

Chuck Warbington

From: Shane Lanham <SLanham@mptlawfirm.com>
Sent: Wednesday, February 19, 2020 10:42 AM
To: Chuck Warbington
Subject: RE: LENDON
Attachments: Preliminary Unit Plans - 316 - 0217120.pdf; APPLICANT REVISED CONDITIONS v3 (021820).docx; Zoning Exhibit (121019).pdf

CAUTION: This email originated from outside of City of Lawrenceville. Maintain caution when opening external links/attachments.

Chuck,

Attached is an updated draft of the Applicant Revised Conditions. I tweaked New Condition 1(D) to reference the submitted site plan for the residential component, but retained your language relative to site plan approval of non-residential development. We also ask that 50% of the units be furnished with a washer and dryer. Surprisingly, some people still have their own. I also added back in references to the Zoning Exhibit (current draft attached). The Zoning Exhibit includes the site plan and building elevations. I plan to add slides re connectivity as well. Please let me know if that is acceptable. The Zoning Exhibit method seemed to work well with the South Lawn project.

Below is some additional information. I have also attached some floorplan examples. A few of these units actually do have dining areas and/or room for a kitchen table to have a sit-down meal. I know this is something that Councilman Clark was concerned about.

Demographics based on data from District at Duluth (we believe this project will be very similar due to the proximity of downtown Lawrenceville)

- Average income: \$103,000
- Average age: 35 years old
- Age groupings: 60% under 35 years old; 25% 35 to 55 years old; 15% over 55 years old
- Resident purchasing power (discretionary income): Approximately \$38,000 per unit (\$13.7 million annually for the project).

Unit Mix:

- 16 studios (5%)
- 192 one bedrooms (53%)
- 153 two bedrooms (42%)

Connectivity:

- I am still working on a connectivity exhibit, but I plan to clearly demonstrate how we will directly connect to existing sidewalks on the Lendon Connector, Collins Hill, etc. We also understand that the proposed College Corridor includes further pedestrian/bicycle infrastructure as well as new retail/restaurant/park uses.

We are actively pursuing conversations with GGC. Lee Tucker is assisting in this regard. I will keep you posted.

Best,

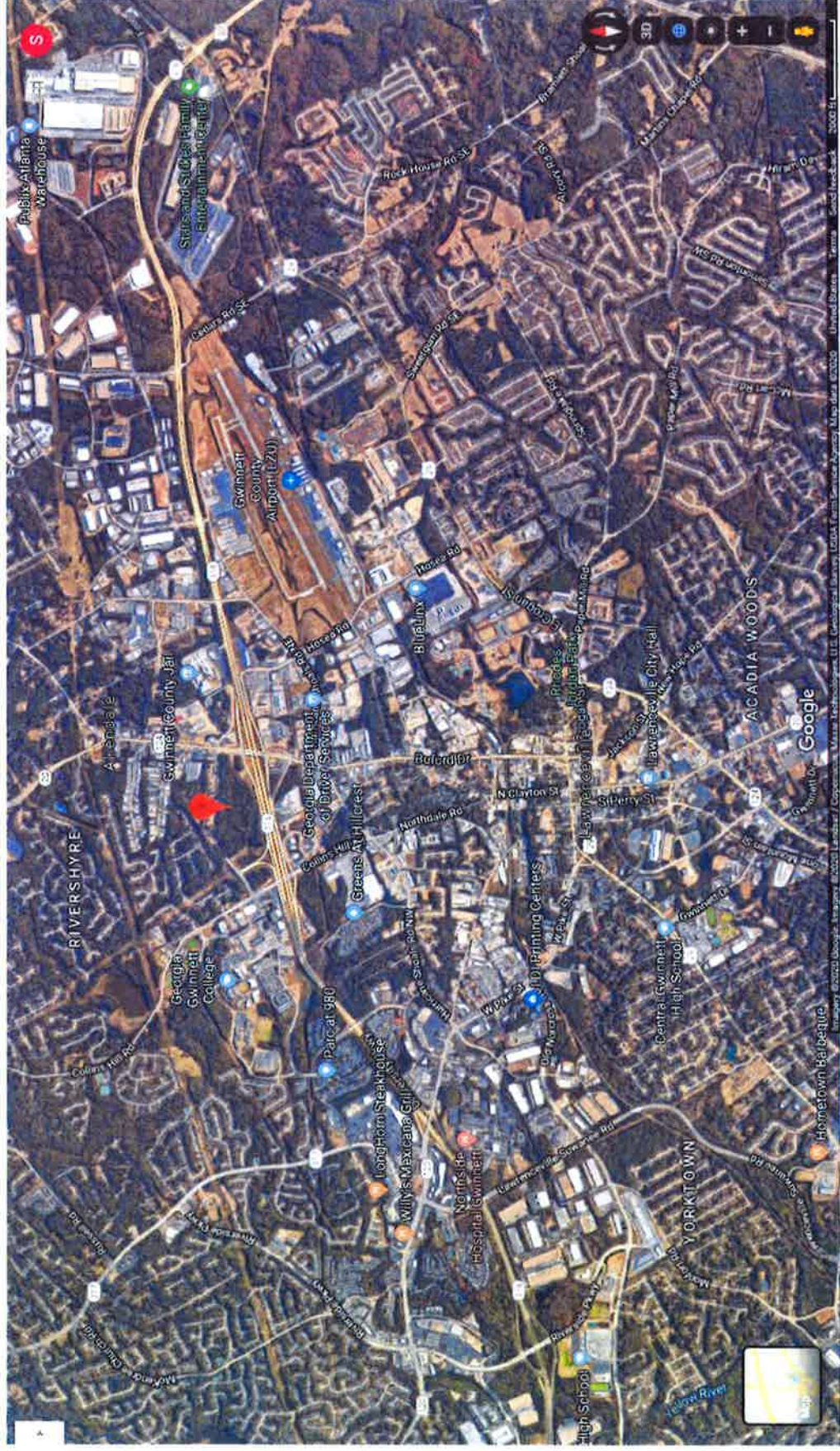
Shane M. Lanham
Mahaffey Pickens Tucker, LLP
1550 North Brown Road
Suite 125
Lawrenceville, Georgia 30043
P: 770.232.0000
F: 678.518.6880

LENDON CONNECTOR

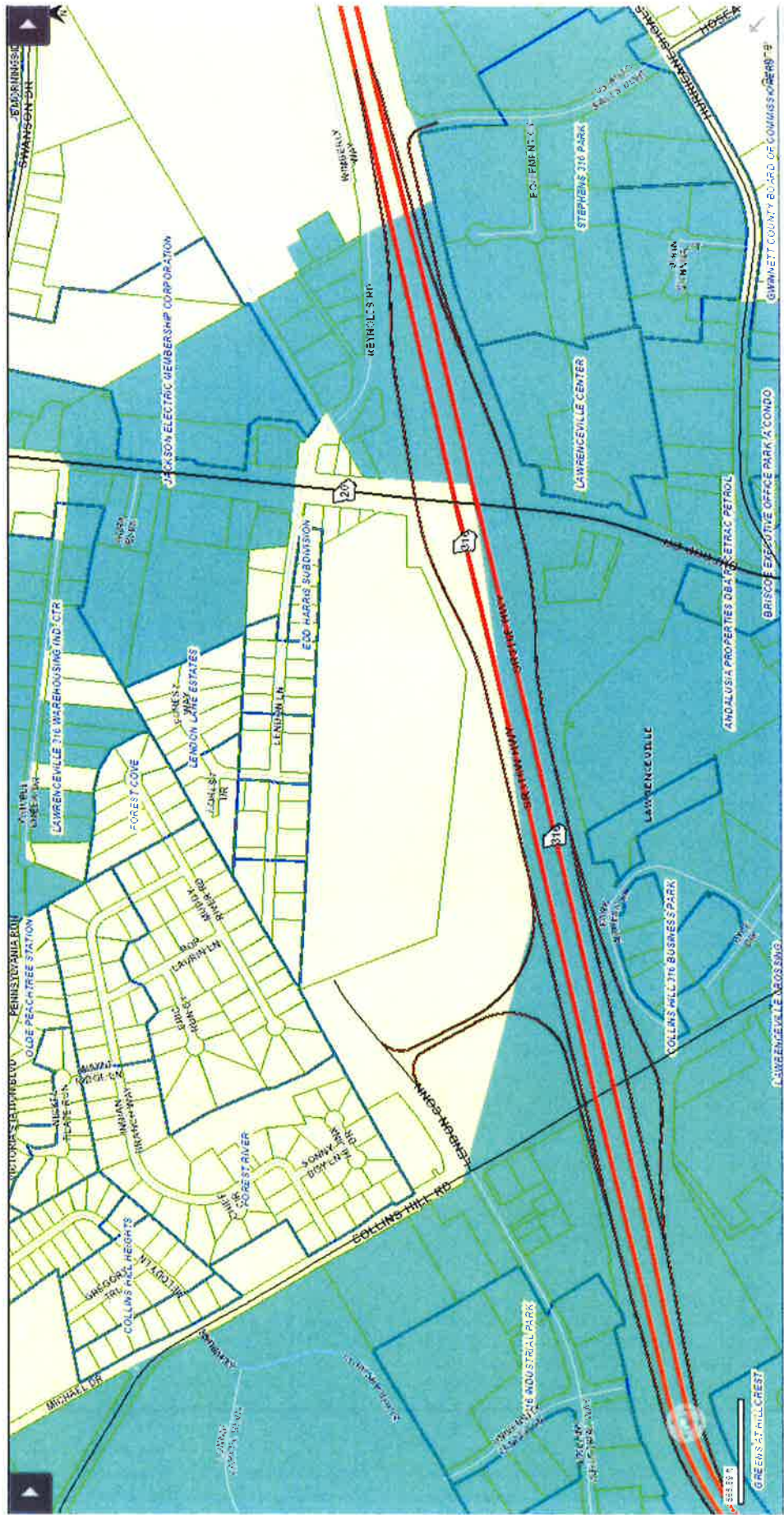
CITY COUNCIL MEETING

January 27, 2020

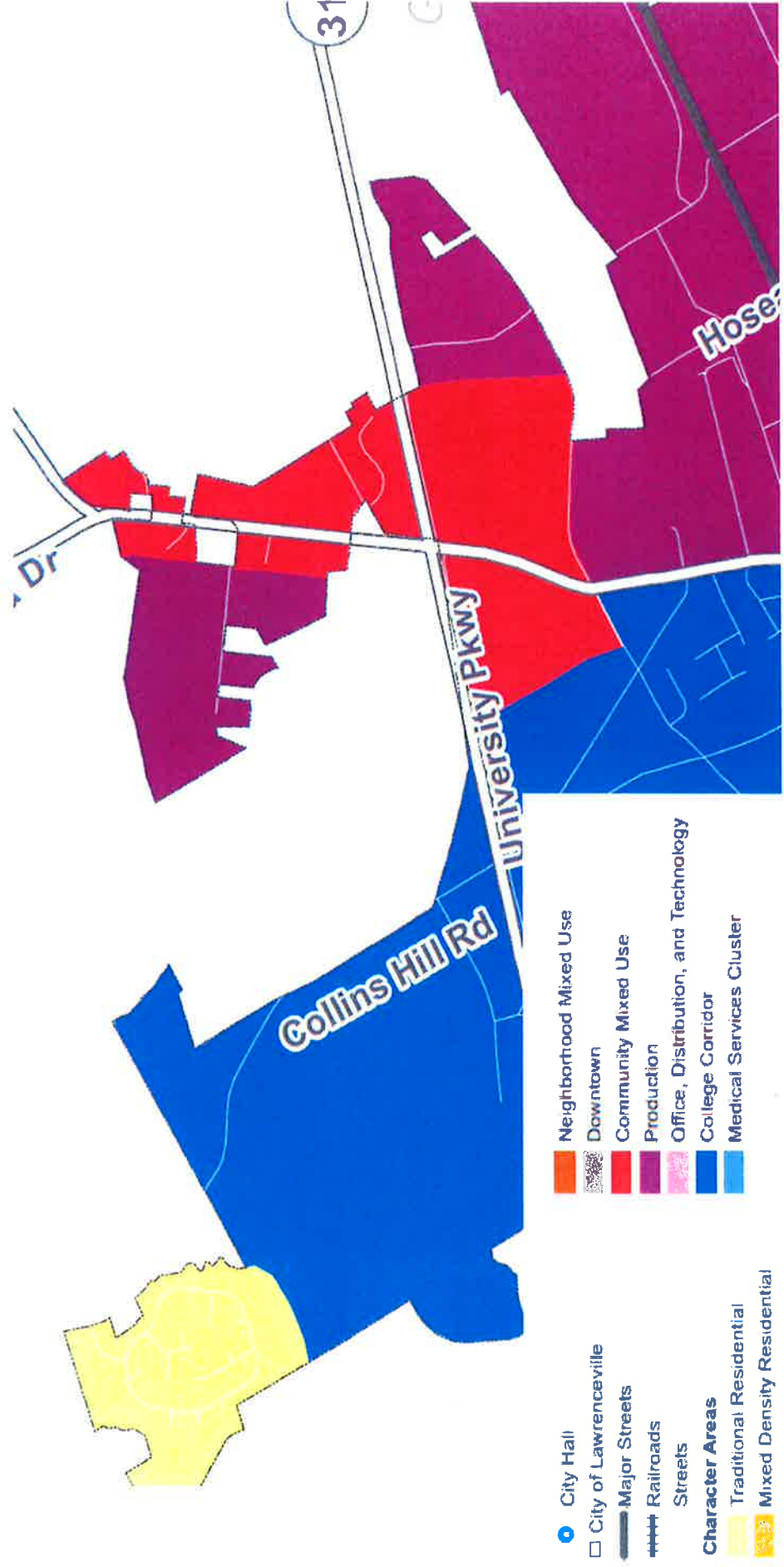
Location Map (aerial)



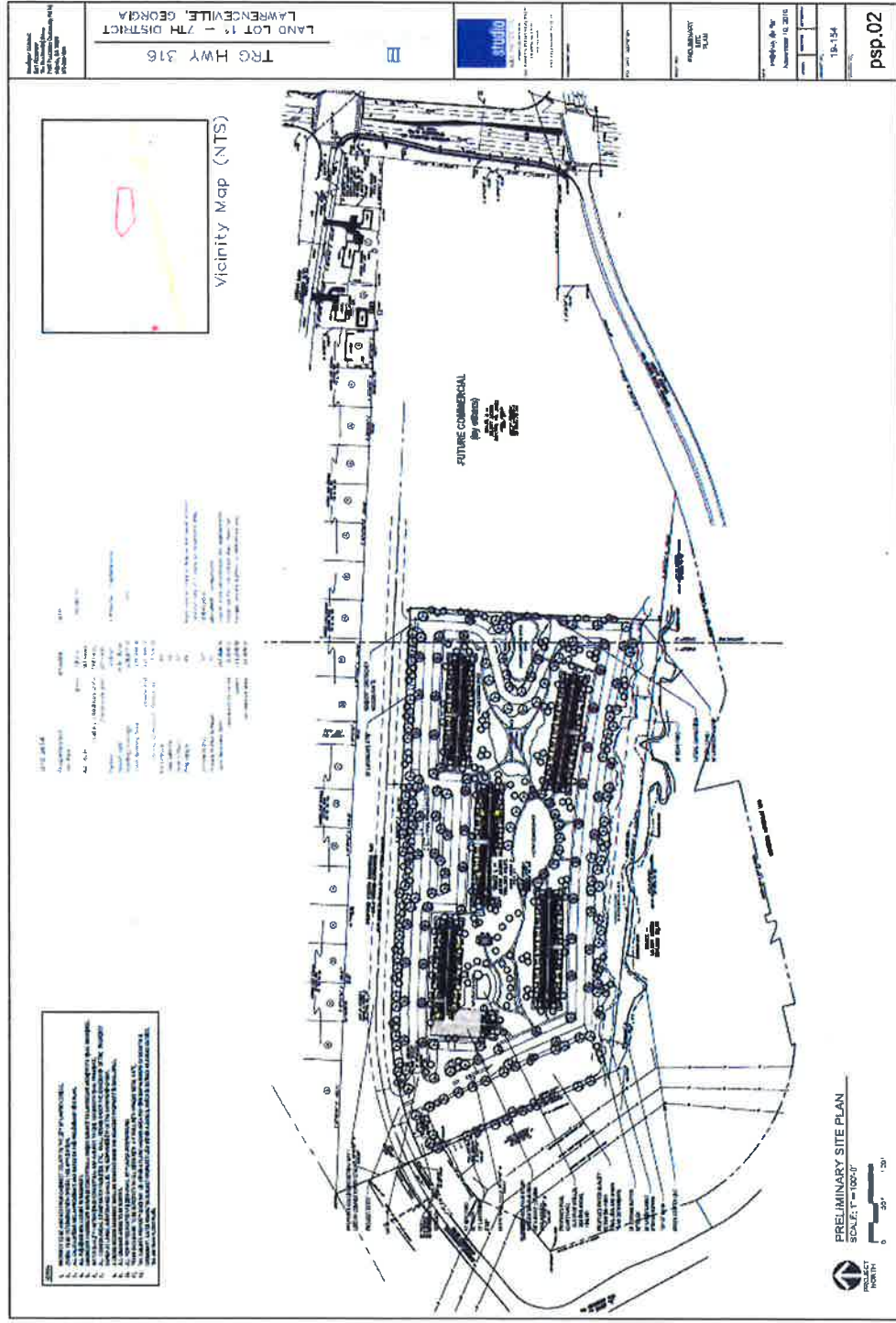
Parcel Map



2040 Plan – Future Development Map

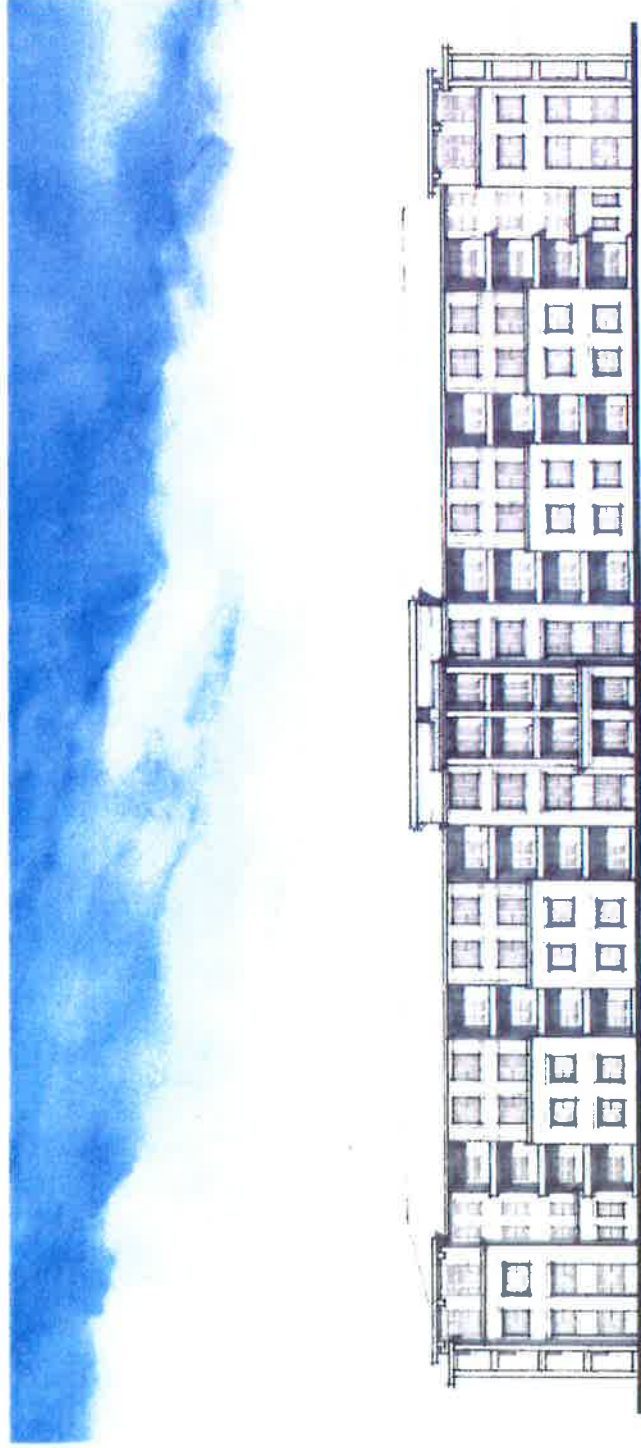


Overall Site Plan



Multifamily Elevations

BUILDING 4000 & 5000 SOUTH ELEVATION



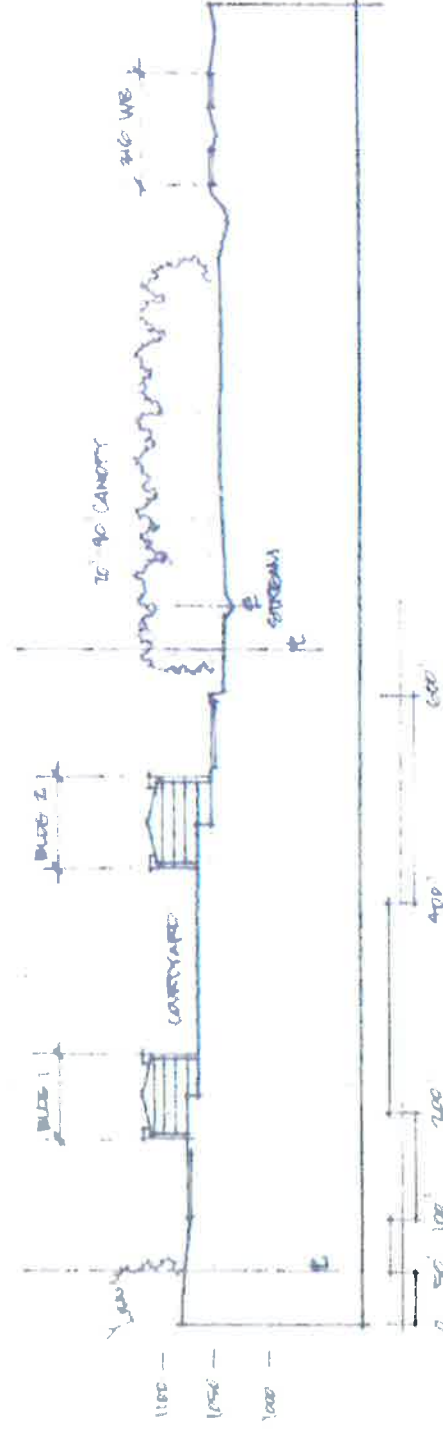
SA studio
ARCHITECTS

TRG - HWY 316
LAWRENCEVILLE, GA
JANUARY 2020

III
RESIDENTIAL
JULY 2019

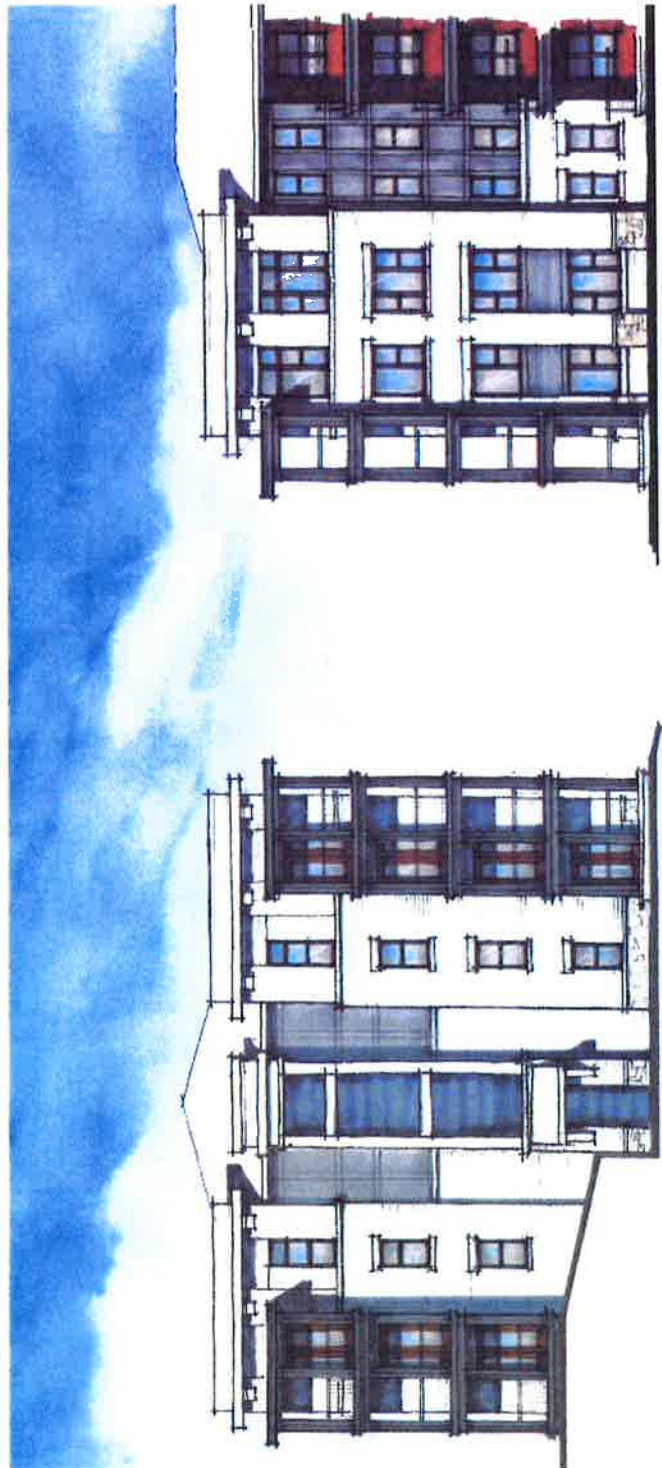
Site Section View

SITE SECTION



View Looking East

DETAIL ELEVATIONS



Site Data

<i>design standard</i>	<i>provided</i>	<i>notes</i>
Site Area	gross 18.0 ac	784,084 SF
No. Units	361 units	
studio / 1 bedroom units	208 units	
2 bedroom units	153 units	
Parking	514 sp	1.47 sp/du 1sp/bedroom
Density (gr)	20.01 du/ac	
Building Coverage	278,079 SF	35%
Total Building Area	335,088 SF	
residential	327,988 SF	
leasing, club room, fitness, etc.	7,100 SF	
Frt Setback	20'	
Side Setback	10'	
Rear Setback	50'	
Bldg Height	55'	from curb at front of bldg to mid peak of roof on bsmt side of 3 story w/ basement bldg
Stream Buffer	50'	undisturbed
Stream Buffer Setback	25'	disturbed / revegetated
Total Common Area	157,800 SF	comon area calculations are approximate, based on the conceptual plan. Does not include stream buffers or detention area.
passive (tree save)	30,800 SF	
active	113,200 SF	
recreation area	13,800 SF	

Community Amenities

Community Features

24-hour resident clubhouse and wi-fi café
Billiard and shuffle board tables
24-hour fitness center
Meeting rooms with Office facilities
Energy efficient interior LED lighting
Boutique salt water pool with cabana
Outdoor grilling kitchens
Gathering fire pit
Community central park
Large caliper trees
Specimen shrubs
Flower beds in a smart botanical garden design
Pet park & pet spa
Valet Trash Service
Bike shop & storage
Ride-share lounge
Individual Mailboxes located in each building
Elevators in every building
Gated community
Complimentary package valet/Package facility
Complimentary daily breakfast
24-hour emergency maintenance

Unit Features

Stainless steel appliances
Stone countertops
Designer grade tile backsplashes, shower surrounds and flooring
European styled cabinetry
Upgraded Light Fixtures including Bar Pendants and Under Cabinet
Faux Hardwood floors
Frameless glass shower doors
Intrusion alarms on ground floor units
Programmable thermostats
In-wall USB charging ports in kitchens and master bedroom
In-wall blue tooth speakers in select units
Full size washers / dryers including stacks in all studios
Decorative barn doors in select units
8' Unit Entry Doors
Energy star appliances and fixtures
Low Flow Plumbing Fixtures
High performance windows and insulation
2" Faux wood blinds

Proposed Features

316 Project

Comparable Development – District at Duluth



Pool @
District @ Duluth
Duluth, GA



Grill Area @
District @ Duluth
Duluth, GA

Clubhouse



Clubhouse @
Crest Laurel Canyon
Canton, GA



Clubhouse @
One Metrocenter
Nashville, TN



Clubhouse



Clubhouse @

District @ Duluth

Duluth, GA

Recreation and Fitness



Clubhouse @
District @ Duluth
Duluth GA



Clubhouse @
District @ Duluth
Duluth GA

Interiors



Units @
District @ Duluth
Duluth, GA

Interiors



Units @
District @ Duluth
Duluth, GA

Bathrooms



Units @
One Metrocenter
Nashville, TN

Kitchen

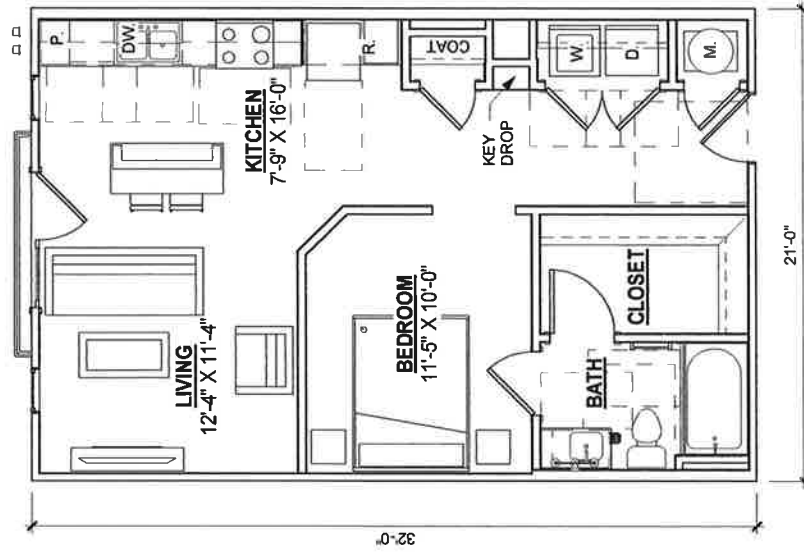


Units @
One Metrocenter
Nashville, TN

Kitchen



Units @
West End Village
Nashville, TN



UNIT S1	
Name	Area
UNIT S1 - AREA	672 ft ²
GROSS AREA	672 ft ²

S1	
DRAWING TITLE:	UNIT S1
DATE:	SCALE: 3/16" = 1'-0"

PROJECT: 316 Lawrenceville

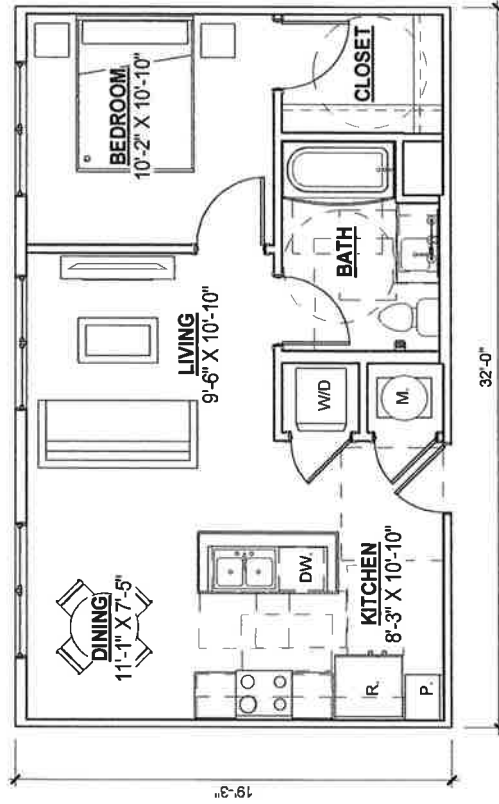
PROJECT NUMBER: 18-148

studio

ARCHITECTS

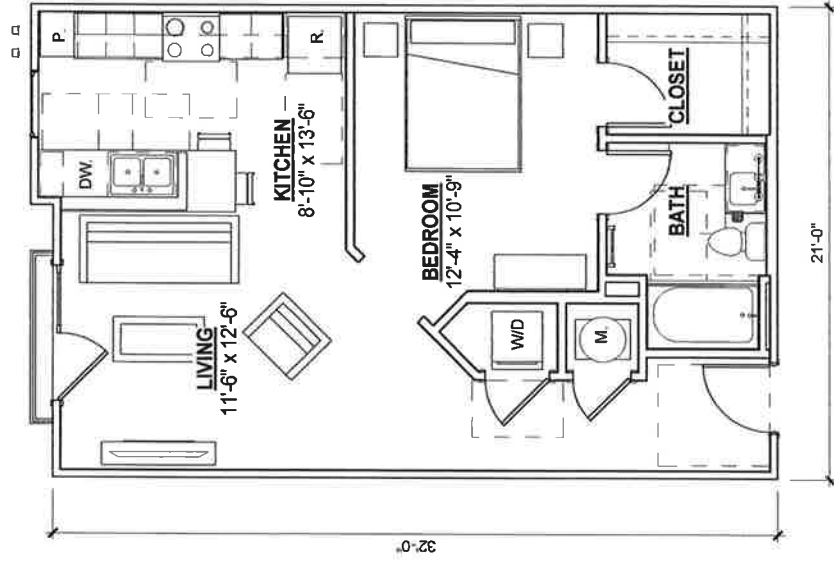
Adams

Property of Studio Architects All Rights Reserved



UNIT S2	
Name	Area
UNIT S2 - AREA	616 ft ²
GROSS AREA	

PROJECT: 316 Lawrenceville PROJECT NUMBER: 18-148	DRAWING TITLE: UNIT S2		S2
	DATE: SCALE: 3/16" = 1'-0"		
Property of Studio Architects All Rights Reserved			
			Atlanta



UNIT A1	
Name	Area
UNIT A1 - AREA	681 ft ²
GROSS AREA	681 ft ²

A1	
DRAWING TITLE:	UNIT A1
DATE:	SCALE: 3/16" = 1'-0"

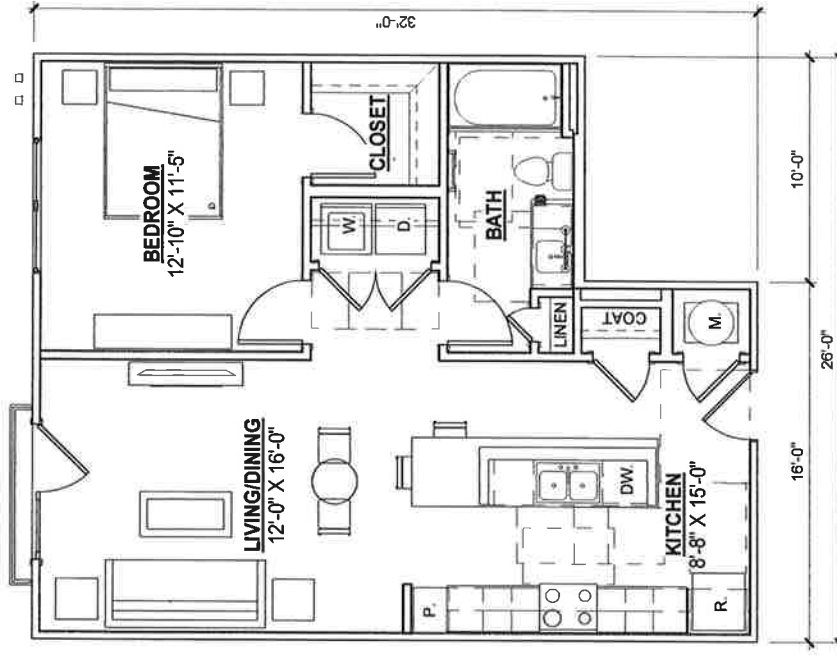
PROJECT: 316 Lawrenceville

PROJECT NUMBER: 18-148

Atlanta

STUDIO ARCHITECTS

Property of Studio Architects All Rights Reserved



UNIT A2	
Name	Area
UNIT A2 AREA	755 ft ²
GROSS AREA	755 ft ²

A2	
DRAWING TITLE:	UNIT A2
DATE:	3/16" = 1'-0"
SCALE:	



PROJECT: 316 Lawrenceville
PROJECT NUMBER: 18-148

Property of Studio Architects All Rights Reserved

Atlanta



UNIT A3	
Name	Area
UNIT A3 - AREA	793 ft²
UNIT A3 - BALCONY AREA	99 ft²
GROSS AREA	892 ft²

A3	
DRAWING TITLE:	UNIT A3
DATE:	SCALE: 3/16" = 1'-0"

PROJECT: 316 Lawrenceville

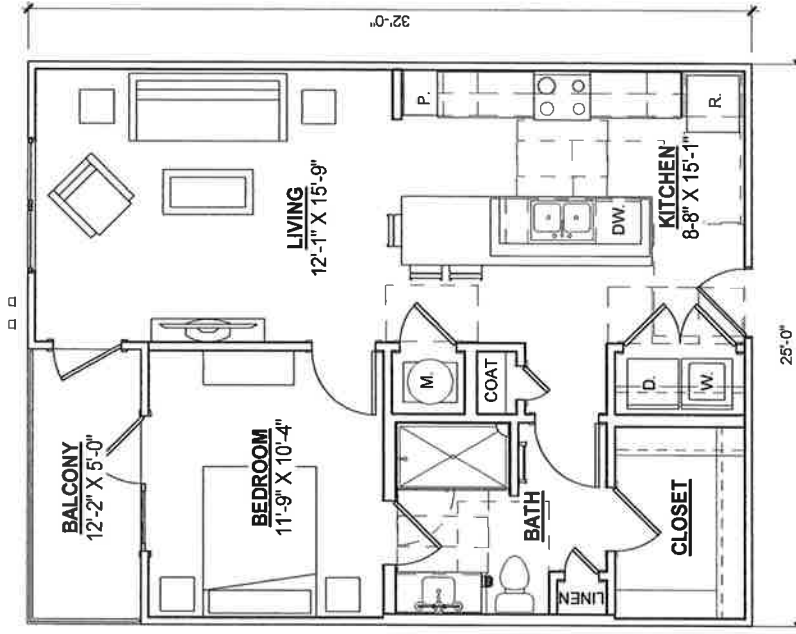
PROJECT NUMBER: 18-148

Atlanta

Studio

ARCHITECTS

Property of Studio Architects All Rights Reserved



UNIT A4	
Name	Area
UNIT A4 - AREA	739 ft ²
UNIT A4 - BALCONY AREA	61 ft ²
GROSS AREA	800 ft ²

DRAWING TITLE: UNIT A4		A4
DATE:	SCALE: 3/16" = 1'-0"	

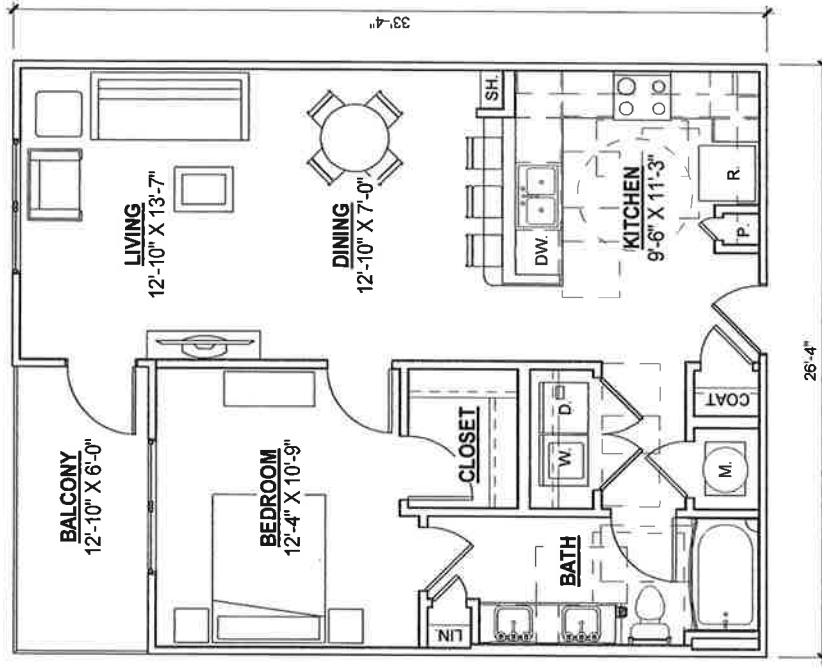
PROJECT: 316 Lawrenceville

PROJECT NUMBER: 18-148



Property of Studio Architects. All Rights Reserved

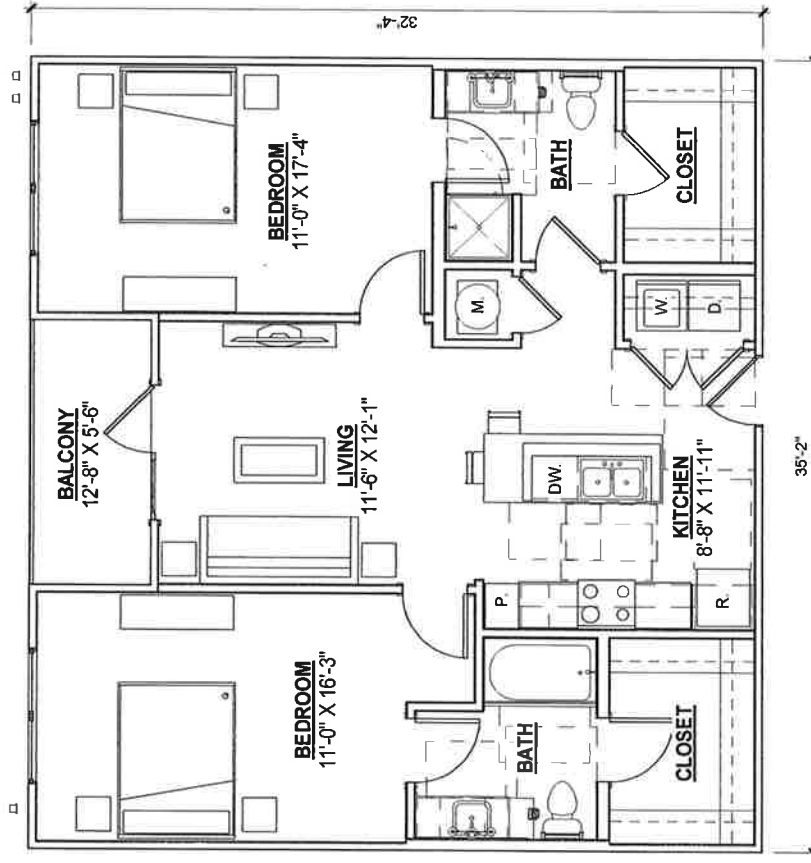
Atlanta



UNIT A6	
Name	Area
UNIT A6 AREA	801 ft ²
UNIT A6 BALCONY	76 ft ²
GROSS AREA	878 ft ²

A6	
DRAWING TITLE:	UNIT A6
DATE:	09/10/2019
SCALE:	3/16" = 1'-0"

PROJECT: 316 Lawrenceville	Property of Studio Architects, All Rights Reserved	studio ARCHITECTS
PROJECT NUMBER: 18-148		Atlanta



UNIT B1	
Name	Area
UNIT B1 - BALCONY AREA	63 ft ²
UNIT B1 - AREA	1,074 ft ²
GROSS AREA	1,137 ft ²

PROJECT: 316 Lawrenceville PROJECT NUMBER: 18-148		
	DRAWING TITLE: UNIT B1	B1
DATE:		SCALE: 3/16" = 1'-0"
Property of Studio Architects. All Rights Reserved.		

