **Capitalization and acquisition of the current buildings**: There were a series of questions about whether the project was capitalized and how the current buildings were purchased. The project team reported that they have had very positive conversations with lenders about capitalization and gave background on the current ownership of the buildings and how they were acquired.

I. **Positive feedback**: At the end of the meeting there were positive comments such as “I’m seriously liking this” and “Awesome project.”

Attachment A

1	2023	18 346 03 001	1455	1455 Lincoln Parkway Atlanta, GA 30346	1455 LINCOLN LLC		701 BRICKELL AVE STE 2020	MIAMI	FL	33131
2	2023	18 347 01 003	4373	4373 Ashford Dunwoody Road Atlanta, GA 30346	HINES ATLANTA LIMITED		2 RAVINIA DR STE 100	ATLANTA	GA	30346
3	2023	18 347 01 008	4340	4340 Old Georgetown Trail Dunwoody, GA 30338	DUNWOODY CITY OF		41 PERIMETER CTR E STE 250	DUNWOODY	GA	30346
4	2023	18 347 01 014	70	70 Perimeter Center E Atlanta, GA 30346	BELL FUND V PERIMETER LLC		P.O. BOX 56607	ATLANTA	GA	30343
5	2023	18 347 01 015	58	58 Perimeter Center E Atlanta, GA 30346	DUNWOODY DEVELOPMENT AUTHORITY		3520 NE PIEDMONT RD STE 410	ATLANTA	GA	30305
6	2023	18 347 01 017	56	56 Perimeter Center E Atlanta, GA 30346	PERIMETER CENTER 56 PARTNERS LLC		6400 POWERS FERRY RD STE 150	ATLANTA	GA	30339
7	2023	18 347 01 021	130	130 Perimeter Center E Atlanta, GA 30346	DUNWOODY DEVELOPMENT AUTHORITY		4800 ASHFORD DUNWOODY RD	DUNWOODY	GA	30338
8	2023	18 347 01 028	140	140 Perimeter Center E Atlanta, GA 30346	DUNWOODY DEVELOPMENT AUTHORITY		4800 ASHFORD DUNWOODY RD	DUNWOODY	GA	30338
9	2023	18 347 01 029	64	64 Perimeter Center E Atlanta, GA 30346	DUNWOODY DEVELOPMENT AUTHORITY		3520 PIEDMONT RD NE STE 410	ATLANTA	GA	30305
10	2023	18 347 01 030	64	64 Perimeter Center E Atlanta, GA 30346	DUNWOODY DEVELOPMENT AUTHORITY		3520 PIEDMONT RD NE STE 410	ATLANTA	GA	30305
11	2023	18 347 01 031	1	1 Ravinia Drive Atlanta, GA 30346	ONE RAVINIA OWNER LLC		3475 PIEDMONT RD STE 580	ATLANTA	GA	30305
12	2023	18 347 01 032	8	8 Ravinia Parkway Atlanta, GA 30346	HPT IHG GA PROPERTIES LLC		PO BOX 56607	ATLANTA	GA	30343
13	2023	18 347 01 034	2	2 Ravinia Drive Atlanta, GA 30346	TWO RAVINIA OWNER LLC		3475 PIEDMONT RD STE 580	ATLANTA	GA	30305
14	2023	18 347 01 046	5	5 Ravinia Parkway Atlanta, GA 30346	RAVINIA PROPERTY OWNERS ASSO		2 RAVINIA DR STE 100	ATLANTA	GA	30346
15	2023	18 347 01 049	11	11 Ravinia Parkway Atlanta, GA 30346	11 RAVINIA PARKWAY LLC		14501 ARTESIA BLVD	LA MIRADA	CA	90638
16	2023	18 347 01 050	6	6 Ravinia Parkway Atlanta, GA 30346	HINES ATLANTA LIMITED		2 RAVINIA DR STE 100	ATLANTA	GA	30346
17	2023	18 347 01 051	4	4 Ravinia Parkway Atlanta, GA 30346	UST RAVINIA OWNER LP		4705 APOPKA VINELAND RD	ORLANDO	FL	32819
18	2023	18 347 01 056	7	7 Ravinia Parkway Atlanta, GA 30346	HINES ATLANTA LIMITED		2 RAVINIA DR STE 100	ATLANTA	GA	30346
19	2023	18 347 01 058	3	3 Ravinia Drive Atlanta, GA 30346	UST RAVINIA OWNER LP		4705 S APOPKA VINELAND RD	ORLANDO	FL	32819
20	2023	18 347 01 059	3	3 Ravinia Parkway Atlanta, GA 30346	HINES ATLANTA LIMITED		2 RAVINIA DR STE 100	ATLANTA	GA	30346
21	2023	18 347 01 065	60	60 Perimeter Center E Atlanta, GA 30346	DUNWOODY DEVELOPMENT AUTHORITY		3520 PIEDMONT RD NE STE 410	ATLANTA	GA	30305
22	2023	18 347 01 066	9	9 Ravinia Parkway Atlanta, GA 30346	HINES ATLANTA LIMITED		2 RAVINIA DR STE 100	ATLANTA	GA	30346
23	2023	18 347 01 067	4009	4009 Townsend Lane Atlanta, GA 30346	RACHAMALLA AJAY	POTHEDAR SWAPNA	4009 TOWNSEND LN	ATLANTA	GA	30346
24	2023	18 347 01 068	4013	4013 Townsend Lane Atlanta, GA 30346	LIU SHENGCHUN		PO BOX 12	SUWANEE	GA	30024
25	2023	18 347 01 069	4017	4017 Townsend Lane Atlanta, GA 30346	ROSEN MICHAEL		4017 TOWNSEND LN	ATLANTA	GA	30346
26	2023	18 347 01 070	4000	4000 Townsend Lane Atlanta, GA 30346	MORGAN DEDRA D		4000 TOWNSEND LN	DUNWOODY	GA	30338
27	2023	18 347 01 071	4004	4004 Townsend Lane Atlanta, GA 30346	LINDAHL ROBERT CARL		4004 TOWNSEND LN	DUNWOODY	GA	30346
28	2023	18 347 01 072	4008	4008 Townsend Lane Atlanta, GA 30346	CHUGH VARUN	KALRA SADHVI	4008 TOWNSEND LN	DUNWOODY	GA	30346
29	2023	18 347 01 073	4012	4012 Townsend Lane Atlanta, GA 30346	DUGGIRALA KAVYA	PONGILETI RANJITH R	4012 TOWNSEND LN	DUNWOODY	GA	30346
30	2023	18 347 01 074	4020	4020 Townsend Lane Atlanta, GA 30346	HORTON ANDREW	XIONG HUI	4020 TOWNSEND LN	DUNWOODY	GA	30346
31	2023	18 347 01 075	4024	4024 Townsend Lane Atlanta, GA 30346	MENDEL ALLISON BETH	CIAVARDINI ERIC DANIEL	4024 TOWNSEND LN	DUNWOODY	GA	30346
32	2023	18 347 01 076	4028	4028 Townsend Lane Atlanta, GA 30346	LLANO CARLOS		4028 TOWNSEND LN	DUNWOODY	GA	30346
33	2023	18 347 01 077	4032	4032 Townsend Lane Atlanta, GA 30346	PERIYASAMY MANIKANDAN	TAHILRAMANI CHITRA DEEPAK	4032 TOWNSEND LN	DUNWOODY	GA	30346
34	2023	18 347 01 078	4036	4036 Townsend Lane Atlanta, GA 30346	MANDAL KAUSTAV K	BLACKWELL CRYSTAL MORGAN	4036 TOWNSEND LN	DUNWOODY	GA	30346
35	2023	18 347 01 092	4108	4108 Townsend Lane Atlanta, GA 30346	HERZ DANNY		4108 TOWNSEND LN	DUNWOODY	GA	30346
36	2023	18 347 01 093	4112	4112 Townsend Lane Atlanta, GA 30346	PATEL NIRAV	PATEL MITALI PRAVINBHAI	4112 TOWNSEND LN	DUNWOODY	GA	30346
37	2023	18 347 01 094	4116	4116 Townsend Lane Atlanta, GA 30346	KRALOVICH DAVID THOMAS	KRALOVICH NANCY DENISE	4116 TOWNSEND LN	DUNWOODY	GA	30346
38	2023	18 347 01 095	4120	4120 Townsend Lane Atlanta, GA 30346	MILLER JAMES R	MILLER AMANDA S	4120 TOWNSEND LN	DUNWOODY	GA	30346
39	2023	18 347 01 096	4128	4128 Townsend Lane Atlanta, GA 30346	GUO XINYING		4128 TOWNSEND LN	DUNWOODY	GA	30346
40	2023	18 347 01 097	4132	4132 Townsend Lane Atlanta, GA 30346	STOWERS DEBORAH JOAN		4132 TOWNSEND LN	DUNWOODY	GA	30346
41	2023	18 347 01 098	4136	4136 Townsend Lane Atlanta, GA 30346	DOETSCH CHRISTIAN	DOETSCH MADELIENE	4136 TOWNSEND LN	DUNWOODY	GA	30346
42	2023	18 347 01 099	4140	4140 Townsend Lane Atlanta, GA 30346	OGUNLEYE MARTINS ANDREW	OGUNLEYE MARTINS MARIAN	4140 TOWNSEND LN	DUNWOODY	GA	30346
43	2023	18 347 01 100	4144	4144 Townsend Lane Atlanta, GA 30346	ZHAO TENG	WANG SICHEN	4144 TOWNSEND LN	DUNWOODY	GA	30346
44	2023	18 347 01 101	4152	4152 Townsend Lane Atlanta, GA 30346	GARDINER ADRIAN B	GARDINER PAULINE G	4152 TOWNSEND LN	DUNWOODY	GA	30346
45	2023	18 347 01 102	4156	4156 Townsend Lane Atlanta, GA 30346	TRIVEDI RUCHIRA	TRIVEDI PRIYANK	4156 TOWNSEND LN	DUNWOODY	GA	30346
46	2023	18 347 01 103	4160	4160 Townsend Lane Atlanta, GA 30346	KWOK CHRISTOPHER	HUANG SHAODAN	4160 TOWNSEND LN	DUNWOODY	GA	30346
47	2023	18 347 01 104	4164	4164 Townsend Lane Atlanta, GA 30346	BENTLEY ANDREW BLAKE	BENTLEY JENNIFER COLLEEN	4164 TOWNSEND LN	DUNWOODY	GA	30346
48	2023	18 347 01 105	4168	4168 Townsend Lane Atlanta, GA 30346	PARISE MAURICIO MARTINO		4168 TOWNSEND LN	DUNWOODY	GA	30346
49	2023	18 347 01 106	4172	4172 Townsend Lane Atlanta, GA 30346	YU KEDUO		4172 TOWNSEND LN	DUNWOODY	GA	30346
50	2023	18 347 01 107	4176	4176 Townsend Lane Atlanta, GA 30346	MWAPACHU BAHATI R		4176 TOWNSEND LN	DUNWOODY	GA	30346
51	2023	18 347 01 108	4186	4186 Townsend Lane Atlanta, GA 30346	MILLER ERIC ULYSSES JR	MILLER LATISHA DAVIS	4186 TOWNSEND LN	DUNWOODY	GA	30346
52	2023	18 347 01 109	4190	4190 Townsend Lane Atlanta, GA 30346	RICHARDSON DAVID M	RICHARDSON CYNTHIA GREEN	2960 LAVISTA CT	DECATUR	GA	30033
53	2023	18 347 01 110	4194	4194 Townsend Lane Atlanta, GA 30346	SOLORZANO GARCIA JOSE R	GUTIERREZ SANDRA A	4194 TOWNSEND LN	DUNWOODY	GA	30346
54	2023	18 347 01 111	4198	4198 Townsend Lane Atlanta, GA 30346	KRISHNASAMY BHUVANESHKARTHICK	NARAYANASAMY DHIVYA	4198 TOWNSEND LN	DUNWOODY	GA	30346
55	2023	18 347 01 112	4202	4202 Townsend Lane Atlanta, GA 30346	TISHER ZACHARY		4202 TOWNSEND LN	DUNWOODY	GA	30346
56	2023	18 347 01 113	4206	4206 Townsend Lane Atlanta, GA 30346	DIAZ MARCOS		4206 TOWNSEND LN	DUNWOODY	GA	30346
57	2023	18 347 01 114	4210	4210 Townsend Lane Atlanta, GA 30346	GANGI MATTHEW ROGER	GANGI PAMELA CHIPERE	4210 TOWNSEND LN	DUNWOODY	GA	30346
58	2023	18 347 01 115	4214	4214 Townsend Lane Atlanta, GA 30346	ATLAS NORTH PARCEL LLC		1010 HUNTCLIFF STE 2315	ATLANTA	GA	30350
59	2023	18 347 01 116	4218	4218 Townsend Lane Atlanta, GA 30346	DAVIS CHRISTOPHER L		4218 TOWNSEND LN	DUNWOODY	GA	30346
60	2023	18 347 01 117	4228	4228 Townsend Lane Atlanta, GA 30346	BUBBS ANDREW ROBERT		4228 TOWNSEND LN	DUNWOODY	GA	30346
61	2023	18 347 01 118	4232	4232 Townsend Lane Atlanta, GA 30346	SAKSHI FNU		4232 TOWNSEND LN	DUNWOODY	GA	30346
62	2023	18 347 01 119	4236	4236 Townsend Lane Atlanta, GA 30346	WAD TARA ELIZABETH	WAD HIMANSHU UDAY	710 ELMWOOD WAY	ROSWELL	GA	30075
63	2023	18 347 01 120	4240	4240 Townsend Lane Atlanta, GA 30346	KIM SANG KYUN	KIM MI Y	4240 TOWNSEND LN	DUNWOODY	GA	30346
64	2023	18 347 01 121	4244	4244 Townsend Lane Atlanta, GA 30346	WELLS ERIN		4244 TOWNSEND LN	DUNWOODY	GA	30346
65	2023	18 347 01 122	4252	4252 Townsend Lane Atlanta, GA 30346	SHARMA SHREESH	SHARMA CHARU	4252 TOWNSEND LN	DUNWOODY	GA	30346
66	2023	18 347 01 123	4256	4256 Townsend Lane Atlanta, GA 30346	LEE GENE		4256 TOWNSEND LN	DUNWOODY	GA	30346
67	2023	18 347 01 124	4260	4260 Townsend Lane Atlanta, GA 30346	DELLA GIUSTINA GUILHERME SIMONETO	BREDE LAURA THUME	4260 TOWNSEND LN	DUNWOODY	GA	30346
68	2023	18 347 01 125	4264	4264 Townsend Lane Atlanta, GA 30346	CHUNG YOUNGHEE	HWANG PHILIP SANSUNG	4264 TOWNSEND LN	DUNWOODY	GA	30346
69	2023	18 347 01 126	4051	4051 Townsend Lane Atlanta, GA 30346	KOPPISETTI SIVAGANESH	BODDU SOWJANYA	4051 TOWNSEND LN	DUNWOODY	GA	30346
70	2023	18 347 01 127	4055	4055 Townsend Lane Atlanta, GA 30346	VINCHURKAR ABHIJEET	MAKWANA VARSHA	4055 TOWNSEND LN	ATLANTA	GA	30346
71	2023	18 347 01 128	4059	4059 Townsend Lane Atlanta, GA 30346	DINH SCOTT VAN	TRAN THI KIM	4059 TOWNSEND LN	DUNWOODY	GA	30346
72	2023	18 347 01 129	4063	4063 Townsend Lane Atlanta, GA 30346	KIM HAE DONG	KIM SUNG CHUL	4063 TOWNSEND LN	DUNWOODY	GA	30346
73	2023	18 347 01 130	4067	4067 Townsend Lane Atlanta, GA 30346	MILLS BARRY ROSS		4067 TOWNSEND LN	DUNWOODY	GA	30346
74	2023	18 347 01 131	4071	4071 Townsend Lane Atlanta, GA 30346	WANG XINYUE	WANG GENG	4071 TOWNSEND LN	ATLANTA	GA	30339
75	2023	18 347 01 132	4075	4075 Townsend Lane Atlanta, GA 30346	RAPOLU SURESH	VODNALA MALLIKA	4075 TOWNSEND LN	DUNWOODY	GA	30346
76	2023	18 347 01 133	4079	4079 Townsend Lane Atlanta, GA 30346	SONG BYUNGCHUL	CHOI MINA	4079 TOWNSEND LN	DUNWOODY	GA	30346
77	2023	18 347 01 134	4117	4117 Townsend Lane Atlanta, GA 30346	ALENCASTRE PETERSON SUSANA HAYDEE		4117 TOWNSEND LN # 68	DUNWOODY	GA	30346
78	2023	18 347 01 135	4121	4121 Townsend Lane Atlanta, GA 30346	SIERRA ALBERTO M	TORRES BERMUDEZ ANDREA D	4121 TOWNSEND LN	DUNWOODY	GA	30346
79	2023	18 347 01 136	4125	4125 Townsend Lane Atlanta, GA 30346	STARUCH STEPHEN	STARUCH NATASHA	4125 TOWNSEND LN	ATLANTA	GA	30346

80	2023	18 347 01 137	4129	4129 Townsend	Lane Atlanta, GA 30346	JAMDA PERIMETER LLC		4730 KYLE CT	CUMMING	GA	30040
81	2023	18 347 01 138	4133	4133 Townsend	Lane Atlanta, GA 30346	KONDAPALLY SRIKANTH	CHERUKUPALLI SNIGDHA	4133 TOWNSEND LN	DUNWOODY	GA	30346
82	2023	18 347 01 139	4137	4137 Townsend	Lane Atlanta, GA 30346	AMERINENI VINODH	GOGINENI SINDHURA	4137 TOWNSEND LN	DUNWOODY	GA	30346
83	2023	18 347 01 140	4141	4141 Townsend	Lane Atlanta, GA 30346	SHA XUE		4141 TOWNSEND LN	DUNWOODY	GA	30346
84	2023	18 347 01 141	4145	4145 Townsend	Lane Atlanta, GA 30346	PARMAR PRETESH		4145 TOWNSEND LN	DUNWOODY	GA	30346
85	2023	18 347 01 142	4149	4149 Townsend	Lane Atlanta, GA 30346	THAKOR NEHA K	SINGH RANVIJAY P	4149 TOWNSEND LN	DUNWOODY	GA	30346
86	2023	18 347 01 143	4187	4187 Townsend	Lane Atlanta, GA 30346	HALIMA DARYL		4187 TOWNSEND LN # 77	DUNWOODY	GA	30346
87	2023	18 347 01 144	4191	4191 Townsend	Lane Atlanta, GA 30346	DUDLEY DE MONTE LOVELL		4191 TOWNSEND LN	DUNWOODY	GA	30346
88	2023	18 347 01 145	4195	4195 Townsend	Lane Atlanta, GA 30346	PATEL RITESHKUMAR	PATEL DIPAL J	4195 TOWNSEND LN	DUNWOODY	GA	30346
89	2023	18 347 01 146	4199	4199 Townsend	Lane Atlanta, GA 30346	MARTIN GISLAINE		4199 TOWNSEND LN # 80	DUNWOODY	GA	30346
90	2023	18 347 01 147	4203	4203 Townsend	Lane Atlanta, GA 30346	SAHNEY SHEEL		4203 TOWNSEND LN	DUNWOODY	GA	30346
91	2023	18 347 01 148	4207	4207 Townsend	Lane Atlanta, GA 30346	CHIAO HUNG	MA YANLING	4207 TOWNSEND LN	DUNWOODY	GA	30346
92	2023	18 347 01 149	4211	4211 Townsend	Lane Atlanta, GA 30346	XIE JUN		4211 TOWNSEND LN	DUNWOODY	GA	30346
93	2023	18 347 01 150	4215	4215 Townsend	Lane Atlanta, GA 30346	LESORGEN DAVID LLOYD	LESORGEN ABIGAIL PAULSON	4215 TOWNSEND LN	DUNWOODY	GA	30346
94	2023	18 347 01 151	4257	4257 Townsend	Lane Atlanta, GA 30346	STREAR ANDREW	STREAR JOAN ALLENE	4257 TOWNSEND LN	ATLANTA	GA	30346
95	2023	18 347 01 152	4261	4261 Townsend	Lane Atlanta, GA 30346	ACOSTA JHONNY ALEXANDER	DELGADO CASTRO KELLY J	4261 TOWNSEND LN	DUNWOODY	GA	30346
96	2023	18 347 01 153	4265	4265 Townsend	Lane Atlanta, GA 30346	TIKOO RAJAT		4265 TOWNSEND LN	DUNWOODY	GA	30346
97	2023	18 347 01 154				TOWNSEND AT PERIMETER	COMMUNITY ASSOCIATION INC	1100 NORTHMEADOW PKWY ROOM 114	ROSWELL	GA	30076
98	2023	18 347 03 007	31	31 Perimeter Center E	Atlanta, GA 30346	CWS STAR CS PV WB LLC		14 CORPORATE PLZ STE 210	NEWPORT BEACH	CA	92660
99	2023	18 347 03 008	53	53 Perimeter Center E	Atlanta, GA 30346	PCE ATLANTA OFFICE LLC		3520 PIEDMONT RDG NE STE 410	ATLANTA	GA	30305
100	2023	18 347 03 009	47	47 Perimeter Center E	Atlanta, GA 30346	PCE ATLANTA OFFICE LLC		3520 PIEDMONT RD NE STE 410	ATLANTA	GA	30305
101	2023	18 347 03 010	41	41 Perimeter Center E	Atlanta, GA 30346	PCE ATLANTA OFFICE LLC		3520 PIEDMONT RD NE STE 410	ATLANTA	GA	30305
102	2023	18 347 03 011	4505	4505 Ashford Dunwoody Road	Atlanta, GA 30346	PARK PLACE AT DUNWOODY EDENS LLC		1221 MAIN ST STE 1000	COLUMBIA	SC	29201

Attachment B

Troutman Pepper Locke LLP
600 Peachtree Street NE, Suite 3000
Atlanta, GA 30308-2216

troutman.com

Jessica L. Hill
D 404.885.3925
jessica.hill@troutman.com

February 19, 2025

VIA: FIRST CLASS U.S. MAIL

Dear Property Owner,

You are receiving this notice because you own residentially zoned property within one thousand (1,000) feet of 64 Perimeter Center East and 66 Perimeter Center East in the City of Dunwoody, Georgia, 30346. The owner of the buildings is proposing to convert the existing office building at 64 Perimeter Center East into residential condominiums, convert the existing office building at 66 Perimeter Center East into an age-restricted rental residential use, and develop additional for-sale residences on the properties. The properties are zoned O-I, Office-Institutional, and are located in the Perimeter Center Overlay. The proposal is to rezone the properties to the PD, Planned Development, district.

You are invited to participate in the applicant initiated community meeting the applicant is hosting to discuss the project on March 19, 2025, at 6:00 PM at 64 Perimeter Center East, Atlanta, GA, 30346.

If you would like more information, feel free to contact me at (404) 885-3925 or at jessica.hill@troutman.com.

Sincerely,

Jessica L. Hill

Attachment C

DUNWOODY
CRIER

See Proof on Next Page

AFFIDAVIT OF PUBLICATION
March 11, 2025

PUBLISHER'S AFFIDAVIT

Jonathan Futrell
600 Peachtree Street Suite 3000
(404) 885-3724

STATE OF GEORGIA
COUNTY OF FULTON-, GA

State of Florida, County of Broward, ss:

Megan Villanueva, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Appen Media Group, Inc. publishers of the Dunwoody Crier, a printed newspaper published in Alpharetta, Georgia, in said county and state, and that the publication of which the annexed is a true copy, Community Meeting 64 & 66 Perimeter Center E, was published in said newspapers as provided by law on the following dates:
Mar. 6, 2025

in said county and state.

(Signed) Megan Villanueva
State of Florida
County of Broward

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

Subscribed in my presence and sworn to before me on this: 03/11/2025

S Smith
Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF COMMUNITY MEETING
64 PERIMETER CENTER EAST & 66 PERIMETER CENTER EAST

Applicant:	WSPT Perimeter GA LP
Reason for Meeting:	Applicant is proposing to file a zoning application to rezone from O-I, Office-Institutional, to PD, Planned Development, to allow the conversion of 64 Perimeter Center East into residential condominiums and 66 Perimeter Center East into an age-restricted rental residential use, and develop additional for-sale residences on the properties.
Location:	64 Perimeter Center East, Atlanta, GA, 30346
Date:	March 19, 2025
Time:	6:00 PM

Attachment D

64 PCE VISITOR SIGN IN/SIGN OUT - **ALL ITEMS MUST BE COMPLETED BY VISITOR

	Date	Company		Represenative Name/Supervisor Name	Contact Number	Vehicle Make/Model	Color/Tag #	Bldg/Area	Time In/Out	Badge#/Key
	1/2/2013	YOUR COMPANY NAME	1	YOUR NAME example JOHN SMITH	(678) 123-4567	YOUR VEHICLE example FORD FUSION	YOUR VEHICLE INFO example RED #ABC123	64	10:00 AM	Access Badge Key
			2	POINT OF CONTACT IN BLDG: example SUE JOHNSON	(404) 123-4567	N\A	N\A	Suite or Floor	1:00 PM	
1013	3/10/25	PEC+	1	Kenneth Wood	770-380-5969					
			2	Ken@Pecatl.com						
1014	3/19/25	Housing Studio	1	ALBERTO CEVALLOS						
			2	oalberto@housingstudio.com	704 380 8917					
1015	3/19/25	Housing Studio	1	CHARLES TRAUS						
			2	CTRAUS@housingstudio.com	704 348 8912					
1016		Citizen	1	Sue Ellis						
			2	SUELLIS@Bellsouth.net						
1017		Citizen	1	Susan Mitchell						
			2							
1018		Citizen	1	Cheryl Strickland						
			2	cstrickillest.net						
1019		Citizen	1	Anthony Strickland						
			2							
1020		Citizen	1	Jeff Ackerman	678.428.9818					
			2	Ackermanj79@gmail.com						
1021		Dunwoody	1	Michael Stacy						
			2	michael.stacy@dunwoodyga.gov						
1022		Citizen	1	Mike Herman						
			2	mlherman@yahoo.com						
1023		Citizen	1	Jonathan Sanster						
			2	sanster1@gmail.com						
1024		PCM	1	Tom Goodwin						
			2	Tmoore.goodwin@att.net						
1025		Rough Draft	1	Cathy Dodd						
			2							
1026			1	Laura Breda						
			2	laura.breda@gmail.com						
1027			1	Gui Della Giustina						
			2	guidellagiustina@gmail.com						
1028			1							
			2							
1029			1							
			2							

ADJACENT PROPERTY OWNERS' MEETING LETTER

Troutman Pepper Locke LLP
600 Peachtree Street NE, Suite 3000
Atlanta, GA 30308-2216

troutman.com

Jessica L. Hill
D 404.885.3925
jessica.hill@troutman.com

February 19, 2025

VIA: FIRST CLASS U.S. MAIL

Dear Property Owner,

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You are invited to participate in the applicant initiated community meeting the applicant is hosting to discuss the project on March 19, 2025, at 6:00 PM at 64 Perimeter Center East, Atlanta, GA, 30346.

If you would like more information, feel free to contact me at (404) 885-3925 or at jessica.hill@troutman.com.

Sincerely,

Jessica L. Hill

SURVEY

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ABBREVIATIONS

APPROX.	Approximate	I.E.	Invert Elevation
#4	1/2" Rebar	IPF	Iron Pin Found
C&G	Curb and Gutter	IPS	Iron Pin Set
CLF	Chain Link Fence	LP	Light Pole
CMP	Corrugated Metal Pipe	MW	Monitoring Well
CO	Clean Out	N/F	Now or Formerly
CPP	Corrugated Plastic Pipe	OTP	Open Top Pipe
DB	Deed Book	PB	Plat Book
DI	Drop Inlet	PG	Page
DE	Drainage Easement	PKF	PK Nail Found
EOP	Edge of Pavement	PKS	PK Nail Set
EPP	Electric Power Pole	POB	Point of Beginning
EPAN	Electric Panel	POC	Point of Commencement
ESMT	Easement	PVC	Polyvinyl Chloride Pipe
FES	Flared End Section	RBC	Rebar Capped
FFE	Finish Floor Elevation	RCP	Reinforced Concrete Pipe
FH	Fire Hydrant	RWM	Right of Way Monument
FLGP	Flag Pole	SSE	Sanitary Sewer Easement
GA	Georgia	SSMH	Sanitary Sewer Manhole
GM	Gas Meter	TRAN	Transformer
GW	Guy Wire	VCP	Vitrified Clay Pipe
HDR	Hand Rail	W.D.F.	Wood Fence
H.W.	Hard Wood	WM	Water Meter
HW	Headwall	WV	Water Valve
ICV	Irrigation Control Valve		

LINETYPES

PROPERTY
- Adjacent Property
- Property Line
- Center of Creek

FENCE LINES
- Barb Wire Fence
- Chain link fence
- Wood Fence
- Woven Wire Fence

SITE / TOPOGRAPHIC FEATURES
- Guardrail

EXISTING OVERHEAD
- OW — Overhead Wires

EXISTING UNDERGROUND
- C — Cable
- E — Electric
- FO — Fiber Optic
- G — Gas
- T — Telecommunications
- W — Water
- TV — Television
- Storm Drainage Line
- SS → Sanitary Sewer

GEORGIA WEST ZONE

S88°57'06"E 128.05'
IPF 1/2" REBAR
IPF 1/2" REBAR
IPF 1/2" REBAR 0.35' SW OF PROPERTY CORNER
S52°04'56"E 209.84'
N/F BELL FUND V PERIMETER, LLC TAX PARCEL ID: 18-347-01-014 DB 25669 PG 518
N76°10'21"E 131.38'
S79°22'13"E 38.84'
ROCK FOUND
IPF 1/2" REBAR
20' SIDE SETBACK (REFERENCE 1)
S03°57'10"W 37.18'
50' STREET SETBACK (REFERENCE 1)
N/F RAVINIA PROPERTY OWNERS ASSOCIATION, INC TAX PARCEL ID: 18-347-01-056 DB 9254 PG 771 PB 77 PG 160 PB 186 PG 69
20' SIDE SETBACK (REFERENCE 1)
N01°00'50"E 1058.93'
ARC=369.31'
R=260.36'
S36°18'44"E
CH=339.12'
N/F PCE ATLANTA OFFICE, LLC TAX PARCEL ID: 18-347-03-008 DB 25080 PG 685
ARC=119.25'
R=262.08'
N89°48'10"E
CH=118.22'
N76°07'42"E 264.52'
ARC=178.01'
R=381.13'
N62°48'34"E
CH=176.40'
PERIMETER CENTER EAST (VARIABLE PUBLIC RIGHT OF WAY) (PB 56 PG 144)
S04°52'31"W 112.25'
S06°19'13"E 154.54'
20' SIDE SETBACK (REFERENCE 1)
N/F PERIMETER CENTER 56 PARTNERS, LLC TAX PARCEL ID: 18-347-01-017 DB 30739 PG 572
IPF 1/2" REBAR
S04°09'48"W 47.45'
IPFC IN CREEK
EDGE OF WRESTED VEGETATION
S06°01'34"E 114.44'
IPS 1/2" REBAR W/CAP N: 1,426,232.8 E: 2,246,944.7
P.O.B. TRACT 2
P.O.C. TRACT 1
ARC=23.39'
R=5929.58'
S81°38'14"W
CH=23.39'
S08°21'29"E 40.05'
MULTI STORY PARKING DECK
N/F DUNWOODY DEVELOPMENT AUTHORITY TAX PARCEL ID: 18-347-01-065 DB 23087 PG 7
TRACT 2
4.632 ACRES
201,758 SQ.FT.
N/F DUNWOODY DEVELOPMENT AUTHORITY TAX PARCEL ID: 18-347-01-015 DB 23086 PG 773
TRACT 1
11.777 ACRES
513,009 SQ.FT.
MULTI STORY GLASS STONE BUILDING
N00°13'44"W 260.47'
N24°45'30"E 76.60'
P.O.B. TRACT 1
S25°35'24"W 128.92'
RIGHT OF WAY PER DB 31764 PG 12
N69°03'54"W 123.51'
N89°06'49"W 480.96'
FLOOD LIMITS SEE NOTE 2
PERMANENT CONSTRUCTION AND MAINTENANCE EASEMENT PER DB 31764 PG 12
ZONE "X"
ARC=81.72'
R=3125.23'
S81°20'42"W
CH=81.72'
RIGHT OF WAY PER DB 26880 PG 581 DB 26880 PG 601
ARC=188.30'
R=5889.58'
S74°57'30"W
CH=188.29'
S24°26'38"W 46.77'
S17°13'36"E 29.96'
S72°36'35"W 66.99'
S18°03'05"E 20.83'
S70°32'35"W 238.04'
PERMANENT CONSTRUCTION AND MAINTENANCE EASEMENT (AREA 1) PER DB 26880 PG 581
PERMANENT CONSTRUCTION AND MAINTENANCE EASEMENT (AREA 2) PER DB 26880 PG 581 DB 26880 PG 617
30' REAR SETBACK (REFERENCE 1)
RIGHT OF WAY PER DB 26880 PG 581 DB 26880 PG 601
INTERSTATE 285 (VARIABLE RIGHT OF WAY) (LIMITED ACCESS)
P.O.B. TRACT 1
P.O.C. TRACT 2
FFE=936.94
FFE=936.79
BRICK PAVERS
GRANITE CURB
CONCRETE PATIO ABOVE
STONE WALL ALONG SIDE
CONCRETE FLUME
CONCRETE WALL
CHAIN LINK FENCE
EDGE OF WRESTED VEGETATION
GRAVEL
GRASS
PKF W GUTTER
TCAB
CMRK
EM
FLUME
SKYWALK SUPPORTED BY COLUMNS
GENERATORS
DUMPSTER
LOADING AREA
SKYWALK
STEPS
WALL
SPL FLGP
CULVERT

Know what's below. Call before you dig. 811

SHEET 1 OF 3
DRAWN BY: MS
CHECKED BY: MCS
FILE NO.: 4.5.3.00
DATE: 03/17/2025
SCALE: 1" = 60'
DATE OF FIELD WORK: 3/10/25
0 30 60 120

GEORGIA REGISTERED No. 3179 MICHAEL C. SANFORD

BOUNDARY AND TOPOGRAPHIC SURVEY
FOR
WORKSPACE PROPERTY TRUST / WORK SPACE ATLANTA

LAND LOT(S) 347 DISTRICT 18TH DEKALB COUNTY GEORGIA

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

REVISIONS

Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)421-1500 WWW.PECLLC.COM
C.O.A.-LSF000004

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STRUCTURE LEGEND

CABLE / TV
- Cable / TV Marker
- Cable / TV Pedestal
- Cable / TV Manhole
- Cable / TV Handhole
- Cable / TV Cable Box

ELECTRIC/POWER
- Transformer
- Guy Wire
- Electric Meter
- Power Pole/Utility Pole
- Street Light/Light Pole
- Electric Panel
- Electric Box
- Electric Manhole
- Electric Handhole
- Electric / Power Marker
- Spot Light

FIBER OPTIC
- Fiber Optic Marker
- Fiber Optic Manhole
- Fiber Optic Pedestal

GAS
- Gas Meter
- Gas Valve
- Gas Vault

PAVEMENT MARKING
- Turn Arrow Left
- Turn Arrow Right
- Traffic Arrow Straight
- Handicap Pavement Marking

PROPERTY MONUMENTS
- Right-of-Way Monument Found
- Concrete Monument Found
- Iron Pin Set
- Iron Pin Found (Rebar found)
- PK Nail Set
- PK Nail Found
- Point
- Benchmark

MISCELLANEOUS UTILITIES
- Utility Structure

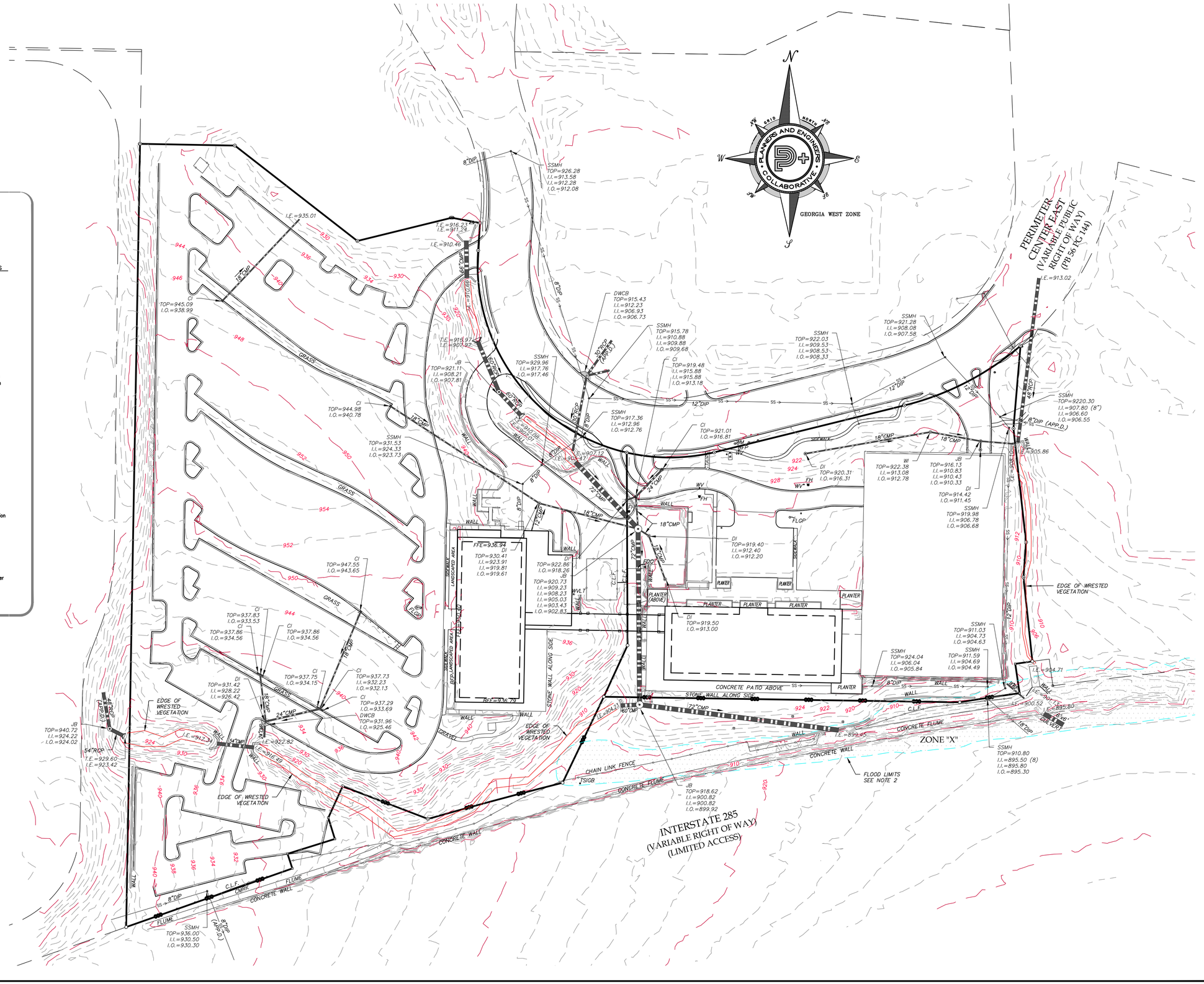
SEWER
- Grease Trap
- Sanitary Sewer Manhole
- Cleanout

SITE / TOPOGRAPHIC FEATURES
- Street Sign
- Air Condition Unit
- Bollard
- Mailbox
- Satellite Dish
- Flag Pole
- Column
- Camera Pole / Camera

STORM / DRAINAGE
- Storm Structure Lid
- Drop Inlet
- Catch Basin
- Single Wing Catch Basin
- Double Wing Catch Basin
- Weir Inlet
- Head Wall
- Junction Box
- Curb Inlet
- Flared-in Section

TELEPHONE
- Telephone Terminal Box
- Telephone Marker
- Telephone Handhole Box
- Telephone Manhole
- Telephone Cabinet

WATER
- Fire Hydrant
- Irrigation Control Valve
- Water Meter
- Water Valve
- Fire Department Connection
- Water Vault
- Pressure Irrigation Valve
- Water Vent Pipe
- Water Valve Marker
- Water Marker
- Water Manhole
- Water Air Release Valve
- Water Back Flow Preventer
- Sprinkler Head
- Sprinkler Valve



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SHEET 2 OF 3
DRAWN BY: MS
CHECKED BY: MCS
FILE NO.: 24343.00
DATE: 03.17.2025
SCALE: 1" = 60'
DATE OF FIELD WORK: 3/10/25
0 30 60 120

GEORGIA REGISTERED No. 3179 MICHAEL C. SANFORD

BOUNDARY AND TOPOGRAPHIC SURVEY
FOR
WORKSPACE PROPERTY TRUST / WORK SPACE ATLANTA

LAND LOT(S) 347 DISTRICT 18TH
DEKALB COUNTY GEORGIA

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

REVISIONS

PEC+ 60 YEARS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)421-1224 WWW.PECPLUS.COM
C.O.A.-LSF000004

J:\2024\24343\00\Sb\Drawings\24343.00 - BT SURVEY.dwg - MSbodlis - 4/1/2025 9:33 AM

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NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.

2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13089C0012K, PANEL 12 OF 201, EFFECTIVE DATE AUGUST 15, 2019 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.)

3. THIS SITE IS TIED TO GRID NORTH BASED ON GPS OBSERVATIONS ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN FEBRUARY 2025. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.

4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

5. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

6. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.

7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.

8. THE PROPERTY HAS DIRECT ACCESS TO PERIMETER CENTER, A DEDICATED PUBLIC STREET OR HIGHWAY.

9. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

10. THIS DATA SET WAS TESTED TO MEET ASPRS POSITIONAL ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA (2014) FOR A6.2 (CM) RMSEZ VERTICAL ACCURACY CLASS. ACTUAL NVA ACCURACY WAS FOUND TO BE RMSEZ = 6.2 CM, EQUATING TO +/– 12.2 CM AT 95% CONFIDENCE LEVEL. ACTUAL VVA ACCURACY WAS FOUND TO BE +/– 18.7 CM AT THE 95TH PERCENTILE.

REFERENCES

1. ALTA/NSPS LAND TITLE SURVEY, STATE FARM, PREPARED FOR WSPT PERIMETER GA, LP, A DELAWARE LIMITED PARTNERSHIP; GALAXY PROPERTIES REIT LLC, A DELAWARE LIMITED LIABILITY COMPANY; JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION AND/OR ASSIGNS; GOLDMAN SACHS & CO. LLC, GOLDMAN SACHS MORTGAGE COMPANY, GOLDMAN SACHS BANK, GS COMMERCIAL REAL ESTATE LLC, THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR; BANK OF MONTREAL, BMO FINANCIAL GROUP, BMO CAPITAL MARKETS, BMO HARRIS BANK N.A., THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR; CHICAGO TITLE INSURANCE COMPANY; COMMONWEALTH LAND TITLE INSURANCE COMPANY; THE GC NET LEASE (ATLANTA PERIMETER) INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY; GRT OP, L.P.; GRIFFIN REALTY TRUST, INC.; GRS GROUP, DATED 10/26/2021, LAST REVISED 05/31/2022, PREPARED BY GRS GROUP, SIGNED AND SEALED BY MICHARL O. COOK, PROFESSIONAL LAND SURVEYOR IN THE STATE OF GEORGIA, LICENSE NUMBER 2903.

811 Know what's below. Call before you dig.

LEGAL DESCRIPTION – OVERALL TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 347 of the 18th District, Dekalb County, Georgia and being more particularly described as follows:

BEGIN at a set 1/2 inch rebar with cap, said rebar has coordinates of North: 1,426,232.8 and East: 2,246,944.7, coordinates based on NAD83 State Plane Coordinate system, Georgia West zone, said open top pipe located on the northerly right of way line of Interstate Highway 285 (variable public right of way) (Limited Access), said rebar being the TRUE POINT OF BEGINNING;

THENCE along said northerly right of way of Interstate Highway 285 the following course and distances: along a curve turning to the left with an arc length of 23.39 feet, having a radius of 5929.58 feet, being subtended by a chord bearing of S81°38'14"W, and a chord length of 23.39 feet to a found right of way of monument; S08°21'29"E a distance of 40.05 feet to a found right of way monument; along a curve turning to the left with an arc length of 81.72 feet, having a radius of 3125.23 feet, being subtended by a chord bearing of S81°20'42"W, and a chord length of 81.72 feet to a set 1/2 inch rebar with cap; N89°06'49"W a distance of 480.96 feet to a set 1/2 inch rebar with cap; S25°35'24"W a distance of 128.92 feet to a set 1/2 inch rebar with cap; along a curve turning to the left with an arc length of 188.30 feet, having a radius of 5889.58 feet, being subtended by a chord bearing of S74°57'30"W, and a chord length of 188.29 feet to a found 1/2 inch rebar; N69°03'54"W a distance of 123.51 feet to a found 1/2 inch rebar; S24°26'38"W a distance of 46.77 feet to a found right of way monument; S17°13'36"E a distance of 29.96 feet to a found right of way monument; S72°36'35"W a distance of 66.99 feet to a found PK Nail in gutter; S18°03'05"E a distance of 20.83 feet to a found right of way monument; S70°32'35"W a distance of 238.04 feet to a set 1/2 inch rebar with cap; thence leaving said northerly right of way of Interstate Highway 285 and proceed N01°00'50"E a distance of 1058.93 feet to a found 1/2 inch rebar; thence S88°57'06"E a distance of 128.05 feet to a found 1/2 inch rebar; thence S52°04'56"E a distance of 209.84 feet to a found 1/2 inch rebar; thence N76°10'21"E a distance of 131.38 feet to a found rock; thence S79°22'13"E a distance of 38.84 feet to a found iron pin with cap located on the westerly and southerly right of way line of Perimeter Center East (variable public right of way) (Plat Book 56 Page 144); thence along said westerly and southwesterly right of way of Perimeter Center East the following courses and distances: S03°57'10"W a distance of 37.18 feet to a found PK Nail; along a curve turning to the left with an arc length of 369.31 feet, having a radius of 260.36 feet, being subtended by a chord bearing of S36°18'44"E, and a chord length of 339.12 feet to a found 1/2 inch rebar disturbed; along a curve turning to the left with an arc length of 119.25 feet, having a radius of 262.08 feet, being subtended by a chord bearing of N89°48'10"E, and a chord length of 118.22 feet to a found 1/2 inch rebar; N76°07'42"E a distance of 264.52 feet to a found iron pin with cap; along a curve turning to the left with an arc length of 178.01 feet, having a radius of 381.13 feet, being subtended by a chord bearing of N62°48'34"E, and a chord length of 176.40 feet to a found PK Nail; thence leaving said westerly and southerly right of way and proceed S04°52'31"W a distance of 112.25 feet to a found 1/2 inch rebar; thence S06°19'13"E a distance of 154.54 feet to a found 1/2 inch rebar; thence S04°09'48"W a distance of 47.45 feet to a found iron pin with cap; thence S06°01'34"E a distance of 114.44 feet to a set 1/2 inch rebar with cap, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 714,767 square feet or 16.409 acres.

LEGAL DESCRIPTION – TRACT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 347 of the 18th District, Dekalb County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE at a set 1/2 inch rebar with cap, said rebar has coordinates of North: 1,426,232.8 and East: 2,246,944.7, coordinates based on NAD83 State Plane Coordinate system, Georgia West zone, said open top pipe located on the northerly right of way line of Interstate Highway 285 (variable public right of way) (Limited Access); thence along said northerly right of way of Interstate Highway 285 the following course and distances: along a curve turning to the left with an arc length of 23.39 feet, having a radius of 5929.58 feet, being subtended by a chord bearing of S81°38'14"W, and a chord length of 23.39 feet to a found right of way monument; S08°21'29"E a distance of 40.05 feet to a found right of way monument; along a curve turning to the left with an arc length of 81.72 feet, having a radius of 3125.23 feet, being subtended by a chord bearing of S81°20'42"W, and a chord length of 81.72 feet to a set 1/2 inch rebar with cap; N89°06'49"W a distance of 480.96 feet to a set 1/2 inch rebar with cap, said rebar being the TRUE POINT OF BEGINNING;

With the TRUE POINT OF BEGINNING thus established thence continue along said northerly right of way of Interstate Highway 285 the following courses and distances: S25°35'24"W a distance of 128.92 feet to a set 1/2 inch rebar with cap; along a curve turning to the left with an arc length of 188.30 feet, having a radius of 5889.58 feet, being subtended by a chord bearing of S74°57'30"W, and a chord length of 188.29 feet to a found 1/2 inch rebar; N69°03'54"W a distance of 123.51 feet to a found 1/2 inch rebar; S24°26'38"W a distance of 46.77 feet to a found right of way monument; S17°13'36"E a distance of 29.96 feet to a found right of way monument; S72°36'35"W a distance of 66.99 feet to a found PK Nail in gutter; S18°03'05"E a distance of 20.83 feet to a found right of way monument; S70°32'35"W a distance of 238.04 feet to a set 1/2 inch rebar with cap; thence leaving said northerly right of way of Interstate Highway 285 and proceed N01°00'50"E a distance of 1058.93 feet to a found 1/2 inch rebar; thence S88°57'06"E a distance of 128.05 feet to a found 1/2 inch rebar; thence S52°04'56"E a distance of 209.84 feet to a found 1/2 inch rebar; thence N76°10'21"E a distance of 131.38 feet to a found rock; thence S79°22'13"E a distance of 38.84 feet to a found iron pin with cap located on the westerly and southerly right of way line of Perimeter Center East (variable public right of way) (Plat Book 56 Page 144); thence along said westerly and southwesterly right of way of Perimeter Center East the following courses and distances: S03°57'10"W a distance of 37.18 feet to a found PK Nail; along a curve turning to the left with an arc length of 369.31 feet, having a radius of 260.36 feet, being subtended by a chord bearing of S36°18'44"E, and a chord length of 339.12 feet to a found 1/2 inch rebar disturbed; thence leaving said westerly and southerly right of way and proceed S00°13'44"E a distance of 260.47 feet to a point; thence S24°45'30"W a distance of 76.60 feet to a point; thence S25°35'24"W a distance of 128.92 feet toa set 1/2 inch rebar with cap, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 513,009 square feet or 11.777 acres.

LEGAL DESCRIPTION – TRACT 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 347 of the 18th District, Dekalb County, Georgia and being more particularly described as follows:

BEGIN at a set 1/2 inch rebar with cap, said rebar has coordinates of North: 1,426,232.8 and East: 2,246,944.7, coordinates based on NAD83 State Plane Coordinate system, Georgia West zone, said open top pipe located on the northerly right of way line of Interstate Highway 285 (variable public right of way) (Limited Access), said rebar being the TRUE POINT OF BEGINNING;

THENCE along said northerly right of way of Interstate Highway 285 the following course and distances: along a curve turning to the left with an arc length of 23.39 feet, having a radius of 5929.58 feet, being subtended by a chord bearing of S81°38'14"W, and a chord length of 23.39 feet to a found right of way of monument; S08°21'29"E a distance of 40.05 feet to a found right of way monument; along a curve turning to the left with an arc length of 81.72 feet, having a radius of 3125.23 feet, being subtended by a chord bearing of S81°20'42"W, and a chord length of 81.72 feet to a set 1/2 inch rebar with cap; N89°06'49"W a distance of 480.96 feet to a set 1/2 inch rebar with cap; thence leaving said northerly right of way of Interstate Highway 285 and proceed N24°45'30"E a distance of 76.60 feet to a point; thence N00°13'44"W a distance of 260.47 feet to a found 1/2 inch rebar disturbed located on the westerly and southerly right of way line of Perimeter Center East (variable public right of way) (Plat Book 56 Page 144); thence along said westerly and southwesterly right of way of Perimeter Center East the following courses and distances: along a curve turning to the left with an arc length of 119.25 feet, having a radius of 262.08 feet, being subtended by a chord bearing of N89°48'10"E, and a chord length of 118.22 feet to a found 1/2 inch rebar; N76°07'42"E a distance of 264.52 feet to a found iron pin with cap; along a curve turning to the left with an arc length of 178.01 feet, having a radius of 381.13 feet, being subtended by a chord bearing of N62°48'34"E, and a chord length of 176.40 feet to a found PK Nail; thence leaving said westerly and southerly right of way and proceed S04°52'31"W a distance of 112.25 feet to a found 1/2 inch rebar; thence S06°19'13"E a distance of 154.54 feet to a found 1/2 inch rebar; thence S04°09'48"W a distance of 47.45 feet to a found iron pin with cap; thence S06°01'34"E a distance of 114.44 feet to a set 1/2 inch rebar with cap, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 201,758 square feet or 4.632 acres.



SITE MAP (NTS)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON TOTAL STATION "ES103", "ES105", GEOMAX ZOOM90 ROBOTIC STATATION, A GEOMAX ZENIUS800 SERIES DATA COLLECTOR, eGPS 20TL GNSS RECEIVER WITH A SITE–LOCALIZED RTK NETWORK, AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.1 FEET.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 769,300 FEET.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A Section 15–6–67.

Date of Map or Plat: 03/17/2025

SHEET 3 OF 3
DRAWN BY: MS
CHECKED BY: MCS
FILE NO.: 4333.00
DATE: 03/17/2025
SCALE: 1" = 60'
DATE OF FIELD WORK: 3/10/25
0 30 60 120

GEORGIA REGISTERED No. 3179 MICHAEL C. SANFORD

BOUNDARY AND TOPOGRAPHIC SURVEY
FOR
WORKSPACE PROPERTY TRUST / WORK SPACE ATLANTA

DEKALB COUNTY GEORGIA
LAND LOT(S) 347
DISTRICT 18TH

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

REVISIONS

Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-2704 WWW.PECTLLC.COM
C.O.A.-LSF000004

J:\2024\2433300\Surv\Drawings\2433.00 - BT SURVEY.dwg - MSobotka - 4/1/2025 9:33 AM

LEGAL DESCRIPTION

LEGAL DESCRIPTION
OVERALL TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 347 of the 18th District, Dekalb County, Georgia and being more particularly described as follows:

BEGIN at a set 1/2 inch rebar with cap, said rebar has coordinates of North: 1,426,232.8 and East: 2,246,944.7, coordinates based on NAD83 State Plane Coordinate system, Georgia West zone, said open top pipe located on the northerly right of way line of Interstate Highway 285 (variable public right of way) (Limited Access), said rebar being the TRUE POINT OF BEGINNING;

THENCE along said northerly right of way of Interstate Highway 285 the following course and distances: along a curve turning to the left with an arc length of 23.39 feet, having a radius of 5929.58 feet, being subtended by a chord bearing of S81°38'14"W, and a chord length of 23.39 feet to a found right of way of monument; S08°21'29"E a distance of 40.05 feet to a found right of way monument; along a curve turning to the left with an arc length of 81.72 feet, having a radius of 3125.23 feet, being subtended by a chord bearing of S81°20'42"W, and a chord length of 81.72 feet to a set 1/2 inch rebar with cap; N89°06'49"W a distance of 480.96 feet to a set 1/2 inch rebar with cap; S25°35'24"W a distance of 128.92 feet to a set 1/2 inch rebar with cap; along a curve turning to the left with an arc length of 188.30 feet, having a radius of 5889.58 feet, being subtended by a chord bearing of S74°57'30"W, and a chord length of 188.29 feet to a found 1/2 inch rebar; N69°03'54"W a distance of 123.51 feet to a found 1/2 inch rebar; S24°26'38"W a distance of 46.77 feet to a found right of way monument; S17°13'36"E a distance of 29.96 feet to a found right of way monument; S72°36'35"W a distance of 66.99 feet to a found PK Nail in gutter; S18°03'05"E a distance of 20.83 feet to a found right of way monument; S70°32'35"W a distance of 238.04 feet to a set 1/2 inch rebar with cap; thence leaving said northerly right of way of Interstate Highway 285 and proceed N01°00'50"E a distance of 1058.93 feet to a found 1/2 inch rebar; thence S88°57'06"E a distance of 128.05 feet to a found 1/2 inch rebar; thence S52°04'56"E a distance of 209.84 feet to a found 1/2 inch rebar; thence N76°10'21"E a distance of 131.38 feet to a found rock; thence S79°22'13"E a distance of 38.84 feet to a found iron pin with cap located on the westerly and southerly right of way line of Perimeter Center East (variable public right of way) (Plat Book 56 Page 144); thence along said westerly and southwesterly right of way of Perimeter Center East the following courses and distances: S03°57'10"W a distance of 37.18 feet to a found PK Nail; along a curve turning to the left with an arc length of 369.31 feet, having a radius of 260.36 feet, being subtended by a chord bearing of S36°18'44"E, and a chord length of 339.12 feet to a found 1/2 inch rebar disturbed; along a curve turning to the left with an arc length of 119.25 feet, having a radius of 262.08 feet, being subtended by a chord bearing of N89°48'10"E, and a chord length of 118.22 feet to a found 1/2 inch rebar; N76°07'42"E a distance of 264.52 feet to a found iron pin with cap; along a curve turning to the left with an arc length of 178.01 feet, having a radius of 381.13 feet, being subtended by a chord bearing of N62°48'34"E, and a chord length of 176.40 feet to a found PK Nail; thence leaving said westerly and southerly right of way and proceed S04°52'31"W a distance of 112.25 feet to a found 1/2 inch rebar; thence S06°19'13"E a distance of 154.54 feet to a found 1/2 inch rebar; thence S04°09'48"W a distance of 47.45 feet to a found iron pin with cap; thence S06°01'34"E a distance of 114.44 feet to a set 1/2 inch rebar with cap, said rebar being the TRUE POINT OF BEGINNING.

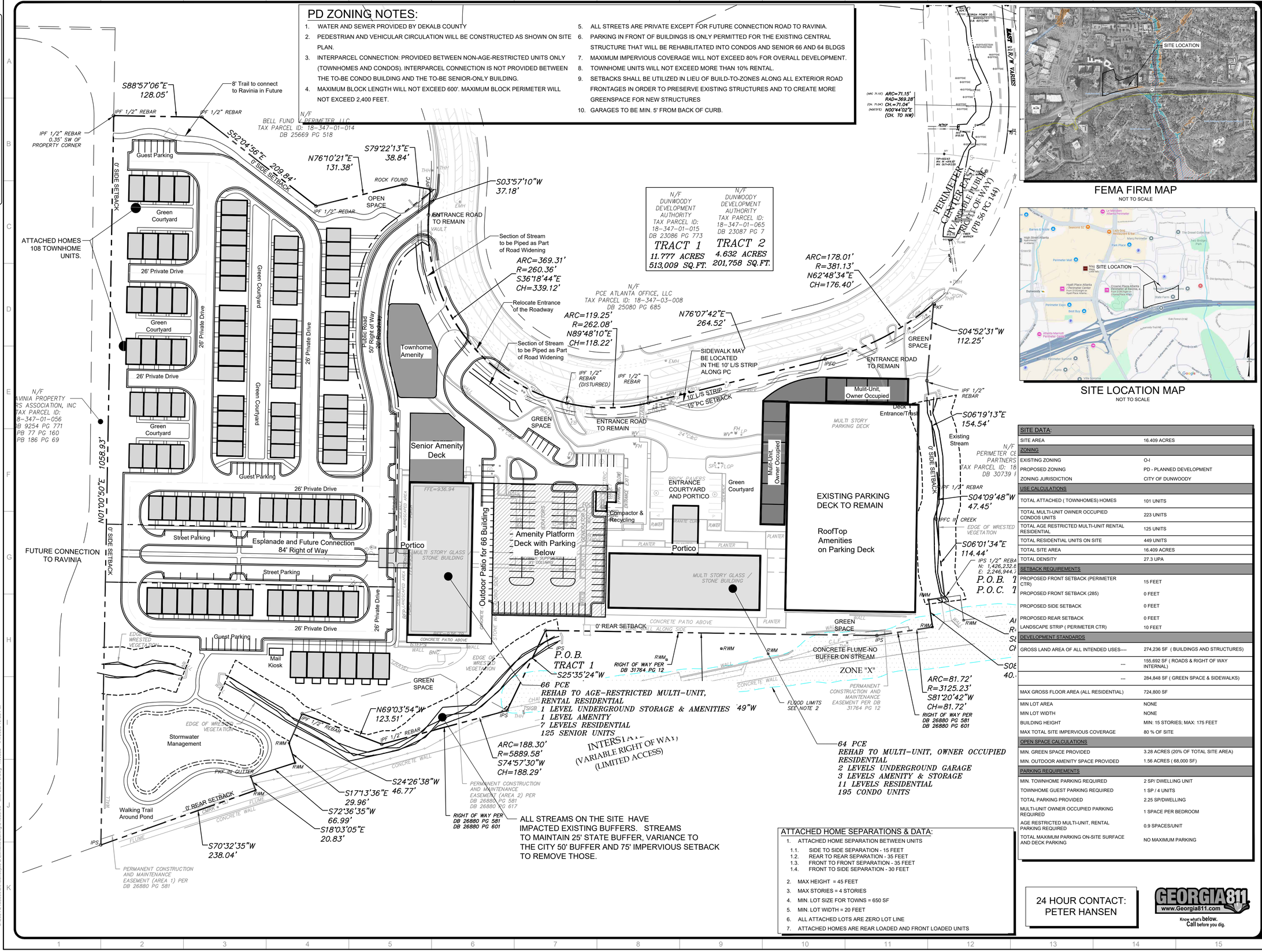
Tract or parcel contains 714,767 square feet or 16.409 acres.

SITE PLAN

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PD ZONING NOTES:

1. WATER AND SEWER PROVIDED BY DEKALB COUNTY
2. PEDESTRIAN AND VEHICULAR CIRCULATION WILL BE CONSTRUCTED AS SHOWN ON SITE PLAN.
3. INTERPARCEL CONNECTION: PROVIDED BETWEEN NON-AGE-RESTRICTED UNITS ONLY (TOWNHOMES AND CONDOS). INTERPARCEL CONNECTION IS NOT PROVIDED BETWEEN THE TO-BE CONDO BUILDING AND THE TO-BE SENIOR-ONLY BUILDING.
4. MAXIMUM BLOCK LENGTH WILL NOT EXCEED 600'. MAXIMUM BLOCK PERIMETER WILL NOT EXCEED 2,400 FEET.
5. ALL STREETS ARE PRIVATE EXCEPT FOR FUTURE CONNECTION ROAD TO RAVINIA.
6. PARKING IN FRONT OF BUILDINGS IS ONLY PERMITTED FOR THE EXISTING CENTRAL STRUCTURE THAT WILL BE REHABILITATED INTO CONDOS AND SENIOR 66 AND 64 BLDGS
7. MAXIMUM IMPERVIOUS COVERAGE WILL NOT EXCEED 80% FOR OVERALL DEVELOPMENT.
8. TOWNHOME UNITS WILL NOT EXCEED MORE THAN 10% RENTAL.
9. SETBACKS SHALL BE UTILIZED IN LIEU OF BUILD-TO-ZONES ALONG ALL EXTERIOR ROAD FRONTAGES IN ORDER TO PRESERVE EXISTING STRUCTURES AND TO CREATE MORE GREENSPACE FOR NEW STRUCTURES
10. GARAGES TO BE MIN. 5' FROM BACK OF CURB.



ALL STREAMS ON THE SITE HAVE IMPACTED EXISTING BUFFERS. STREAMS TO MAINTAIN 25' STATE BUFFER, VARIANCE TO THE CITY 50' BUFFER AND 75' IMPERVIOUS SETBACK TO REMOVE THOSE.

ATTACHED HOME SEPARATIONS & DATA:

1. ATTACHED HOME SEPARATION BETWEEN UNITS
   - 1.1. SIDE TO SIDE SEPARATION - 15 FEET
   - 1.2. REAR TO REAR SEPARATION - 35 FEET
   - 1.3. FRONT TO FRONT SEPARATION - 35 FEET
   - 1.4. FRONT TO SIDE SEPARATION - 30 FEET
2. MAX HEIGHT = 45 FEET
3. MAX STORIES = 4 STORIES
4. MIN. LOT SIZE FOR TOWNS = 650 SF
5. MIN. LOT WIDTH = 20 FEET
6. ALL ATTACHED LOTS ARE ZERO LOT LINE
7. ATTACHED HOMES ARE REAR LOADED AND FRONT LOADED UNITS

FEMA FIRM MAP
NOT TO SCALE

SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
SITE AREA	16.409 ACRES
ZONING	
EXISTING ZONING	O-I
PROPOSED ZONING	PD - PLANNED DEVELOPMENT
ZONING JURISDICTION	CITY OF DUNWOODY
USE CALCULATIONS	
TOTAL ATTACHED (TOWNHOMES) HOMES	101 UNITS
TOTAL MULTI-UNIT OWNER OCCUPIED CONDOS UNITS	223 UNITS
TOTAL AGE RESTRICTED MULTI-UNIT RENTAL RESIDENTIAL	125 UNITS
TOTAL RESIDENTIAL UNITS ON SITE	449 UNITS
TOTAL SITE AREA	16.409 ACRES
TOTAL DENSITY	27.3 UPA
SETBACK REQUIREMENTS	
PROPOSED FRONT SETBACK (PERIMETER CTR)	15 FEET
PROPOSED FRONT SETBACK (285)	0 FEET
PROPOSED SIDE SETBACK	0 FEET
PROPOSED REAR SETBACK	0 FEET
LANDSCAPE STRIP (PERIMETER CTR)	10 FEET
DEVELOPMENT STANDARDS	
GROSS LAND AREA OF ALL INTENDED USES----	274,236 SF (BUILDINGS AND STRUCTURES)
---	155,692 SF (ROADS & RIGHT OF WAY INTERNAL)
---	284,848 SF (GREEN SPACE & SIDEWALKS)
MAX GROSS FLOOR AREA (ALL RESIDENTIAL)	724,800 SF
MIN LOT AREA	NONE
MIN LOT WIDTH	NONE
BUILDING HEIGHT	MIN: 15 STORIES; MAX: 175 FEET
MAX TOTAL SITE IMPERVIOUS COVERAGE	80 % OF SITE
OPEN SPACE CALCULATIONS	
MIN. GREEN SPACE PROVIDED	3.28 ACRES (20% OF TOTAL SITE AREA)
MIN. OUTDOOR AMENITY SPACE PROVIDED	1.56 ACRES (68,000 SF)
PARKING REQUIREMENTS	
MIN. TOWNHOME PARKING REQUIRED	2 SP/ DWELLING UNIT
TOWNHOME GUEST PARKING REQUIRED	1 SP / 4 UNITS
TOTAL PARKING PROVIDED	2.25 SP/DWELLING
MULTI-UNIT OWNER OCCUPIED PARKING REQUIRED	1 SPACE PER BEDROOM
AGE RESTRICTED MULTI-UNIT, RENTAL PARKING REQUIRED	0.9 SPACES/UNIT
TOTAL MAXIMUM PARKING ON-SITE SURFACE AND DECK PARKING	NO MAXIMUM PARKING

24 HOUR CONTACT:
PETER HANSEN

GEORGIA811
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ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

64-66 PERIMETER CENTER EAST

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

66 PERIMETER CENTER E,
DUNWOODY, GA 30346

CITY OF DUNWOODY, DEKALB COUNTY JURISDICTION

FOR

WORKSPACE - ATLANTA

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/31/2027

ZONING MASTER PLAN

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SCALE: 1" = 60'
DATE: 03/18/2025
PROJECT: 24333.00

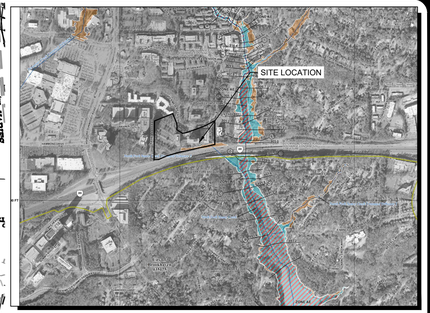
GRID NORTH
GEORGIA WEST ZONE

Z1
SHEET

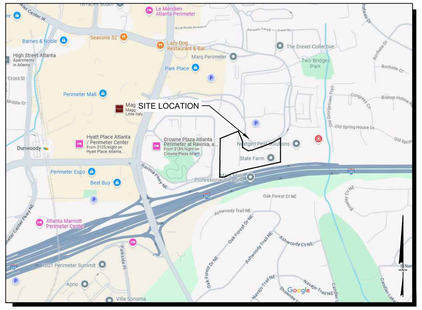
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4. MAXIMUM BLOCK LENGTH WILL NOT EXCEED 600'. MAXIMUM BLOCK PERIMETER WILL NOT EXCEED 2,400 FEET.
5. ALL STREETS SHALL BE PUBLICLY ACCESSIBLE EVEN IF THEY ARE PRIVATE DRIVES.
6. PARKING IN FRONT OF BUILDINGS IS ONLY PERMITTED FOR THE EXISTING CENTRAL STRUCTURE THAT WILL BE REHABILITATED INTO CONDOS AND SENIOR 66 AND 64 BLDGS
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FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

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MULTI-UNIT OWNER OCCUPIED PARKING REQUIRED	1 SPACE PER BEDROOM
AGE RESTRICTED MULTI-UNIT, RENTAL PARKING REQUIRED	0.9 SPACES/UNIT
TOTAL MAXIMUM PARKING ON-SITE SURFACE AND DECK PARKING	NO MAXIMUM PARKING

ATTACHED HOME SEPARATIONS & DATA:

1. ATTACHED HOME SEPARATION BETWEEN UNITS
   - 1.1. SIDE TO SIDE SEPARATION - 15 FEET
   - 1.2. REAR TO REAR SEPARATION - 35 FEET
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2. MAX HEIGHT = 45 FEET
3. MAX STORIES = 4 STORIES
4. MIN. LOT SIZE FOR TOWNS = 650 SF
5. MIN. LOT WIDTH = 20 FEET
6. ALL ATTACHED LOTS ARE ZERO LOT LINE
7. ATTACHED HOMES ARE REAR LOADED AND FRONT LOADED UNITS

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PEACHTREE CORNERS, GA 30092

PROJECT

64-66 PERIMETER CENTER EAST

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

66 PERIMETER CENTER E,
DUNWOODY, GA 30346

CITY OF DUNWOODY, DEKALB COUNTY JURISDICTION

FOR

WORKSPACE - ATLANTA

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

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GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/31/2027

ZONING PLAN (TOPO/UTILITIES)

0 30 60 120 180

SCALE: 1" = 60'
DATE: 03/18/2025
PROJECT: 24333.00

GRID NORTH
GEORGIA WEST ZONE

Z2
SHEET

J:\2024\24333000\Dwl\Concepts & Exhibits\Zoning\24333.000 - Site-Zone-3.dwg - KWood - 4/1/2025 12:57 PM

COLORIZED OVERALL SITE RENDERING



360 STUDIO LANDSCAPE ARCHITECTURE | PEC+ Planners & Engineers Collaborative+ | HOUSING STUDIO

64-66 PERIMETER EAST

DEKALB COUNTY, GA

OVERALL SITE RENDERING

ELEVATIONS



HOUSING STUDIO

64-66 PERIMETER EAST

DEKALB COUNTY, GA

CONCEPTUAL SITE AERIAL RENDERING

FOR ILLUSTRATIVE PURPOSES ONLY

Materials Narrative – Adaptive Re-Use Towers 66 & 64

The proposed adaptive re-use of the existing office towers into residential condominiums and 55+ active adult living will incorporate a flexible palette of durable, high-quality materials that complement the building's modern character and support the residential conversion.

Exterior materials will include a combination of glass, spandrel glass, and metal panel accents, thoughtfully applied to reinforce the updated residential identity. Existing window systems may be replaced, reconfigured, or modified as part of the renovation to improve energy efficiency, performance, and design consistency.

New residential features may include glass and metal balcony railings, sliding glass doors, and other contemporary architectural elements appropriate to the building's design and intended residential use.

Final material selections will remain flexible to respond to design development, building conditions, and market considerations.



BUILDING 64 - FRONT

HOUSING STUDIO

64-66 PERIMETER EAST

DEKALB COUNTY, GA

CONCEPTUAL RENDERING
FOR ILLUSTRATIVE PURPOSES ONLY

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BUILDING 64 - BACK & SIDE

HOUSING STUDIO

64-66 PERIMETER EAST

DEKALB COUNTY, GA

CONCEPTUAL RENDERING

FOR ILLUSTRATIVE PURPOSES ONLY



Materials Narrative

The proposed townhome community will utilize a flexible palette of high-quality, durable exterior materials. Primary materials may include cementitious siding, masonry, and stone, used in varied applications to enhance architectural character.

Windows may be metal-clad, aluminum, or vinyl, selected based on design intent and performance. Roof systems may include asphalt or fiberglass shingles, TPO for flat roofs, and metal for accent roofing. Additional features may include metal railings and metal accents as appropriate to the final design.

Final material selections will be guided by design development and market conditions.

MULTI-LEVEL CONDOS - FRONT AND SIDE

HOUSING STUDIO

64-66 PERIMETER EAST

DEKALB COUNTY, GA

CONCEPTUAL RENDERING
FOR ILLUSTRATIVE PURPOSES ONLY



Materials Narrative

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MULTI-LEVEL CONDOS - FRONT+

HOUSING STUDIO

64-66 PERIMETER EAST

DEKALB COUNTY, GA

CONCEPTUAL RENDERING
FOR ILLUSTRATIVE PURPOSES ONLY



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BUILDING 66 - LONG FACADE TYPICAL

HOUSING STUDIO

64-66 PERIMETER EAST

DEKALB COUNTY, GA

CONCEPTUAL RENDERING
FOR ILLUSTRATIVE PURPOSES ONLY



Materials Narrative – Adaptive Re-Use Towers 66 & 64

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New residential features may include glass and metal balcony railings, sliding glass doors, and other contemporary architectural elements appropriate to the building's design and intended residential use.

Final material selections will remain flexible to respond to design development, building conditions, and market considerations.

BUILDING 66 - SIDE FACADE TYPICAL

HOUSING STUDIO

64-66 PERIMETER EAST

DEKALB COUNTY, GA

CONCEPTUAL RENDERING
FOR ILLUSTRATIVE PURPOSES ONLY

Materials Narrative
The proposed townhome community will utilize a flexible palette of high-quality, durable exterior materials. Primary materials may include cementitious siding, masonry, and stone, used in varied applications to enhance architectural character.
Windows may be metal-clad, aluminum, or vinyl, selected based on design intent and performance. Roof systems may include asphalt or fiberglass shingles, TPO for flat roofs, and metal for accent roofing.
Additional features may include metal railings and metal accents as appropriate to the final design.
Final material selections will be guided by design development and market conditions.

TOWNHOMES - FRONT TYPICAL

HOUSING STUDIO

64-66 PERIMETER EAST

DEKALB COUNTY, GA

CONCEPTUAL RENDERING
FOR ILLUSTRATIVE PURPOSES ONLY



Materials Narrative
The proposed townhome community will utilize a flexible palette of high-quality, durable exterior materials. Primary materials may include cementitious siding, masonry, and stone, used in varied applications to enhance architectural character.
Windows may be metal-clad, aluminum, or vinyl, selected based on design intent and performance. Roof systems may include asphalt or fiberglass shingles, TPO for flat roofs, and metal for accent roofing.
Additional features may include metal railings and metal accents as appropriate to the final design.
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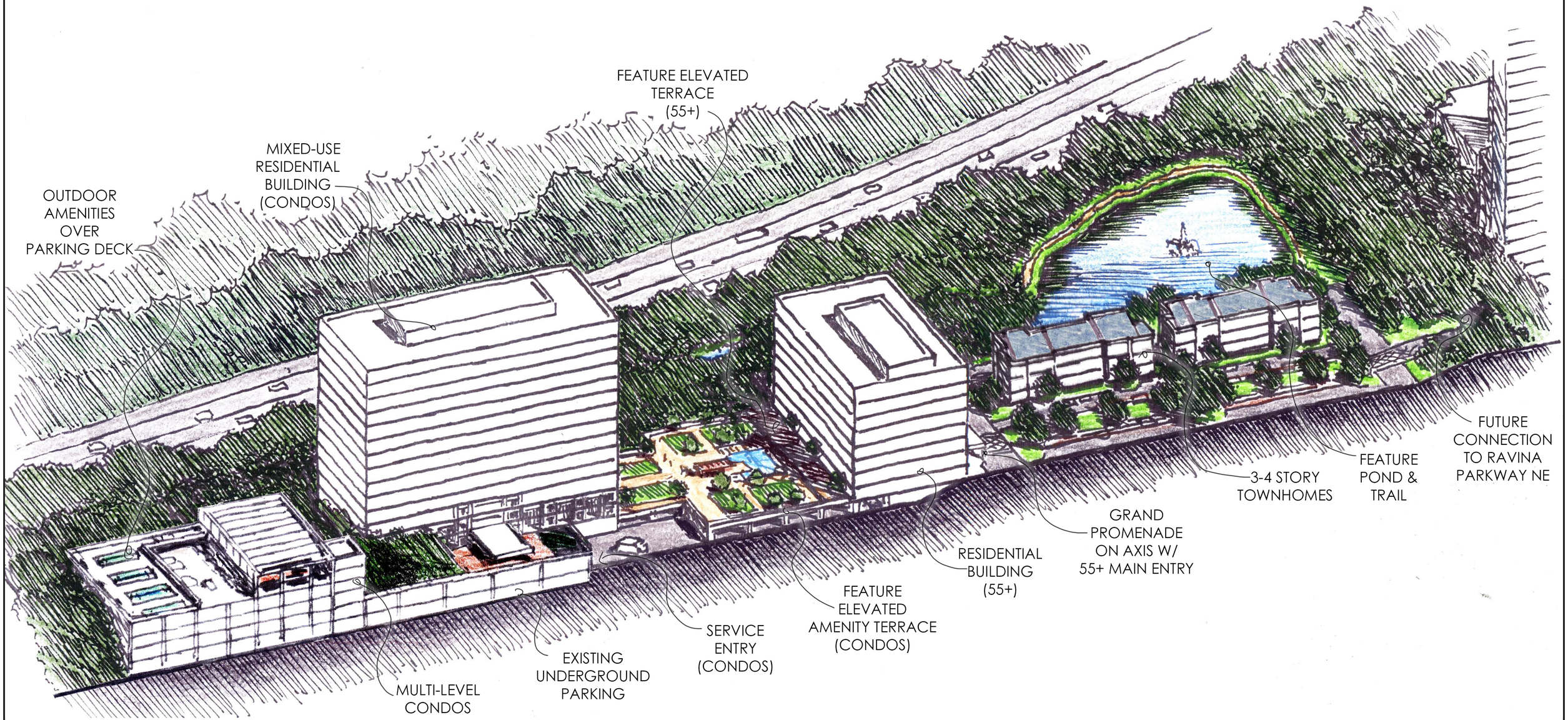
TOWNHOMES - BACK AND SIDE TYPICAL

HOUSING STUDIO

64-66 PERIMETER EAST

DEKALB COUNTY, GA

CONCEPTUAL RENDERING
FOR ILLUSTRATIVE PURPOSES ONLY



HOUSING STUDIO

64-66 PERIMETER EAST

DEKALB COUNTY, GA

CONCEPTUAL SITE SECTION

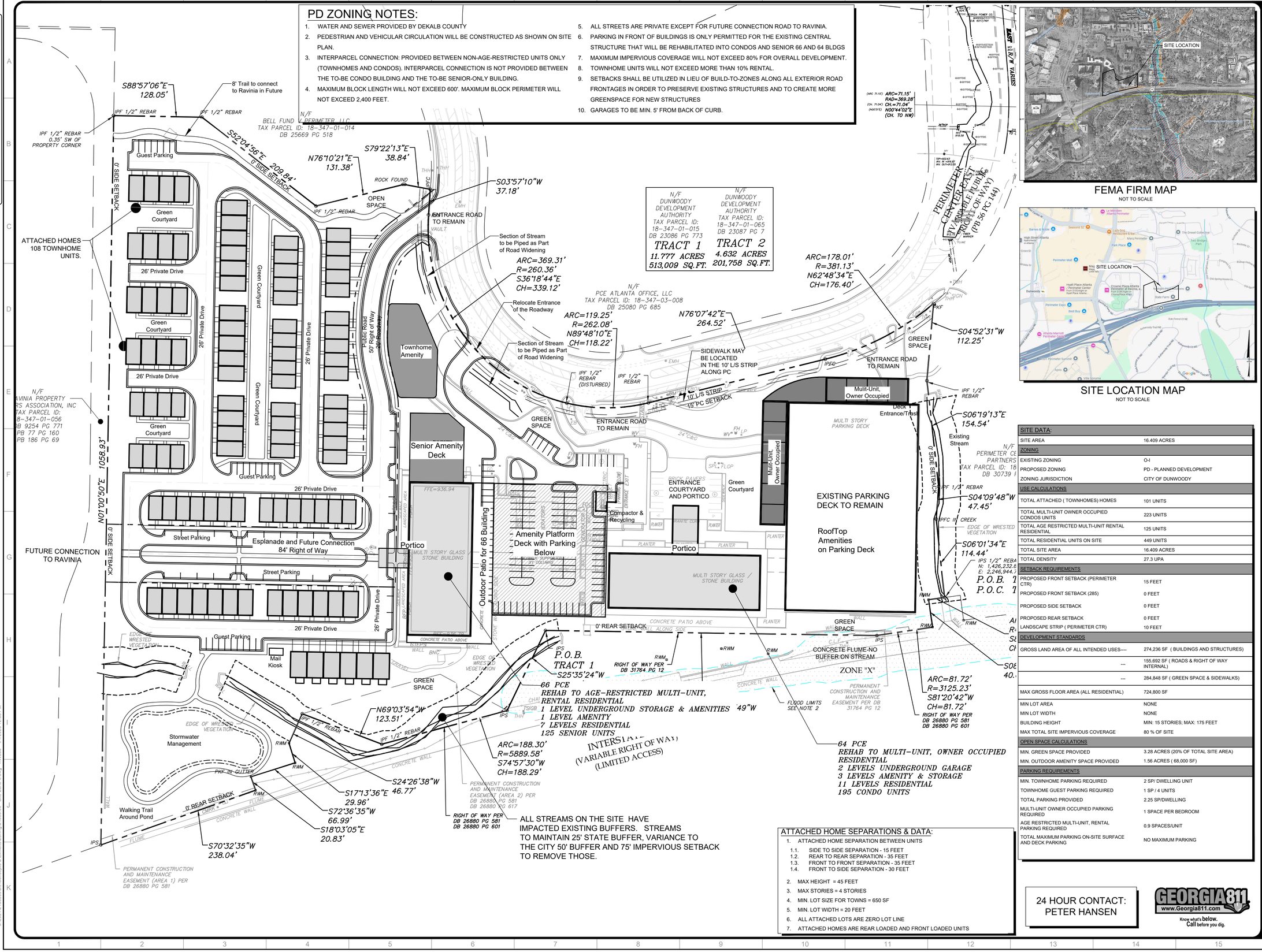
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OVERALL DEVELOPMENT PLAN

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PD ZONING NOTES:

1. WATER AND SEWER PROVIDED BY DEKALB COUNTY
2. PEDESTRIAN AND VEHICULAR CIRCULATION WILL BE CONSTRUCTED AS SHOWN ON SITE PLAN.
3. INTERPARCEL CONNECTION: PROVIDED BETWEEN NON-AGE-RESTRICTED UNITS ONLY (TOWNHOMES AND CONDOS). INTERPARCEL CONNECTION IS NOT PROVIDED BETWEEN THE TO-BE CONDO BUILDING AND THE TO-BE SENIOR-ONLY BUILDING.
4. MAXIMUM BLOCK LENGTH WILL NOT EXCEED 600'. MAXIMUM BLOCK PERIMETER WILL NOT EXCEED 2,400 FEET.
5. ALL STREETS ARE PRIVATE EXCEPT FOR FUTURE CONNECTION ROAD TO RAVINIA.
6. PARKING IN FRONT OF BUILDINGS IS ONLY PERMITTED FOR THE EXISTING CENTRAL STRUCTURE THAT WILL BE REHABILITATED INTO CONDOS AND SENIOR 66 AND 64 BLDGS
7. MAXIMUM IMPERVIOUS COVERAGE WILL NOT EXCEED 80% FOR OVERALL DEVELOPMENT.
8. TOWNHOME UNITS WILL NOT EXCEED MORE THAN 10% RENTAL.
9. SETBACKS SHALL BE UTILIZED IN LIEU OF BUILD-TO-ZONES ALONG ALL EXTERIOR ROAD FRONTAGES IN ORDER TO PRESERVE EXISTING STRUCTURES AND TO CREATE MORE GREENSPACE FOR NEW STRUCTURES
10. GARAGES TO BE MIN. 5' FROM BACK OF CURB.



ALL STREAMS ON THE SITE HAVE IMPACTED EXISTING BUFFERS. STREAMS TO MAINTAIN 25' STATE BUFFER, VARIANCE TO THE CITY 50' BUFFER AND 75' IMPERVIOUS SETBACK TO REMOVE THOSE.

ATTACHED HOME SEPARATIONS & DATA:

1. ATTACHED HOME SEPARATION BETWEEN UNITS
   - 1.1. SIDE TO SIDE SEPARATION - 15 FEET
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   - 1.4. FRONT TO SIDE SEPARATION - 30 FEET
2. MAX HEIGHT = 45 FEET
3. MAX STORIES = 4 STORIES
4. MIN. LOT SIZE FOR TOWNS = 650 SF
5. MIN. LOT WIDTH = 20 FEET
6. ALL ATTACHED LOTS ARE ZERO LOT LINE
7. ATTACHED HOMES ARE REAR LOADED AND FRONT LOADED UNITS

FEMA FIRM MAP
NOT TO SCALE

SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
SITE AREA	16.409 ACRES
ZONING	
EXISTING ZONING	O-I
PROPOSED ZONING	PD - PLANNED DEVELOPMENT
ZONING JURISDICTION	CITY OF DUNWOODY
USE CALCULATIONS	
TOTAL ATTACHED (TOWNHOMES) HOMES	101 UNITS
TOTAL MULTI-UNIT OWNER OCCUPIED CONDOS UNITS	223 UNITS
TOTAL AGE RESTRICTED MULTI-UNIT RENTAL RESIDENTIAL	125 UNITS
TOTAL RESIDENTIAL UNITS ON SITE	449 UNITS
TOTAL SITE AREA	16.409 ACRES
TOTAL DENSITY	27.3 UPA
SETBACK REQUIREMENTS	
PROPOSED FRONT SETBACK (PERIMETER CTR)	15 FEET
PROPOSED FRONT SETBACK (285)	0 FEET
PROPOSED SIDE SETBACK	0 FEET
PROPOSED REAR SETBACK	0 FEET
LANDSCAPE STRIP (PERIMETER CTR)	10 FEET
DEVELOPMENT STANDARDS	
GROSS LAND AREA OF ALL INTENDED USES----	274,236 SF (BUILDINGS AND STRUCTURES)
---	155,692 SF (ROADS & RIGHT OF WAY INTERNAL)
---	284,848 SF (GREEN SPACE & SIDEWALKS)
MAX GROSS FLOOR AREA (ALL RESIDENTIAL)	724,800 SF
MIN LOT AREA	NONE
MIN LOT WIDTH	NONE
BUILDING HEIGHT	MIN: 15 STORIES; MAX: 175 FEET
MAX TOTAL SITE IMPERVIOUS COVERAGE	80 % OF SITE
OPEN SPACE CALCULATIONS	
MIN. GREEN SPACE PROVIDED	3.28 ACRES (20% OF TOTAL SITE AREA)
MIN. OUTDOOR AMENITY SPACE PROVIDED	1.56 ACRES (68,000 SF)
PARKING REQUIREMENTS	
MIN. TOWNHOME PARKING REQUIRED	2 SP/ DWELLING UNIT
TOWNHOME GUEST PARKING REQUIRED	1 SP / 4 UNITS
TOTAL PARKING PROVIDED	2.25 SP/DWELLING
MULTI-UNIT OWNER OCCUPIED PARKING REQUIRED	1 SPACE PER BEDROOM
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PROJECT

64-66 PERIMETER CENTER EAST

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

66 PERIMETER CENTER E,
DUNWOODY, GA 30346

CITY OF DUNWOODY, DEKALB COUNTY JURISDICTION

FOR

WORKSPACE - ATLANTA

MUNICIPALITY PROJECT #

REVISIONS

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GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/31/2027

ZONING MASTER PLAN

0 30 60 120 180

SCALE: 1" = 60'
DATE: 03/18/2025
PROJECT: 24333.00

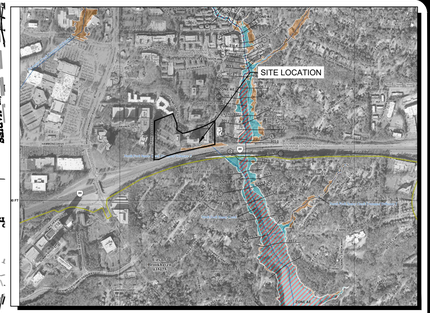
GRID NORTH
GEORGIA WEST ZONE

Z1
SHEET

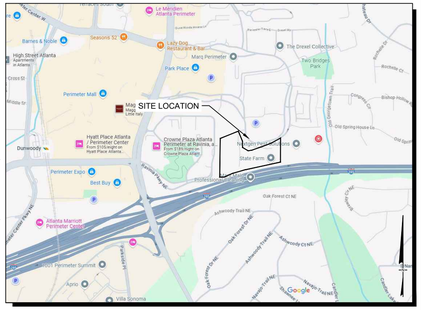
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4. MAXIMUM BLOCK LENGTH WILL NOT EXCEED 600'. MAXIMUM BLOCK PERIMETER WILL NOT EXCEED 2,400 FEET.
5. ALL STREETS SHALL BE PUBLICLY ACCESSIBLE EVEN IF THEY ARE PRIVATE DRIVES.
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A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

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CITY OF DUNWOODY, DEKALB COUNTY JURISDICTION

FOR

WORKSPACE - ATLANTA

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GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/31/2027

ZONING PLAN (TOPO/UTILITIES)

0 30 60 120 180

SCALE: 1" = 60'
DATE: 03/18/2025
PROJECT: 24333.00

GRID NORTH
GEORGIA WEST ZONE

Z2
SHEET

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Overall Development Plan and PD Standards

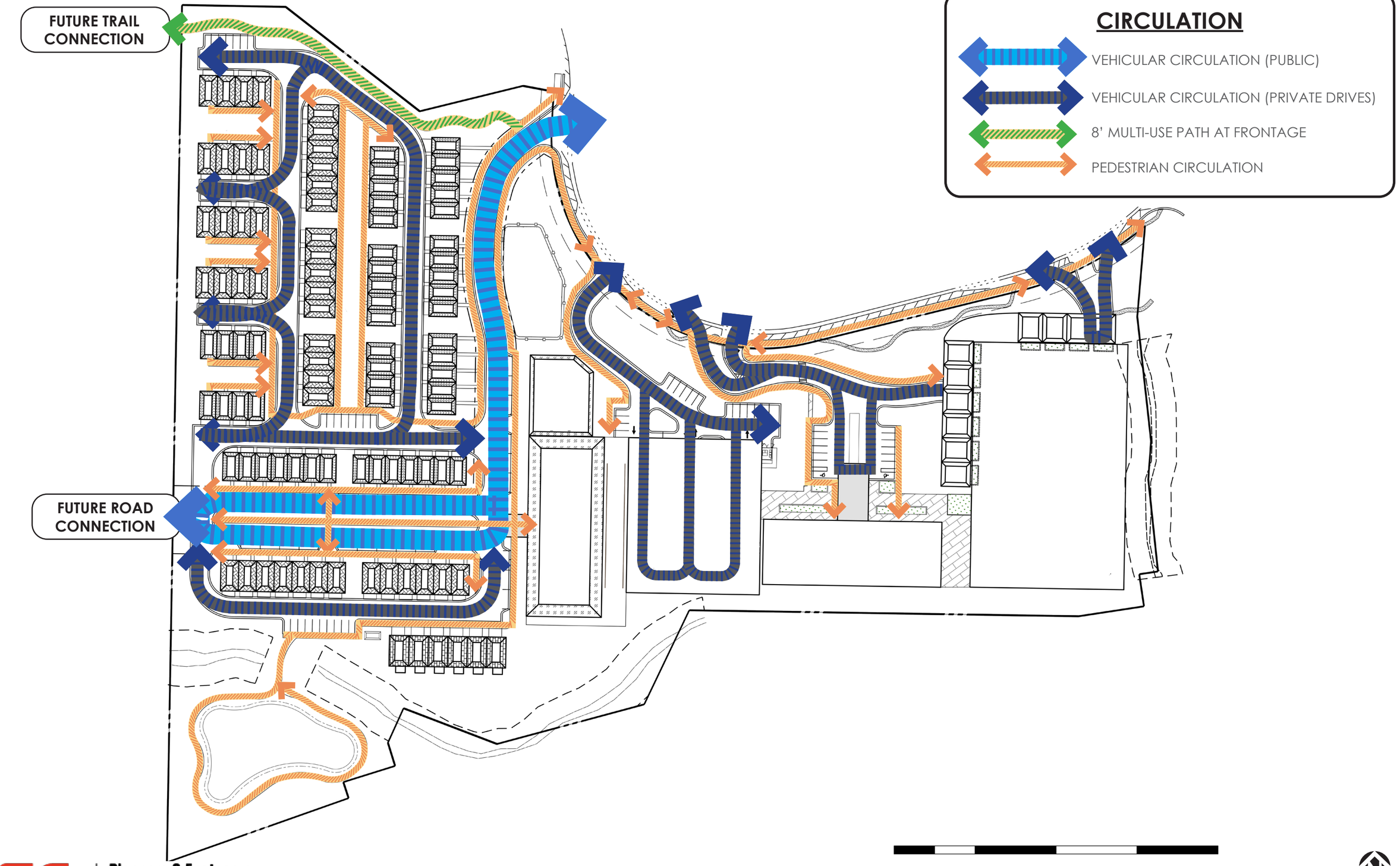
Section 27-87(c) of the Zoning Ordinance of the City of Dunwoody provides for the provision of an overall development plan (the "ODP") for PD zoning requests. Listed below are the development standards proposed to apply as a part of the PD zoning of the property.

1. The project shall be developed in general accordance with the Zoning Master Plan by PEC+ dated March 18, 2025 (the "Master Plan").
2. The permitted principal uses on the property shall be limited to:
    a. Attached house;
    b. Stacked attached condos;
    c. Age restricted multi-unit building, rental;
    d. Multi-unit building, owner-occupied; and
    e. Parking, Non-accessory & Amenity Deck
3. Maximum building floor area square footage on the property shall not exceed 724,800 square feet.
4. The number of dwelling units on the property shall not exceed 449 dwelling units. Attached housing units shall not exceed 101 units. Age restricted, multi-unit rental units shall not exceed 125 units. Owner-occupied multi-unit condo units shall not exceed 223 units.
5. Building height shall not exceed the following heights:
    a. 4 stories or 45 feet for the attached houses;
    b. 15 stories or 175 feet for the multi-unit buildings; and
    c. 5 stories or 80 feet for parking structures.
6. Minimum parking shall be provided as follows:
    a. Attached house use shall have a minimum two (2) car garage and provide a minimum of one (1) guest parking space per four (4) attached units;
    b. Multi-unit, owner occupied use shall have a minimum of one (1) parking space per bedroom;
    c. Age-restricted, multi-unit owner occupied use shall have a minimum of 0.9 spaces per unit; and
    d. Maximum parking shall not exceed the 1,564 parking spaces.
7. A minimum of ten (10) bike parking spaces shall be provided on the property with the code minimum provided along the frontage of Perimeter Center East.
8. Maximum impervious cover shall not exceed eighty percent (80%).
9. The following minimum open space standards shall be met:
    a. The attached housing use shall have a minimum of 100 square feet of shared courtyard area;
    b. A minimum of twenty percent (20%) of the aggregate project shall be greenspace; and 1.56 acres of amenity space; and
    c. Each multi-unit housing building shall have at least one accessory outdoor amenity area with a minimum square footage of 30 square feet. Some units will have balconies and all units in the community will be supplied outdoor amenity area.
10. Minimum building setbacks shall be as follows:
    a. Perimeter Center East = 15 feet;
    b. Interstate 285 = 0 feet;

c. Side yard setback = 0 feet; and
d. Rear yard setback = 0 feet.

11. Minimum landscape strips shall be provided as follows:
    a. Perimeter Center East = 10 feet; and
    b. New Parkway & Future Connection Street is as shown on the Master Plan.
12. Minimum building spacing shall be as provided on the Master Plan.
13. On any new construction, ground story fenestration shall be provided for a minimum of twenty percent (20%) of the façade measured between two feet and ten (10) feet above grade.
14. Garages for the attached house units shall not be accessed directly from the New Parkway and Future Connection Street.
15. The attached house units shall be located a maximum of 20 feet from the back of curb on the New Parkway and Future Connection Street.
16. Pedestrian and vehicular circulation shall be constructed as shown on the Master Plan.
17. Inter-parcel connection shall not be required between the age restricted multi-unit building, rental use and the owner-occupied multi-unit building.
18. Maximum block length shall not exceed 600 feet. Maximum block perimeter shall not exceed 2,400 feet.
19. All streets shall be publicly accessible even if they are private drives.
20. Parking in front of buildings shall only be permitted in the location identified on the Master Plan.
21. A maximum of ten percent (10%) of the attached housing units may be rental units.
22. Setbacks shall be utilized in lieu of build to zones along all exterior road frontages.
23. Garages shall be located a minimum of five feet from back of curb.

CIRCULATION PLAN, STREET DOCUMENTATION, & PARKING ANALYSIS

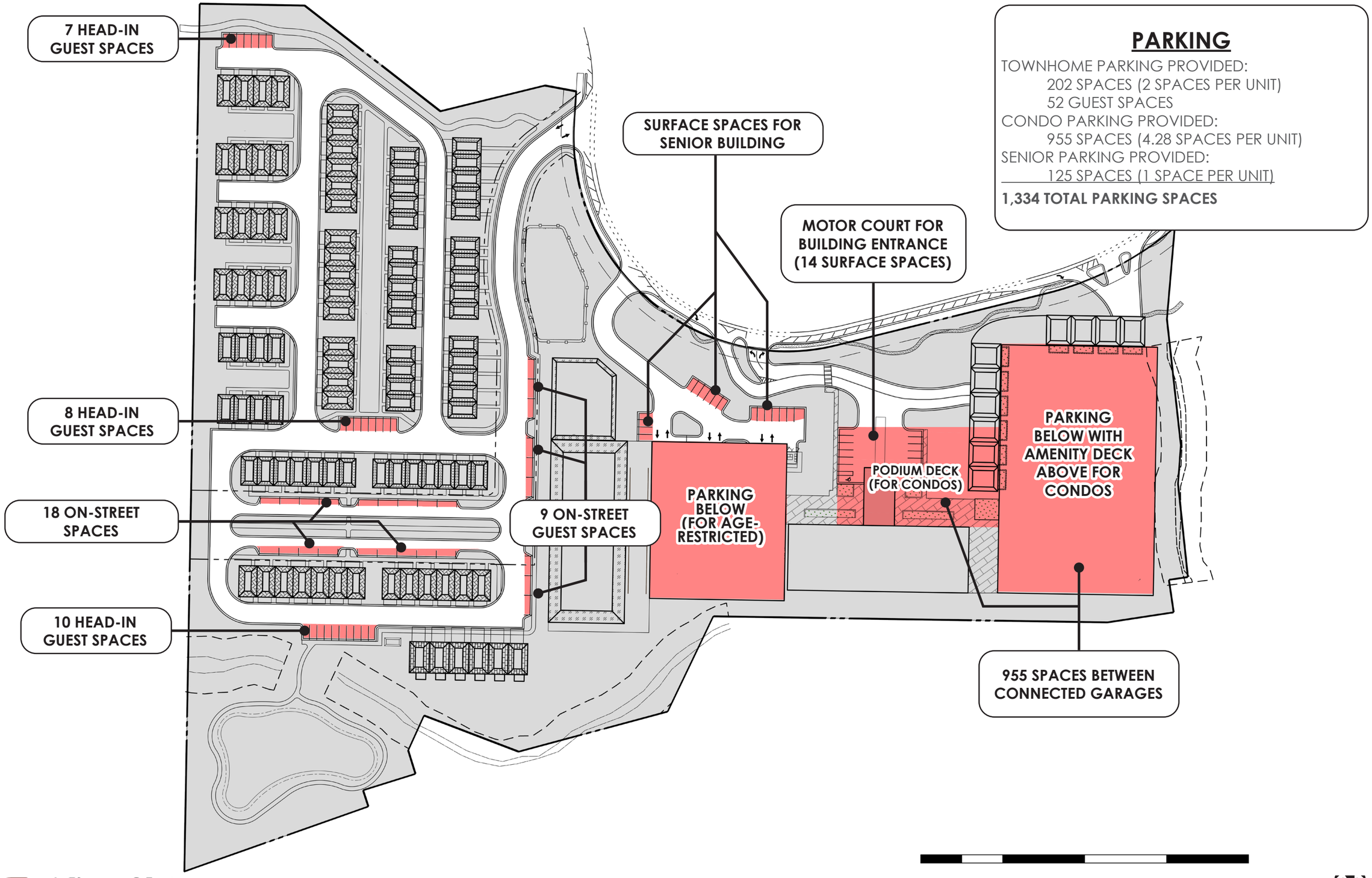


PEC+ | Planners & Engineers Collaborative+

PERIMETER CENTER MIXED-USE REDEVELOPMENT

City of Dunwoody, GA

CIRCULATION PLAN



PARKING

TOWNHOME PARKING PROVIDED:
202 SPACES (2 SPACES PER UNIT)
52 GUEST SPACES
CONDO PARKING PROVIDED:
955 SPACES (4.28 SPACES PER UNIT)
SENIOR PARKING PROVIDED:
125 SPACES (1 SPACE PER UNIT)

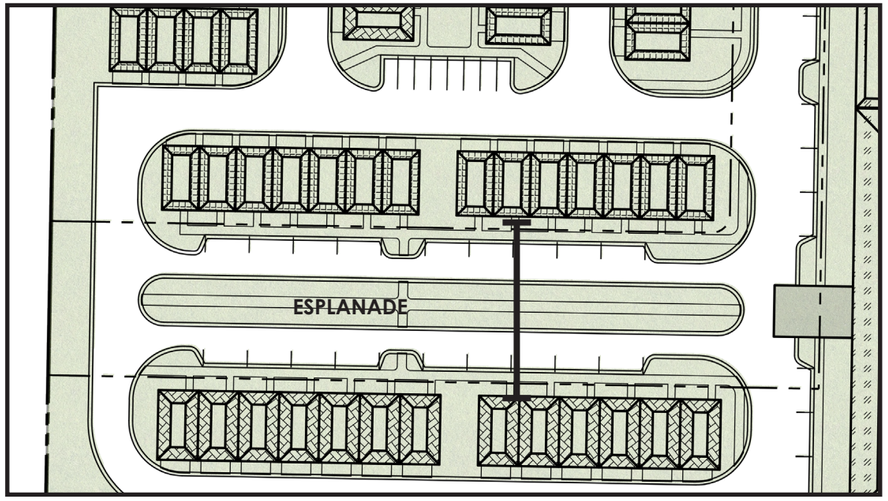
1,334 TOTAL PARKING SPACES

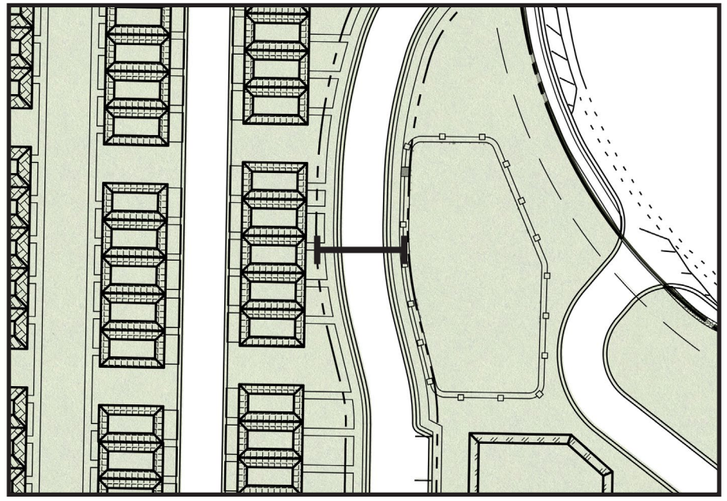
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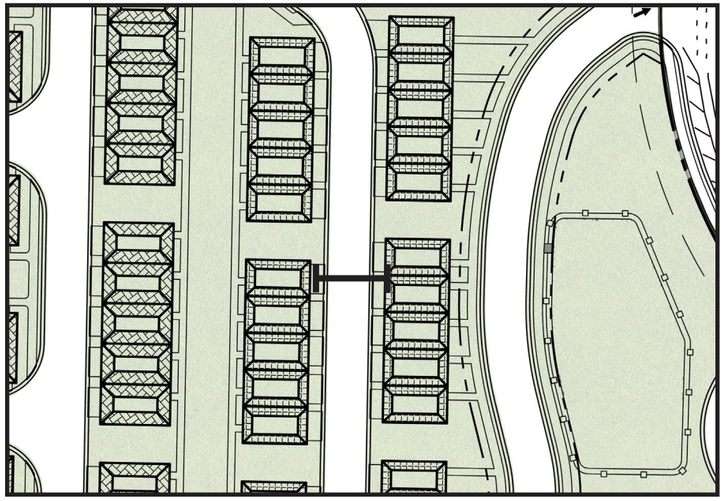
PERIMETER CENTER MIXED-USE REDEVELOPMENT

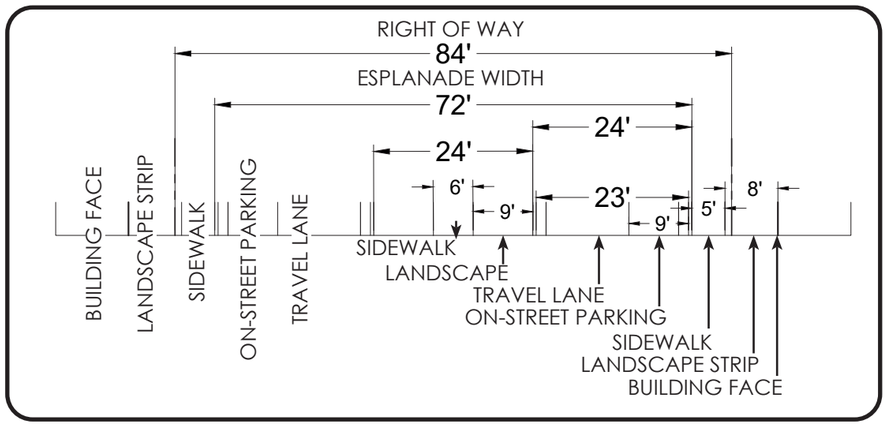
City of Dunwoody, GA

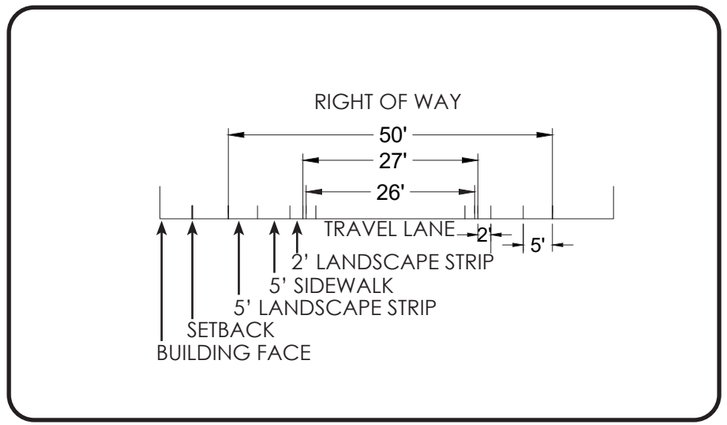
PARKING PLAN

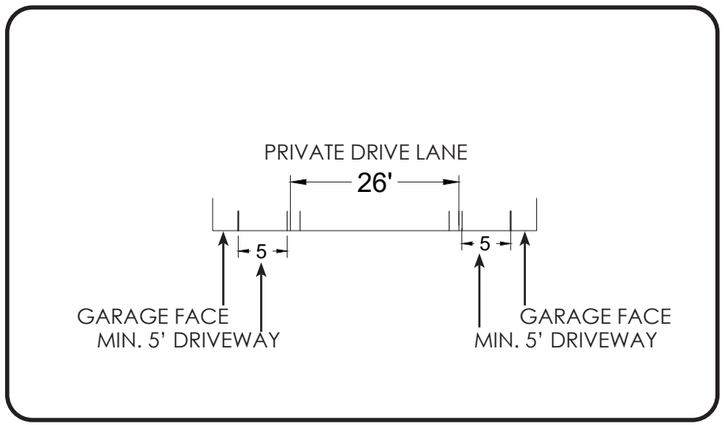










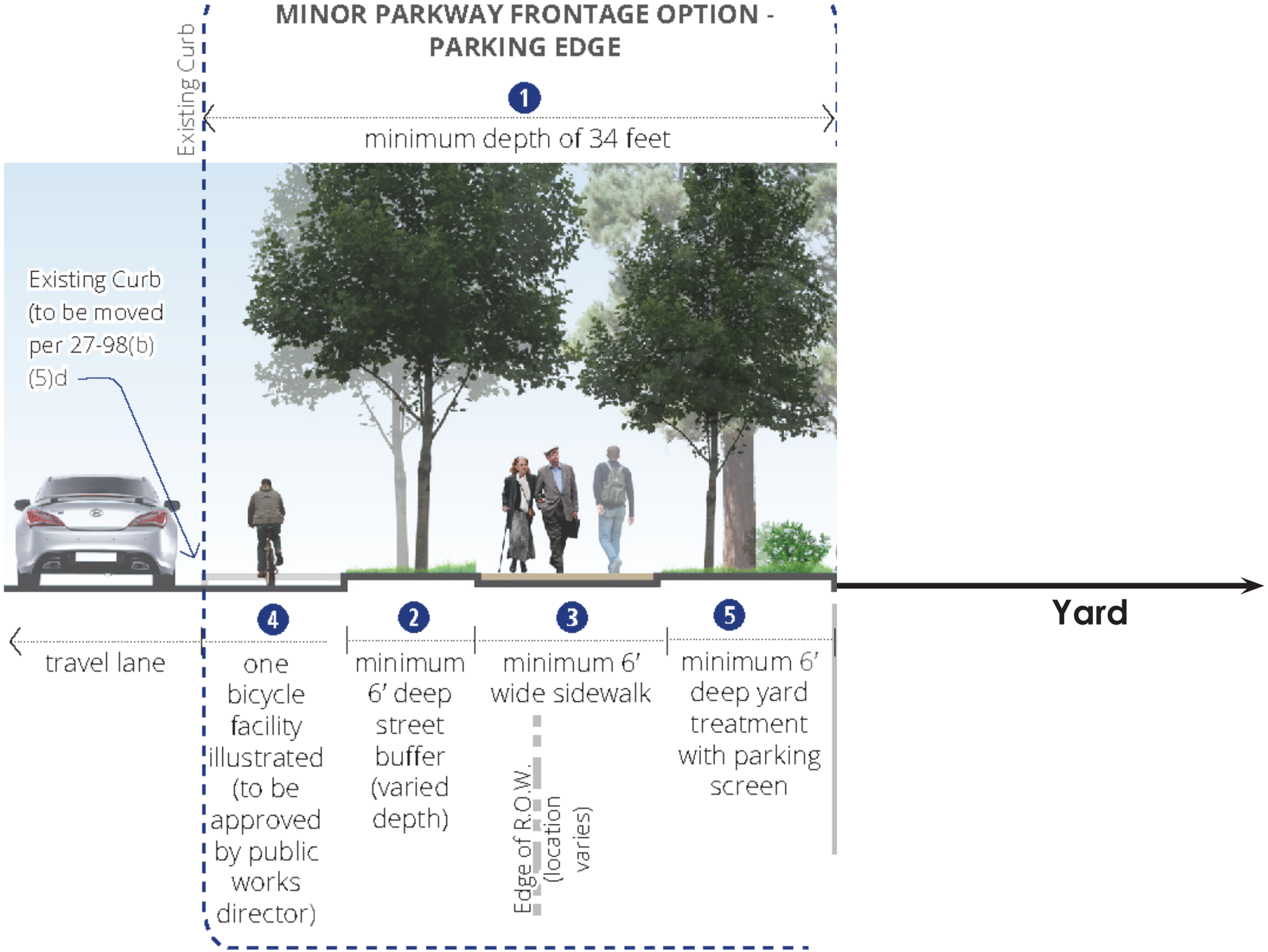


ESPLANADE

PUBLIC ROAD

PRIVATE DRIVE

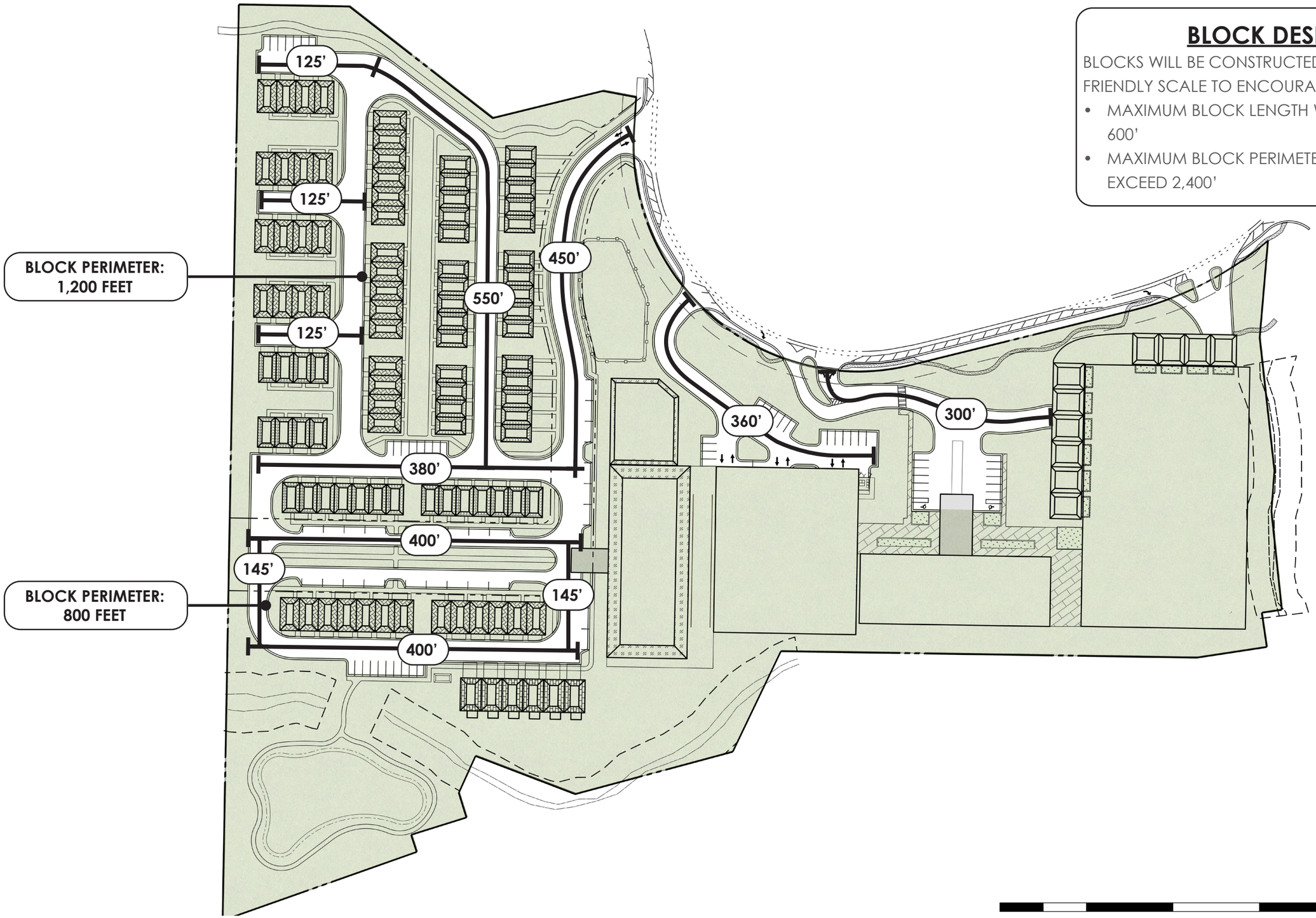
MINOR PARKWAY FRONTAGE OPTION - PARKING EDGE



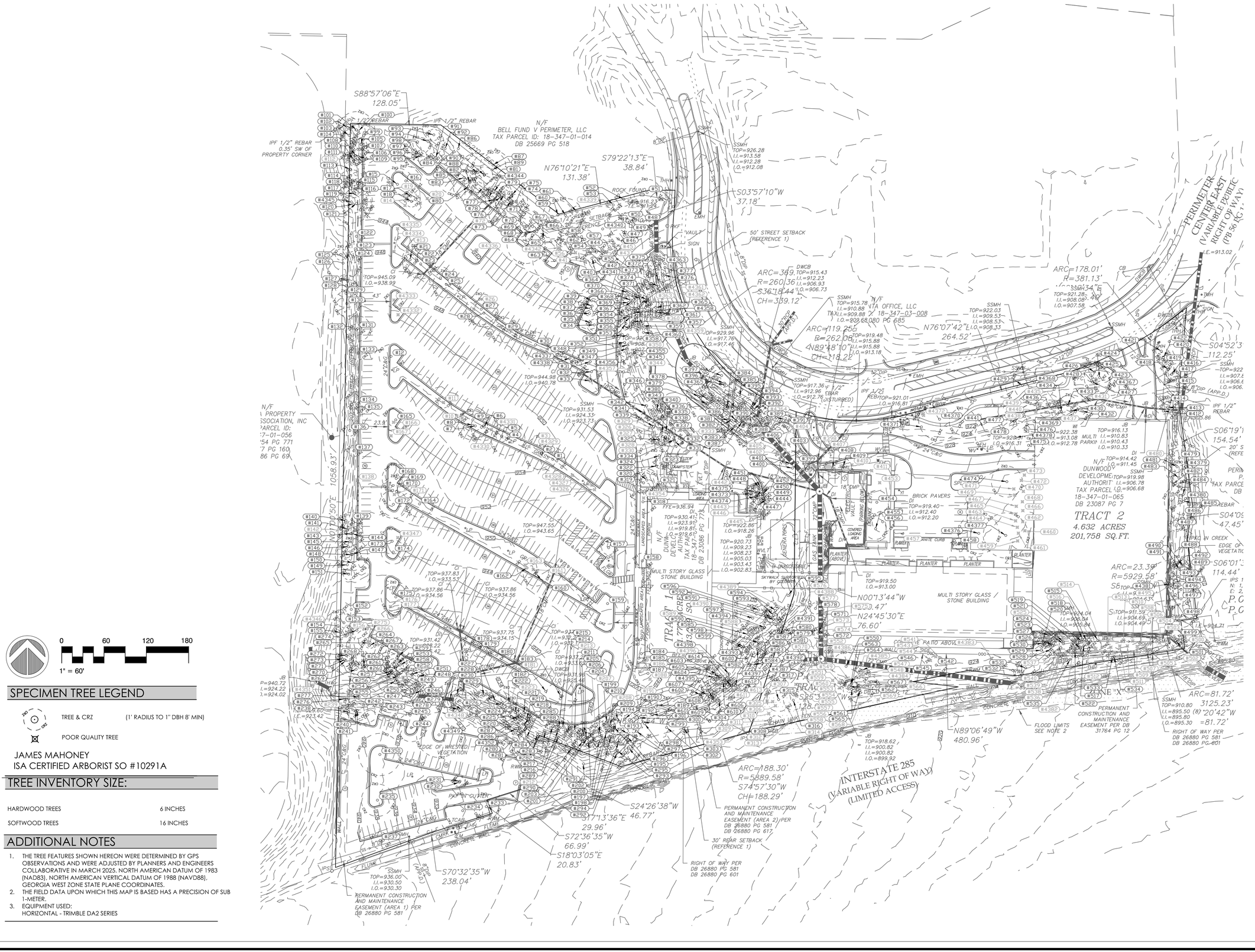
BLOCK DESIGN

BLOCKS WILL BE CONSTRUCTED AT A PEDESTRIAN-FRIENDLY SCALE TO ENCOURAGE WALKABILITY.

- MAXIMUM BLOCK LENGTH WILL NOT EXCEED 600'
- MAXIMUM BLOCK PERIMETER WILL NOT EXCEED 2,400'



TREE PLAN WITH EXISTING TREES



SPECIMEN TREE LEGEND

TREE & CRZ (1' RADIUS TO 1" DBH 8' MIN)

POOR QUALITY TREE

JAMES MAHONEY
ISA CERTIFIED ARBORIST SO #10291A

TREE INVENTORY SIZE:

HARDWOOD TREES	6 INCHES
SOFTWOOD TREES	16 INCHES

ADDITIONAL NOTES

1. THE TREE FEATURES SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN MARCH 2025. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
2. THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A PRECISION OF SUB 1-METER.
3. EQUIPMENT USED:
   HORIZONTAL - TRIMBLE DA2 SERIES

PERIMETER CENTER E

FOR
WORKSPACE PROPERTY TRUST / WORK SPACE ATLANTA
777 YAMATO ROAD
SUITE 105
BOCA RATON, FL, 33431

PERIMETER CENTER E | SS,GD, DUNWOODY GA, 30346

ROOT ZONE TREE CONSULTANTS
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092 (678) 684-6202 WWW.RZCONSULTANTS.COM
A DIVISION OF PLANNERS AND ENGINEERS COLLABORATIVE WWW.PECATL.COM

REVISIONS:

NO.	DATE	BY	DESCRIPTION

TREE SURVEY

DATE: 3-26-2025
PROJECT: 24333.00

PRELIMINARY
NOT TO BE RELEASED FOR CONSTRUCTION

SHEET #
S1
OF

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Planners and Engineers Collaborative ©

TREE DATA			
TREE #	DBH "	SPECIES	Quality
1	17	PINE	GOOD
2	24	PINE	GOOD
3	6	REDBUD	POOR
4	24	PINE	GOOD
5	7	DOGWOOD	GOOD
6	19	PINE	GOOD
7	17	PINE	GOOD
8	21	PINE	GOOD
9	16	PINE	GOOD
10	7	REDBUD	POOR
11	7	REDBUD	POOR
12	17	CHERRY	GOOD
13	14	CHERRY	POOR
14	19	HOLLY	POOR
15	23	PINE	GOOD
16	21	HICKORY	GOOD
17	6	DOGWOOD	GOOD
18	7	DOGWOOD	GOOD
19	18	POST OAK	POOR
20	17	HOLLY	POOR
21	6	CHERRY	GOOD
22	21	PINE	GOOD
23	21	PINE	GOOD
24	16	PINE	GOOD
25	19	PINE	GOOD
26	7	CHERRY	POOR
27	22	PINE	GOOD
28	20	PINE	GOOD
29	18	PINE	GOOD
30	18	PINE	GOOD
31	13	NUTTALL OAK	GOOD
32	12	NUTTALL OAK	GOOD
33	17	NUTTALL OAK	GOOD
34	6	DOGWOOD	GOOD
35	17	SOUTHERN RED OAK	GOOD
36	22	PINE	GOOD
37	11	SWEETGUM	GOOD
38	6	PERSIMMON	GOOD
39	19	SWEETGUM	GOOD
40	25	PINE	GOOD
41	19	MAGNOLIA	POOR
42	15	MAGNOLIA	GOOD
43	16	MAGNOLIA	POOR
44	8	MAGNOLIA	GOOD
45	19	MAGNOLIA	POOR
46	13	MAGNOLIA	GOOD
47	20	MAGNOLIA	GOOD
48	14	HICKORY	GOOD
49	29	PINE	GOOD
50	6	MAGNOLIA	GOOD
51	19	WHITE OAK	GOOD
52	10	PERSIMMON	GOOD
53	8	WHITE OAK	GOOD
54	6	POPLAR	GOOD
55	16	POPLAR	GOOD
56	13	RED MAPLE	POOR
57	14	RED MAPLE	GOOD
58	6	MAGNOLIA	GOOD
59	21	SYCAMORE	GOOD
60	24	POPLAR	GOOD
61	7	MAGNOLIA	GOOD
62	12	CHERRY	GOOD
63	31	PINE	GOOD
64	27	PINE	GOOD
65	28	SWEETGUM	GOOD
66	25	HICKORY	GOOD
67	15	WATER OAK	GOOD
68	13	POPLAR	GOOD
69	6	HICKORY	GOOD
70	24	SWEETGUM	GOOD
71	23	PINE	GOOD
72	13	CHERRY	DDH
73	23	POPLAR	GOOD
74	10	POPLAR	GOOD
75	16	POPLAR	GOOD
76	8	ELM	GOOD
77	12	POPLAR	GOOD
78	17	RED MAPLE	GOOD
79	6	MAGNOLIA	GOOD
80	22	PINE	GOOD
81	6	HOLLY	GOOD
82	6	CRAPE MYRTLE	GOOD
83	9	CRAPE MYRTLE	GOOD
84	14	CRAPE MYRTLE	GOOD
85	28	PINE	GOOD
86	21	PINE	GOOD
87	18	RED MAPLE	GOOD
88	28	RED MAPLE	GOOD
89	28	POPLAR	GOOD
90	12	RED MAPLE	GOOD
91	8	POPLAR	GOOD
92	12	RED MAPLE	GOOD
93	7	PRIVET	GOOD
94	22	SWEETGUM	GOOD
95	6	CHERRY	GOOD
96	22	PINE	GOOD
97	12	SWEETGUM	GOOD
98	19	PINE	GOOD
99	8	SWEETGUM	GOOD
100	10	SWEETGUM	GOOD

TREE DATA			
TREE #	DBH "	SPECIES	Quality
101	26	PINE	GOOD
102	16	PINE	GOOD
103	8	SWEETGUM	GOOD
104	15	SOUTHERN RED OAK	GOOD
105	29	PINE	GOOD
106	16	SWEETGUM	GOOD
107	10	SWEETGUM	GOOD
108	6	SWEETGUM	GOOD
109	10	POPLAR	GOOD
110	8	SWEETGUM	GOOD
111	6	MAGNOLIA	GOOD
112	13	MAGNOLIA	POOR
113	20	PINE	GOOD
114	7	SWEETGUM	GOOD
115	17	PINE	GOOD
116	10	RED MAPLE	GOOD
117	8	POPLAR	GOOD
118	20	POPLAR	GOOD
119	17	PINE	GOOD
120	13	POPLAR	GOOD
121	21	PINE	GOOD
122	8	WHITE OAK	GOOD
123	10	ELM	GOOD
124	6	WHITE OAK	GOOD
125	6	PERSIMMON	GOOD
126	24	PINE	GOOD
127	8	WATER OAK	GOOD
128	16	PINE	GOOD
129	20	PINE	GOOD
130	18	PINE	GOOD
131	18	PINE	GOOD
132	8	WATER OAK	GOOD
133	10	WATER OAK	GOOD
134	17	PINE	GOOD
135	7	WATER OAK	GOOD
136	6	WHITE OAK	GOOD
137	6	POST OAK	GOOD
138	23	PINE	POOR
139	11	WATER OAK	GOOD
140	9	POPLAR	GOOD
141	7	CHERRY	GOOD
142	18	PINE	POOR
143	17	PINE	GOOD
144	8	WATER OAK	GOOD
145	17	PINE	GOOD
146	7	SWEETGUM	GOOD
147	11	POPLAR	GOOD
148	23	PINE	GOOD
149	7	MAGNOLIA	GOOD
150	17	POPLAR	GOOD
151	8	SWEETGUM	GOOD
152	6	CHERRY	GOOD
153	13	SWEETGUM	GOOD
154	20	POPLAR	GOOD
155	8	SWEETGUM	GOOD
156	18	POPLAR	DDH
157	10	JAPANESE MAPLE	GOOD
158	11	JAPANESE MAPLE	GOOD
159	29	RED MAPLE	GOOD
160	18	HOLLY	GOOD
161	24	HOLLY	POOR
162	14	HOLLY	GOOD
163	24	HOLLY	POOR
164	19	MAGNOLIA	GOOD
165	17	PINE	GOOD
166	23	PINE	POOR
167	13	RED MAPLE	POOR
168	17	PINE	GOOD
169	20	PINE	GOOD
170	22	PINE	GOOD
171	22	PINE	POOR
172	20	SWEETGUM	GOOD
173	18	SWEETGUM	GOOD
174	17	SWEETGUM	GOOD
175	21	MAGNOLIA	GOOD
176	15	MAGNOLIA	POOR
177	8	DOGWOOD	POOR
178	12	RED MAPLE	GOOD
179	14	MAGNOLIA	GOOD
180	7	MAGNOLIA	GOOD
181	27	MAGNOLIA	POOR
182	23	MAGNOLIA	GOOD
183	21	SYCAMORE	GOOD
184	20	HOLLY	GOOD
185	20	HOLLY	GOOD
186	23	HOLLY	POOR
187	19	HOLLY	GOOD
188	24	BRADFORD PEAR	INVASIVE
189	16	HICKORY	GOOD
190	15	RED MAPLE	GOOD
191	16	SWEETGUM	POOR
192	24	PINE	GOOD
193	7	POPLAR	GOOD
194	21	POPLAR	GOOD
195	22	POPLAR	GOOD
196	9	POPLAR	GOOD
197	11	POPLAR	GOOD
198	25	PINE	GOOD
199	14	POPLAR	GOOD
200	7	POPLAR	GOOD

TREE DATA			
TREE #	DBH "	SPECIES	Quality
201	8	SWEETGUM	GOOD
202	6	POPLAR	GOOD
203	8	POPLAR	GOOD
204	21	PINE	GOOD
205	7	HOLLY	GOOD
206	8	HOLLY	GOOD
207	14	HOLLY	POOR
208	18	HOLLY	POOR
209	6	HOLLY	GOOD
210	14	HOLLY	GOOD
211	9	POPLAR	GOOD
212	17	POPLAR	POOR
213	12	HOLLY	POOR
214	8	HOLLY	GOOD
215	13	HOLLY	GOOD
216	19	PINE	GOOD
217	8	HOLLY	GOOD
218	6	POPLAR	GOOD
219	8	RED MAPLE	GOOD
220	18	POPLAR	GOOD
221	21	POPLAR	GOOD
222	22	POPLAR	GOOD
223	22	POPLAR	POOR
224	13	POPLAR	GOOD
225	10	POPLAR	GOOD
226	17	POPLAR	GOOD
227	9	POPLAR	GOOD
228	8	POPLAR	GOOD
229	24	POPLAR	GOOD
230	22	PINE	GOOD
231	6	CRAPE MYRTLE	GOOD
232	8	CRAPE MYRTLE	GOOD
233	18	WATER OAK	GOOD
234	24	WATER OAK	GOOD
235	23	WATER OAK	GOOD
237	12	WATER OAK	GOOD
238	11	WHITE OAK	GOOD
239	24	POPLAR	POOR
240	12	POPLAR	GOOD
241	15	POPLAR	GOOD
242	26	POPLAR	GOOD
243	15	WHITE OAK	GOOD
244	20	WATER OAK	GOOD
245	18	PINE	GOOD
246	19	PINE	GOOD
247	10	SWEETGUM	GOOD
248	8	WATER OAK	GOOD
249	20	POPLAR	GOOD
250	6	RED MAPLE	GOOD
251	24	PINE	GOOD
252	20	POPLAR	GOOD
253	15	POPLAR	GOOD
254	12	POPLAR	GOOD
255	12	SWEETGUM	GOOD
256	6	SWEETGUM	GOOD
257	8	SWEETGUM	GOOD
258	9	SWEETGUM	GOOD
259	19	POPLAR	GOOD
260	12	SWEETGUM	GOOD
261	14	POPLAR	GOOD
262	20	POPLAR	GOOD
263	26	POPLAR	GOOD
264	8	SWEETGUM	GOOD
265	20	POPLAR	GOOD
266	10	SWEETGUM	POOR
267	29	POPLAR	GOOD
268	6	SWEETGUM	GOOD
269	8	POPLAR	GOOD
270	7	POPLAR	GOOD
271	10	POPLAR	GOOD
272	6	SWEETGUM	GOOD
273	19	SWEETGUM	GOOD
274	12	RED MAPLE	GOOD
275	17	MAGNOLIA	POOR
276	15	SWEETGUM	GOOD
277	16	SWEETGUM	GOOD
278	27	POPLAR	GOOD
279	13	RED MAPLE	GOOD
280	19	POPLAR	GOOD
281	7	CHINESE ELM	GOOD
282	24	POPLAR	GOOD
283	28	POPLAR	GOOD
284	27	POPLAR	GOOD
285	8	POPLAR	GOOD
286	9	SWEETGUM	GOOD
287	26	WATER OAK	GOOD
288	10	SWEETGUM	GOOD
289	23	PINE	GOOD
290	9	SWEETGUM	GOOD
291	27	POPLAR	GOOD
292	16	HICKORY	GOOD
293	10	HICKORY	GOOD
294	21	PINE	GOOD
295	17	HICKORY	GOOD
296	13	HICKORY	GOOD
297	18	HICKORY	GOOD
298	9	HICKORY	GOOD
299	10	HICKORY	GOOD
300	26	PINE	GOOD
301	20	POPLAR	GOOD

TREE DATA			
TREE #	DBH "	SPECIES	Quality
302	26	POPLAR	GOOD
303	25	POPLAR	GOOD
304	18	SWEETGUM	GOOD
305	25	PINE	POOR
306	14	HOLLY	POOR
307	12	HOLLY	POOR
308	10	POPLAR	GOOD
309	12	HOLLY	POOR
310	17	HOLLY	POOR
311	19	HOLLY	POOR
312	17	BRADFORD PEAR	INVASIVE
313	18	BRADFORD PEAR	INVASIVE
314	14	BRADFORD PEAR	INVASIVE
315	17	HOLLY	GOOD
316	14	SWEETGUM	GOOD
317	7	BLACK WILLOW	GOOD
318	17	HOLLY	GOOD
319	15	HOLLY	GOOD
320	16	HOLLY	GOOD
321	26	PINE	GOOD
322	22	PINE	GOOD
323	7	SOUTHERN RED OAK	GOOD
324	27	PINE	GOOD
325	7	PHOTINIA	GOOD
326	12	PHOTINIA	POOR
327	10	PHOTINIA	POOR
328	14	PHOTINIA	POOR
329	20	PHOTINIA	POOR
330	15	PHOTINIA	POOR
331	9	PHOTINIA	GOOD
332	25	PINE	GOOD
333	13	CHERRY	POOR
334	22	PINE	GOOD
335	21	PINE	GOOD
336	19	PINE	GOOD
337	24	PINE	GOOD
338	18	PINE	GOOD
339	24	PINE	GOOD
340	18	WATER OAK	GOOD
341	26	PINE	GOOD
342	20	PINE	GOOD
343	27	PINE	GOOD
344	16	CHERRY	POOR
345	20	WHITE OAK	GOOD
346	18	PINE	GOOD
347	12	WHITE OAK	GOOD
348	17	POST OAK	GOOD
349	6	WHITE OAK	GOOD
350	10	WHITE OAK	POOR
351	12	POST OAK	GOOD
352	7	HICKORY	GOOD
353	7	HICKORY	GOOD
354	17	WHITE OAK	GOOD
355	10	WHITE OAK	GOOD
356	15	POPLAR	GOOD
357	11	SOUTHERN RED OAK	GOOD
358	14	NORTHERN RED OAK	GOOD
359	5	HICKORY	GOOD
360	17	SOUTHERN RED OAK	POOR
361	8	POPLAR	GOOD
362	6	POPLAR	GOOD
363	20	SOUTHERN RED OAK	POOR
364	22	NORTHERN RED OAK	GOOD
365	10	SWEETGUM	GOOD
366	9	SOURWOOD	GOOD
367	12	POPLAR	GOOD
368	23	NORTHERN RED OAK	GOOD
369	17	POPLAR	GOOD
370	18	WHITE OAK	GOOD
371	8	HICKORY	GOOD
372	9	POPLAR	GOOD
373	23	POPLAR	GOOD
374	8	SWEETGUM	GOOD
375	16	WHITE OAK	GOOD
376	22	RED MAPLE	GOOD
377	9	RED MAPLE	GOOD
378	8	POPLAR	GOOD
379	18	PINE	GOOD
380	24	PINE	GOOD
381	21	PINE	GOOD
382	19	PINE	GOOD
383	20	PINE	GOOD
384	15	SOUTHERN RED OAK	GOOD
385	19	PINE	GOOD
386	21	PINE	GOOD
387	20	PINE	GOOD
388	20	PINE	GOOD
389	21	POPLAR	GOOD
390	10	POPLAR	GOOD
391	18	GINKO	GOOD
392	22	POPLAR	GOOD
393	12	POPLAR	GOOD
394	14	POPLAR	GOOD
395	23	POPLAR	GOOD
396	17	POPLAR	GOOD
397	17	POPLAR	GOOD
398	9	JAPANESE MAPLE	POOR
399	17	PINE	GOOD
400	17	PINE	GOOD
401	17	MIMOSA	GOOD

TREE DATA			
TREE #	DBH "	SPECIES	Quality
402	17	PINE	POOR
403	17	PINE	GOOD
404	19	PINE	POOR
405	17	PINE	POOR
406	23	PINE	GOOD
407	16	HOLLY	POOR
408	11	HOLLY	GOOD
409	12	HOLLY	GOOD
410	20	HOLLY	POOR
411	22	HOLLY	POOR
412	15	MAGNOLIA	GOOD
413	6	MAGNOLIA	GOOD
414	9	MAGNOLIA	GOOD
415	12	CHERRY	GOOD
416	6	MAGNOLIA	GOOD
417	13	CHERRY	GOOD
418	7	MAGNOLIA	GOOD
419	6	MAGNOLIA	GOOD
420	8	MAGNOLIA	GOOD
421	8	MAGNOLIA	GOOD
422	27	PINE	GOOD
423	24	PINE	GOOD
424	22	PINE	GOOD
425	18	RED MAPLE	GOOD
426	15	RED MAPLE	GOOD
427	25	PINE	GOOD
428	25	PINE	GOOD
429	24	PINE	GOOD
430	23	HOLLY	GOOD
431	14	HOLLY	POOR
432	13	HOLLY	GOOD
433	14	HOLLY	GOOD
434	14	HOLLY	GOOD
435	16	HOLLY	POOR
436	17	HOLLY	good
437	14	HOLLY	POOR
438	13	HOLLY	POOR
439	19	HOLLY	POOR
440	17	HOLLY	POOR
441	19	RED MAPLE	GOOD
442	18	PHOTINIA	POOR
443	8	PHOTINIA	POOR
444	7	PHOTINIA	GOOD
445	13	PHOTINIA	POOR
446	13	PHOTINIA	POOR
447	9	HOLLY	GOOD
448	7	HOLLY	GOOD
449	6	HOLLY	GOOD
450	6	HOLLY	GOOD
451	7	HOLLY	GOOD
452	6	HOLLY	GOOD
453	18	CRAPE MYRTLE	POOR
454	17	CHERRY	GOOD
455	15	CHERRY	GOOD
456	15	CHERRY	GOOD
457	9	JAPANESE MAPLE	POOR
458	8	JAPANESE MAPLE	GOOD
459	16	HOLLY	POOR
460	18	HOLLY	POOR
461	10	HOLLY	POOR
462	18	HOLLY	POOR
463	15	HOLLY	POOR
464	20	HOLLY	POOR
465	15	HOLLY	POOR
466	14	HOLLY	POOR
467	19	HOLLY	POOR
468	12	HOLLY	POOR
469	16	HOLLY	POOR
470	17	HOLLY	POOR
471	16	HOLLY	POOR
472	18	HOLLY	POOR
473	21	HOLLY	POOR
474	22	SILVER MAPLE	GOOD
475	20	MAGNOLIA	GOOD
476	18	MAGNOLIA	GOOD
477	18	MAGNOLIA	GOOD
478	20	SILVER MAPLE	GOOD
479	11	CHERRY	GOOD
480	11	MAGNOLIA	POOR
481	7	MAGNOLIA	GOOD
482	18	SILVER MAPLE	GOOD
483	7	MAGNOLIA	GOOD
484	8	CHERRY	GOOD
485	27	PINE	GOOD
486	16	CHERRY	GOOD
487	7	MAGNOLIA	GOOD
488	27	PINE	GOOD
489	15	SWEETGUM	GOOD
490	7	SWEETGUM	GOOD
491	18	PINE	GOOD
492	23	PINE	GOOD
493	18	PINE	GOOD
494	6	BOX ELDER	GOOD
495	8	BOX ELDER	POOR
496	12	BOX ELDER	GOOD
497	10	BOX ELDER	GOOD
498	17	SWEETGUM	GOOD
499	22	RED MAPLE	GOOD
500	12	HOLLY	POOR
501	8	HOLLY	GOOD

TREE DATA			
TREE #	DBH "	SPECIES	Quality
502	19	HOLLY	POOR
503	12	HOLLY	POOR
504	12	HOLLY	POOR
505	13	HOLLY	POOR
506	12	HOLLY	POOR
507	13	HOLLY	POOR
508	14	HOLLY	POOR
509	15	HOLLY	POOR
510	12	HOLLY	POOR
511	18	HOLLY	POOR
512	16	HOLLY	POOR
513	14	HOLLY	POOR
514	17	HOLLY	POOR
515	13	HOLLY	GOOD
516	16	MIMOSA	INVASIVE
517	8	POPLAR	GOOD
518	11	POPLAR	GOOD
519	6	POPLAR	GOOD
520	10	POPLAR	GOOD
521	12	POPLAR	GOOD
522	8	BOX ELDER	GOOD
523	18	HOLLY	GOOD
524	13	HOLLY	GOOD
525	19	HOLLY	POOR
526	10	HOLLY	GOOD
527	12	HOLLY	GOOD
528	12	HOLLY	GOOD
529	13	HOLLY	GOOD
530	7	HOLLY	GOOD
531	12	HOLLY	GOOD
532	13	HOLLY	GOOD
533	14	BOX ELDER	GOOD
534	7	BOX ELDER	GOOD
535	12	CHERRY	GOOD
536	8	MIMOSA	INVASIVE
537	6	MIMOSA	INVASIVE
538	7	MIMOSA	INVASIVE
539	6	BRADFORD PEAR	INVASIVE
540	12	MIMOSA	INVASIVE
541	20	PHITONIA	POOR
542	13	PHITONIA	GOOD
543	19	PHITONIA	POOR
544	23	PHITONIA	POOR
545	22	CHERRY	GOOD
546	6	HOLLY	GOOD
547	12	HOLLY	POOR
548	16	HOLLY	POOR
549	21	HOLLY	POOR
550	20	HOLLY	GOOD
551	22	HOLLY	POOR
552	19	BRADFORD PEAR	INVASIVE
553	17	BRADFORD PEAR	INVASIVE
554	13	BRADFORD PEAR	INVASIVE
555	16	BRADFORD PEAR	INVASIVE
556	15	BRADFORD PEAR	INVASIVE
557	13	BRADFORD PEAR	INVASIVE
558	13	BRADFORD PEAR	INVASIVE
559	19	HOLLY	POOR
560	22	HOLLY	POOR
561	12	HOLLY	GOOD
562	12	HOLLY	GOOD
563	6	HOLLY	GOOD
564	8	HOLLY	GOOD
565	18	HOLLY	GOOD
566	18	HOLLY	POOR
567	8	HOLLY	GOOD
568	19	CHERRY	POOR
569	21	CHERRY	POOR
570	16	PHITONIA	POOR
571	7	PHITONIA	GOOD
572	9	PHITONIA	GOOD
573	14	PHITONIA	POOR
574	10	PHITONIA	POOR
575	13	PHITONIA	POOR
576	13	PHITONIA	POOR
577	10	PHITONIA	POOR
578	7	HICKORY	GOOD
579	8	CHERRY	GOOD
580	8	SWEETGUM	GOOD
581	20	SWEETGUM	GOOD
582	8	HICKORY	GOOD
583	8	HICKORY	GOOD
584	12	HICKORY	GOOD
585	21	WHITE OAK	GOOD
586	14	WHITE OAK	GOOD
587	12	HICKORY	GOOD
588	8	SOUTHERN RED OAK	POOR
589	6	SWEETGUM	POOR
590	12	SOUTHERN RED OAK	GOOD
591	9	SOUTHERN RED OAK	GOOD
592	7	SOUTHERN RED OAK	GOOD
593	12	SOUTHERN RED OAK	GOOD
594	14	SOUTHERN RED OAK	GOOD
595	22	HICKORY	GOOD
596	7	SWEETGUM	GOOD
597	18	POPLAR	GOOD
598	8	POPLAR	GOOD
599	16	POPLAR	GOOD
600	16	SOUTHERN RED OAK	GOOD
601	18	POPLAR	GOOD

TREE DATA			
TREE #	DBH "	SPECIES	Quality
602	19	SWEETGUM	GOOD
603	14	WHITE OAK	GOOD
604	22	SOUTHERN RED OAK	GOOD
605	12	POST OAK	GOOD
606	10	HICKORY	GOOD
607	6	HICKORY	GOOD
608	10	WHITE OAK	GOOD
609	17	POPLAR	GOOD
610	14	WHITE OAK	GOOD
611	6	PAULONIA	INVASIVE
612	8	HICKORY	GOOD
613	12	SOUTHERN RED OAK	POOR
614	6	NORTHERN RED OAK	GOOD
4326	10	DOGWOOD	POOR
4327	13	DOGWOOD	POOR
4328	18	DOGWOOD	POOR
4329	10	REDBUD	POOR
4330	15	DOGWOOD	POOR
4331	10	DOGWOOD	POOR
4332	16	DOGWOOD	POOR
4333	11	DOGWOOD	POOR
4334	15	DOGWOOD	POOR
4335	15	DOGWOOD	POOR
4336	24	POPLAR	POOR
4337	11	SOURWOOD	GOOD
4338	12	SOURWOOD	GOOD
4339	41	POPLAR	POOR
4340	32	WHITE OAK	GOOD
4341	31	PINE	GOOD
4342	51	POPLAR	POOR
4344	34	PINE	GOOD
4345	30	PINE	GOOD
4346	41	POPLAR	POOR
4347	13	DOGWOOD	POOR
4348	48	WATER OAK	POOR
4349	32	WATER OAK	GOOD
4350	30	WATER OAK	GOOD
4351	33	NORTHERN RED OAK	POOR
4352	31	POPLAR	GOOD
4353	47	POPLAR	POOR
4354	24	HOLLY	POOR
4355	11	SOURWOOD	GOOD
4356	13	HOLLY	GOOD
4357	28	HOLLY	POOR
4358	8	SOURWOOD	GOOD
4359	29	NORTHERN RED OAK	POOR
4360	9	SOURWOOD	GOOD
4361	32	POPLAR	POOR
4362	12	REDBUD	POOR
4363	24	POPLAR	GOOD
4364	35	POPLAR	POOR
4365	24	POPLAR	GOOD
4367	28	RED MAPLE	GOOD
4368	30	PINE	GOOD
4369	25	MAGNOLIA	GOOD
4370	30	RED MAPLE	GOOD
4371	27	RED MAPLE	GOOD
4372	10	DOGWOOD	POOR
4373	6	PERSIMMON	GOOD
4374	12	PERSIMMON	GOOD
4375	11	PERSIMMON	GOOD
4376	29	WILLOW OAK	GOOD
4377	32	WILLOW OAK	GOOD
4378	24	MAGNOLIA	GOOD
4379	30	PINE	GOOD
4380	24	POPLAR	GOOD
4381	33	POPLAR	GOOD
4382	24	WATER OAK	POOR
4383	33	BRADFORD PEAR	DDH
4384	24	HOLLY	POOR
4385	25	HOLLY	POOR
4386	24	HOLLY	POOR
4387	31	POPLAR	GOOD
4388	42	NORTHERN RED OAK	POOR
4389	26	HICKORY	POOR
4390	26	POPLAR	POOR
4391	24	POPLAR	GOOD
4392	28	POPLAR	GOOD
4393	27	SOUTHERN RED OAK	GOOD
4394	25	SOUTHERN RED OAK	GOOD
4395	31	POPLAR	GOOD
4396	24	NORTHERN RED OAK	POOR
4397	36	SOUTHERN RED OAK	GOOD
4398	33	WHITE OAK	GOOD

PERIMETER CENTER E

FOR
WORKSPACE PROPERTY TRUST / WORK SPACE ATLANTA
777 YAMATO ROAD
SUITE 105
BOCA RATON, FL, 33431

PERIMETER CENTER E (SR,60), DUNWOODY GA, 30346

ROOT ZONE TREE CONSULTANTS
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092 (678) 684-6202 WWW.RZCONSULTANTS.COM
A DIVISION OF PLANNERS AND ENGINEERS COLLABORATIVE WWW.PEC-ATL.COM

REVISIONS:

NO.	DATE	BY	DESCRIPTION

TREE SURVEY

DATE: 3-26-2025
PROJECT: 24333.00

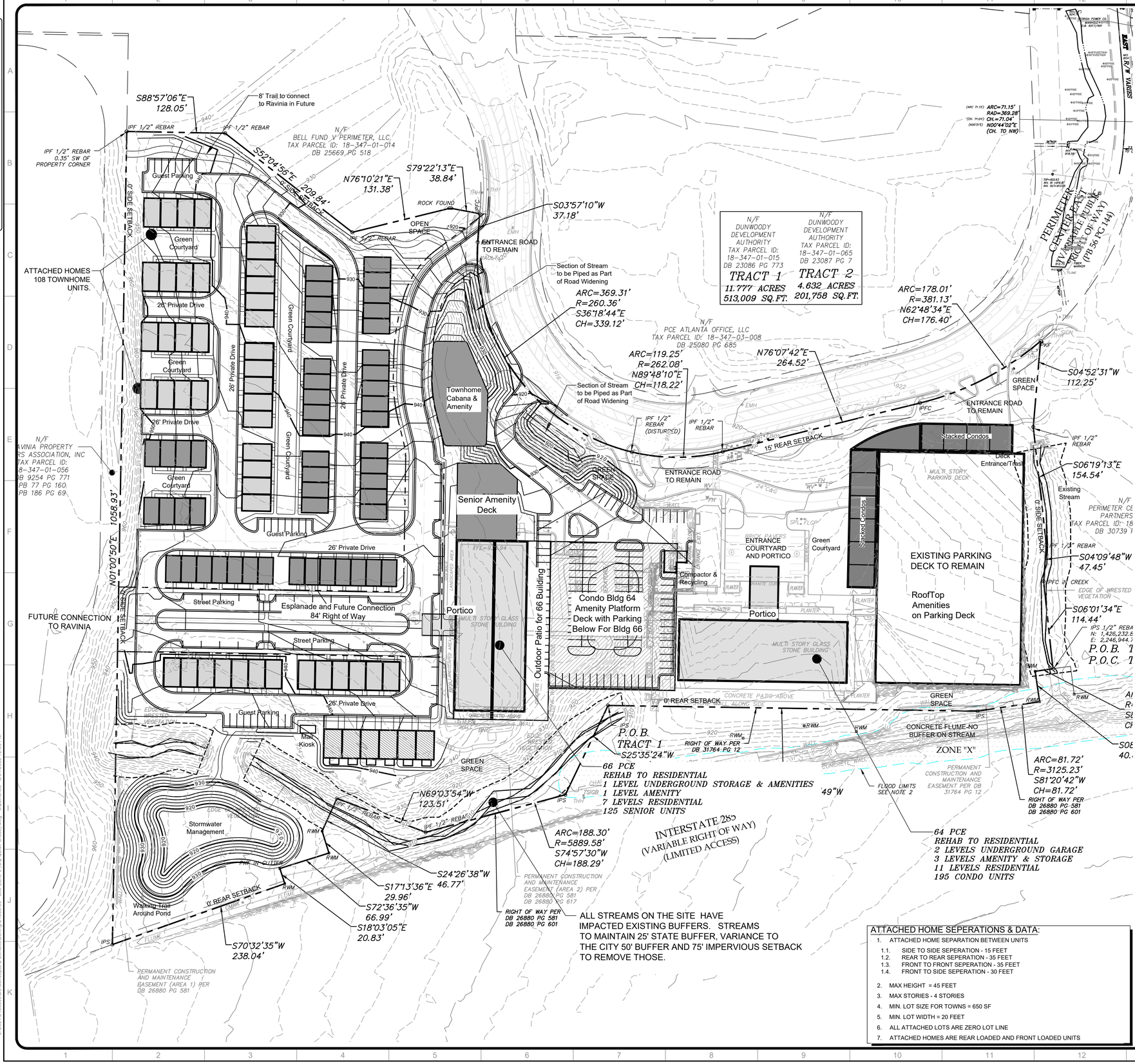
PRELIMINARY
NOT TO BE RELEASED FOR CONSTRUCTION

SHEET #
S2
OF

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GRADING PLAN

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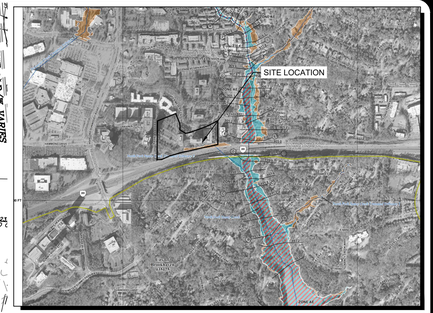


ATTACHED HOME SEPERATIONS & DATA:

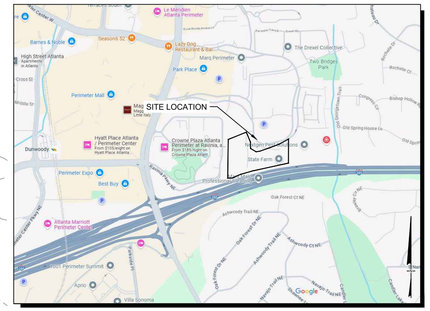
1. ATTACHED HOME SEPARATION BETWEEN UNITS
   - 1.1. SIDE TO SIDE SEPERATION - 15 FEET
   - 1.2. REAR TO REAR SEPERATION - 35 FEET
   - 1.3. FRONT TO FRONT SEPERATION - 35 FEET
   - 1.4. FRONT TO SIDE SEPERATION - 30 FEET
2. MAX HEIGHT = 45 FEET
3. MAX STORIES - 4 STORIES
4. MIN. LOT SIZE FOR TOWNS = 650 SF
5. MIN. LOT WIDTH = 20 FEET
6. ALL ATTACHED LOTS ARE ZERO LOT LINE
7. ATTACHED HOMES ARE REAR LOADED AND FRONT LOADED UNITS

24 HOUR CONTACT:
PETER HANSEN

GEORGIA811 www.Georgia811.com
Know what's below. Call before you dig.



FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

P: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

64-66 PERIMETER CENTER EAST

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

66 PERIMETER CENTER E,
DUNWOODY, GA 30346

CITY OF DUNWOODY, DEKALB COUNTY JURISDICTION

FOR

WORKSPACE - ATLANTA

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/31/2027

ZONING GRADING PLAN

0 30 60 120 180

SCALE: 1" = 60'
DATE: 03/18/2025
PROJECT: 24333.00

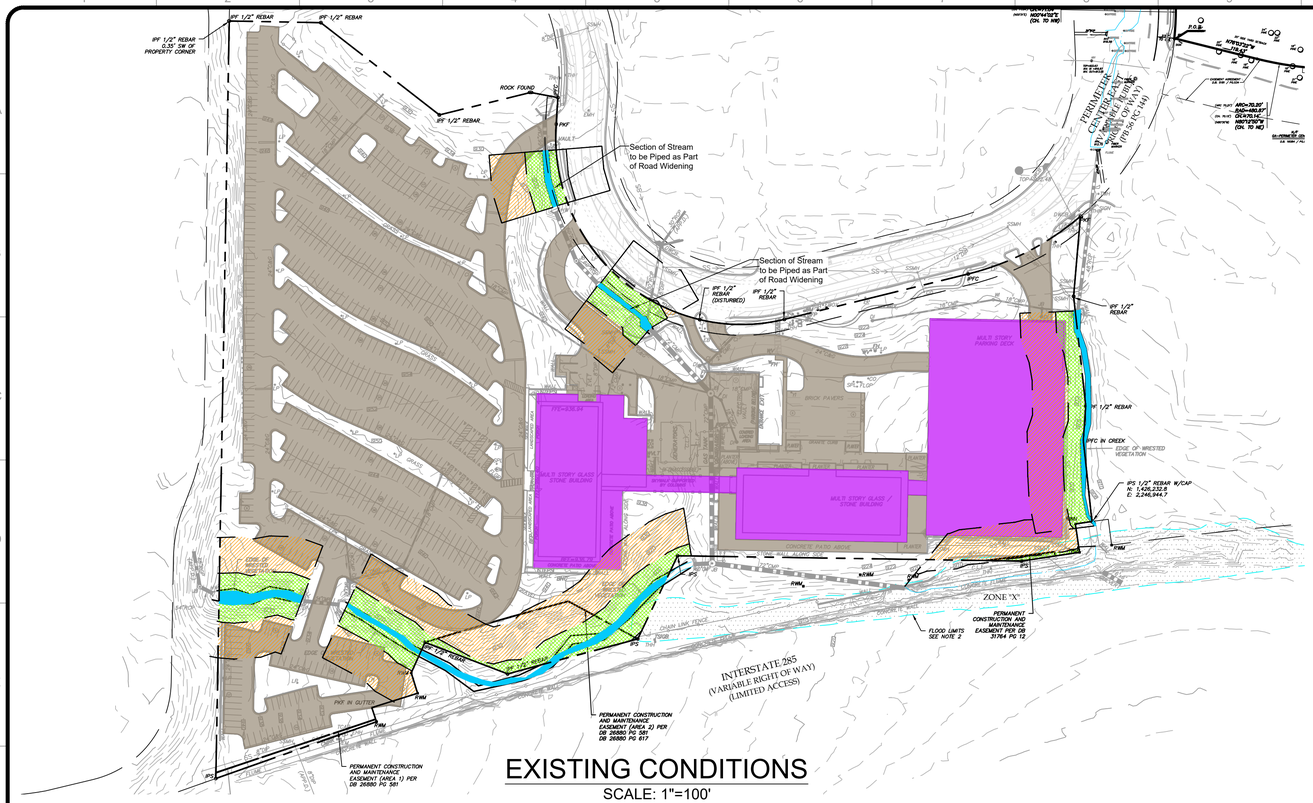
GRID NORTH
GEORGIA WEST ZONE

G1
SHEET

J:\2024\24333\00\Dwl\Concepts & Exhibits\Zoning\24333.00 - Site-Zone-3 (CO Quick Grade).dwg - CDJunones - 3/31/2025 12:36 PM

STREAM BUFFER ANALYSIS

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IPF 1/2" REBAR
IPF 1/2" REBAR 0.35' SW OF PROPERTY CORNER
ROCK FOUND
IPF 1/2" REBAR
Section of Stream to be Piped as Part of Road Widening
IPF 1/2" REBAR (DISTURBED)
IPF 1/2" REBAR
IPF 1/2" REBAR
IPS 1/2" REBAR W/CAP N: 1,426,232.6 E: 2,246,944.7
IPC IN CREEK
EDGE OF WRESTED VEGETATION
MULTI STORY GLASS / STONE BUILDING
MULTI STORY PARKING DECK
BRICK PAVERS
CONCRETE PATIO ABOVE
CONCRETE FLUME-NO BUFFER ON STREAM
ZONE "X"
FLOOD LIMITS SEE NOTE 2
PERMANENT CONSTRUCTION AND MAINTENANCE EASEMENT PER DB 31764 PG 12
PERMANENT CONSTRUCTION AND MAINTENANCE EASEMENT (AREA 2) PER DB 26880 PG 581 DB 26880 PG 617
PERMANENT CONSTRUCTION AND MAINTENANCE EASEMENT (AREA 1) PER DB 26880 PG 581
INTERSTATE 285 (VARIABLE RIGHT OF WAY) (LIMITED ACCESS)
PERIMETER CENTER EAST (VARIABLE RIGHT OF WAY) PB 35-C 144
P.O.B.
N78°52'57"E 112.46'
ARC=70.20'
RAD=460.00'
CH=N70°52'57"E
CH=70.13'
N62°52'57"E 27.72'
N78°52'57"E 84.74'
N11°07'03"W 10.00'
(DIL TO HB)
(DIL TO HB)
(DIL TO HB)

ENVIRONMENTAL SITE ANALYSIS

Planners & Engineers Collaborative+

3/31/2025

Re: **Environmental Site Analysis – PD Rezoning**
64, 66 Perimeter Center Redevelopment – 16.409 acres
PEC+ Project No. 24333.00

Dear Community Development Officials,

See below for the anticipated impact of the proposed rezoning for the approximately 16.91-acre site known as Perimeter Center (the "Subject Property," 64-66 Perimeter Center East).

Conformance with Comprehensive Plan

The Subject Property is located at 64-66 Perimeter Center East between Perimeter Center East and Interstate 285. The site is bordered by the office buildings to the east, the Ravina Corporate Offices to the west, and the office buildings to the north. The north fork of Nancy Creek is offsite to the east of the site. Of the 16.409 acres, practically all of it is currently developed with buildings or impervious surfaces for parking. The proposed rezoning would facilitate the redevelopment of the site to be primarily residential in nature, a rehabilitation from the current office uses. The residential uses would be mixed, consisting of up to 101 attached townhomes, 223 condo units, and 125 age-restricted, for-rent apartments.

The goal of the Perimeter Center character area is this:
"Perimeter Center will be a visitor friendly "livable" regional center with first-class office, retail, entertainment, hotels, and high-end restaurants in a pedestrian and bicycle-oriented environment. The area will serve as a regional example of high quality design standards. In the future, the area should add public gathering space and pocket parks, venues for live music and entertainment and continue to create transportation alternatives, mitigate congestion, and reduce remaining excessive surface parking. The area creates the conditions of possible true "live-work" environment. All future development continues to emphasize high quality design standards and building materials and incorporates the current national best practices on energy efficiency, where possible. The City of Dunwoody recognizes the value of creating mixed-use, transit-oriented development within walking distance of public transit stations."

The proposed rezoning is in conformity with the policy and intent of the comprehensive plan. As mentioned, the immediate area is characterized by office tower uses surrounded by impervious surfaces. The proposed development would fit into the character of the existing context (the buildings largely will remain the same in character, with the exception of additional lower-intensity townhomes) and would present a high quality addition to the overall area. The townhomes would be redeveloped over the existing surface parking, and more efficient garage parking will be utilized across the site instead. Most importantly, the plan emphasizes housing, which is sorely needed by not only Dunwoody but the greater Atlanta Metropolitan Area. Housing would be diverse in ownership and age—townhomes, senior residential units, traditional condos, and stacked condos, which speaks to the Comp Plan's desire for "live work."

Environmental Impacts of the Proposed Project

1. **Wetlands**
   According to the National Wetlands Inventory, there are no wetlands present on site, but there are wetlands near the Nancy Creek Branch offsite. See attached Wetlands Inventory Map. The

proposed project is not anticipated to encroach on or adversely affect any wetlands located near the site.

2. **Floodplains**
   According to FEMA National Flood Hazard FIRMette Map No. 13121C0087F (effective 9/18/2013) there is a Special Flood Hazard Area (Zone AE) and Floodway present on site. See attached FIRMette panel for the floodplain area. The proposed project is not anticipated to encroach on or adversely affect any floodplains located on site due to extensive natural buffers and cluster lot subdivision of the property.

3. **Streams/Buffers**
   According to the site survey and field observation (Winter 2025) there are streams present on site. A portion of Nancy Creek runs just southeast of the site. Both streams have 25', 50', and 75' buffers that will remain disturbed as already developed or undisturbed. See the attached survey and site plan for the extent of the stream buffer. The proposed project is not anticipated to encroach on or adversely affect any streams or buffers located on site due to the nature of it being a redevelopment.

4. **Slopes**
   According to the survey conducted by Planners and Engineers collaborative, there are multiple slopes that are in excess of a 25% grade outside of the stream bank directly. Approximately 30% of the existing slopes with a grade of 25% or greater are being preserved in their current condition.

5. **Vegetation**
   According to a site walk conducted by ISA certified arborist James Mahoney, there are no federal or Georgia protected flora species identified onsite. There are considerable numbers of specimen trees recorded onsite, with a large number of said trees being preserved and undisturbed.

6. **Wildlife species**
   According to a site walk conducted by ISA certified arborist James Mahoney, there are no federal or Georgia protected fauna species identified onsite. Further more the majority of the site is to be left in an undisturbed condition including the floodplain, the streams, and a large ridgeline with established specimen trees. These site features will provide significant areas for wildlife to inhabit and utilize.

7. **Archaeological / Historical Sites**
   According to Georgia's Natural, Archaeological, and Historical Resources GIS, there are no relevant cultural, historic, or archaeological resources located on site. See attached GNAHRGIS map.

Project Implementation Measures
See below how the project implements each of the measures to protect environmental features.

a. Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors.

The proposed site plan is a redevelopment that will reduce the intensity and impervious coverage on the site. By limiting disturbance to areas that have already long-been developed, the plan minimizes the amount of additional disturbance and will allow as much of the site to remain in a natural state as possible.

b. Protection of water quality

As alluded to above, the proposed site plan protects water quality by focusing development on the edges of the site away from existing hydrological resources and utilizing already constructed structures ands surfaces. Streams and stream buffers are that have already been disturbed will be protected from further disturbance. Disturbance is not anticipated to encroach on these areas. Additionally, a new stormwater pond will collect runoff from impervious surfaces during heavy rain events. These will prevent flooding on adjacent properties and will also buffer streams from the excess water and potential pollution.

c. Minimization of negative impacts on existing infrastructure

The proposed rezoning will not result in uses which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The proposed project will attract a variety of buyers, and will not overwhelm existing utilities or facilities. Additionally, the Perimeter Center character area is designated an areas of the city which can support new areas of growth due to the presence of existing utilities and capacity.

d. Minimization on archaeological/historically significant areas

According to Georgia's Natural, Archaeological, and Historical Resources GIS, there are no relevant cultural, historic, or archaeological resources located on site. See attached GNAHRGIS map.

e. Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (i.e. solid waste and wastewater treatment facilities, utilities, airports and railroads) and industrial (i.e., landfills, quarries and manufacturing facilities) uses.

There are no environmentally stressed communities in the vicinity of this project. Furthermore, there are not any of the above resources deemed environmental stressors located within the vicinity of this project.

f. Creation and preservation of open space

The project will redevelop impervious surfaces and existing buildings to minimize additional disturbance to natural areas while creating needed housing in the area.

g. Protection of citizens from the negative impacts of noise and lighting

Many of the nearby properties are already developed with office uses and will not be disturbed by noise and lighting from residential uses, which tend to have opposite hours. The proposed new use would be in harmony with the use and usability of existing properties.

h. Protection of parks and recreational green space

There is not much green space present on-site at this time, but what minimal space there is will be protected or enhanced with stormwater ponds, trails, or—in the case of existing impervious surfaces—amenities.

i. Minimization of impacts to wildlife habitats

As noted by ISA arborist James Mahoney, there are minimal wildlife habitats on-site with the potential to be disturbed. The redevelopment will assure that housing is constructed on an already-developed site and not elsewhere, on vacant land, in the City.

Sincerely,

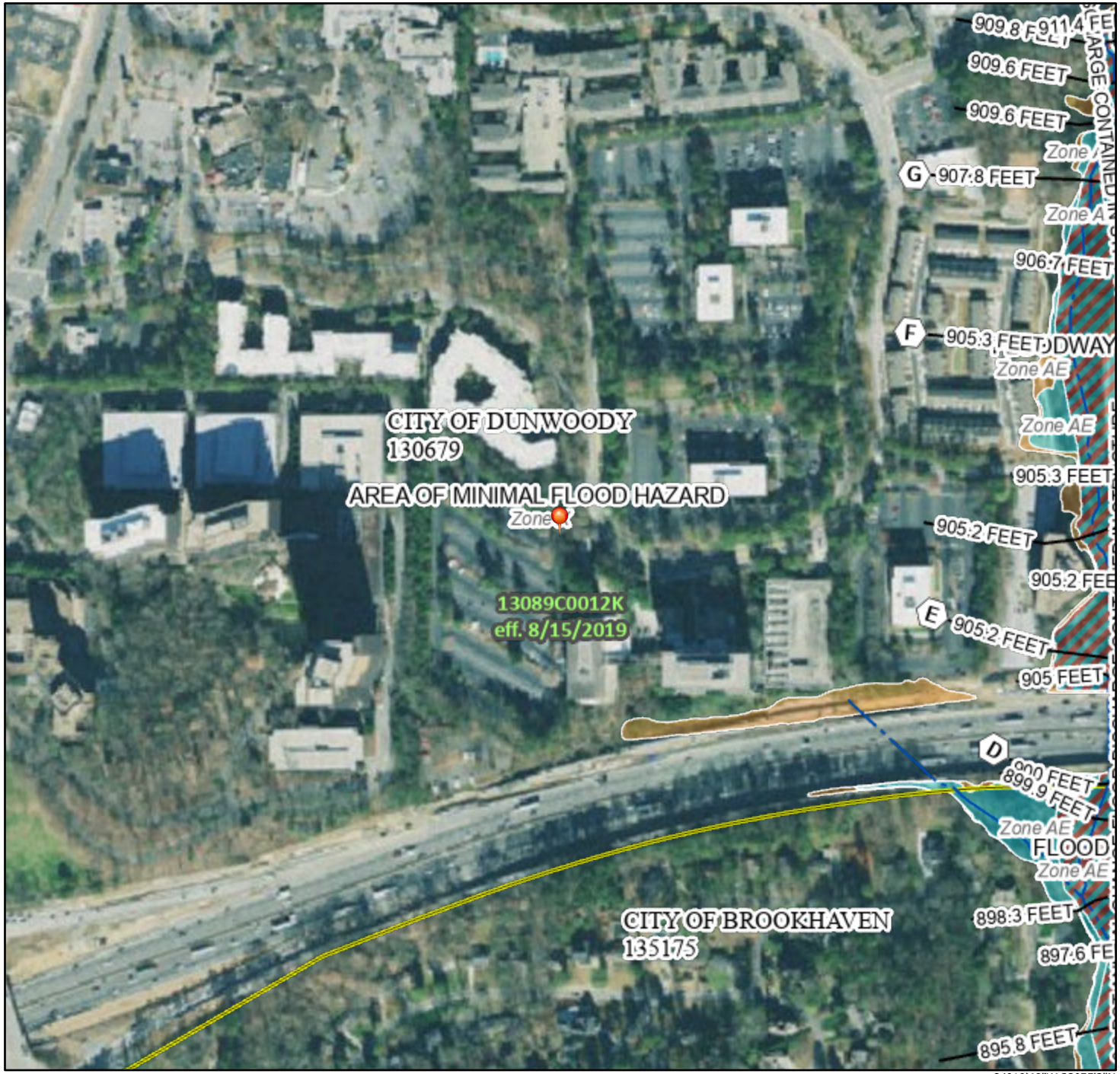
Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.

National Flood Hazard Layer FIRMette

FEMA

84°20'18"W 33°55'33"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

84°19'40"W 33°55'3"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

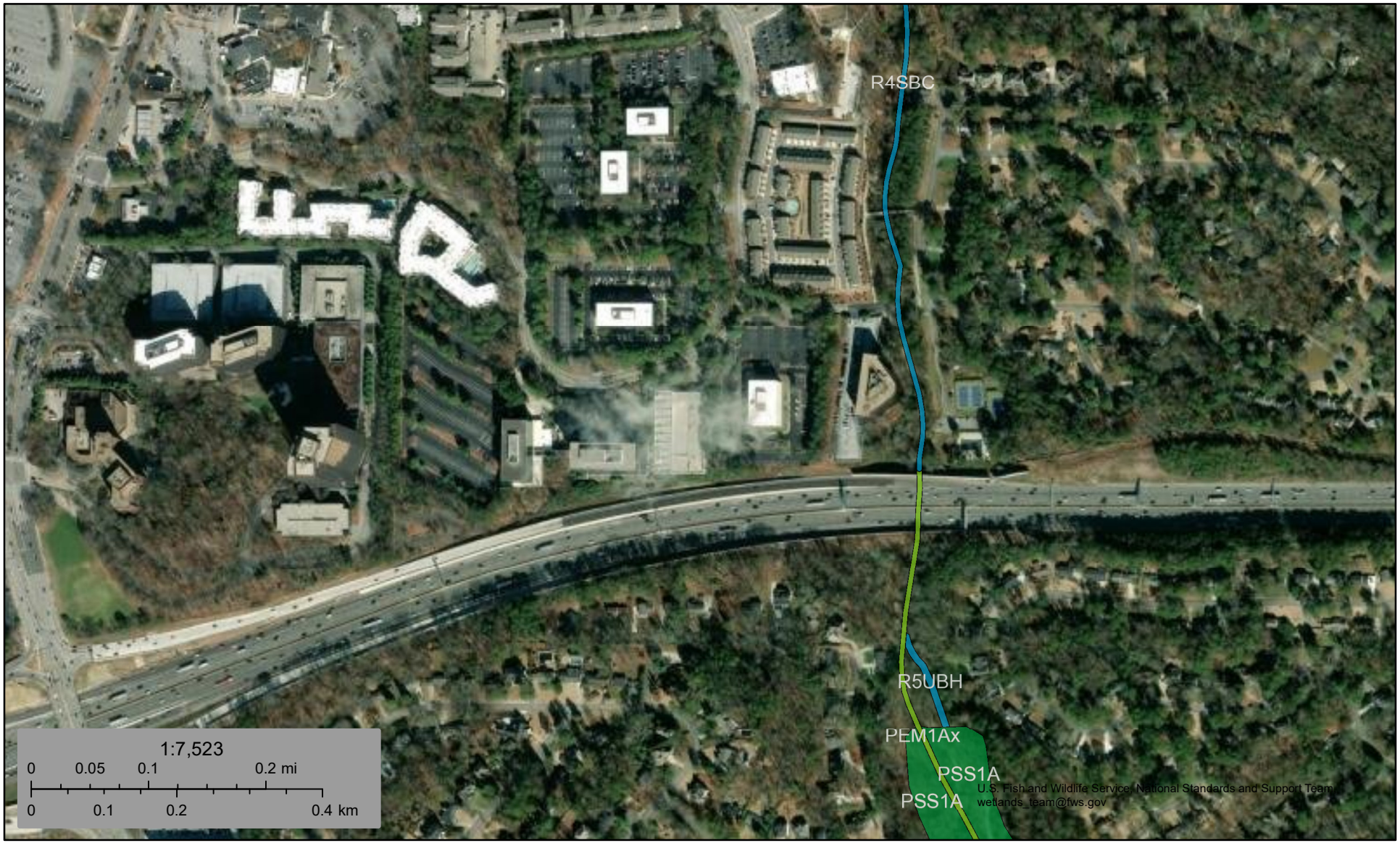
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/28/2025 at 4:37 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

U.S. Fish and Wildlife Service
National Wetlands Inventory

64-66 PERIMETER CENTER EAST



March 28, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

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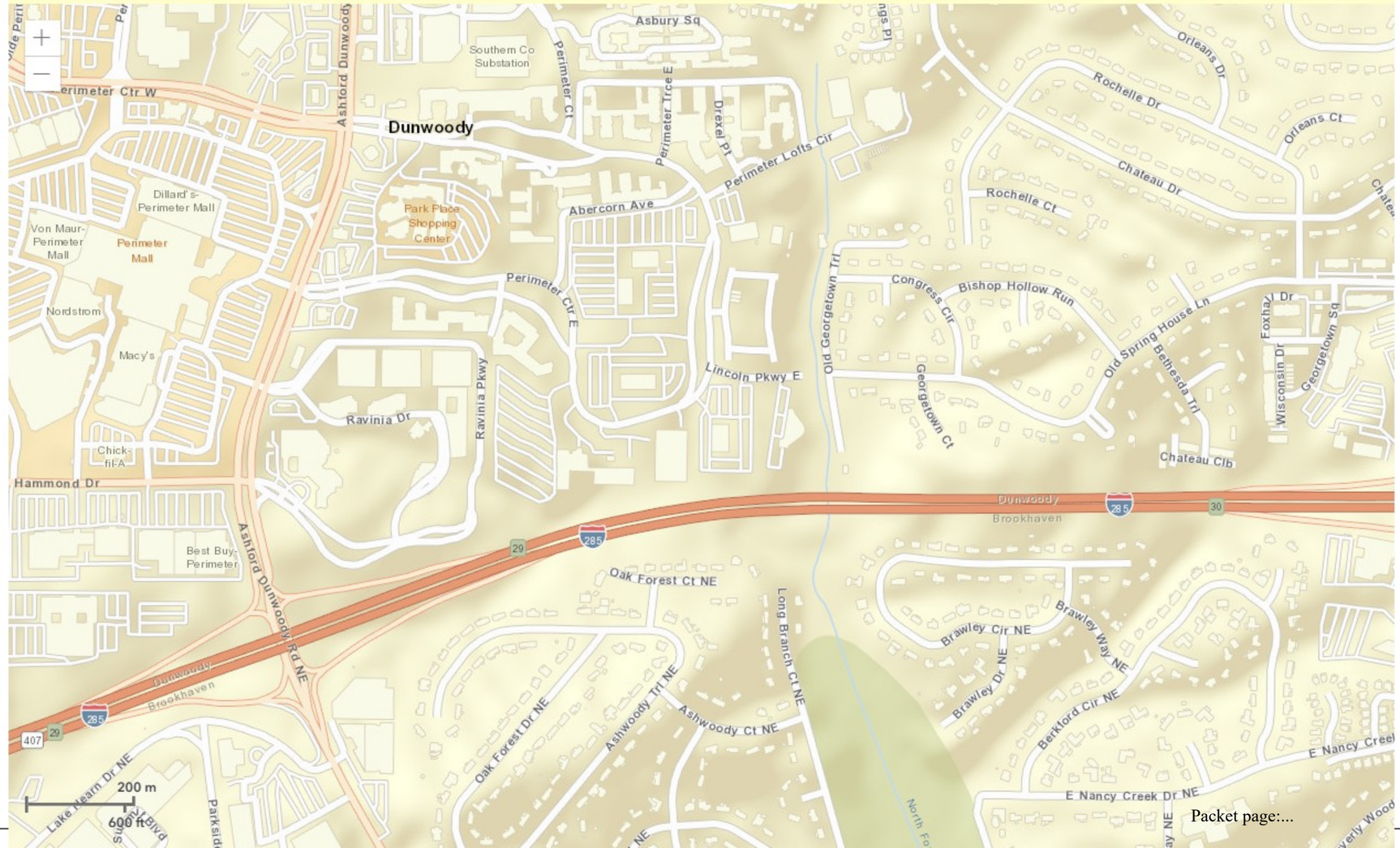
Street Address: Perimeter Center @ Ashford Dunwoody Road

City:

County:

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SITE PHOTOGRAPHS




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NEXT 3 EXITS
Peachtree-Dunwoody Rd/ 400
Roswell Rd
Riverside Dr
¼
1 ¼
2
Roswell/
Alpharetta
EXIT 27
CRANE

Next page

Troutman Pepper Locke LLP
Bank of America Plaza, 600 Peachtree Street NE, Suite 3000
Atlanta, GA 30308, UNITED STATES OF AMERICA

troutman.com

Jessica L. Hill
jessica.hill@troutman.com

May 6, 2025

VIA EMAIL
City of Dunwoody
c/o Community Development Department
4800 Ashford Dunwoody Road
Dunwoody, GA 30338
Attn: Paul Leonhardt and Madalyn Smith

RE: Amendments to RZ 25-04 for 64-66 Perimeter Center East

Dear Paul and Madalyn,

Enclosed are the following revised application items for the above referenced zoning application:

- Site Plan;
- Topographical and Utilities Plan;
- Overall Development Plan;
- Overall Site Rendering;
- Circulation Plan;
- Elevations;
- Trip Generation Comparison Memorandum;
- Arborist Memorandum Regarding Trees Onsite; and
- Letter of Intent.

The development program has been updated to update the unit counts and parking requirements and respond to staff's comments regarding the site layout. Please amend the application with the enclosed materials.

Thank you for your consideration of this application.

Sincerely,



Jessica L. Hill

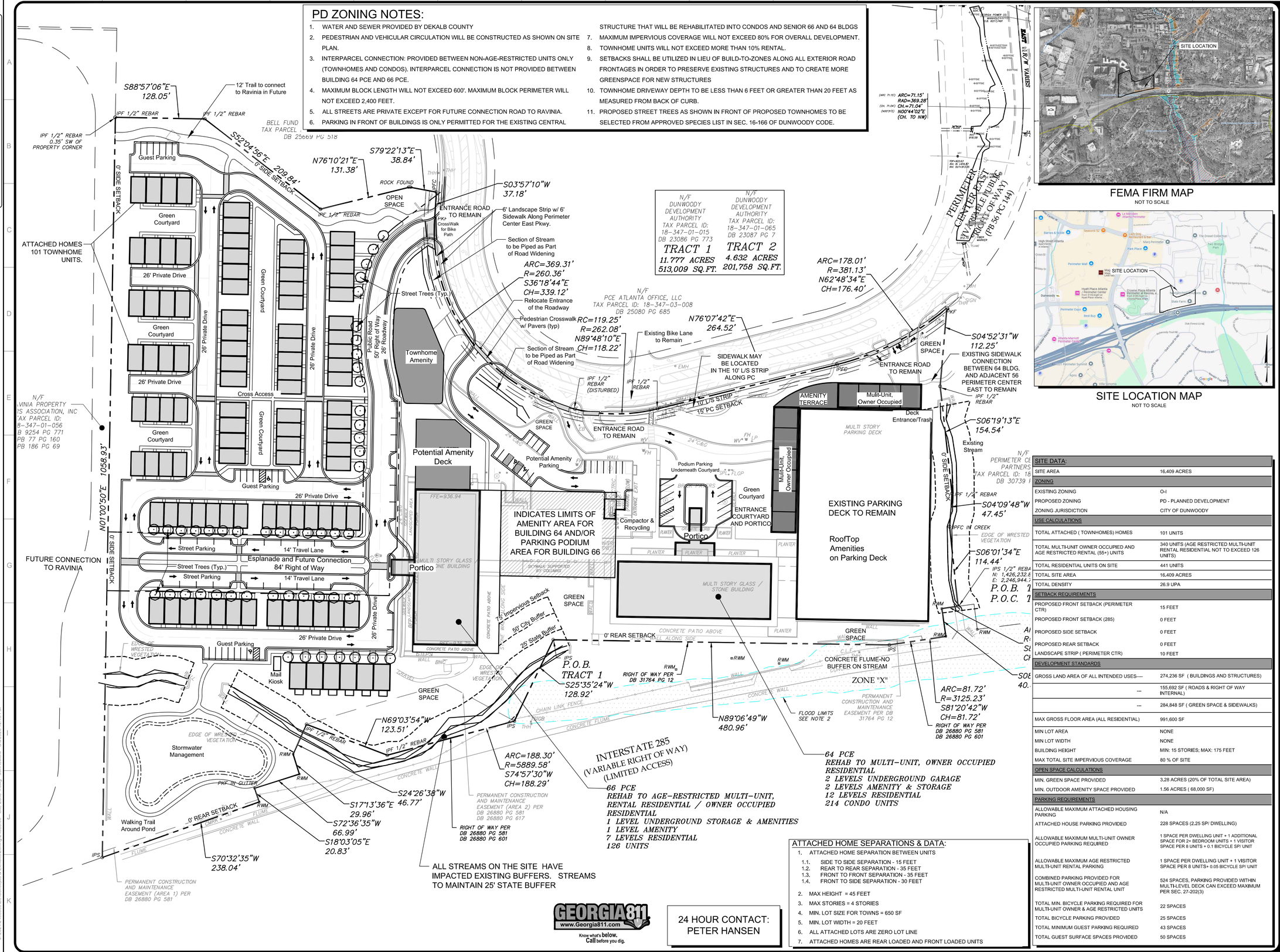
Enclosures

SITE PLAN

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PD ZONING NOTES:

1. WATER AND SEWER PROVIDED BY DEKALB COUNTY
2. PEDESTRIAN AND VEHICULAR CIRCULATION WILL BE CONSTRUCTED AS SHOWN ON SITE PLAN.
3. INTERPARCEL CONNECTION: PROVIDED BETWEEN NON-AGE-RESTRICTED UNITS ONLY (TOWNHOMES AND CONDOS). INTERPARCEL CONNECTION IS NOT PROVIDED BETWEEN BUILDING 64 PCE AND 66 PCE.
4. MAXIMUM BLOCK LENGTH WILL NOT EXCEED 600'. MAXIMUM BLOCK PERIMETER WILL NOT EXCEED 2,400 FEET.
5. ALL STREETS ARE PRIVATE EXCEPT FOR FUTURE CONNECTION ROAD TO RAVINIA.
6. PARKING IN FRONT OF BUILDINGS IS ONLY PERMITTED FOR THE EXISTING CENTRAL STRUCTURE THAT WILL BE REHABILITATED INTO CONDOS AND SENIOR 66 AND 64 BLDGS
7. MAXIMUM IMPERVIOUS COVERAGE WILL NOT EXCEED 80% FOR OVERALL DEVELOPMENT.
8. TOWNHOME UNITS WILL NOT EXCEED MORE THAN 10% RENTAL.
9. SETBACKS SHALL BE UTILIZED IN LIEU OF BUILD-TO-ZONES ALONG ALL EXTERIOR ROAD FRONTAGES IN ORDER TO PRESERVE EXISTING STRUCTURES AND TO CREATE MORE GREENSPACE FOR NEW STRUCTURES
10. TOWNHOME DRIVEWAY DEPTH TO BE LESS THAN 6 FEET OR GREATER THAN 20 FEET AS MEASURED FROM BACK OF CURB.
11. PROPOSED STREET TREES AS SHOWN IN FRONT OF PROPOSED TOWNHOMES TO BE SELECTED FROM APPROVED SPECIES LIST IN SEC. 16-166 OF DUNWOODY CODE.



ATTACHED HOME SEPARATIONS & DATA:

1. ATTACHED HOME SEPARATION BETWEEN UNITS
   - 1.1. SIDE TO SIDE SEPARATION - 15 FEET
   - 1.2. REAR TO REAR SEPARATION - 35 FEET
   - 1.3. FRONT TO FRONT SEPARATION - 35 FEET
   - 1.4. FRONT TO SIDE SEPARATION - 30 FEET
2. MAX HEIGHT = 45 FEET
3. MAX STORIES = 4 STORIES
4. MIN. LOT SIZE FOR TOWNS = 650 SF
5. MIN. LOT WIDTH = 20 FEET
6. ALL ATTACHED LOTS ARE ZERO LOT LINE
7. ATTACHED HOMES ARE REAR LOADED AND FRONT LOADED UNITS

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24 HOUR CONTACT: PETER HANSEN

FEMA FIRM MAP
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SITE LOCATION MAP
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SITE DATA:	
SITE AREA	16,409 ACRES
ZONING	
EXISTING ZONING	O-I
PROPOSED ZONING	PD - PLANNED DEVELOPMENT
ZONING JURISDICTION	CITY OF DUNWOODY
USE CALCULATIONS	
TOTAL ATTACHED (TOWNHOMES) HOMES	101 UNITS
TOTAL MULTI-UNIT OWNER OCCUPIED AND AGE RESTRICTED RENTAL (55+) UNITS	340 UNITS (AGE RESTRICTED MULTI-UNIT RENTAL RESIDENTIAL NOT TO EXCEED 126 UNITS)
TOTAL RESIDENTIAL UNITS ON SITE	441 UNITS
TOTAL SITE AREA	16,409 ACRES
TOTAL DENSITY	26.9 UPA
SETBACK REQUIREMENTS	
PROPOSED FRONT SETBACK (PERIMETER CTR)	15 FEET
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DEVELOPMENT STANDARDS	
GROSS LAND AREA OF ALL INTENDED USES----	274,236 SF (BUILDINGS AND STRUCTURES)
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MAX GROSS FLOOR AREA (ALL RESIDENTIAL)	991,600 SF
MIN LOT AREA	NONE
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BUILDING HEIGHT	MIN: 15 STORIES; MAX: 175 FEET
MAX TOTAL SITE IMPERVIOUS COVERAGE	80 % OF SITE
OPEN SPACE CALCULATIONS	
MIN. GREEN SPACE PROVIDED	3.28 ACRES (20% OF TOTAL SITE AREA)
MIN. OUTDOOR AMENITY SPACE PROVIDED	1.56 ACRES (68,000 SF)
PARKING REQUIREMENTS	
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PEACHTREE CORNERS, GA 30092

PROJECT

64-66 PERIMETER CENTER EAST

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

66 PERIMETER CENTER E, DUNWOODY, GA 30346

CITY OF DUNWOODY, DEKALB COUNTY JURISDICTION

FOR

WORKSPACE - ATLANTA

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
*1	04/29/2025	JH	CITY COMMENTS
*2	05/06/2025	JH	UPDATING SITE PLAN

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/31/2027

ZONING MASTER PLAN

0 30 60 120 180

SCALE: 1" = 60'
DATE: 03/18/2025
PROJECT: 24333.00

GRID NORTH
GEORGIA WEST ZONE

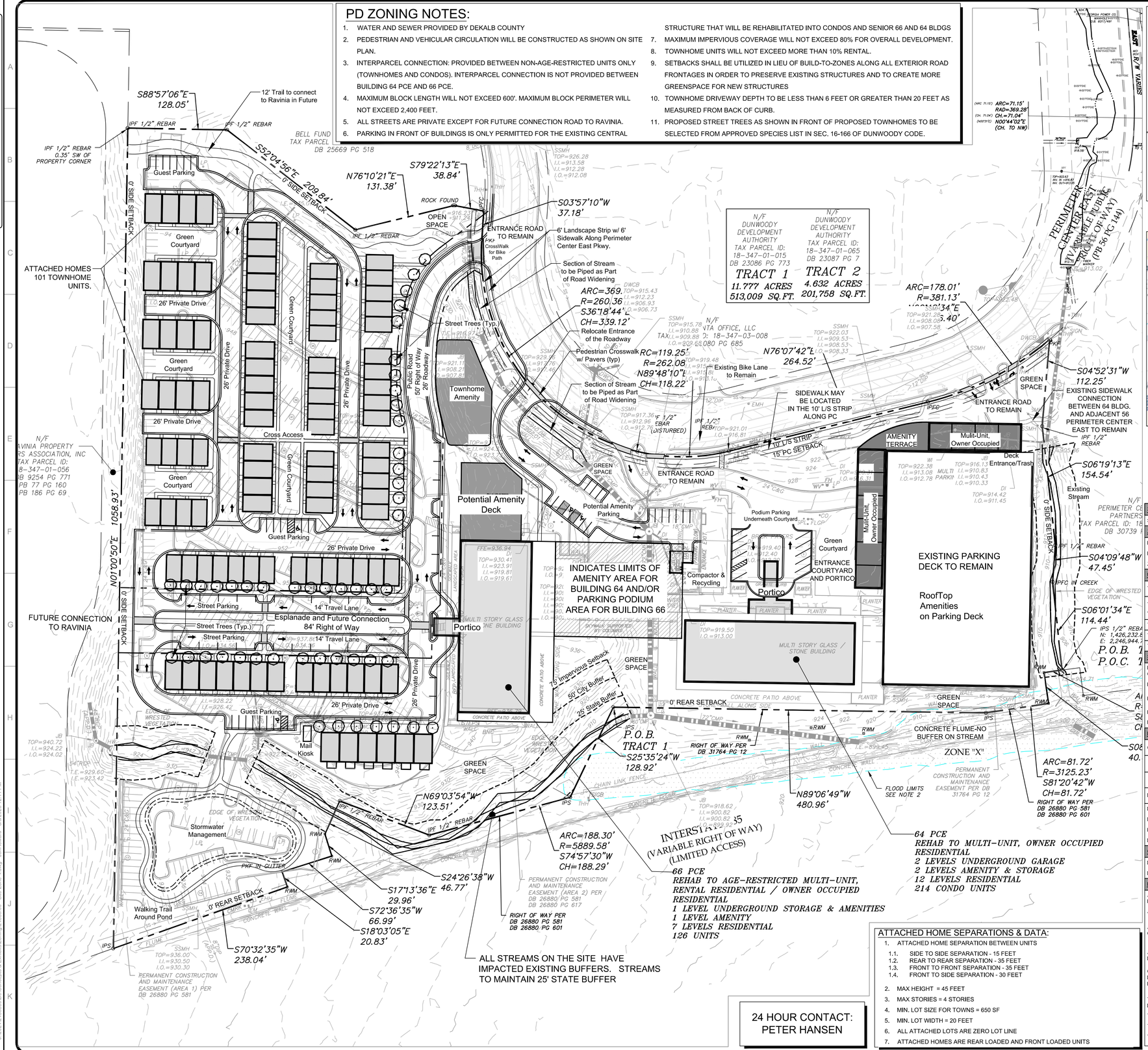
Z1
SHEET

TOPOGRAPHICAL AND UTILITIES PLAN

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PD ZONING NOTES:

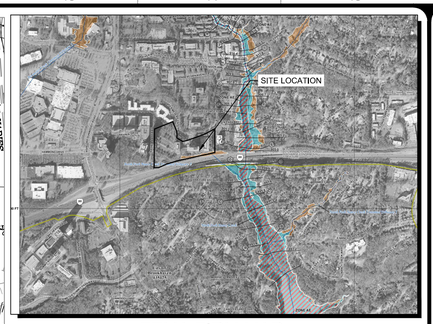
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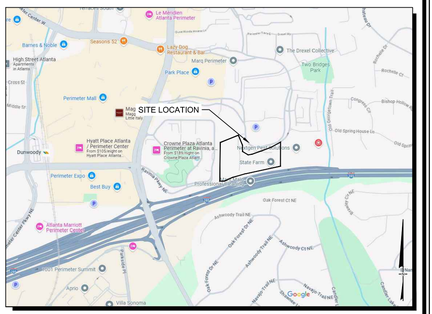
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24 HOUR CONTACT:
PETER HANSEN



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NOT TO SCALE



SITE LOCATION MAP
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PROJECT

64-66 PERIMETER CENTER EAST

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

66 PERIMETER CENTER E, DUNWOODY, GA 30346

CITY OF DUNWOODY, DEKALB COUNTY JURISDICTION

FOR

WORKSPACE - ATLANTA

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
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THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/31/2027

ZONING PLAN (TOPO/UTILITIES)

0 30 60 120 180

SCALE: 1" = 60'
DATE: 03/18/2025
PROJECT: 24333.00

Z2
SHEET

OVERALL DEVELOPMENT PLAN

Overall Development Plan and PD Standards

Section 27-87(c) of the Zoning Ordinance of the City of Dunwoody provides for the provision of an overall development plan (the "ODP") for PD zoning requests. Listed below are the development standards proposed to apply as a part of the PD zoning of the property.

1. The project shall be developed in general accordance with the Zoning Master Plan by PEC+ dated March 18, 2025 and last revised May 6, 2025 (the "Master Plan").
2. The permitted principal uses on the property shall be limited to:
    a. Attached house;
    b. Age restricted (55+) multi-unit building, rental;
    c. Multi-unit building, owner-occupied;
    d. Office or consumer service and data center.
        i. Office or consumer service and data center uses shall be permitted uses in the existing square footage of each of the 64 and 66 Perimeter Center East buildings until such time as a certificate of occupancy is approved for residential use in the applicable building. If a conversion permit is applied for in one building before the other, the office or consumer service and data center use shall continue to be allowed in the remaining building until such time as a certificate of occupancy is approved for residential use in the remaining building. The approximate square footage of 64 and 66 Perimeter Center East is 585,000 square feet and of that square footage a maximum of 45,000 square feet on two floors of 64 Perimeter Center East may be used for a data center use.
3. Maximum building floor area square footage on the property shall not exceed 991,600 square feet.
4. The number of dwelling units on the property shall not exceed 441 dwelling units. Attached housing units shall not exceed 101 units. Age restricted, multi-unit building rental units and multi-unit building, owner-occupied units combined shall not exceed 340 units (age restricted multi-unit rental residential not to exceed 126 units).
5. Building height shall not exceed the following heights:
    a. 4 stories or 45 feet for the attached houses;
    b. 15 stories or 175 feet for the multi-unit buildings; and
    c. 5 stories or 80 feet for parking structures.
6. Parking shall be provided as follows:
    a. Attached house:
        i. Allowable maximum per code – N/A
        ii. Parking provided – 2.5 sp/dwelling (228 estimated)
    b. Multi-unit owner occupied:
        i. Allowable maximum per code – 1 space per dwelling unit + 1 additional space for 2+ bedroom units + 1 visitor space per 8 units + 0.01 bicycle sp/unit
    c. Age-restricted multi-unit rental:
        i. Allowable maximum per code – 1 space per dwelling unit + 1 visitor space per 8 units + 0.005 bicycle sp/unit
    d. Combined Parking Provided for Multi-unit owner occupied and age-restricted multi-unit rental units:

i. 524 Spaces (Parking provided in deck may exceed maximum per Sec. 27-202(3))

7. A minimum of 0.1 or 0.005 bike parking spaces per dwelling unit, as applicable, shall be provided on the property with the code minimum provided along the frontage of Perimeter Center East.
8. Maximum impervious cover shall not exceed eighty percent (80%).
9. The following minimum open space standards shall be met:
    a. The attached housing use shall have a minimum of 100 square feet of shared courtyard area;
    b. A minimum of twenty percent (20%) of the aggregate project shall be greenspace; and 1.56 acres of amenity space; and
    c. Each multi-unit housing building shall have at least one accessory outdoor amenity area with a minimum square footage of 30 square feet. Some units may have balconies, as feasible, and all units in the community will be supplied outdoor amenity area.
10. Minimum building setbacks shall be as follows:
    a. Perimeter Center East = 15 feet;
    b. Interstate 285 = 0 feet;
    c. Side yard setback = 0 feet; and
    d. Rear yard setback = 0 feet.
11. Minimum landscape strips shall be provided as follows:
    a. Perimeter Center East = 10 feet; and
    b. New Parkway & Future Connection Street is as shown on the Master Plan.
12. Minimum building spacing shall be as provided on the Master Plan.
13. On any new construction, ground story fenestration shall be provided for a minimum of twenty percent (20%) of the façade measured between two feet and ten (10) feet above grade.
14. Garages for the attached house units shall not be accessed directly from the New Parkway and Future Connection Street.
15. The attached house units shall be located a maximum of 20 feet from the back of curb on the New Parkway and Future Connection Street.
16. Pedestrian and vehicular circulation shall be constructed as shown on the Master Plan.
17. Inter-parcel connection shall not be required between building 64 and building 66.
18. Maximum block length shall not exceed 600 feet. Maximum block perimeter shall not exceed 2,400 feet.
19. All streets shall be publicly accessible even if they are private drives.
20. Parking in front of buildings shall only be permitted in the location identified on the Master Plan.
21. A maximum of ten percent (10%) of the attached housing units may be rental units.
22. Setbacks shall be utilized in lieu of build to zones along all exterior road frontages.
23. Garages shall be located a minimum of five feet from back of curb.
24. Building materials shall be provided as follows:
    a. Building 64:

i. Building 64 will preserve and complement its existing architectural language by incorporating a mix of existing and new materials in a cohesive design approach. Major materials, accounting for over 80% of the exterior, will include the existing glass curtain wall system, maintaining a sleek and modern appearance. Minor materials, comprising less than 10%, will include existing pre-cast concrete panels at the base of Level 1, along with new metal Juliette balconies and railings that provide subtle articulation and depth. Accent materials—used selectively—will consist of existing stone foundation walls at the basement level (over 5%), as well as new pre-cast concrete panels and a metal roof port-cochere at the entry-level lobby (under 5%). Final material selections will be guided by design development and market conditions.

b. Building 66:
    i. Building 66 will maintain and enhance its existing architectural character through the thoughtful integration of new and existing materials. Major materials, comprising over 80% of the exterior, will include the existing glass curtain wall system, providing a sleek and contemporary façade. Minor materials, totaling less than 10%, will include the existing pre-cast concrete panels at the base of Level 1, along with new 6-foot-deep metal balconies and glass railings that introduce usable outdoor space and modern detailing. Accent materials, each used in limited but intentional applications, will include existing stone foundation walls at the basement level (over 5%) and new pre-cast concrete panels and a metal roof port-cochere at the entry-level lobby (under 5%). Final material selections will be guided by design development and market conditions.
c. Multi-unit buildings, owner occupied at the garage perimeter:
    i. The proposed stacked condominium buildings will feature a refined and durable material palette that supports a cohesive architectural expression. Major materials, comprising up to 80% of the exterior, will include new masonry brick veneer or hard coat stucco, applied to provide depth, texture, and a timeless character. Minor materials, representing up to 20% of the exterior, will include new glass window and door systems, utilizing a combination of storefront and residential styles to create rhythm and transparency. Accent materials—each used in limited but impactful applications—will include new metal panels at key corners, balconies, and ceilings, as well as new metal balcony railings, each comprising more than 5% of the façade. Final material selections will be guided by design development and market conditions.
d. Attached houses:
    i. The proposed attached house townhome community will utilize a flexible palette of high-quality, durable exterior materials to enhance architectural character and visual cohesion. Major materials, comprising up to 80% of the exterior, will include new masonry brick veneer or cementitious siding, applied in varied treatments to provide depth and articulation. Minor

materials, totaling over 10%, will include new glass window and door systems—featuring a combination of storefront and residential styles—and new pitched roofs with architectural asphalt shingles or metal roofing. Accent materials, accounting for up to 5%, will include new wood brackets, entry doors, and porch ceilings. Additional design features may incorporate metal railings and metal accents where appropriate. Final material selections will be guided by design development and market conditions.

e. Parking and amenity structure between buildings 64 and 66:
    i. The proposed parking and amenity structure will be designed to complement the surrounding buildings through a cohesive and durable material palette. Major materials, comprising approximately 80% of the exterior, will include new masonry brick veneer or pre-cast concrete panels selected to match the character and finish of building 66. Minor materials, accounting for the remaining 20%, will include new powder-coated aluminum louver systems, providing both functional ventilation and architectural interest. Final material selections will be guided by design development and market conditions.

25. Sustainability Measures:
    a. Buildings 64 and 66:
        i. The existing buildings will be adaptively reused to develop the property in a sustainable manner.
    b. Multi-unit owner occupied units at the garage perimeter and attached houses. As new construction, these units will be developed utilizing the standards from Section 27-104(g) for seven points total:
        i. Energy Efficiency (Measure 4a – 3 points):
            1. The project exceeds the applicable energy code by an average of at least 10% improvement, utilizing enhanced insulation, efficient HVAC systems, and optimized building controls to reduce overall energy consumption.
        ii. Heat Island Reduction (Measure 4d – 2 points):
            1. At least 35% of on-site non-roof hardscape areas will incorporate solar-reflective paving materials and canopy tree coverage designed to meet the required shading at maturity within 15 years.
        iii. Water-Efficient Landscaping (Measure 5b – 1 point):
            1. Landscaping will reduce potable water consumption for irrigation by more than 50% from a calculated baseline by using drought-tolerant (xeriscape) plantings and eliminating permanent irrigation systems.
        iv. Bicycle Amenities (Measure 6a.1 and 6a.3 – 1 point):
            1. The development will include secure, enclosed bicycle storage for employees and a public-access bicycle repair station equipped with essential tools, water, and an air pump to encourage sustainable transportation.

OVERALL SITE RENDERING



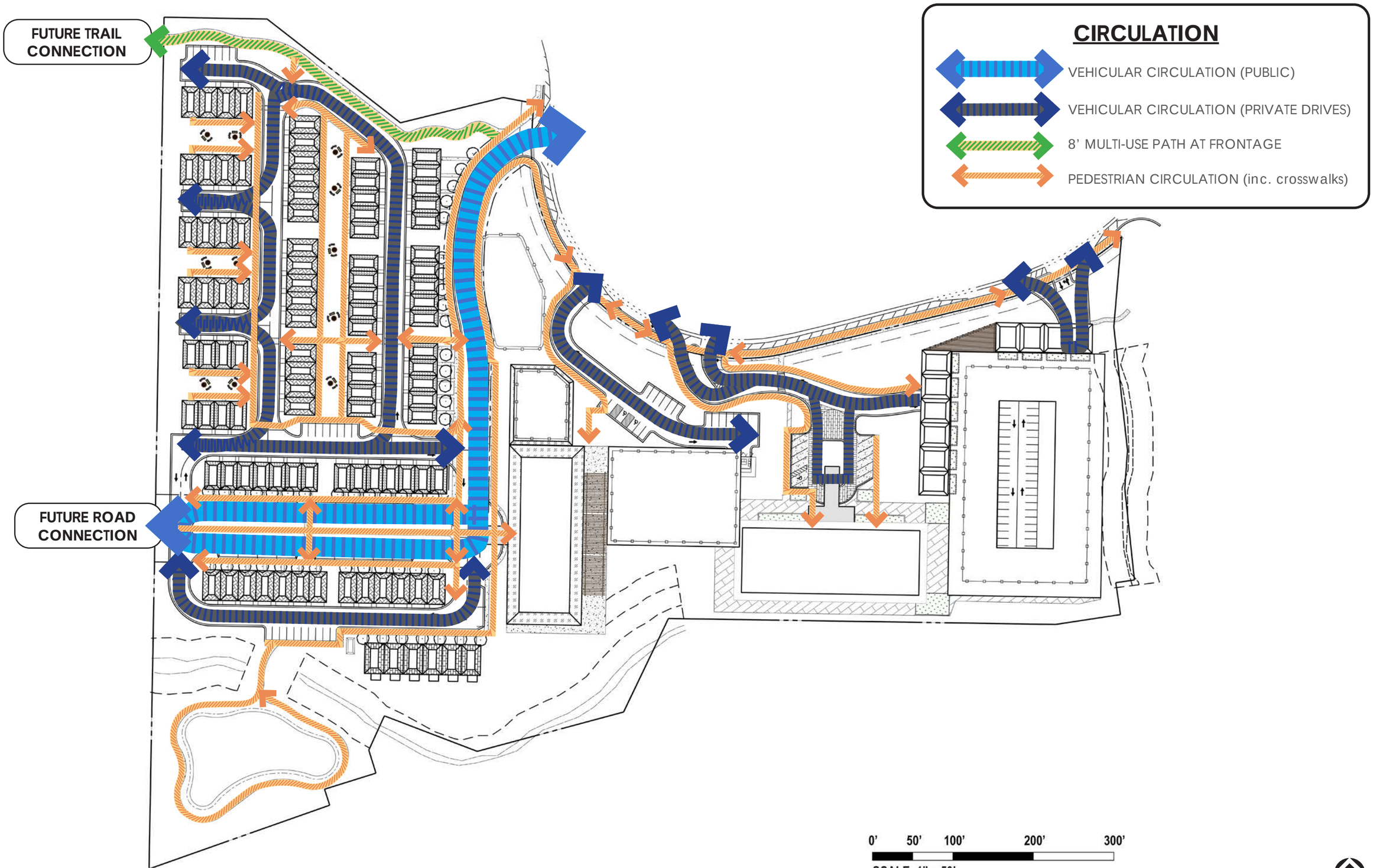
360 STUDIO LANDSCAPE ARCHITECTURE | PEC+ Planners & Engineers Collaborative+ | HOUSING STUDIO

64-66 PERIMETER EAST

DEKALB COUNTY, GA

OVERALL SITE RENDERING

CIRCULATION PLAN, STREET DOCUMENTATION, & PARKING ANALYSIS

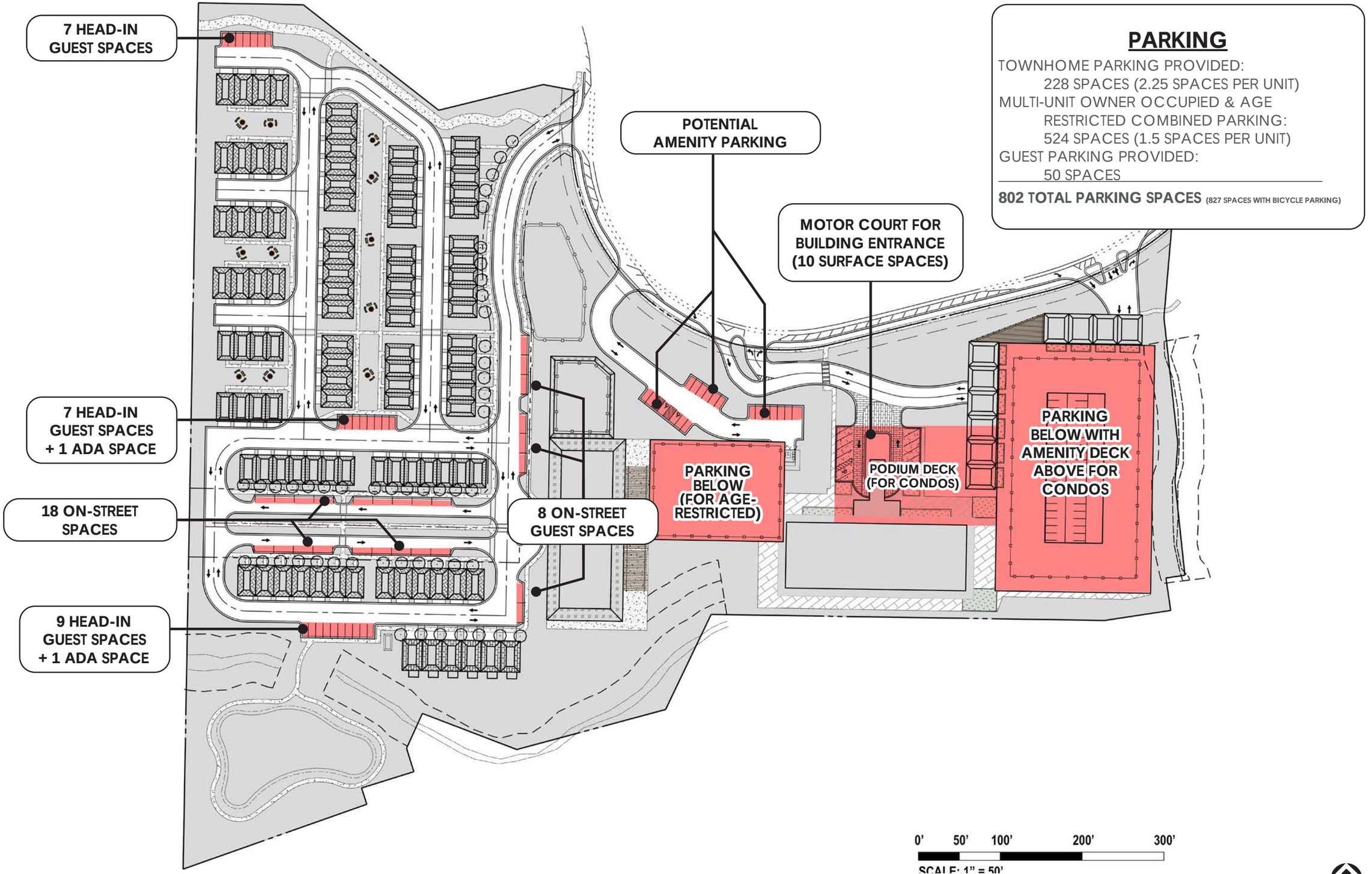


PEC+ | Planners & Engineers Collaborative+

PERIMETER CENTER MIXED-USE REDEVELOPMENT

City of Dunwoody, GA

CIRCULATION PLAN



PARKING

TOWNHOME PARKING PROVIDED:
228 SPACES (2.25 SPACES PER UNIT)
MULTI-UNIT OWNER OCCUPIED & AGE RESTRICTED COMBINED PARKING:
524 SPACES (1.5 SPACES PER UNIT)
GUEST PARKING PROVIDED:
50 SPACES

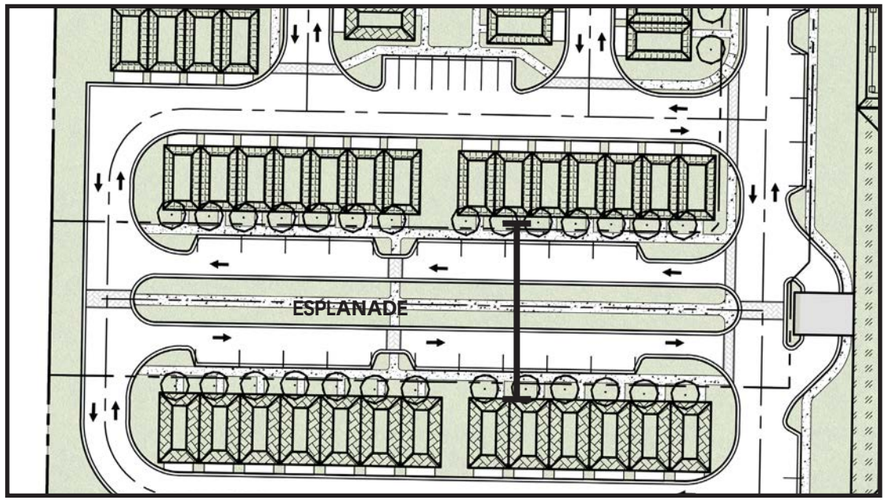
802 TOTAL PARKING SPACES (827 SPACES WITH BICYCLE PARKING)

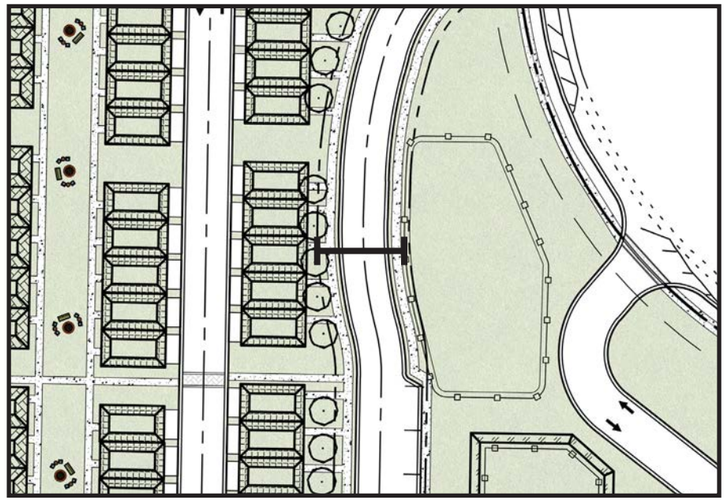
PEC+ | Planners & Engineers Collaborative+

PERIMETER CENTER MIXED-USE REDEVELOPMENT

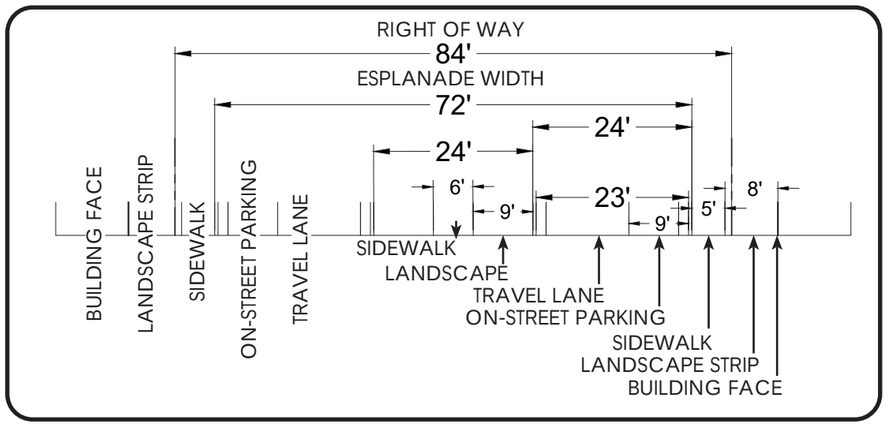
City of Dunwoody, GA

PARKING PLAN



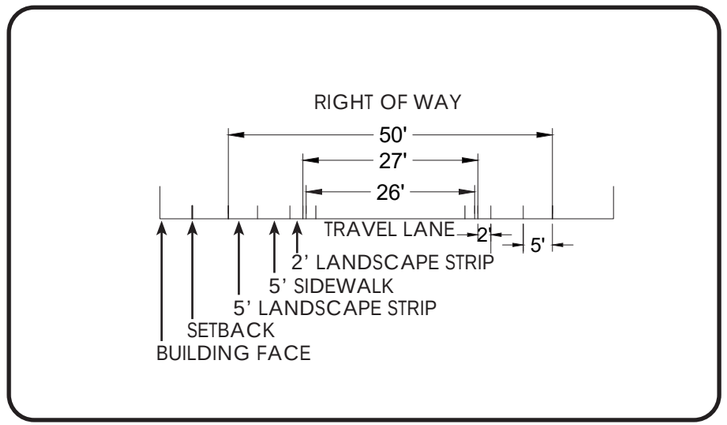




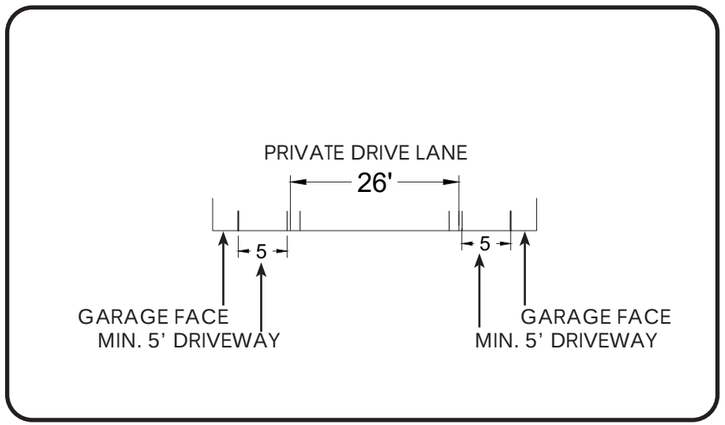


ESPLANADE

variation required

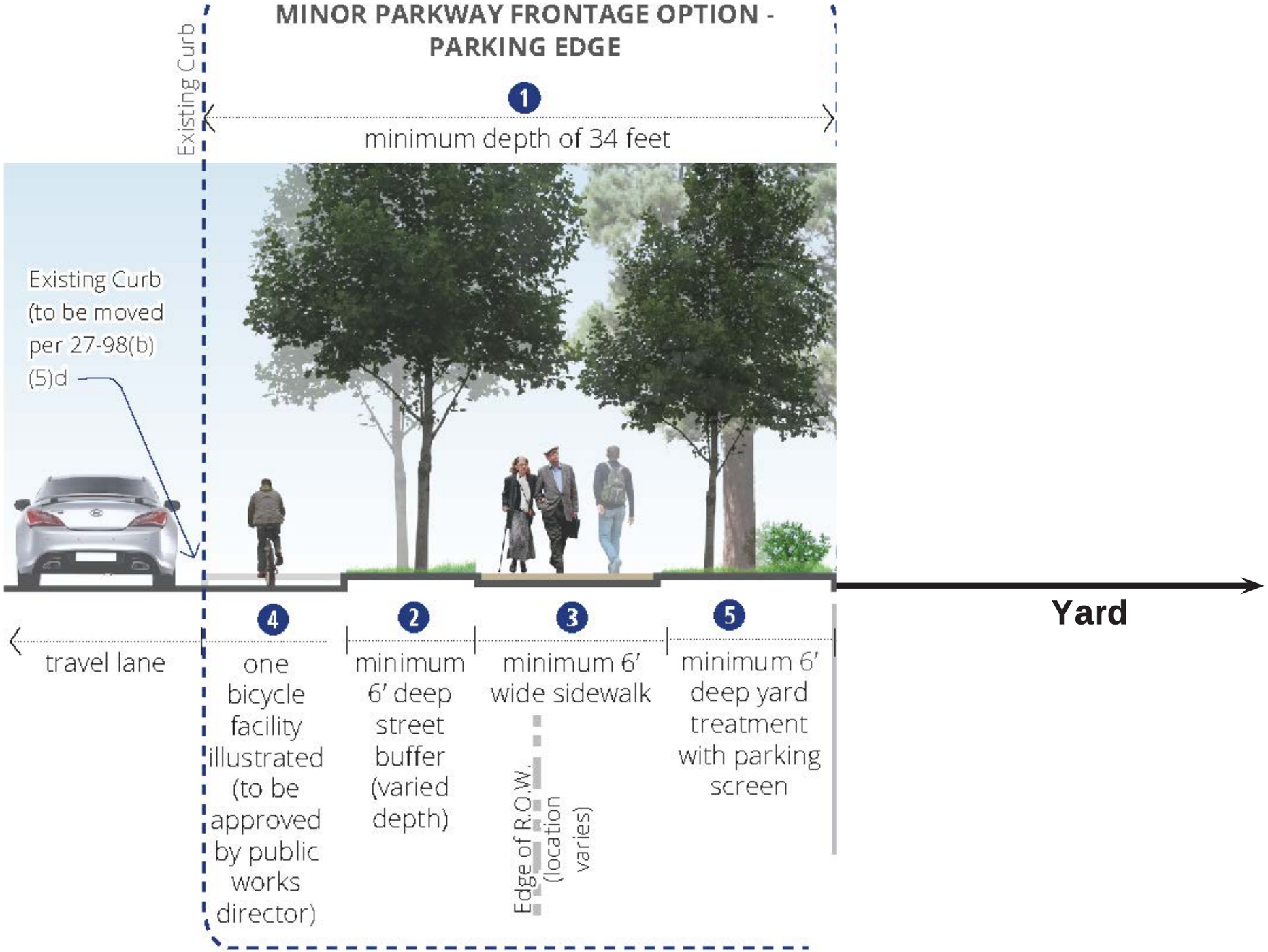


PUBLIC ROAD



PRIVATE DRIVE

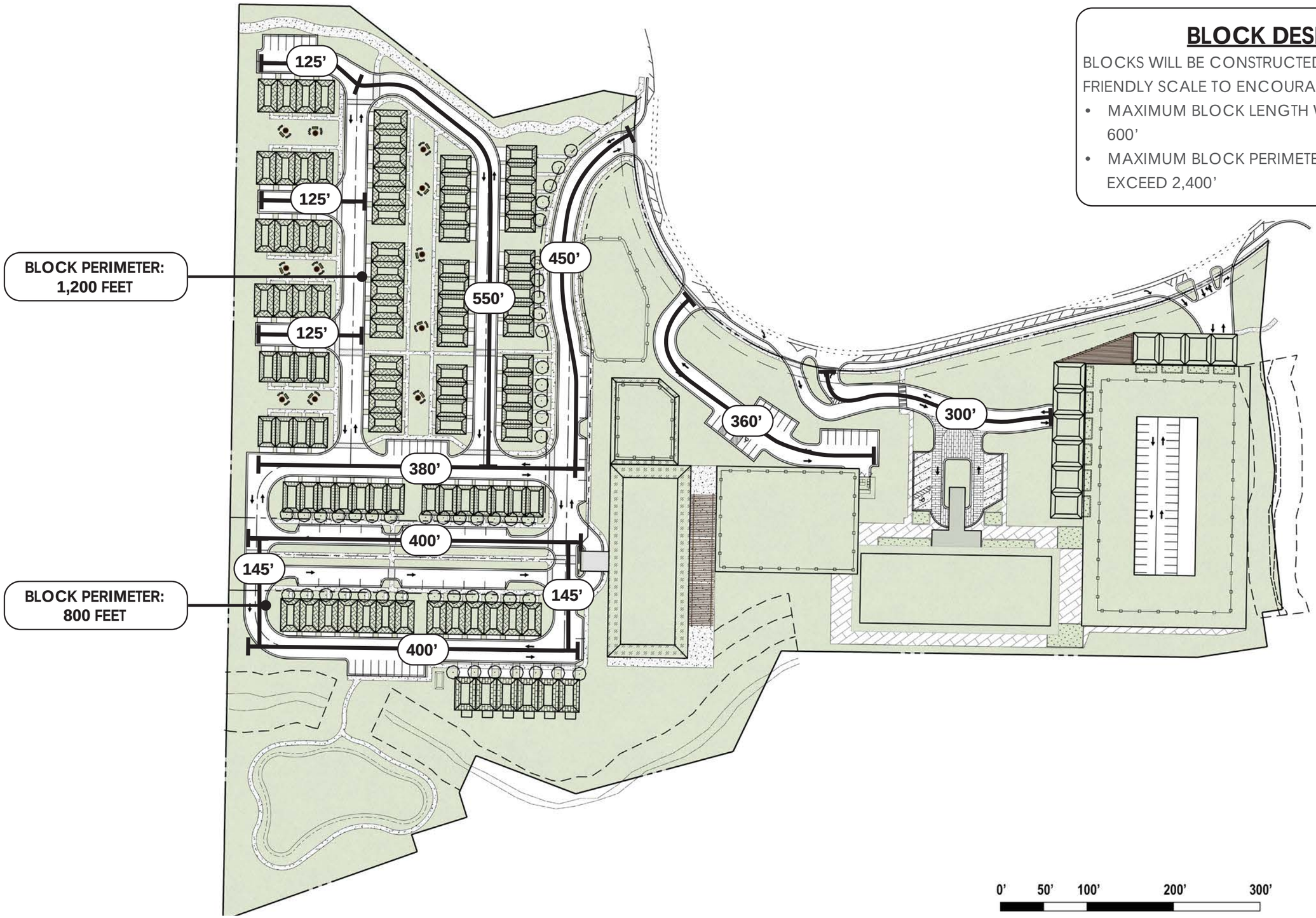
MINOR PARKWAY FRONTAGE OPTION - PARKING EDGE



BLOCK DESIGN

BLOCKS WILL BE CONSTRUCTED AT A PEDESTRIAN-FRIENDLY SCALE TO ENCOURAGE WALKABILITY.

- MAXIMUM BLOCK LENGTH WILL NOT EXCEED 600’
- MAXIMUM BLOCK PERIMETER WILL NOT EXCEED 2,400’



ELEVATIONS



HOUSING STUDIO

64-66 PERIMETER EAST

DEKALB COUNTY, GA

CONCEPTUAL SITE AERIAL RENDERING

FOR ILLUSTRATIVE PURPOSES ONLY

Materials Narrative – Adaptive Re-Use Tower 64
Building 64 will preserve and complement its existing architectural language by incorporating a mix of existing and new materials in a cohesive design approach. Major materials, accounting for over 80% of the exterior, will include the existing glass curtain wall system, maintaining a sleek and modern appearance. Minor materials, comprising less than 10%, will include existing pre-cast concrete panels at the base of Level 1, along with new metal Juliette balconies and railings that provide subtle articulation and depth. Accent materials—used selectively—will consist of existing stone foundation walls at the basement level (over 5%), as well as new pre-cast concrete panels and a metal roof port-cochere at the entry-level lobby (under 5%). Final material selections will be guided by design development and market conditions.

Parking and Amenity structure between 64 & 66
The proposed Parking and Amenity Structure will be designed to complement the surrounding buildings through a cohesive and durable material palette. Major materials, comprising approximately 80% of the exterior, will include new masonry brick veneer or pre-cast concrete panels selected to match the character and finish of Building 66. Minor materials, accounting for the remaining 20%, will include new powder-coated aluminum louver systems, providing both functional ventilation and architectural interest. Final material selections will be guided by design development and market conditions.



BUILDING 64 - FRONT

HOUSING STUDIO

64-66 PERIMETER EAST

DEKALB COUNTY, GA

CONCEPTUAL RENDERING
FOR ILLUSTRATIVE PURPOSES ONLY

Materials Narrative – Adaptive Re-Use Tower 64

Building 64 will preserve and complement its existing architectural language by incorporating a mix of existing and new materials in a cohesive design approach. Major materials, accounting for over 80% of the exterior, will include the existing glass curtain wall system, maintaining a sleek and modern appearance. Minor materials, comprising less than 10%, will include existing pre-cast concrete panels at the base of Level 1, along with new metal Juliette balconies and railings that provide subtle articulation and depth. Accent materials—used selectively—will consist of existing stone foundation walls at the basement level (over 5%), as well as new pre-cast concrete panels and a metal roof port-cochere at the entry-level lobby (under 5%). Final material selections will be guided by design development and market conditions.



BUILDING 64 - BACK & SIDE

HOUSING STUDIO

64-66 PERIMETER EAST

DEKALB COUNTY, GA

CONCEPTUAL RENDERING
FOR ILLUSTRATIVE PURPOSES ONLY



Materials Narrative - Multi-units at the garage perimeter
The proposed stacked multi-unit building will feature a refined and durable material palette that supports a cohesive architectural expression. Major materials, comprising up to 80% of the exterior, will include new masonry brick veneer or hard coat stucco, applied to provide depth, texture, and a timeless character. Minor materials, representing up to 20% of the exterior, will include new glass window and door systems, utilizing a combination of storefront and residential styles to create rhythm and transparency. Accent materials—each used in limited but impactful applications—will include new metal panels at key corners, balconies, and ceilings, as well as new metal balcony railings, each comprising more than 5% of the façade. Final material selections will be guided by design development and market conditions.

MULTI-UNIT CONDOS - FRONT AND SIDE

HOUSING STUDIO

64-66 PERIMETER EAST

DEKALB COUNTY, GA

CONCEPTUAL RENDERING
FOR ILLUSTRATIVE PURPOSES ONLY



Materials Narrative - Multi-units at the garage perimeter
The proposed stacked multi-unit building will feature a refined and durable material palette that supports a cohesive architectural expression. Major materials, comprising up to 80% of the exterior, will include new masonry brick veneer or hard coat stucco, applied to provide depth, texture, and a timeless character. Minor materials, representing up to 20% of the exterior, will include new glass window and door systems, utilizing a combination of storefront and residential styles to create rhythm and transparency. Accent materials—each used in limited but impactful applications—will include new metal panels at key corners, balconies, and ceilings, as well as new metal balcony railings, each comprising more than 5% of the façade. Final material selections will be guided by design development and market conditions.

MULTI-UNIT CONDOS - FRONT+

HOUSING STUDIO

64-66 PERIMETER EAST

DEKALB COUNTY, GA

CONCEPTUAL RENDERING
FOR ILLUSTRATIVE PURPOSES ONLY



Materials Narrative – Adaptive Re-Use Towers 66

Building 66 will maintain and enhance its existing architectural character through the thoughtful integration of new and existing materials. Major materials, comprising over 80% of the exterior, will include the existing glass curtain wall system, providing a sleek and contemporary façade. Minor materials, totaling less than 10%, will include the existing pre-cast concrete panels at the base of Level 1, along with new 6-foot-deep metal balconies and glass railings that introduce usable outdoor space and modern detailing. Accent materials, each used in limited but intentional applications, will include existing stone foundation walls at the basement level (over 5%) and new pre-cast concrete panels and a metal roof port-cochere at the entry-level lobby (under 5%). Final material selections will be guided by design development and market conditions.

BUILDING 66 - LONG FACADE TYPICAL

HOUSING STUDIO

64-66 PERIMETER EAST

DEKALB COUNTY, GA

CONCEPTUAL RENDERING
FOR ILLUSTRATIVE PURPOSES ONLY



Materials Narrative – Adaptive Re-Use Towers 66
Building 66 will maintain and enhance its existing architectural character through the thoughtful integration of new and existing materials. Major materials, comprising over 80% of the exterior, will include the existing glass curtain wall system, providing a sleek and contemporary façade. Minor materials, totaling less than 10%, will include the existing pre-cast concrete panels at the base of Level 1, along with new 6-foot-deep metal balconies and glass railings that introduce usable outdoor space and modern detailing. Accent materials, each used in limited but intentional applications, will include existing stone foundation walls at the basement level (over 5%) and new pre-cast concrete panels and a metal roof port-cochere at the entry-level lobby (under 5%). Final material selections will be guided by design development and market conditions.

BUILDING 66 - SIDE FACADE TYPICAL

HOUSING STUDIO

64-66 PERIMETER EAST

DEKALB COUNTY, GA

CONCEPTUAL RENDERING
FOR ILLUSTRATIVE PURPOSES ONLY

Materials Narrative - Townhomes

The proposed townhome community will utilize a flexible palette of high-quality, durable exterior materials to enhance architectural character and visual cohesion. Major materials, comprising up to 80% of the exterior, will include new masonry brick veneer or cementitious siding, applied in varied treatments to provide depth and articulation. Minor materials, totaling over 10%, will include new glass window and door systems—featuring a combination of storefront and residential styles—and new pitched roofs with architectural asphalt shingles or metal roofing. Accent materials, accounting for up to 5%, will include new wood brackets, entry doors, and porch ceilings. Additional design features may incorporate metal railings and metal accents where appropriate. Final material selections will be guided by design development and market conditions.

TOWNHOMES - FRONT TYPICAL

HOUSING STUDIO

64-66 PERIMETER EAST

DEKALB COUNTY, GA

CONCEPTUAL RENDERING
FOR ILLUSTRATIVE PURPOSES ONLY



Materials Narrative - Townhomes
The proposed townhome community will utilize a flexible palette of high-quality, durable exterior materials to enhance architectural character and visual cohesion. Major materials, comprising up to 80% of the exterior, will include new masonry brick veneer or cementitious siding, applied in varied treatments to provide depth and articulation. Minor materials, totaling over 10%, will include new glass window and door systems—featuring a combination of storefront and residential styles—and new pitched roofs with architectural asphalt shingles or metal roofing. Accent materials, accounting for up to 5%, will include new wood brackets, entry doors, and porch ceilings. Additional design features may incorporate metal railings and metal accents where appropriate. Final material selections will be guided by design development and market conditions.

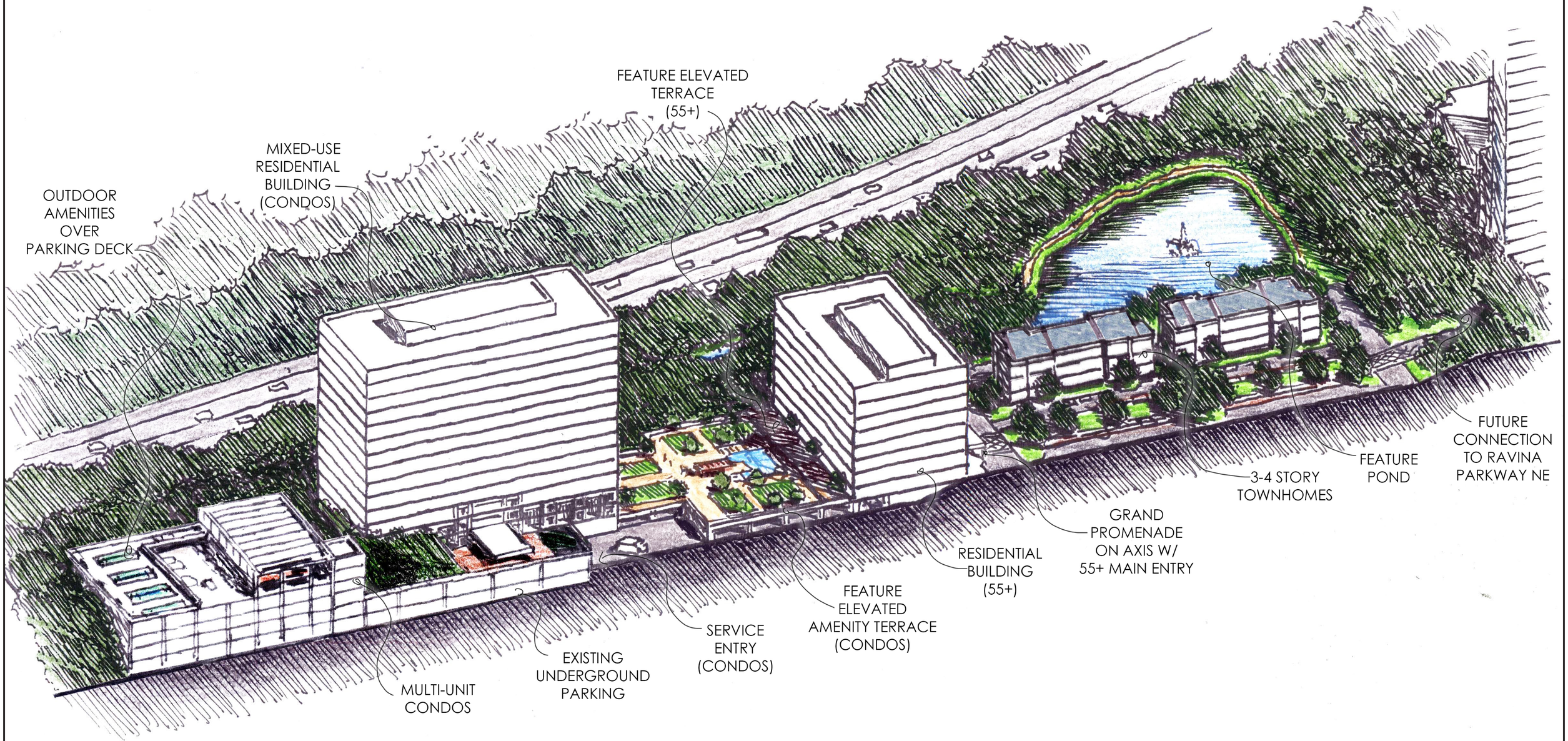
TOWNHOMES - BACK AND SIDE TYPICAL

HOUSING STUDIO

64-66 PERIMETER EAST

DEKALB COUNTY, GA

CONCEPTUAL RENDERING
FOR ILLUSTRATIVE PURPOSES ONLY



HOUSING STUDIO

64-66 PERIMETER EAST

DEKALB COUNTY, GA

CONCEPTUAL SITE SECTION

FOR ILLUSTRATIVE PURPOSES ONLY

TRIP GENERATION COMPARISON MEMORANDUM

A&R Engineering, Inc.

GEORGIA REGISTERED NO. 22518 PROFESSIONAL ENGINEER ABDUL KAREEM AMER

Memorandum

To: Kenneth Wood, PE, LEED AP
Principal/CEO, PEC+
From: Abdul Amer, PE
Date: April 30th, 2025
Subject: Trip Generation Comparison Memorandum for a proposed residential development at 64-66 Perimeter Center East, Dunwoody, Dekalb County, Georgia | A&R 25-090

The purpose of this memorandum is to estimate the trip generation that will result from the proposed residential development at 64-66 Perimeter Center East, Dunwoody, and compare the trips with the trips generated by the existing 585,000 sq ft Single-Tenant Office building. The proposed residential development will consist of the following:

- Single-Family Attached Housing: 101 units
- Multifamily Housing (Low-Rise): 214 units
- Senior Adult Housing (Multifamily): 126 units



A&R Engineering, Inc.

METHODOLOGY

Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation referenced is based on the following ITE Land Uses: *215 – Single-Family Attached Housing, 220- Multifamily Housing (Low-Rise) and 252 – Senior Adult Housing - Multifamily.*

Land Use: 215 – Single-Family Attached Housing: Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.

Land Use: 220 – Multifamily Housing (Low-Rise): Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels).

Land Use: 252 – Senior Adult Housing - Multifamily: Senior adult housing–multifamily sites are independent living developments that are called various names including retirement communities, age-restricted housing, and active adult communities.

Land Use: 712 – Single Tenant Office Building: A single tenant office building generally contains offices, meeting rooms, and space for file storage and data processing of a single business or company and possibly other service functions including a restaurant or cafeteria.

TRIP GENERATION – EXISTING SINGLE TENANT OFFICE BUILDING

Trip generation for the existing 585,000 sq ft single-tenant office building based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation report is given below in Table 1.

TABLE 1 – TRIP GENERATION – EXISTING OFFICE BUILDING

Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-way
ITE 715 - Single-Tenant Office Building	585,000 sf	977	121	1,098	152	862	1,014	5,254

A&R Engineering, Inc.

TRIP GENERATION – PROPOSED RESIDENTIAL DEVELOPMENT

Trip Generation for the proposed residential development is shown below in Table 2.

TABLE 2 – TRIP GENERATION – PROPOSED RESIDENTIAL DEVELOPMENT

Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-way
ITE 215 – Single-Family Attached Housing	101 units	12	35	47	33	24	57	719
ITE 220- Multifamily Housing (Low-Rise)	214 units	21	68	89	71	42	113	1,447
ITE 252 – Senior Adult Housing - Multifamily	126 units	8	17	25	18	14	32	389
Total New Trips		**41**	**120**	**161**	**122**	**80**	**202**	**2,555**

TRIP GENERATION COMPARISON

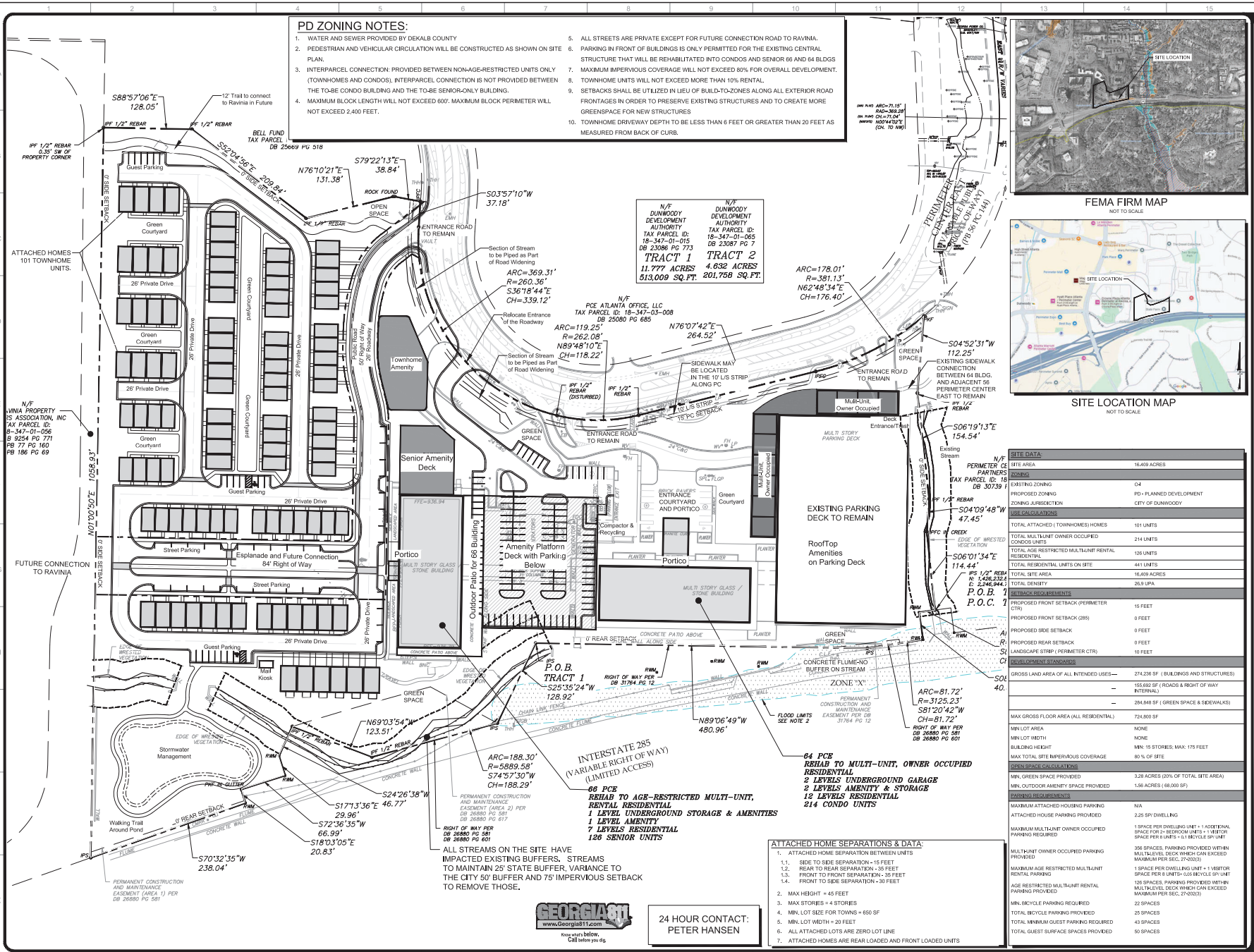
TABLE 3 - TRIP GENERATION COMPARISON - EXISTING OFFICE BUILDING & PROPOSED RESIDENTIAL SITE PLAN

Land Use	AM Peak Hour			PM Peak Hour			24 Hour
	Enter	Exit	Total	Enter	Exit	Total	Two-way
Trip Generation – Existing Office Building	977	121	1,098	152	862	1,014	5,254
Trip Generation – Proposed Residential Dev	41	120	161	122	80	202	2,555
Difference (Resi Dev – Existing Office)	**-936**	**-1**	**-937**	**-30**	**-782**	**-812**	**-2,699**
Difference in %	**-96%**	**-1%**	**-85%**	**-20%**	**-91%**	**-80%**	**-51%**

A comparative analysis shows that the proposed residential development will generate a significant 85% less trips during the AM peak hour, a significant 80% less trips in the PM peak hour and 51% less trips during the 24-hour period.

PD ZONING NOTES:

1. WATER AND SEWER PROVIDED BY DEKALB COUNTY
2. PEDESTRIAN AND VEHICULAR CIRCULATION WILL BE CONSTRUCTED AS SHOWN ON SITE PLAN.
3. INTERPARCEL CONNECTION: PROVIDED BETWEEN NON-AGE-RESTRICTED UNITS ONLY (TOWNHOMES AND CONDOS). INTERPARCEL CONNECTION IS NOT PROVIDED BETWEEN THE TO-BE CONDO BUILDING AND THE TO-BE SENIOR-ONLY BUILDING.
4. MAXIMUM BLOCK LENGTH WILL NOT EXCEED 600'. MAXIMUM BLOCK PERIMETER WILL NOT EXCEED 2,400 FEET.
5. ALL STREETS ARE PRIVATE EXCEPT FOR FUTURE CONNECTION ROAD TO RAVINIA.
6. PARKING IN FRONT OF BUILDINGS IS ONLY PERMITTED FOR THE EXISTING CENTRAL STRUCTURE THAT WILL BE REHABILITATED INTO CONDOS AND SENIOR 66 AND 64 BLDGS
7. MAXIMUM IMPERVIOUS COVERAGE WILL NOT EXCEED 80% FOR OVERALL DEVELOPMENT.
8. TOWNHOME UNITS WILL NOT EXCEED MORE THAN 10% RENTAL.
9. SETBACKS SHALL BE UTILIZED IN LIEU OF BUILD-TO-ZONES ALONG ALL EXTERIOR ROAD FRONTAGES IN ORDER TO PRESERVE EXISTING STRUCTURES AND TO CREATE MORE GREENSPACE FOR NEW STRUCTURES
10. TOWNHOME DRIVEWAY DEPTH TO BE LESS THAN 6 FEET OR GREATER THAN 20 FEET AS MEASURED FROM BACK OF CURB.



FEMA FIRM MAP
NOT TO SCALE

SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
SITE AREA	16.409 ACRES
ZONING	
EXISTING ZONING	O-I
PROPOSED ZONING	PD - PLANNED DEVELOPMENT
ZONING JURISDICTION	CITY OF DUNWOODY
USE CALCULATIONS	
TOTAL ATTACHED (TOWNHOMES) HOMES	101 UNITS
TOTAL MULTI-UNIT OWNER OCCUPIED CONDOS UNITS	214 UNITS
TOTAL AGE RESTRICTED MULTI-UNIT RENTAL RESIDENTIAL	126 UNITS
TOTAL RESIDENTIAL UNITS ON SITE	441 UNITS
TOTAL SITE AREA	16.409 ACRES
TOTAL DENSITY	26.9 UPA
SETBACK REQUIREMENTS	
PROPOSED FRONT SETBACK (PERIMETER CTR)	15 FEET
PROPOSED FRONT SETBACK (285)	0 FEET
PROPOSED SIDE SETBACK	0 FEET
PROPOSED REAR SETBACK	0 FEET
LANDSCAPE STRIP (PERIMETER CTR)	10 FEET
DEVELOPMENT STANDARDS	
GROSS LAND AREA OF ALL INTENDED USES—	274,236 SF (BUILDINGS AND STRUCTURES)
—	165,692 SF (ROADS & RIGHT OF WAY INTERNAL)
—	284,848 SF (GREEN SPACE & SIDEWALKS)
MAX GROSS FLOOR AREA (ALL RESIDENTIAL)	724,800 SF
MIN LOT AREA	NONE
MIN LOT WIDTH	NONE
BUILDING HEIGHT	MIN: 15 STORIES; MAX: 175 FEET
MAX TOTAL SITE IMPERVIOUS COVERAGE	80 % OF SITE
OPEN SPACE CALCULATIONS	
MIN. GREEN SPACE PROVIDED	3.28 ACRES (20% OF TOTAL SITE AREA)
MIN. OUTDOOR AMENITY SPACE PROVIDED	1.56 ACRES (68,000 SF)
PARKING REQUIREMENTS	
MAXIMUM ATTACHED HOUSING PARKING	N/A
ATTACHED HOUSE PARKING PROVIDED	2.25 SP/ DWELLING
MAXIMUM MULTI-UNIT OWNER OCCUPIED PARKING REQUIRED	1 SPACE PER DWELLING UNIT + 1 ADDITIONAL SPACE FOR 2+ BEDROOM UNITS + 1 VISITOR SPACE PER 8 UNITS + 0.1 BICYCLE SP/ UNIT
MULTI-UNIT OWNER OCCUPIED PARKING PROVIDED	356 SPACES, PARKING PROVIDED WITHIN MULTI-LEVEL DECK WHICH CAN EXCEED MAXIMUM PER SEC. 27-202(3)
MAXIMUM AGE RESTRICTED MULTI-UNIT RENTAL PARKING	1 SPACE PER DWELLING UNIT + 1 VISITOR SPACE PER 8 UNITS+ 0.05 BICYCLE SP/ UNIT
AGE RESTRICTED MULTI-UNIT RENTAL PARKING PROVIDED	126 SPACES, PARKING PROVIDED WITHIN MULTI-LEVEL DECK WHICH CAN EXCEED MAXIMUM PER SEC. 27-202(3)
MIN. BICYCLE PARKING REQUIRED	22 SPACES
TOTAL BICYCLE PARKING PROVIDED	25 SPACES
TOTAL MINIMUM GUEST PARKING REQUIRED	43 SPACES
TOTAL GUEST SURFACE SPACES PROVIDED	50 SPACES

ATTACHED HOME SEPARATIONS & DATA:

1. ATTACHED HOME SEPARATION BETWEEN UNITS
   - 1.1. SIDE TO SIDE SEPARATION = 15 FEET
   - 1.2. REAR TO REAR SEPARATION = 35 FEET
   - 1.3. FRONT TO FRONT SEPARATION = 35 FEET
   - 1.4. FRONT TO SIDE SEPARATION = 30 FEET
2. MAX HEIGHT = 45 FEET
3. MAX STORIES = 4 STORIES
4. MIN. LOT SIZE FOR TOWNS = 650 SF
5. MIN. LOT WIDTH = 20 FEET
6. ALL ATTACHED LOTS ARE ZERO LOT LINE
7. ATTACHED HOMES ARE REAR LOADED AND FRONT LOADED UNITS

GEORGIA811 www.Georgia811.com Know what's below. Call before you dig.

24 HOUR CONTACT: PETER HANSEN

P: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS
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Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

64-66 PERIMETER CENTER EAST

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

66 PERIMETER CENTER E,
DUNWOODY, GA 30346

CITY OF DUNWOODY, DEKALB COUNTY JURISDICTION

FOR

WORKSPACE - ATLANTA

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
*1	04/29/2025	JH	CITY COMMENTS

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED No. 34301 PROFESSIONAL ENGINEER KENNETH J. WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/31/2027

ZONING MASTER PLAN

0 30 60 120 180

SCALE: 1" = 60'
DATE: 03/18/2025
PROJECT: 24333.00

Z1
SHEET

This drawing is the property of Planners and Engineers Collaborative and is to be used for the project and purpose for which it was prepared and is not to be loaned, copied or reproduced without the written consent of Planners and Engineers Collaborative.

Packet page:....

#5.

ARBORIST MEMORANDUM REGARDING TREES ONSITE

Planners & Engineers Collaborative+

350 RESEARCH COURT
SUITE 200
PEACHTREE CORNERS, GA 30092

P: 770.451.2741
F: 770.451.3915

MEMO

To: City of Dunwoody
From: Planners and Engineers Collaborative, Inc.
Date: 5/1/2025
Re: RZ25-04 Initial Comments

Within the buildable area it is unlikely and inadvisable that any of the listed specimen trees will be able to remain.
The specimen trees in question are as follows:
4369: 25” DBH Magnolia
4378: 24” DBH Magnolia
4377: 32” DBH Willow oak
4376: 29” DBH Willow oak

4369, 4378, and 4377’s trunks are directly within the building envelope of the proposed condos and would be removed, 4376’s Critical root zone would be heavily impacted during construction and even with considerable measures assured, would have a high likelihood of failing withing the next 5-15 years. Willow oaks have a high likelihood of developing extensive decay once damaged and due to the proximity to high risk targets such as the existing building and the proposed townhomes I would recommend its removal as well.

The trees existing conditions are not ideal. Trees 4377, and 4376 are both extremely heavy and are located within a planting bed that is over an underground parking structure with a stated soil depth of around 4 feet. Such a condition would greatly reduce the potential depth of the trees structural root plate and increase the instability of the tree itself, this in combination with the potential for internal decay to be present as well as future decay to develop it is recommended that the trees be removed.

Trees 4369 and 4378 are in better position as they are not directly over an underground parking structure, but they are exceptionally close to the existing parking structure and will have a reduced critical root zone. Though their current condition does not necessitate removal if there was no disturbance proposed it is advisable that they be removed and replaced with trees that will have a higher likelihood of thriving moving forward.

No other specimen trees are expected to be overly impacted during the construction of the stacked condos adjacent to the existing parking structure and the high value specimen trees adjacent to the street would be preserved in their current condition. This is an opportunity to replace existing specimen trees with trees that will continue to provide value for decades to come by planting them in locations where they may root fully, continue to provide shade, and be of a species less prone to decay and branch shedding.

Thank you for your time,

James Mahoney, ISA SO#10291A | TRAQ | PLA
ISA & TRAQ Certified Arborist | Landscape Architect
E: JMahoney@pec.plus

LETTER OF INTENT

Troutman Pepper Locke LLP
Bank of America Plaza, 600 Peachtree Street NE, Suite 3000
Atlanta, GA 30308, UNITED STATES OF AMERICA

troutman.com

Jessica L. Hill
jessica.hill@troutman.com

May 6, 2025

City of Dunwoody
c/o Community Development Department
4800 Ashford Dunwoody Road
Dunwoody, GA 30338

RE: Revised Letter of Intent for RZ 25-04 - 64-66 Perimeter Center East

Dear City of Dunwoody,

The properties at 64 Perimeter Center East and 66 Perimeter Center East are currently improved with two office buildings which most recently served as the corporate offices for State Farm. The total site area is 16.409 acres and the properties are zoned O-I, Office-Institutional, and are located in the Perimeter Center Overlay. The proposal in this Application is to rezone the properties to the PD (Planned Development) district.

The rezoning will allow (i) the adaptive reuse of the existing 64 Perimeter Center East office building into multi-unit, owner-occupied units, (ii) the adaptive reuse of the existing 66 Perimeter Center East office building into age-restricted, multi-unit rental residential units; (iii) the potential addition of new multi-unit, owner occupied units along an existing parking deck façade; and (iv) the development of 101 for-sale townhomes on a portion of the existing surface parking area. A maximum of 441 dwelling units are proposed. Parking for the development will be accommodated using the existing parking deck and a new parking deck for the buildings converted to residential use. The townhomes will each have two car garages with surface parking available for guests. The property may be subdivided in the future based on the different land uses.

Also enclosed with this letter of intent are the responses to the codified criteria for zoning map amendments, as well as the appeal rights reservation required under Georgia law.

Thank you for your consideration of this application.

Sincerely,



Jessica L. Hill

Enclosures

Zoning Map Amendment Review Criteria

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

The development proposal is consistent with the goals of the comprehensive plan. First, the comprehensive plan calls for expanding housing choice and make aging in place an achievable reality for residents as one of the goals for the entire City. The property is in the Perimeter Center character area and one of the specific action items for this character area includes achieving a lifelong community for residents who can age in place with safe access to medical, recreational and other necessary services. Another specific action item for the Perimeter Center character area is that new development will include amenities and provide public functional green space. Further, the comprehensive plan calls for maintaining and strengthening the City's commitment to sustainable development practices. The development proposal will provide a mix of residential housing choice options including senior living, will include amenities and green space, and will adaptively reuse existing buildings to develop the property in a sustainable manner. The development proposal is consistent with the comprehensive plan policy and intent.

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

Immediately to the north is a property that is currently improved with an office building but that was zoned PC-2-C in 2018 with an SLUP for a mix of condos, office, residential, and accessory uses. Directly to the east is 56 Perimeter Center East which is currently improved with an office building and under consideration for rezoning for townhome development. To the northeast is the Townsend at Perimeter townhome community. To the west is the Ravina office complex. To the northwest are the Bell Perimeter Center apartments. To the south is I-285. The proposal to develop condominiums, aged-restricted residential units, and townhomes will complement the mix of uses that surround the proposed development. The proposal is suitable.

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

Shifts in market demand have impaired the reasonable economic use as currently zoned. A development of a different type and scale than that allowed by the current O-I zoning is more appropriate based on market conditions. The layout of the current office buildings on the property make them uniquely suited for a conversion to both condominiums and age-restricted residential units. The location of the property, coupled with an adjacent mix of residential uses suggest the proposed PD zoning for a development of this type would be more appropriate.

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

The zoning proposal contemplates replacing an existing, dated office development with a vibrant development with a mix of residential uses. As redevelopment continues along Perimeter Center East this development will continue to activate the area. As noted above, the majority of the land

uses proposed already exist on adjacent and nearby properties. The proposal will not 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;

With the mix of retail, residential, and office uses along Perimeter Center East, the proposed development is consistent with existing conditions in the area. Further, under the priority needs and opportunities section the comprehensive plan, section 3.2.8 states that encouraging the construction of a greater variety of housing options, including for seniors, is a key need. This proposed development will meet this need.

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

There are no historic buildings, sites, districts, nor are there archeological resources impacted by redevelopment of the property as proposed by this application.

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 change in zoning will not cause an excessive or burdensome use of existing streets, transportation facilities or utilities. Generally, the property will be accessed from Perimeter Center East which has capacity to support the project. All necessary utilities are available to the site and no undue burden on them is identified. While the change to add residential use may impact schools, it is not expected to be overly burdensome based on the type of condominiums, aged-restricted residential units, and townhomes proposed.

Preservation of Rights

To preserve the rights of the applicant with respect to the subject property under Georgia law, this Application includes the following statements.

Denial of this Application or approval of this Application with conditions unacceptable to the Applicant would be unconstitutional in that it would unreasonably impair and destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Denial of this Application or approval of this Application with conditions unacceptable to the Applicant would also be unconstitutional, illegal, null and void, constituting a taking of Applicant's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States, by denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

Denial of this Application or approval of this Application with conditions unacceptable to the Applicant would constitute an unreasonable and extreme hardship upon the Applicant, without remotely advancing the public health, safety and welfare and would constitute an arbitrary and capricious act by the City of Dunwoody Mayor and City Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Denial of this Application or approval of this Application with conditions unacceptable to the Applicant by the City of Dunwoody Mayor and City Council would also violate the Applicant's rights under the First Amendment to the Constitution of the United States and would unconstitutionally discriminate, in an arbitrary, capricious and unreasonable manner, between the Applicant and owners of other similarly situated properties in the City of Dunwoody in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

Troutman Pepper Locke LLP
Bank of America Plaza, 600 Peachtree Street NE, Suite 3000
Atlanta, GA 30308, UNITED STATES OF AMERICA

troutman.com

Jessica L. Hill
jessica.hill@troutman.com

August 1, 2025

VIA EMAIL
City of Dunwoody
c/o Community Development Department
4800 Ashford Dunwoody Road
Dunwoody, GA 30338
Attn: Paul Leonhardt and Madalyn Smith

RE: Amendment to RZ 25-04 for 64-66 Perimeter Center East

Dear Paul,

Enclosed is a revised Site Plan and Overall Development Plan for the above captioned application. The Site Plan has been updated to align the proposed Perimeter Center East streetscape with discussions with city staff and the anticipated road diet and 12 foot trail proposal. The Overall Development Plan has been updated in 11(a) to reference the sidewalk may be in the 10 foot landscape strip as the streetscape proposal suggests. Please amend the above captioned application with the enclosed materials.

Sincerely,

Jessica L. Hill

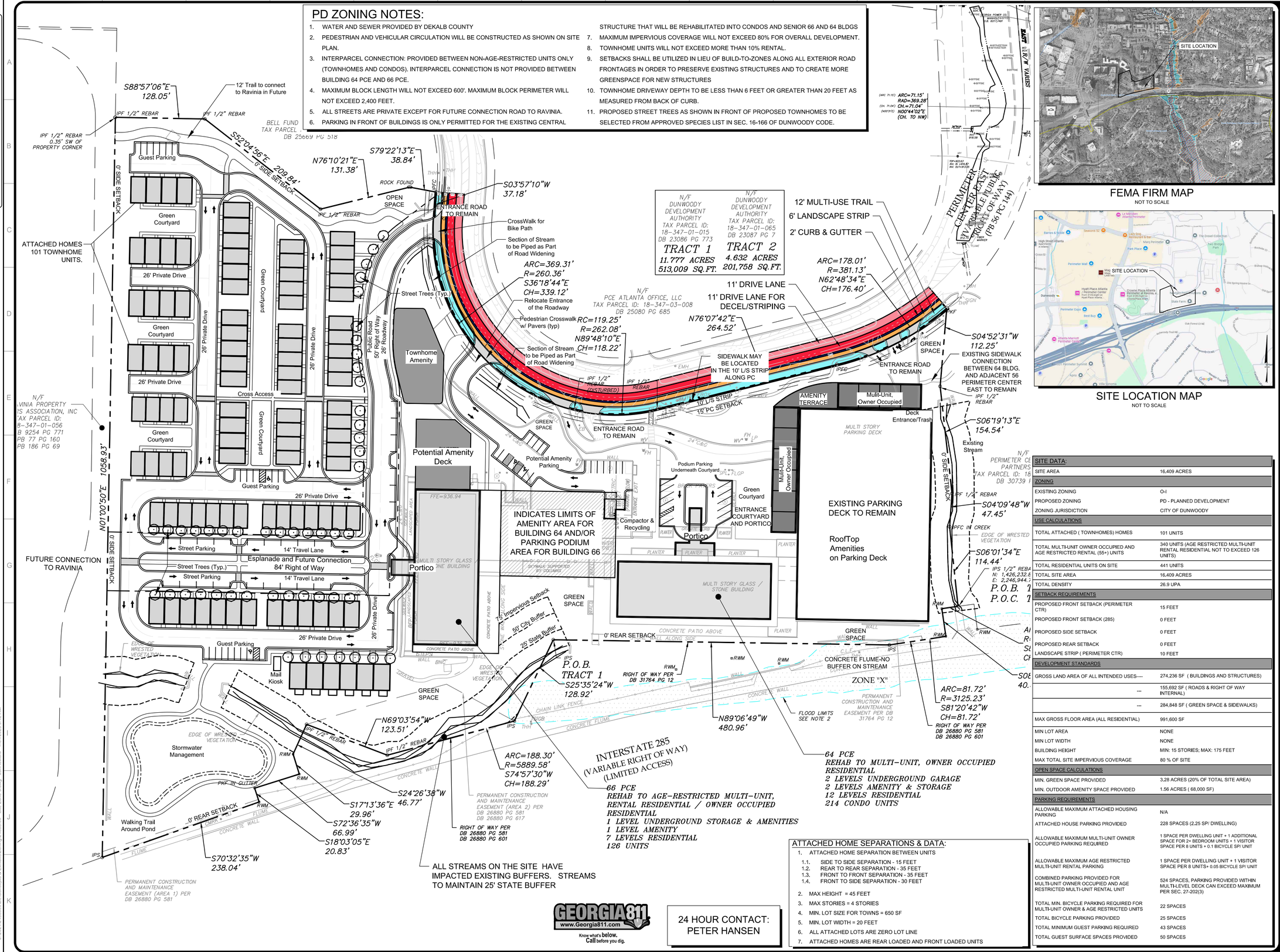
Enclosures

SITE PLAN

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PD ZONING NOTES:

1. WATER AND SEWER PROVIDED BY DEKALB COUNTY
2. PEDESTRIAN AND VEHICULAR CIRCULATION WILL BE CONSTRUCTED AS SHOWN ON SITE PLAN.
3. INTERPARCEL CONNECTION: PROVIDED BETWEEN NON-AGE-RESTRICTED UNITS ONLY (TOWNHOMES AND CONDOS). INTERPARCEL CONNECTION IS NOT PROVIDED BETWEEN BUILDING 64 PCE AND 66 PCE.
4. MAXIMUM BLOCK LENGTH WILL NOT EXCEED 600'. MAXIMUM BLOCK PERIMETER WILL NOT EXCEED 2,400 FEET.
5. ALL STREETS ARE PRIVATE EXCEPT FOR FUTURE CONNECTION ROAD TO RAVINIA.
6. PARKING IN FRONT OF BUILDINGS IS ONLY PERMITTED FOR THE EXISTING CENTRAL STRUCTURE THAT WILL BE REHABILITATED INTO CONDOS AND SENIOR 66 AND 64 BLDGS
7. MAXIMUM IMPERVIOUS COVERAGE WILL NOT EXCEED 80% FOR OVERALL DEVELOPMENT.
8. TOWNHOME UNITS WILL NOT EXCEED MORE THAN 10% RENTAL.
9. SETBACKS SHALL BE UTILIZED IN LIEU OF BUILD-TO-ZONES ALONG ALL EXTERIOR ROAD FRONTAGES IN ORDER TO PRESERVE EXISTING STRUCTURES AND TO CREATE MORE GREENSPACE FOR NEW STRUCTURES
10. TOWNHOME DRIVEWAY DEPTH TO BE LESS THAN 6 FEET OR GREATER THAN 20 FEET AS MEASURED FROM BACK OF CURB.
11. PROPOSED STREET TREES AS SHOWN IN FRONT OF PROPOSED TOWNHOMES TO BE SELECTED FROM APPROVED SPECIES LIST IN SEC. 16-166 OF DUNWOODY CODE.



FEMA FIRM MAP
NOT TO SCALE

SITE LOCATION MAP
NOT TO SCALE

ATTACHED HOME SEPARATIONS & DATA:

1. ATTACHED HOME SEPARATION BETWEEN UNITS
   - 1.1. SIDE TO SIDE SEPARATION - 15 FEET
   - 1.2. REAR TO REAR SEPARATION - 35 FEET
   - 1.3. FRONT TO FRONT SEPARATION - 35 FEET
   - 1.4. FRONT TO SIDE SEPARATION - 30 FEET
2. MAX HEIGHT = 45 FEET
3. MAX STORIES = 4 STORIES
4. MIN. LOT SIZE FOR TOWNS = 650 SF
5. MIN. LOT WIDTH = 20 FEET
6. ALL ATTACHED LOTS ARE ZERO LOT LINE
7. ATTACHED HOMES ARE REAR LOADED AND FRONT LOADED UNITS

GEORGIA811 www.Georgia811.com Know what's below. Call before you dig.

24 HOUR CONTACT: PETER HANSEN

SITE DATA:	
SITE AREA	16,409 ACRES
ZONING	
EXISTING ZONING	O-I
PROPOSED ZONING	PD - PLANNED DEVELOPMENT
ZONING JURISDICTION	CITY OF DUNWOODY
USE CALCULATIONS	
TOTAL ATTACHED (TOWNHOMES) HOMES	101 UNITS
TOTAL MULTI-UNIT OWNER OCCUPIED AND AGE RESTRICTED RENTAL (55+) UNITS	340 UNITS (AGE RESTRICTED MULTI-UNIT RENTAL RESIDENTIAL NOT TO EXCEED 126 UNITS)
TOTAL RESIDENTIAL UNITS ON SITE	441 UNITS
TOTAL SITE AREA	16,409 ACRES
TOTAL DENSITY	26.9 UPA
SETBACK REQUIREMENTS	
PROPOSED FRONT SETBACK (PERIMETER CTR)	15 FEET
PROPOSED FRONT SETBACK (285)	0 FEET
PROPOSED SIDE SETBACK	0 FEET
PROPOSED REAR SETBACK	0 FEET
LANDSCAPE STRIP (PERIMETER CTR)	10 FEET
DEVELOPMENT STANDARDS	
GROSS LAND AREA OF ALL INTENDED USES----	274,236 SF (BUILDINGS AND STRUCTURES)
---	155,692 SF (ROADS & RIGHT OF WAY INTERNAL)
---	284,848 SF (GREEN SPACE & SIDEWALKS)
MAX GROSS FLOOR AREA (ALL RESIDENTIAL)	991,600 SF
MIN LOT AREA	NONE
MIN LOT WIDTH	NONE
BUILDING HEIGHT	MIN: 15 STORIES; MAX: 175 FEET
MAX TOTAL SITE IMPERVIOUS COVERAGE	80 % OF SITE
OPEN SPACE CALCULATIONS	
MIN. GREEN SPACE PROVIDED	3.28 ACRES (20% OF TOTAL SITE AREA)
MIN. OUTDOOR AMENITY SPACE PROVIDED	1.56 ACRES (68,000 SF)
PARKING REQUIREMENTS	
ALLOWABLE MAXIMUM ATTACHED HOUSING PARKING	N/A
ATTACHED HOUSE PARKING PROVIDED	228 SPACES (2.25 SP/ DWELLING)
ALLOWABLE MAXIMUM MULTI-UNIT OWNER OCCUPIED PARKING REQUIRED	1 SPACE PER DWELLING UNIT + 1 ADDITIONAL SPACE FOR 2+ BEDROOM UNITS + 1 VISITOR SPACE PER 8 UNITS + 0.1 BICYCLE SP/ UNIT
ALLOWABLE MAXIMUM AGE RESTRICTED MULTI-UNIT RENTAL PARKING	1 SPACE PER DWELLING UNIT + 1 VISITOR SPACE PER 8 UNITS+ 0.05 BICYCLE SP/ UNIT
COMBINED PARKING PROVIDED FOR MULTI-UNIT OWNER OCCUPIED AND AGE RESTRICTED MULTI-UNIT RENTAL UNIT	524 SPACES, PARKING PROVIDED WITHIN MULTI-LEVEL DECK CAN EXCEED MAXIMUM PER SEC. 27-202(3)
TOTAL MIN. BICYCLE PARKING REQUIRED FOR MULTI-UNIT OWNER & AGE RESTRICTED UNITS	22 SPACES
TOTAL BICYCLE PARKING PROVIDED	25 SPACES
TOTAL MINIMUM GUEST PARKING REQUIRED	43 SPACES
TOTAL GUEST SURFACE SPACES PROVIDED	50 SPACES

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350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

64-66 PERIMETER CENTER EAST

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

66 PERIMETER CENTER E, DUNWOODY, GA 30346

CITY OF DUNWOODY, DEKALB COUNTY JURISDICTION

FOR

WORKSPACE - ATLANTA

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
*1	04/29/2025	JH	CITY COMMENTS
*2	05/06/2025	JH	UPDATING SITE PLAN
*3	07/24/2025	JH	UPDATING SITE PLAN

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/31/2027

ZONING MASTER PLAN

0 30 60 120 180

SCALE: 1" = 60'
DATE: 03/18/2025
PROJECT: 24333.00

GRID NORTH
GEORGIA WEST ZONE

Z1
SHEET

OVERALL DEVELOPMENT PLAN

Overall Development Plan and PD Standards

Section 27-87(c) of the Zoning Ordinance of the City of Dunwoody provides for the provision of an overall development plan (the "ODP") for PD zoning requests. Listed below are the development standards proposed to apply as a part of the PD zoning of the property.

1. The project shall be developed in general accordance with the Zoning Master Plan by PEC+ dated March 18, 2025 and last revised July 24, 2025 (the "Master Plan").
2. The permitted principal uses on the property shall be limited to:
    a. Attached house;
    b. Age restricted (55+) multi-unit building, rental;
    c. Multi-unit building, owner-occupied;
    d. Office or consumer service and data center.
        i. Office or consumer service and data center uses shall be permitted uses in the existing square footage of each of the 64 and 66 Perimeter Center East buildings until such time as a certificate of occupancy is approved for residential use in the applicable building. If a conversion permit is applied for in one building before the other, the office or consumer service and data center use shall continue to be allowed in the remaining building until such time as a certificate of occupancy is approved for residential use in the remaining building. The approximate square footage of 64 and 66 Perimeter Center East is 585,000 square feet and of that square footage a maximum of 45,000 square feet on two floors of 64 Perimeter Center East may be used for a data center use.
3. Maximum building floor area square footage on the property shall not exceed 991,600 square feet.
4. The number of dwelling units on the property shall not exceed 441 dwelling units. Attached housing units shall not exceed 101 units. Age restricted, multi-unit building rental units and multi-unit building, owner-occupied units combined shall not exceed 340 units (age restricted multi-unit rental residential not to exceed 126 units).
5. Building height shall not exceed the following heights:
    a. 4 stories or 45 feet for the attached houses;
    b. 15 stories or 175 feet for the multi-unit buildings; and
    c. 5 stories or 80 feet for parking structures.
6. Parking shall be provided as follows:
    a. Attached house:
        i. Allowable maximum per code – N/A
        ii. Parking provided – 2.25 sp/dwelling (228 estimated)
    b. Multi-unit owner occupied:
        i. Allowable maximum per code – 1 space per dwelling unit + 1 additional space for 2+ bedroom units + 1 visitor space per 8 units + 0.01 bicycle sp/unit
    c. Age-restricted multi-unit rental:
        i. Allowable maximum per code – 1 space per dwelling unit + 1 visitor space per 8 units + 0.05 bicycle sp/unit
    d. Combined Parking Provided for Multi-unit owner occupied and age-restricted multi-unit rental units:

i. 524 Spaces (Parking provided in deck may exceed maximum per Sec. 27-202(3))

7. A minimum of 0.1 or 0.05 bike parking spaces per dwelling unit, as applicable, shall be provided on the property with the code minimum provided along the frontage of Perimeter Center East.
8. Maximum impervious cover shall not exceed eighty percent (80%).
9. The following minimum open space standards shall be met:
    a. The attached housing use shall have a minimum of 100 square feet of shared courtyard area;
    b. A minimum of twenty percent (20%) of the aggregate project shall be greenspace; and 1.56 acres of amenity space; and
    c. Each multi-unit housing building shall have at least one accessory outdoor amenity area with a minimum square footage of 30 square feet. Some units may have balconies, as feasible, and all units in the community will be supplied outdoor amenity area.
10. Minimum building setbacks shall be as follows:
    a. Perimeter Center East = 15 feet;
    b. Interstate 285 = 0 feet;
    c. Side yard setback = 0 feet; and
    d. Rear yard setback = 0 feet.
11. Minimum landscape strips shall be provided as follows:
    a. Perimeter Center East = 10 feet (sidewalk may be located in the 10' landscape strip); and
    b. New Parkway & Future Connection Street is as shown on the Master Plan.
12. Minimum building spacing shall be as provided on the Master Plan.
13. On any new construction, ground story fenestration shall be provided for a minimum of twenty percent (20%) of the façade measured between two feet and ten (10) feet above grade.
14. Garages for the attached house units shall not be accessed directly from the New Parkway and Future Connection Street.
15. The attached house units shall be located a maximum of 20 feet from the back of curb on the New Parkway and Future Connection Street.
16. Pedestrian and vehicular circulation shall be constructed as shown on the Master Plan.
17. Inter-parcel connection shall not be required between building 64 and building 66.
18. Maximum block length shall not exceed 600 feet. Maximum block perimeter shall not exceed 2,400 feet.
19. All streets shall be publicly accessible even if they are private drives.
20. Parking in front of buildings shall only be permitted in the location identified on the Master Plan.
21. A maximum of ten percent (10%) of the attached housing units may be rental units.
22. Setbacks shall be utilized in lieu of build to zones along all exterior road frontages.
23. Garages shall be located a minimum of five feet from back of curb.
24. Building materials shall be provided as follows:
    a. Building 64:

i. Building 64 will preserve and complement its existing architectural language by incorporating a mix of existing and new materials in a cohesive design approach. Major materials, accounting for over 80% of the exterior, will include the existing glass curtain wall system, maintaining a sleek and modern appearance. Minor materials, comprising less than 10%, will include existing pre-cast concrete panels at the base of Level 1, along with new metal Juliette balconies and railings that provide subtle articulation and depth. Accent materials—used selectively—will consist of existing stone foundation walls at the basement level (over 5%), as well as new pre-cast concrete panels and a metal roof port-cochere at the entry-level lobby (under 5%). Final material selections will be guided by design development and market conditions.

b. Building 66:
    i. Building 66 will maintain and enhance its existing architectural character through the thoughtful integration of new and existing materials. Major materials, comprising over 80% of the exterior, will include the existing glass curtain wall system, providing a sleek and contemporary façade. Minor materials, totaling less than 10%, will include the existing pre-cast concrete panels at the base of Level 1, along with new 6-foot-deep metal balconies and glass railings that introduce usable outdoor space and modern detailing. Accent materials, each used in limited but intentional applications, will include existing stone foundation walls at the basement level (over 5%) and new pre-cast concrete panels and a metal roof port-cochere at the entry-level lobby (under 5%). Final material selections will be guided by design development and market conditions.
c. Multi-unit buildings, owner occupied at the garage perimeter:
    i. The proposed stacked condominium buildings will feature a refined and durable material palette that supports a cohesive architectural expression. Major materials, comprising up to 80% of the exterior, will include new masonry brick veneer or hard coat stucco, applied to provide depth, texture, and a timeless character. Minor materials, representing up to 20% of the exterior, will include new glass window and door systems, utilizing a combination of storefront and residential styles to create rhythm and transparency. Accent materials—each used in limited but impactful applications—will include new metal panels at key corners, balconies, and ceilings, as well as new metal balcony railings, each comprising more than 5% of the façade. Final material selections will be guided by design development and market conditions.
d. Attached houses:
    i. The proposed attached house townhome community will utilize a flexible palette of high-quality, durable exterior materials to enhance architectural character and visual cohesion. Major materials, comprising up to 80% of the exterior, will include new masonry brick veneer or cementitious siding, applied in varied treatments to provide depth and articulation. Minor

materials, totaling over 10%, will include new glass window and door systems—featuring a combination of storefront and residential styles—and new pitched roofs with architectural asphalt shingles or metal roofing. Accent materials, accounting for up to 5%, will include new wood brackets, entry doors, and porch ceilings. Additional design features may incorporate metal railings and metal accents where appropriate. Final material selections will be guided by design development and market conditions.

e. Parking and amenity structure between buildings 64 and 66:
    i. The proposed parking and amenity structure will be designed to complement the surrounding buildings through a cohesive and durable material palette. Major materials, comprising approximately 80% of the exterior, will include new masonry brick veneer or pre-cast concrete panels selected to match the character and finish of building 66. Minor materials, accounting for the remaining 20%, will include new powder-coated aluminum louver systems, providing both functional ventilation and architectural interest. Final material selections will be guided by design development and market conditions.

25. Sustainability Measures:
    a. Buildings 64 and 66:
        i. The existing buildings will be adaptively reused to develop the property in a sustainable manner.
    b. Multi-unit owner occupied units at the garage perimeter and attached houses. As new construction, these units will be developed utilizing the standards from Section 27-104(g) for seven points total:
        i. Energy Efficiency (Measure 4a – 3 points):
            1. The project exceeds the applicable energy code by an average of at least 10% improvement, utilizing enhanced insulation, efficient HVAC systems, and optimized building controls to reduce overall energy consumption.
        ii. Heat Island Reduction (Measure 4d – 2 points):
            1. At least 35% of on-site non-roof hardscape areas will incorporate solar-reflective paving materials and canopy tree coverage designed to meet the required shading at maturity within 15 years.
        iii. Water-Efficient Landscaping (Measure 5b – 1 point):
            1. Landscaping will reduce potable water consumption for irrigation by more than 50% from a calculated baseline by using drought-tolerant (xeriscape) plantings and eliminating permanent irrigation systems.
        iv. Bicycle Amenities (Measure 6a.1 and 6a.3 – 1 point):
            1. The development will include secure, enclosed bicycle storage for employees and a public-access bicycle repair station equipped with essential tools, water, and an air pump to encourage sustainable transportation.

Paul Leonhardt

From: Hill, Jessica L. <Jessica.Hill@troutman.com>
Sent: Tuesday, June 3, 2025 9:26 AM
To: Paul Leonhardt; Madalyn Smith
Cc: Futrell, Jonathan S.
Subject: 64+66 PCE proposal - DHA Recommendation

Caution: External Message

See below for the written confirmation of the DHA's unanimous recommendation of approval by their Board on the rezoning at 64-66 Perimeter Center East.

Jessica L. Hill
Partner
troutman pepper locke
Direct: 404.885.3925
jessica.hill@troutman.com

From: tim brown <[redacted]>
Sent: Thursday, May 29, 2025 2:36 PM
To: Hill, Jessica L. <Jessica.Hill@troutman.com>
Cc: [redacted]; Futrell, Jonathan S. <Jonathan.Futrell@troutman.com>; Peter Hansen <[redacted]>
Subject: 64+66 PCE proposal

CAUTION: This message came from outside the firm. DO NOT click links or open attachments unless you recognize this sender (look at the actual email address) and confirm the content is safe.

Good afternoon all. I wanted to let you know that the DHA Board voted, unanimously, to support the redevelopment on Perimeter Center East.
I will represent the Board in communicating that support at the Planning Commission and subsequently the Mayor and Council.

Best Regards
Tim Brown
[redacted]

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