

SPECIAL USE PERMIT(S):

SUP-2022-001

**CITY OF SUWANEE
SPECIAL USE PERMIT ANALYSIS**

CASE NUMBER: SUP-2022-001
REQUEST: BUILDING HEIGHT INCREASE
LOCATION: BOSTON COMMONS STREET

TAX ID NUMBER: 7-236-446

ACREAGE: 0.40 ACRE

PROPOSED DEVELOPMENT: 4-STORY CONDOMINIUM BUILDING

APPLICANT: JASON ABONEAAJ
275 SATELLITE BOULEVARD
SUWANEE, GA 30024

OWNER: JTM DEVELOPMENT
275 SATELLITE BOULEVARD
SUWANEE, GA 30024

CONTACT: WILSON BRANDT
PHONE: 334-787-0678

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

PROJECT DATA:

The applicant seeks a Special Use Permit for a building height increase to allow for a 4-story condominium building in Town Center. The applicant proposes to build an 8-unit condominium building comprised of four levels of stacked flats on a 0.40-acre tract. The tract is located along Boston Commons Street between the commercial building at the corner of Town Center Avenue and Boston Commons Street and the commercial building located at the corner of Suwanee Avenue and Boston Commons Street.

The proposed four-story building would be approximately 30,991 square feet and 57 feet high. The project would include a total of 13 parking spaces located beneath and behind the building and an additional 3 parallel parking spaces in front of the building on Boston Commons Street. The building would front Boston Commons Street with a pedestrian entrance directly from the sidewalk along the street. Vehicular access to the gated parking behind the building would be via an existing access driveway between the condos and the commercial building to the south.

The subject property is one of the last remaining vacant tracts in the Town Center Planned Mixed-Use Development. The goals and standards for Town Center were established by the Town Center Master Plan, which was adopted by City Council and incorporated into the zoning conditions for the property in Town Center per RZ-2003-007. The subject property is located in

Phase Four of the Master Plan, which states that “the building (in Phase Four) should appear as two to three stories in height.” The proposed building is four stories; therefore, a Special Use Permit is required.

The Special Use Permit process was created by the City Council in 2001 to better handle certain land uses. The SUP process allows the Council to review certain proposals in the context of their use and take into consideration the surrounding area and other relevant factors. A Special Use Permit does not change the underlying zoning of property, but grants the property an additional specified use. In this case the specified use would allow for additional building height.

ANALYSIS:

The subject property is an undeveloped tract of land in Town Center that is bound by Boston Commons Street to the west and Lawrenceville-Suwanee Road to the east. The property was graded years ago, but has remained undeveloped. The site is relatively flat, but Boston Commons Street slopes down from Town Center Avenue, so the proposed building will sit a story lower than the 2 story building located along Town Center Avenue, which was originally on the same tract of land as the subject property. There are no trees or environmental encumbrances on the property. It would appear that the property can accommodate a 4-story condo building and the parking needed to serve the building.

The subject property, located on the eastern edge of Town Center, is surrounded by a mixture of residential and non-residential uses. Across Lawrenceville-Suwanee Road, there are three vacant parcels zoned C-2 and R-100. Across Boston Commons Street is a parking lot that serves a mixed-use building that faces Town Center Avenue. The site sits between two multi-tenant commercial buildings. The rear of a two-story multi-tenant commercial building that faces Town Center Avenue and the parking lot that serves that building is located directly to the northwest. A one to two story multi-tenant commercial building is located directly to the southeast. Southwest of the subject property, across Boston Commons Street, are 2-3 story townhomes in the Shadowbrook neighborhood. The proposed residential use would be compatible with these surrounding uses, and the proposed building height increase is not likely to negatively impact surrounding properties.

The Town Center Master Plan, which established the design standards for the Town Center PMUD, calls for a variety of uses in a variety of buildings. A residential condominium is consistent with the overall plan and compatible with surrounding residential townhomes, condominiums, restaurants, and retail located in Town Center. One of the overall design goals of the Master Plan was to allow future design flexibility of individual development sites as long as they meet the previously approved design guidelines and overall intent of the Master Plan. The proposed project meets these guidelines with the exception of a specific reference to the number of stories projected for Phase Four of the Master Plan.

While there is no dimensional height limit in the Town Center Master Plan, Phase Four, where the subject property is located, treated the Phase as an “outparcel for a free-standing commercial use, possibly a national retailer” (Town Center Master Plan) and stated that “the building should

appear as two to three stories in height, marking the entry to Town Center.” The first building in Phase Four, located at the corner of Suwanee Avenue and Boston Commons Street, was developed as a true two-story multi-tenant building that was more compact than the building illustrated and more conducive to the walkable environment envisioned for Town Center. The reduced building footprint left room in Phase Four for a second building, which is where the proposed building is planned.

One of the intentions of the Master Plan is to create a sense of presence for Town Center using several design strategies including building heights. Height is encouraged in the Master Plan, which includes building height minimums (not maximums) ranging from 30 feet minimum for a single story building to 45 feet minimum for mixed-use buildings.

The more recently adopted 2040 Comprehensive Plan reinforces the intention for tall buildings in Town Center. The Vision Statement in the Comprehensive Plan states that “development types closer to downtown will be taller, denser and highly walkable.”

Many of the buildings in Town Center are three stories including the mixed-use buildings that line Town Center Avenue. Although these buildings are only three stories, they are approximately 52 feet high due to the higher ceilings on the ground floor retail level. As Town Center has matured and expanded down Buford Highway per the vision of the 2015 Downtown Suwanee Master Plan and the 2040 Comprehensive Plan, new multi-family and mixed-use buildings have been constructed that are four stories and approximately 66 feet tall. The proposed condominium building would be 57 feet high and is consistent with the height of these other buildings.

In conclusion, approval of the request would be appropriate for this location. The proposed increase in building height from three stories to four stories is not likely to have a negative visual impact on Town Center and is consistent with the intent of the Town Center Master Plan and vision of the 2040 Comprehensive Plan. Therefore, the Planning Department recommends **APPROVAL WITH CONDITIONS** of SUP-2022-001.

SUP-2022-001

Planning Department Recommendation:

Approval of a building height increase subject to the following conditions:

1. The building shall not exceed four stories or 57 feet in height.
2. Architecture should be similar to that shown in Exhibit B.
3. Final architecture shall be subject to the approval of the Planning and Inspections Department.

Standards Governing Exercise of Zoning Power

Pursuant to Section 2006 of the City of Suwanee Zoning Ordinance, the City finds the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the unrestricted use of property and shall govern the exercise of the zoning power therewith.

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

The proposed project would be an appropriate special use in view of the existing and nearby properties.

- B. Whether the zoning proposal will adversely affect the existing uses or usability of adjacent or nearby property;

Approval of the request would not likely affect the existing uses or usability of nearby property.

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

The subject property has a reasonable economic use as currently zoned.

- D. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools;

Approval of the request would not create an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

- E. Whether the zoning proposal is in conformity with the policy and intent of the Land Use Plan;

The Future Land Use Plan recommends a Mixed-Use Center for Town Center. Town Center is an existing PMUD (Planned Mixed-Use Development) and the subject property is a tract within the larger development. The proposed condominium use in Town Center is consistent with the Suwanee Town Center Master Plan, the Suwanee Downtown Master Plan, and the 2040 Comprehensive Plan. The Vision Statement in the 2040 Comprehensive Plan states that the Town Center Character Area is the appropriate place for taller buildings.

- F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

The Town Center Master Plan encourages taller buildings in Town Center.

SPECIAL USE PERMIT APPLICATION

An Appointment is required prior to submitting an application. Please contact MaryAnn Jackson at 770-945-8996 to setup an appointment.

APPLICANT INFORMATION*

NAME: Jason Aboneaaj

ADDRESS:

275 Satellite Blvd.

Suwanee, GA 30024

PHONE: 770.527.4305

CONTACT PERSON: Wilson Brandt

E-Mail Address: wbrandt@saindustries.com

OWNER INFORMATION*

NAME: JTM Development

ADDRESS:

275 Satellite Blvd.

Suwanee, GA 30024

PHONE: 770.527.4305

PHONE: 334.787.0678

PROPERTY INFORMATION

PRESENT ZONING DISTRICT(S): PMUD

REQUESTED ZONING DISTRICT: ADDITIONAL HEIGHT FOR 4TH STORY

PROPOSED DEVELOPMENT: Luxury Condominiums

TAX PARCEL NUMBER(S): R7236 446

ADDRESS OF PROPERTY: 300 Town Center Ave, Suwanee GA 30024

TOTAL ACREAGE: .402 Acres PUBLIC ROADWAY ACCESS: Lawrenceville-Suwanee Road

FOR RESIDENTIAL DEVELOPMENT:

NO. OF LOTS/DWELLING UNITS: 8 Units

DWELLING UNIT SIZE (SQ. FT.): ~3200 SF/

Unit

FOR NON-RESIDENTIAL

DEVELOPMENT:

NO. OF

BUILDINGS/UNITS: _____

TOTAL GROSS SQUARE

FEET: _____

CERTIFICATIONS

I hereby certify that the above and attached information is true and correct. I am also aware that no reapplication on the same land which has been denied by the City Council shall be acted upon within 12 months from the date of last action unless said time period is waived by the Council. In no case shall a reapplication be acted upon in less than 6 months from the date of last action by the Council. I am also aware that any and all conditions which may be attached to the property shall be binding on the property and all subsequent owners.

SUP-2022-001

Jason Abonecaj 11/16/21
Signature of Applicant* Date
JASON Abonecaj 11/16/21
Print Name* Date
Diane Percival 11/16/21
Signature of Notary Date

Jason Abonecaj 11/16/21
Signature of Owner* Date
JASON Abonecaj 11/16/21
Print Name* Date
Diane Percival 11/16/21
Signature of Notary Date

* If Additional Applicant or Owner Information is Needed Please Complete Additional Application Form(s)

Diane Percival
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 08/20/2024

Diane Percival
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 08/20/2024

REZONING APPLICANT'S RESPONSE
STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

Pursuant to section 2006 of the 1998 Zoning Ordinance, the city council finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

Please respond to the following standards in the space provided or use an attachment as necessary:

(A) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property:
Yes, the adjacent properties and Suwanee Town Center will benefit from the addition of high end condominiums. There will only be a positive impact to the community

(B) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:
The change will not cause any change or inhibit use of the surrounding properties

(C) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:
As currently zoned it has a reasonable economic use, however due to rising construction costs it will make going forwards with the project economically challenging without increasing the sellable condominium square footage

(D) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools:
The condominium building as proposed will only include 8 units and will not place a noticeable burden on the existing streets, transportation facilities, utilities, or schools

(E) Whether the zoning proposal is in conformity with the policy and intent of the land use plan:
Yes, it is.

(F) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:
The rising cost of construction labor and materials, especially the cost of concrete and steel, is forcing a situation where it will be difficult for the project to go forwards unless we are able to spread out the site, utility, foundation, slab on grade, steel, and other fixed costs over an increase in sellable square footage. Without approval of the proposed plan there is the possibility that the project will go on hold for the time being; and potentially an indefinite hold.

CITY OF SUWANEE USE ONLY

Date Received: _____ Case No.: SUP-2022-001 Accepted By: _____



1320 Ellsworth Industrial Blvd.
Atlanta, Georgia 30318
t. 404-249-4555

Project Name: Suwanee Town Center Condos
Project Location: Gwinnett Co. GA

November 8, 2021

Special Use Permit Letter of Intent

Planned use: 8 Luxury Condominium Units on 4 stories.
Acreage: 17,546 SF / 0.402 Acres
Gross Building area: 30,991 SF
Zoning Classification: currently zoned PMUD
Parking: 16 spaces
Building Height: 57ft

Suwanee 2040 will be a safe, fun, attractive, inclusive, evolving city with a unique, vibrant downtown that is well-connected to established neighborhoods and commercial/employment opportunities.

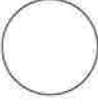
*Neighborhoods farther from downtown will be largely suburban, while development types closer to downtown will be taller, denser and highly walkable. **Town Center** will be the city's economic, social, and cultural hub. **Historic Old Town** will be characterized by a mixture of old and new quaint smaller scale development integrated into the existing traditional fabric. **Suwanee Gateway** will serve local and regional commercial and employment needs.*

This development supports the goals of the Comprehensive plan in Town Center by providing "taller, denser, and highly walkable" residences that will support local Town Center businesses during the day and after hours.

Sincerely,

Miguel Yelos San Martin

SUP-2022-001



Scale: 1/8" = 1'-0"

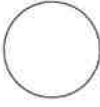
Project: JTM Development
 275 Swaine Blvd.
 Suwanee, GA 30088

Sheet: 002
 Title: Zoning Rendering
 Date: 08/20/2024



Client: JTM DEVELOPMENT 275 Swaine Blvd. Suwanee, GA	Project: SUWANEE TOWN CENTER CONDOS	300 Town Center Avenue Suwanee, GA 30088
Project Number: 20027 Date: 08/20/2024 Checked by: [Name] Approved by: [Name]	Sheet Title: ZONING RENDERING	Sheet Number: Z002

SUP-2022-001 Proposed Architecture - Exhibit B (2 of 5)



Signed & Sealed
I, the undersigned, being the duly licensed Professional Engineer for the State of Georgia, do hereby certify that the above is a true and correct copy of the original as submitted to me for my professional seal and signature. I am a duly Licensed Professional Engineer in the State of Georgia, License No. 10000.

Date: _____
Comments:



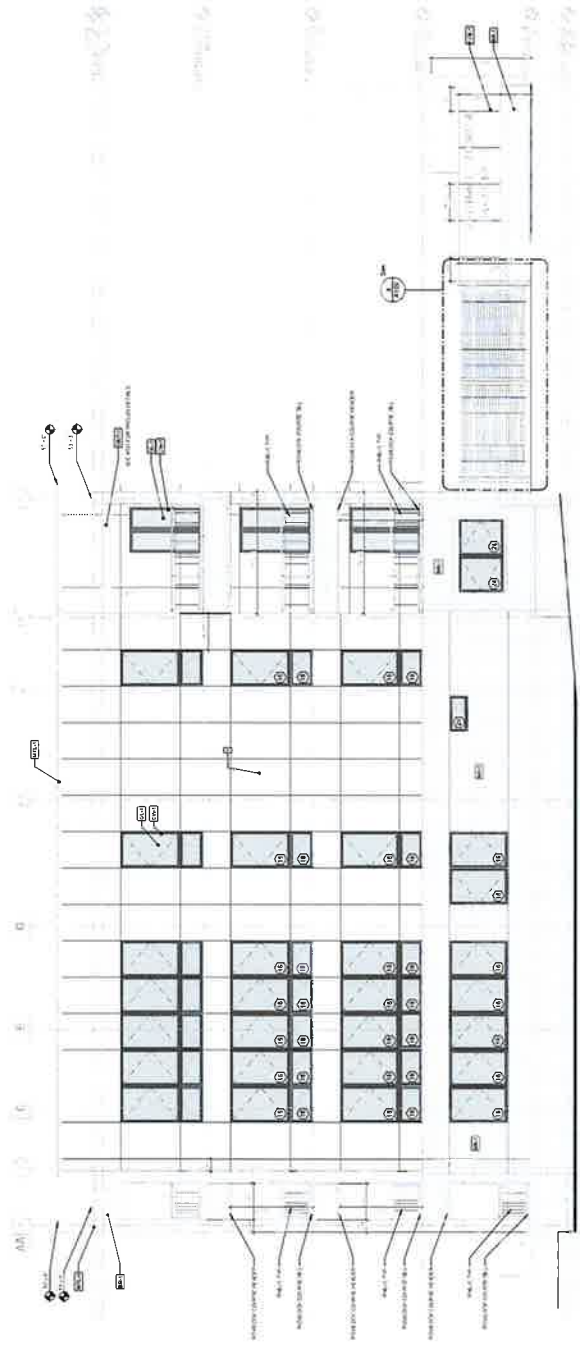
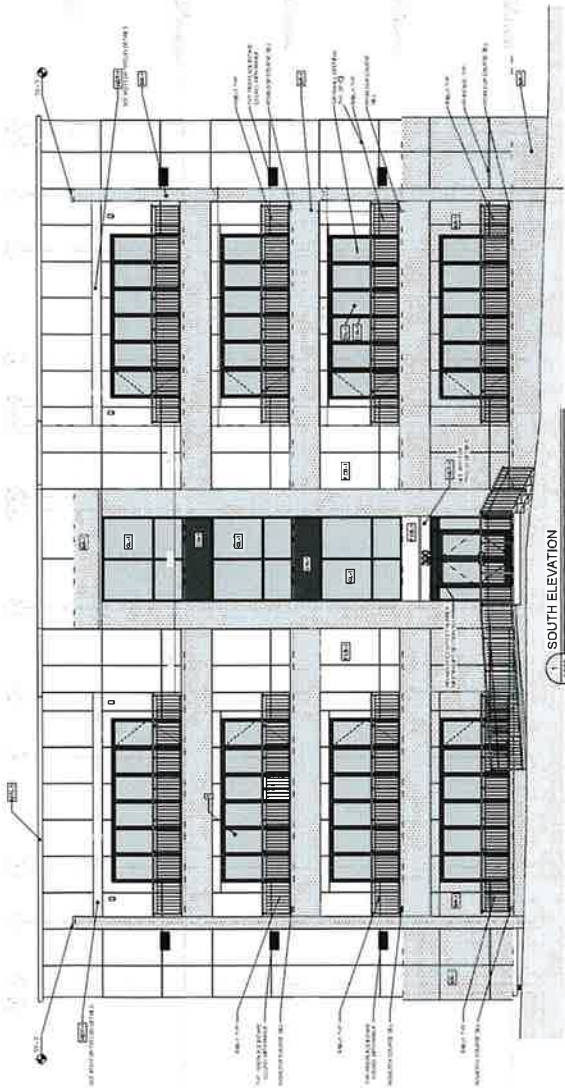
Client JTM DEVELOPMENT 275 Sawdell Blvd. Suwanee, Ga.	Project SUWANEE TOWN CENTER CONDOS 500 West Peachtree Avenue Suwanee, GA 30024	Project Number: 2022 Prepared By: [Name] Checked By: [Name] Approved By: [Name] Sheet Title: ZONING RENDERING Sheet Number: Z003
---	--	---



James S. Givens, P.E.
Professional Engineer
No. 13093
State of Georgia

REV.	DATE	COMMENTS
1	05/25/21	PERMIT SET

Client JTM DEVELOPMENT 275 Sawtooth Blvd. Stonewall, GA	Project SUWANEE TOWN CENTER CONDOS 200 Town Center Avenue Stonewall, GA 30084	Project Number: 20242 Issued For: JSC Checked By: YSM Approved By: YSM Sheet Title: BUILDING ELEVATIONS Sheet Number: A202
---	---	---



TYPE	SYMBOL	DESCRIPTION	FINISHES	NOTES	USE OR FINISH	REMARKS
1	1	CONCRETE	CONCRETE			
2	2	BRICK	BRICK			
3	3	GLASS	GLASS			
4	4	WOOD	WOOD			
5	5	STEEL	STEEL			
6	6	PAINT	PAINT			
7	7	ROOFING	ROOFING			
8	8	LANDSCAPE	LANDSCAPE			
9	9	MECHANICAL	MECHANICAL			
10	10	ELECTRICAL	ELECTRICAL			
11	11	PLUMBING	PLUMBING			
12	12	MECHANICAL	MECHANICAL			
13	13	ELECTRICAL	ELECTRICAL			
14	14	PLUMBING	PLUMBING			
15	15	MECHANICAL	MECHANICAL			
16	16	ELECTRICAL	ELECTRICAL			
17	17	PLUMBING	PLUMBING			
18	18	MECHANICAL	MECHANICAL			
19	19	ELECTRICAL	ELECTRICAL			
20	20	PLUMBING	PLUMBING			
21	21	MECHANICAL	MECHANICAL			
22	22	ELECTRICAL	ELECTRICAL			
23	23	PLUMBING	PLUMBING			
24	24	MECHANICAL	MECHANICAL			
25	25	ELECTRICAL	ELECTRICAL			
26	26	PLUMBING	PLUMBING			
27	27	MECHANICAL	MECHANICAL			
28	28	ELECTRICAL	ELECTRICAL			
29	29	PLUMBING	PLUMBING			
30	30	MECHANICAL	MECHANICAL			
31	31	ELECTRICAL	ELECTRICAL			
32	32	PLUMBING	PLUMBING			
33	33	MECHANICAL	MECHANICAL			
34	34	ELECTRICAL	ELECTRICAL			
35	35	PLUMBING	PLUMBING			
36	36	MECHANICAL	MECHANICAL			
37	37	ELECTRICAL	ELECTRICAL			
38	38	PLUMBING	PLUMBING			
39	39	MECHANICAL	MECHANICAL			
40	40	ELECTRICAL	ELECTRICAL			
41	41	PLUMBING	PLUMBING			
42	42	MECHANICAL	MECHANICAL			
43	43	ELECTRICAL	ELECTRICAL			
44	44	PLUMBING	PLUMBING			
45	45	MECHANICAL	MECHANICAL			
46	46	ELECTRICAL	ELECTRICAL			
47	47	PLUMBING	PLUMBING			
48	48	MECHANICAL	MECHANICAL			
49	49	ELECTRICAL	ELECTRICAL			
50	50	PLUMBING	PLUMBING			

COMMUNITY VISION

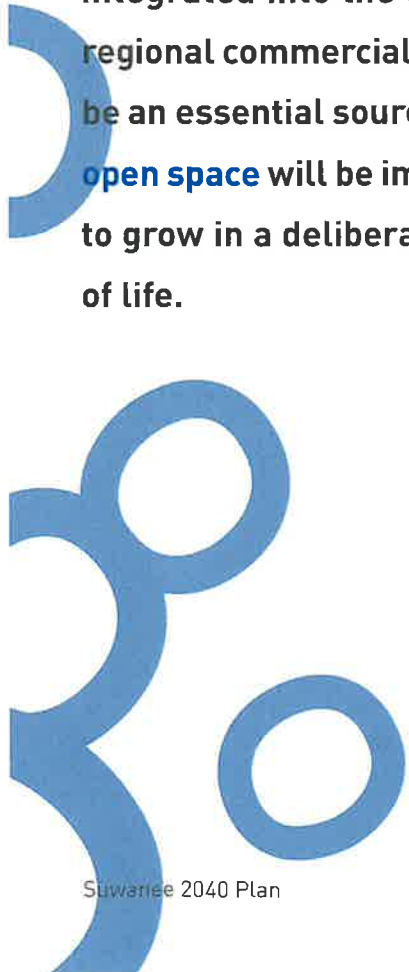
Vision Statement

Character Areas

Future Land Use

VISION STATEMENT

Suwanee 2040 will be a safe, fun, attractive, inclusive, evolving city with a unique, vibrant downtown that is well-connected to established neighborhoods and commercial/employment opportunities. **Neighborhoods farther from downtown will be largely suburban, while development types closer to downtown will be taller, denser and highly walkable.** **Town Center** will be the city's economic, social, and cultural hub. **Historic Old Town** will be characterized by a mixture of old and new quaint smaller scale development integrated into the existing traditional fabric. **Suwanee Gateway** will serve local and regional commercial and employment needs. **Established neighborhoods** will continue to be an essential source of quality homes attractive to families. **Art, parks, greenways and open space** will be important elements for recreation and identity. Suwanee will continue to grow in a deliberate manner that enhances the city's varied communities and quality of life.





OVERALL DESIGN GOALS:

The Suwanee Town Center is an important step in directing new mixed-use development rather than passively waiting for its arrival. The City envisions a mix of public and private efforts to implement the Old Town Master Plan. With the City owning 23 acres its ability to guide development at the site is significant. It also envisions an adjoining tract to be developed as an extension and expansion of initial 23-acre tract. For this site, the City foresees a compatible project that includes a mixture of single-family detached, single-family attached, multifamily and commercial uses, inherent in the City's desire to create a mixed-use town center and major community park are several goals related to the design concept presented herein:

Mixed-Use Development: The New Town Center plans for a wide variety of compatible uses including rental housing, for-sale housing, office suites, local storefront retail, civic uses (including a potential future city hall), passive open space and a community amphitheatre. Collectively, this creates a dynamic district in which residents of Suwanee and the region as a whole have the opportunity to live, shop, work, play, relax, be entertained and engaged culturally.

'Downtown' Street Character: The Town Center seeks to actively follow the City's previously approved Design Guidelines by creating a small downtown-style character of streets, sidewalks, buildings and open spaces. Buildings will face the street and provide a continuous 'edge' with on-street parking in front and surface or deck parking in the rear (i.e., away from view of the public right-of-way). Furthermore, buildings are designed for smaller retail tenants (rather than large national chains) to enhance the 'storefront' character typical of traditional main streets.

Critical Mass of Development: To create a compact and walkable town center, it will be important to develop a critical mass of buildings that will not be overwhelmed by parking and the adjacent 10-acre park while maintaining historic-style development patterns consistent with small-town Georgia. New development is planned in such a way that doesn't spread buildings too far apart or intersperse parking between buildings. Furthermore, the overall development program has been massed vertically (the equivalent of 2 to 4 stories) to the extent possible rather than creating a horizontal sea of sprawling one-story buildings.

Realistic Development Market: The market for new housing and commercial space has been thoroughly researched against local, regional, and national town center trends to insure that the town center design is achievable within both the short and long-term. The City hired Robert Charles Lesser & Co. LLC to analyze the site's market feasibility. This study revealed that the subject tract is suitable for a well-designed and integrated mixed-use project that combines residential, office, commercial and civic uses in a town-center-style design. The resulting layout of buildings, roads and parking is designed to facilitate a phased development approach that is consistent with market realities.

Connectivity: The layout of the Town Center is purposefully designed to facilitate a variety of vehicular and pedestrian connections throughout the site. This creates a more walkable district by providing for direct routes between housing, commercial, and mixed-use areas. It also supports the notion of limiting the visual impact of parking by allowing a 'park once and a walk' mentality within the district. Furthermore, the site is connected to the city's broader greenway/trail system to create extended opportunities for bicyclists, hikers, etc.

Civic Presence: The new town center seeks to create an atmosphere of civic pride and public use rather than simply the appearance of a private development. Therefore, the town center includes a major public park and amphitheatre as a signature, forefronted element. In addition, the City has identified a location for a potential new city hall or other quasi-governmental facility at the heart of the development. Furthermore, the site is connected to the existing government center complex on the west side of Buford Highway. The town center plan assumes that a new traffic light will be installed at the intersection of Buford Highway and the new parkside road to facilitate this connection of civic uses.

Flexibility: The town center plan is carefully crafted to allow future design flexibility of individual development sites as long as they meet the previously approved design guidelines and overall design intent as stated herein.

Prepared for: CITY OF SUWANEE
 Prepared by: Clark Patterson Associates / Urban Collage, Inc.
 Jon Benton - Associates / Robert Charles Lesser & Co.

Suwanee Town Center Master Plan
 February 6th, 2003

MASTER SITE PLAN

SUP-2022-001



PHASE ONE consists of the Town Center Park, the park road and the area required for stormwater control. Construction of the park and road is scheduled to begin in March of 2003.

PHASE TWO begins the 'street wall' flanking the new city hall site. It is approximately 2.25 acres of mixed-use (residential above retail) buildings with some additional office or residential (townhouses, live-work units) condominium buildings along a new street framing an open space mall.

PHASE THREE continues the street wall established in Phase 2 by mirroring the building frontage across the new city hall site on approximately 3 acres. The mix of uses can be different, with the possibility of residential 'flats' increasing the number of dwellings fronting the park. Additional uses can be provided along the side street but should match the design in place across the mall.

PHASE FOUR develops the outparcel (1.25 acres) along Lawrenceville - Suwanee Road with a free-standing commercial use, possibly a national retailer. The building should appear as two to three stories in height, marking the entry to the Town Center.

PHASE FIVE is the last commercial development, focusing on the 4.25-acre outparcel along Buford Highway. The park frontage building should largely match the design established in Phase 4, with potentially a similar use. Additional buildings can be constructed on the rear portion of the site, with conventional office space the suggested development type.

PHASE SIX completes the Town Center by providing a civic use on 1.25 acres, ideally a new city hall, as the focus of the street wall.



A PHASED DEVELOPMENT

A fundamental idea behind the Town Center Master Plan is the ability for the City of Suwanee to control development adjacent to the park by packaging land into a number of self-contained parcels. These development parcels could be sold independently or in combination, and each parcel could have specific conditions applied to influence the terms of sale that might stipulate desired architectural character or conformity to the plan. The phasing shown above is an attempt to divide the Town Center along logical parcel boundaries. Each phase was designed with the idea of building market momentum as development progresses, with limited but more premium residential and retail spaces built first and higher quantities following up. Each phase is also a self-contained unit, with dedicated parking provided entirely in off-street lots behind the buildings.

The following pages describe in detail the physical features suggested for each development phase as well as a conceptual program for total buildout.



SUP-2022-001

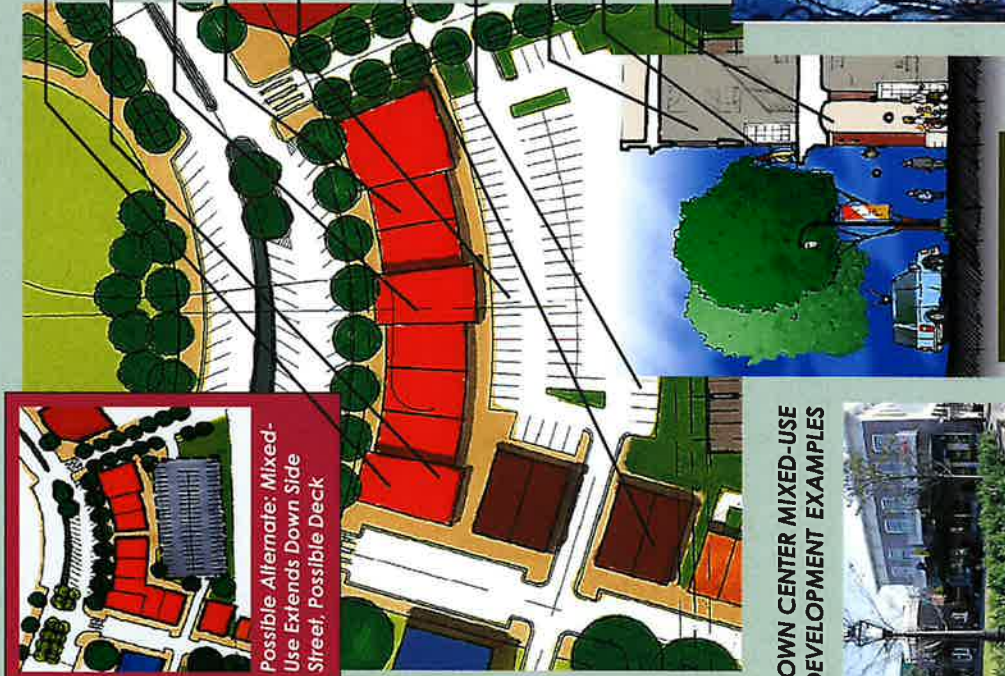


- DESIGN FEATURES**
- Tall street elevation to define edge of park
 - Tower elements at corners frame future city hall, provide spaces for signature restaurants and premium residential units
 - Building frontage follows curved line of street
 - Facade articulated into 20' to 30' wide storefront buildings



ESTIMATED PROGRAM:
 14 Loft Housing units
 19,800 square ft. retail
 6,000 square ft. office

- Double-height restaurant space at corner (ground floor)
- Luxury loft at corner (upper floor)
- 1 level of "Loft Housing" over ground floor retail
- Ground floor "storefront" retail to include opportunities for outdoor dining
- Surface parking located to the rear
- Provide breezeway connections to main street (in front)
- Mixed-use suites with ground floor office or retail - lofts over
- Reserved parking spaces set aside for residential units
- Lofts are double-height spaces
- Balconies overlooking sidewalk
- Intermittent arcades

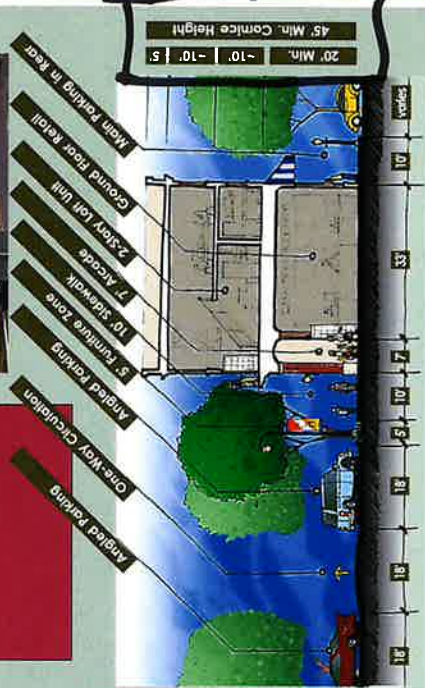


Possible Alternate: Mixed-Use Extends Down Side Street, Possible Deck

TOWN CENTER MIXED-USE DEVELOPMENT EXAMPLES



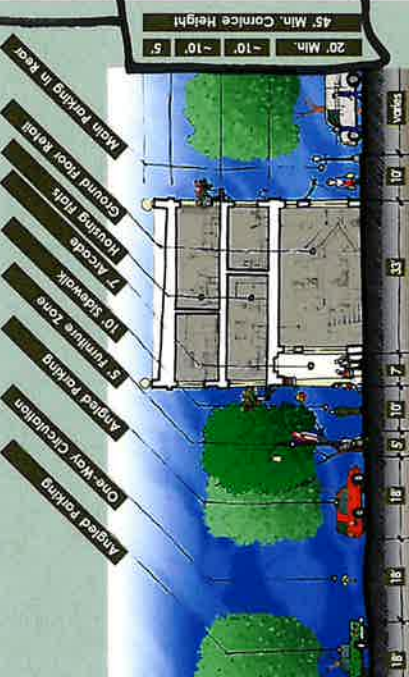
The height and treatment of the street frontage is critical to defining the edge of the park and animating the sidewalk corridor



SUP-2022-001



- DESIGN FEATURES**
- Tall street elevation to define edge of park
 - Tower elements at corners frame future city hall, provide spaces for signature restaurants and premium residential units
 - Building frontage follows curved line of street
 - Facade articulated into 20' to 30' wide storefront buildings



ESTIMATED PROGRAM:
 40 Residential 'Flats'
 19,800 square ft. retail
 12,000 square ft. office

- Ground floor "storefront" retail to include opportunities for outdoor dining
- Two levels of "Stacked Flats" over ground floor retail
- Flats can be ownership or rental
- Surface parking located to the rear (provide breezeway connections to main street in front)
- Luxury flats at corner (top unit possibly multi-level)
- Double-height restaurant space at corner (ground floor)
- Reserved parking spaces set aside for residential units
- Mixed-use suites with ground floor office or retail - residential units over commercial



Possible Alternate: Larger Spec / Gov't Office, Possible Deck



EXAMPLES OF TOWN CENTER MIXED-USE DEVELOPMENT



SUP-2022-001



DESIGN FEATURES

- Single-story retail buildings have tall ceiling heights and facades to continue street wall
- Retail buildings could have towers or signature architecture to mark the entry to the park and town center
- Corner entries on retail buildings address park
- Office development in Phase 5 can be tailored to respond to the changing market
- Feasibility of parking deck in Phase 5 can be encouraged by city in return for parking allocation for events such as Suwanee Day

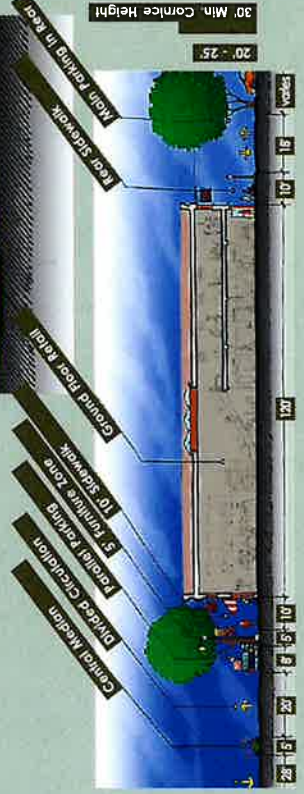
PHASES 4 & 5 CONCEPT PLANS



Possible Alternate: Split Commercial With Storefront Building

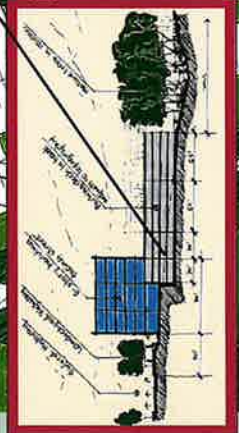


- Streetscape extended down Buford Highway
- Town Center Park entry plaza
- Phase 4 stand-alone one-story retail with corner entry
- Phase 5 stand-alone one-story retail with corner entry
- Phase 5 office buildings, 2 to 3 stories high
- Surface parking located to the rear of each development
- Parking access on side streets
- New plantings between phases 3 and 5
- Alternate phase 5 development with multi-story office / retail buildings straddling (shared) parking deck



Possible Alternate: Midrise Office, Shared Parking Deck

ESTIMATED PROGRAM:
 13,500 square ft. retail (Phase 4)
 7,500 square ft. retail (Phase 5)
 41,000 square ft. office (Phase 5)



Suwanee Town Center Master Plan
 February 6th, 2003

Prepared for: CITY OF SUWANEE
 Prepared by: Clark Patterson Associates / Urban Collage, Inc.
 Jon Benson + Associates / Robert Charles Lester & Co.



SUP-2022-001

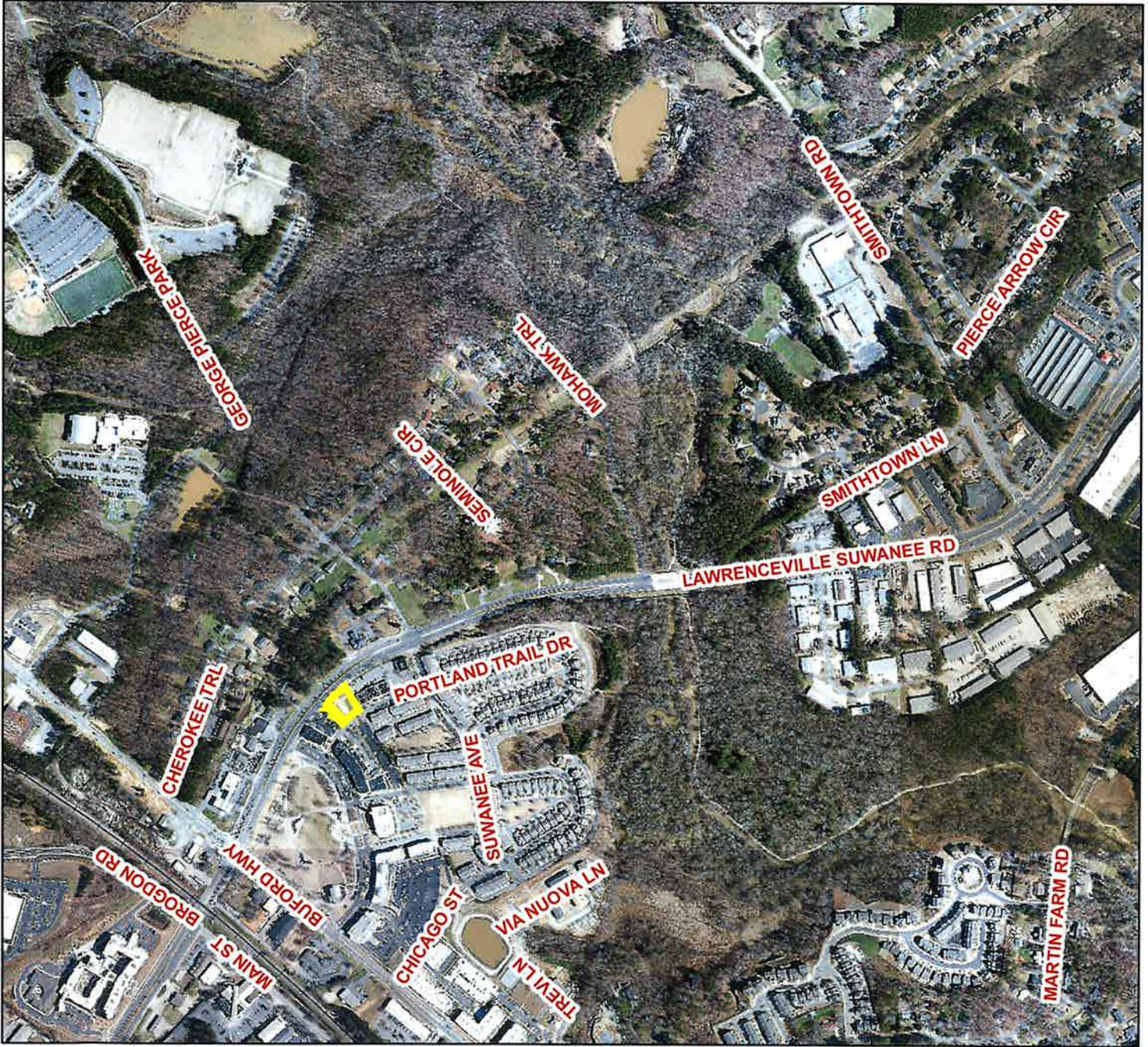


Zoning Map SUP-2022-001

Legend



SUP-2022-001





Zoning Map

SUP-2022-001

Legend

SUP-2022-001

ZONING

- C-1
- C-2
- C-2A
- C-3
- GCA
- IRD
- M-1
- OI
- OTCD
- PMUD
- R-100
- R-140
- R-75
- R-85
- RM6
- RM8

