



December 20, 2016

Mr. Frank Auman
Mayor, City of Tucker
City of Tucker Development Department
4119 Adrian Street
Tucker, Georgia 30084

REVISION

CITY OF TUCKER

DEC 20 2016

RECEIVED

Reference: Letter of Intent, Rezoning, Land Use Map Amendment, SLUP and Concurrent Variance Applications for Township Tucker

Dear Mayor Auman,

This Letter of Intent is provided as part of the Land Use Petition Checklist & Application Form and is updated as suggested by Staff to include additional background regarding reductions/additions, and reasons for changes for the benefit of others who may not have had the benefit of seeing the evolution as have you:

- Proposed zoning classification of MU-5.
- Land Use Map Amendment to accommodate the Town Center (TC) classification from Light Industrial (LIND).
- Special Land Use Permit (SLUP) to allow, as required, a Senior Living facility.
- Concurrent Variance application for:
 - ~~Transition Zoning Buffer Eastside~~—REMOVED
 - ~~Transition Zoning Buffer Westside~~—REMOVED, NOT REQUIRED per Ordinances
 - Stream Buffer Reduction 75' to 25' - BEING HANDLED SEPERATELY
 - ~~Sign Variance~~—REMOVED, will follow the ZBA process.
 - ~~Setback Variance~~—REMOVED, will follow the ZBA process.
- Reason for the rezoning request is to allow development of approximately 90 acres by removal of three (3) 30 to 40 year old, vacant for 12+ years, buildings totaling 617,000 sf. Upon removal of these antiquated and functionally obsolete industrial buildings, the property will be developed into a model of sustainability, walkability, live/work/play mixed use development. The intent is to provide a regional show case development for life long neighborhood design.
- Development plans are flexible subsequent to physical, geological and market demands during more detailed analysis and study and when fully brought to market,

but presently consist of the following as taken from the December 20, 2016 Wakefield Beasley Architectural drawings:

Township Tucker is planned for the following uses:

Multifamily	308	UNITS	462	PS
Retail	160,000	SF	700	PS
Office/High Tech	88,000	SF	264	PS
Town Homes	68	UNITS		
Urban Single Family Homes	33	LOTS		
Grocery	36,000	SF	72	PS
Performing Arts	300	SEATS	72	PS
Senior Living	275	UNITS	110	PS
Childcare	20,000	SF	45	PS
Elementary School	600	PPL	45	PS
Urban Farm	2	ACRES		
Health & Wellness	45,000	SF	135	PS
Retail/Multi Family	See Above			
Retail Office	See Above			

- Hours of operation typical for mixed use developments.
- There have been no conditions agreed upon by applicant.

Project Evolution:

Following is a brief explanation of the changes which have been reflective of public, private, and market suggestions. Please note that the market suggestions are based on private company market studies which preceded existing Letters of Intent, Memoranda of Understanding, and Purchase and Sale agreements, contingent upon rezoning and closing for Purchased by Developer from Sears' Holdings:

- Deletion of the Movie Studio was made after it was clear the project was not viable or funded.
- The reduction of Multifamily from 616 to 308 was suggested by community representatives, both public and private, as community desire for fewer multifamily.
- The Retail has been consistent from the beginning.
- The Office/High Tech increased from 28,000 to 88,000 SF and fills the void left by the reduction in Multifamily, and was suggested by the community to yield more jobs.
- The Town Homes and Urban Single Family Homes are categories suggested by the community from our many community meetings; the number of units has been based on market and developer feedback and the amount of land available for this purpose.
- The Grocery has been consistent from the beginning.
- The Performing Arts arose from the Art Station's recent addition to the program and complimented the purpose and theme of the development, thus, the Amphitheatre

was not required and deleted. That is not to say some civic version may reappear during planned community Charrettes.

- The Senior Living component increased from 240 to 275 with separation of the Independent Living (175 units) from the Memory Care/Assisted Living (100 units). This change reflects community suggestions as well as market research.
- The Child Care (early learning center) has been consistent from the beginning, and has been verified by market research.
- The Elementary School has been consistent from the beginning, although the number of students varied, depending upon whether the present design for 600 included or excluded future expansion to 900.

General informational updates:

Economic Impact:

Presently, the complex vacant for 12 years generates no beneficial value to the community with no jobs and only unsightly declining appearance. Presently, property taxes are \$190,000 per year.

The \$300,000,000+ development proposed by Macauley Investments, at build out, conservatively represents \$1 billion impact to the region, 842+ permanent jobs, annual wages/salaries \$42 million, annual sales tax revenue of \$3.3 million based on \$48 million annual sales, and significant entertainment and quality of life improvements to the community.

This land and the buildings existing are part of the decline of manufacturing for this area which has been vacating for 25 years. The subject buildings do not have a useful economic benefit due to physical and functional obsolescence as evidenced by 12 years of vacancy. Further, the only higher and best use for this property is either big box or what Macauley Investments proposes, mixed use, encouraged by ARC/GRTA. This location is a focal point for continued commercial and retail growth from both the south and west, tying together a good comprehensive land plan.

Camp Creek and drainage ditches:

Presently there exists no storm detention or water quality features on the existing property; those features will be added as required for development. To develop this property into a vibrant, attractive re-development of community pride and enhancement, some impacts are normal in the course of design. We seek and have continued to reduce those impacts with improvements to the plan, both from community, public and private suggestions.

The Individual Permit currently submitted to the Corp for stream piping, commonly known as existing drainage ditches (for Sears' storm water run-off), has been revised through field discovery and re-design for less impact. Note that this does not impact Camp Creek, the west-east creek. Original stream impacts were approximately 20% of that which exists (not including Camp Creek), then were reduced to 15%, and with the Corp visit this past week, is now down to approximately 12%. This reflects original linear footage from 671' to the point

where piping will be less than 300' and thus not require the Individual Permit. Instead, the piping can be accommodated via the less involved Nationwide Permit process.

Natural Trail System: This has been consistent in design, approximating 20 acres, and including trail system, water feature, and Urban Garden, open to the public, and deeded, if desired, to the public. Trails, if improved as planned, also require Corp approval which is in-process.

ARC/GRTA: There have been 3 traffic studies for each of the changes of significance to the plans and ARC/GRTA has ruled that no re-review is required. Existing traffic improvements and on-site traffic accommodations by Developer will accelerate improvements sooner rather than later. Developer is an additional party to improvements through ROW donation, accel/decel lanes, reduced curb cuts, etc. Developer's development is that which is embraced by ARC/GRTA in the form of Live/work/play development.

We have enjoyed and appreciate the guidance provided by your departments and staff. Please let me know if there are any questions.

We are comfortable with and embrace this latest plan for development based on public, private and market feedback.

Yours very truly,

Stephen H. Macauley
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