

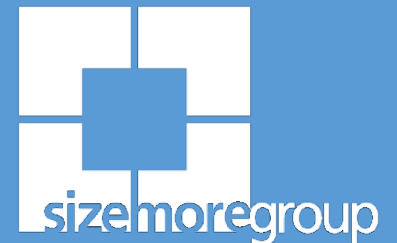


Mayor + Council Update

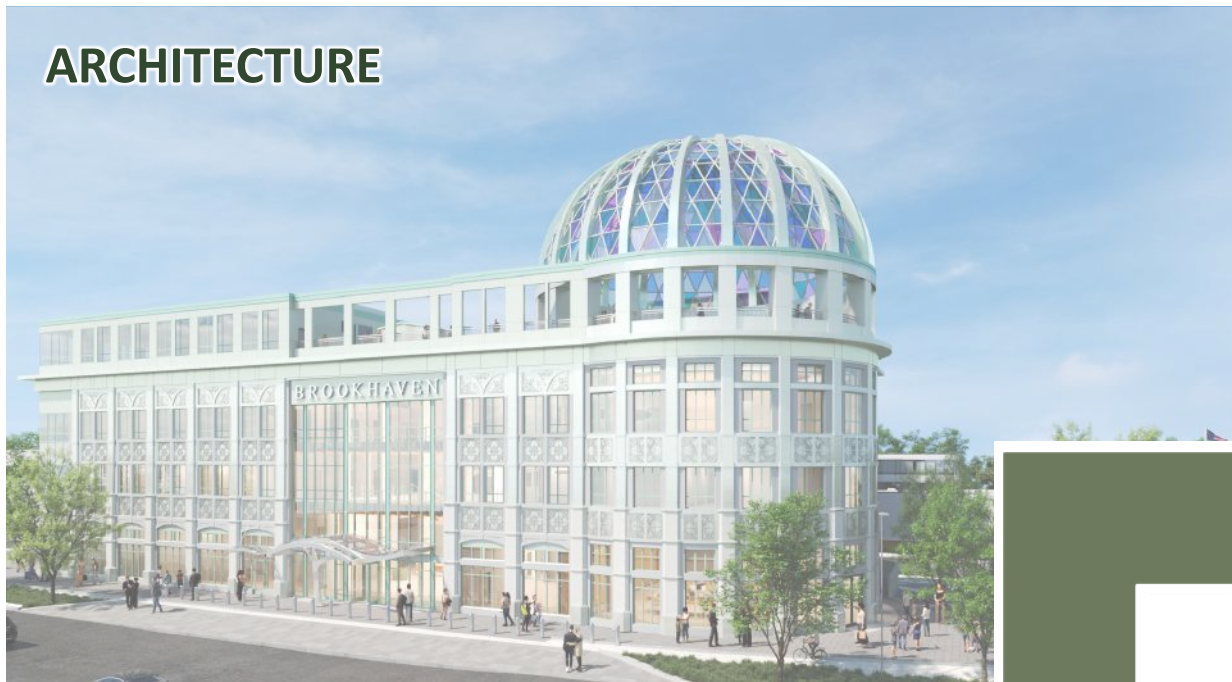
April 22, 2025

City of South Fulton

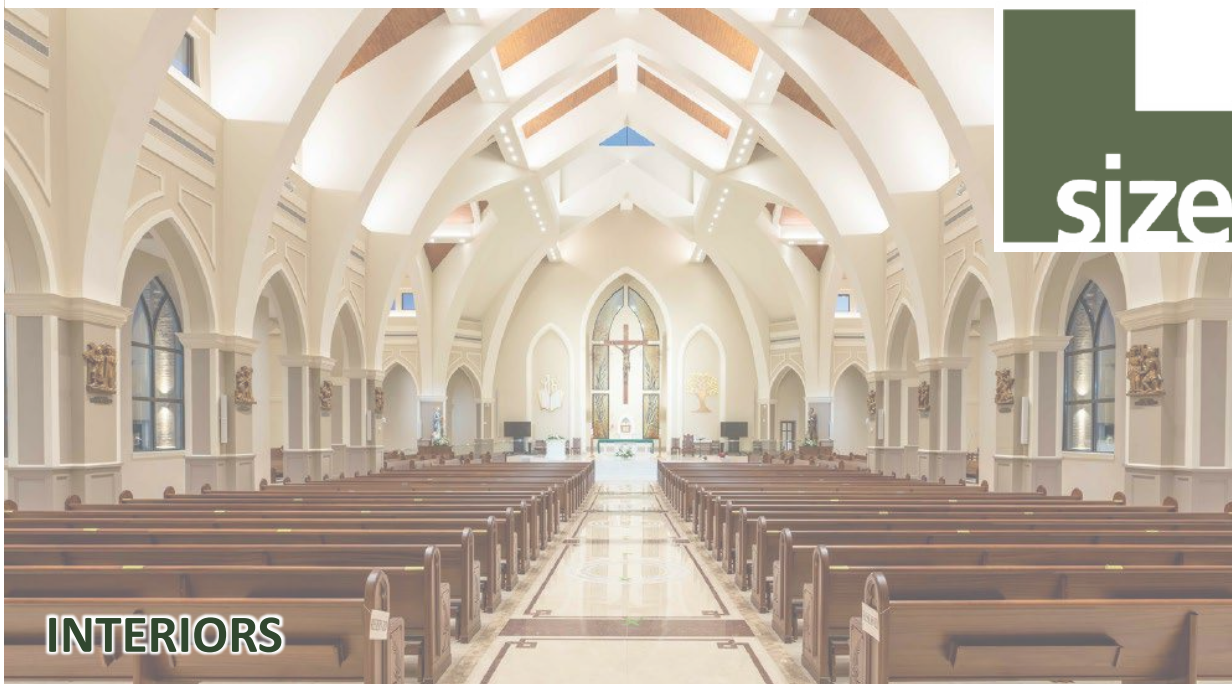
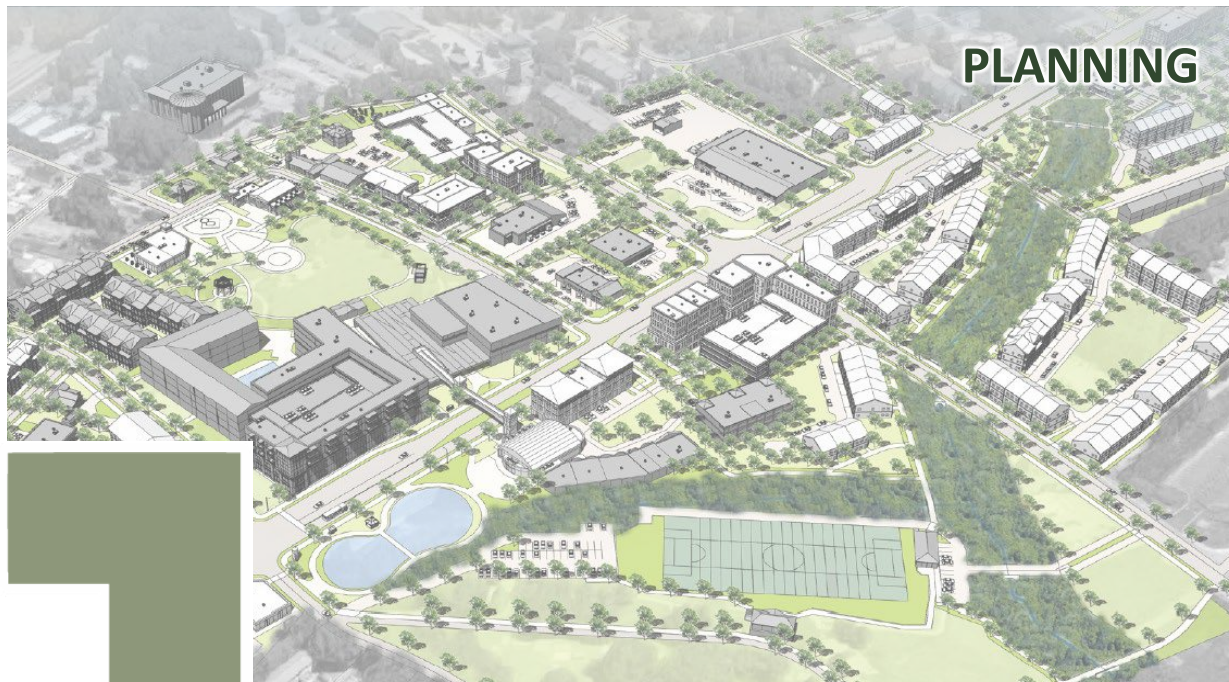
Design Services



**ARCHITECTURE**



**PLANNING**



**INTERIORS**



**ENGAGEMENT**

# AGENDA

- Introduction
- Project Scope
- Stakeholder Engagement
- Market Analysis Overview
- Concepts
- Next Steps
  - Phasing and Implementation



# PROJECT TEAM

## LEAD PLANNING & DESIGN

Sizemore Group



**BILL DE ST. AUBIN, AIA, LEED AP, CEO**  
Principal Architect



**DEANNA MURPHY, AICP**  
Project Manager and Lead Designer



**PULKIT JAIN**  
Assistant Project Manager

## MARKET ANALYSIS

Noell Consulting



**BEN KING**  
Real Estate Consultant

## TRANSPORTATION & CIVIL

Atlas



**TODD I. LONG, PE, PTOE**  
Transportation Engineer



**Andy Casey**  
Transportation Engineer

## COMMUNITY ENGAGEMENT

Sycamore



**JEN PRICE, AICP**  
Project Manager



**MADISON DAVIS, AICP**  
Planner, Public Engagement Specialist

The image shows the exterior of the City of South Fulton Administration building. The building is a single-story structure with a white facade and a dark blue horizontal band. The words "City of South Fulton" are written in large, dark blue letters on the upper part of the building, and "ADMINISTRATION" is written in smaller, dark blue letters below it. The address "4715" is visible above the entrance. The building is surrounded by trees and shrubs, and a paved walkway leads to the entrance. A large, semi-transparent orange overlay covers the entire image, and the text "Project Scope" is written in large, white, sans-serif font across the center.

# Project Scope

# PROJECT SCOPE

The scope of this project includes urban planning/design and architectural services to **create a unified vision for three catalytic areas in the City of South Fulton:**

1

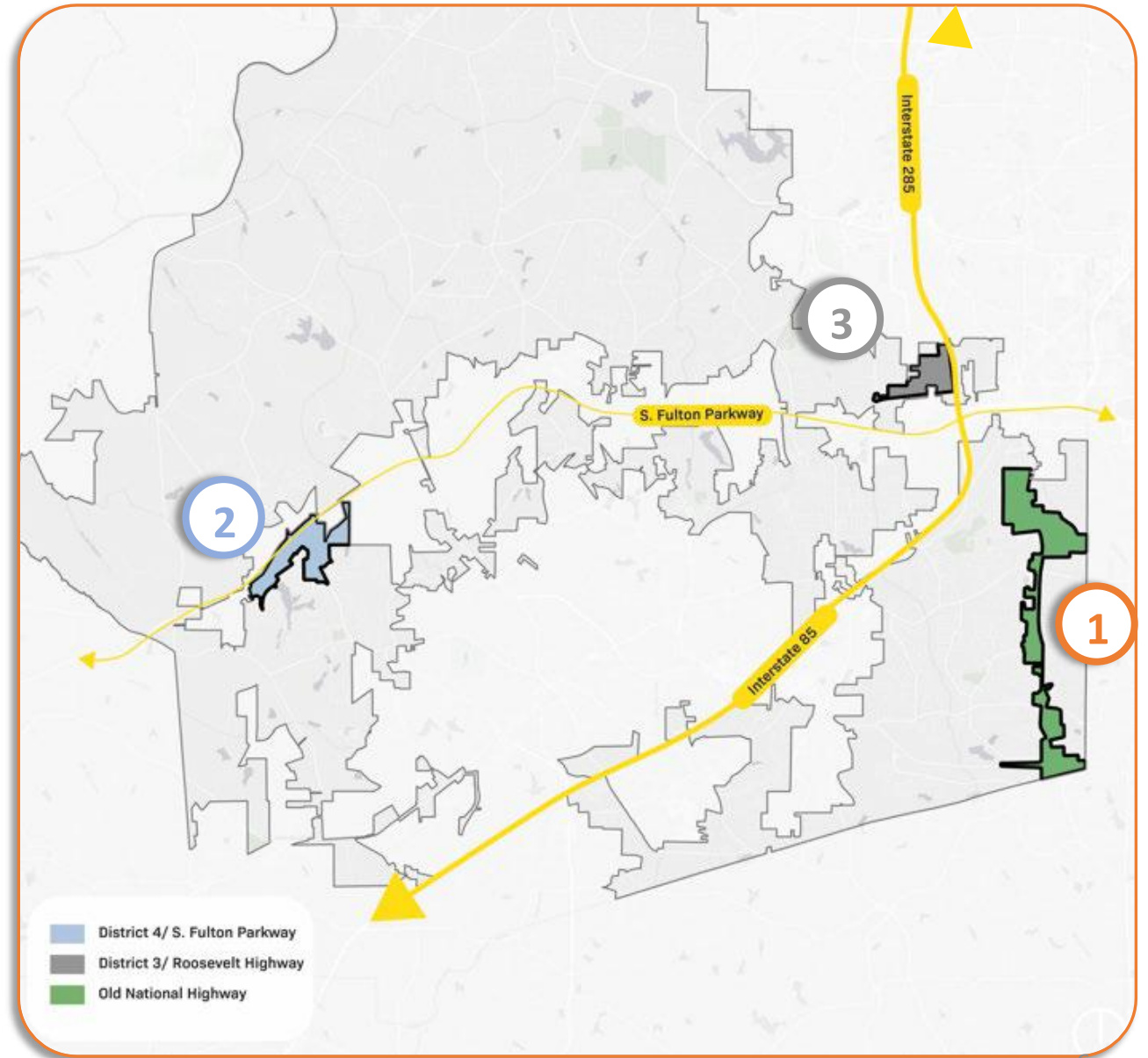
Old National District

2

South Fulton Parkway / Cedar Grove Road

3

Roosevelt Highway / Red Oak



# EXISTING STUDIES

- Campbell Drive Drawings
- Cedar Grove Village
- Washington Road Walkability Study
- South Fulton Comprehensive Plan
- Old National LCI
- Washington Road Pedestrian Safety Study
- South Fulton Model Mile
- South Fulton Economic Development Strategic Plan
- Pleasant Hill Traffic Calming Options
- South Fulton Streetlight Report
- AeroATL Greenway Plan



# PROJECT SCOPE

1

## Task 1: Existing Condition Assessment

- Review of previous plans and studies
- Land assessment
- Transportation analysis

2

## Task 2: Market Feasibility Study

- Demand and feasibility assessment
- ID new development opportunities
- Finance recommendations

3

## Task 3: Outreach

- Community Meetings (5)
- Community online surveying/mapping
- Stakeholder interviews
- Project website
- Social media engagement
- City Council meetings (2)

4

## Task 4: Redevelopment Plan

- Design concepts for each study area
- Design workshop
- Refine concepts
- Graphics
- Recommendations on design standards
- Creative placemaking

5

## Task 5: Implementation

- Implementation plan
- Final report and executive summary



1. Old National Commons



2. Old National Park



3. Crestwood Adjacent Site



4. Tri County Station



1. Cedar Grove Village



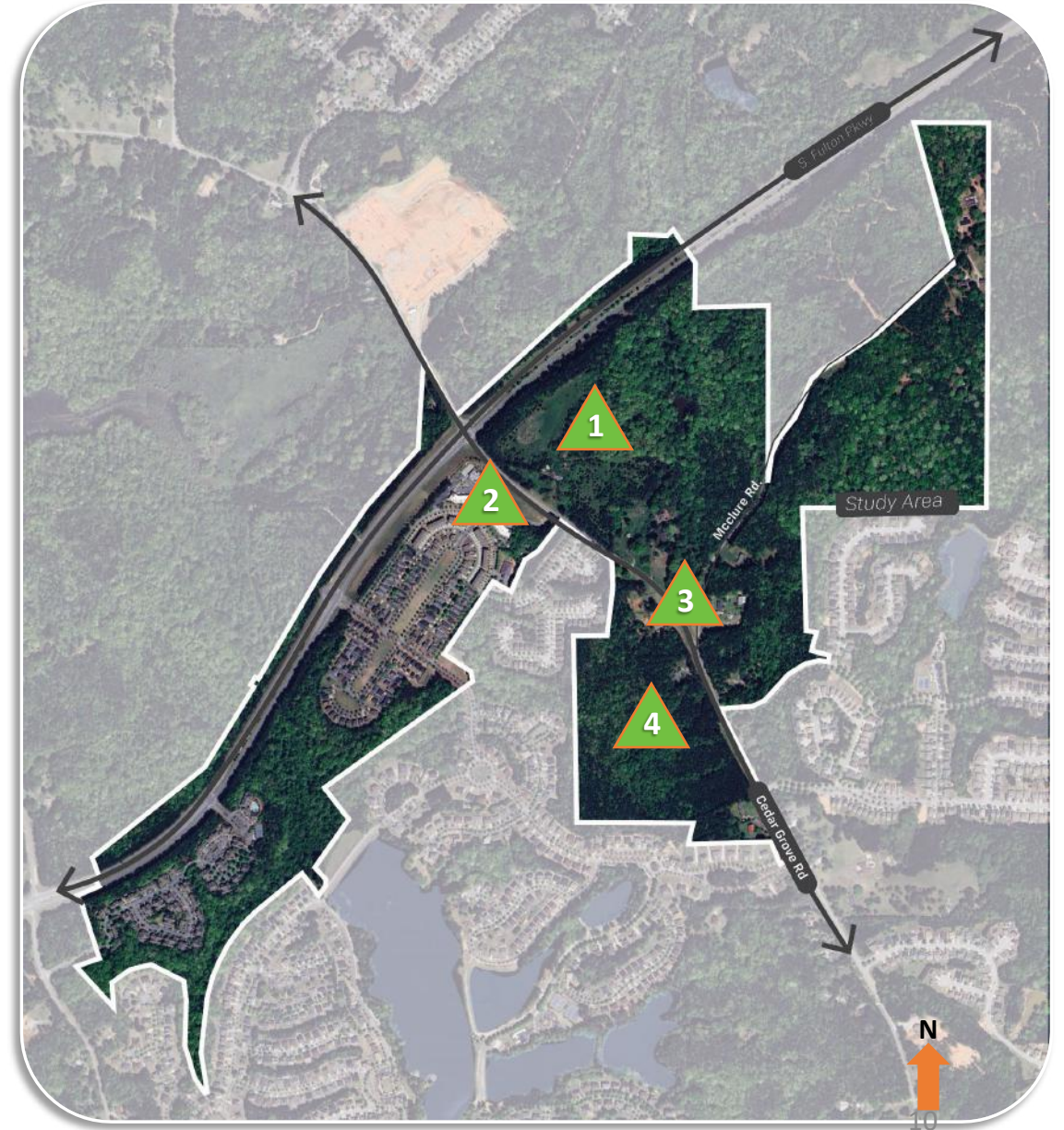
3. Cedar Grove at McClure



2. The Village Shops



4. Infill on Cedar Grove



# PROJECT SCOPE

## Roosevelt Highway/Red Oak

1. Lee Plaza



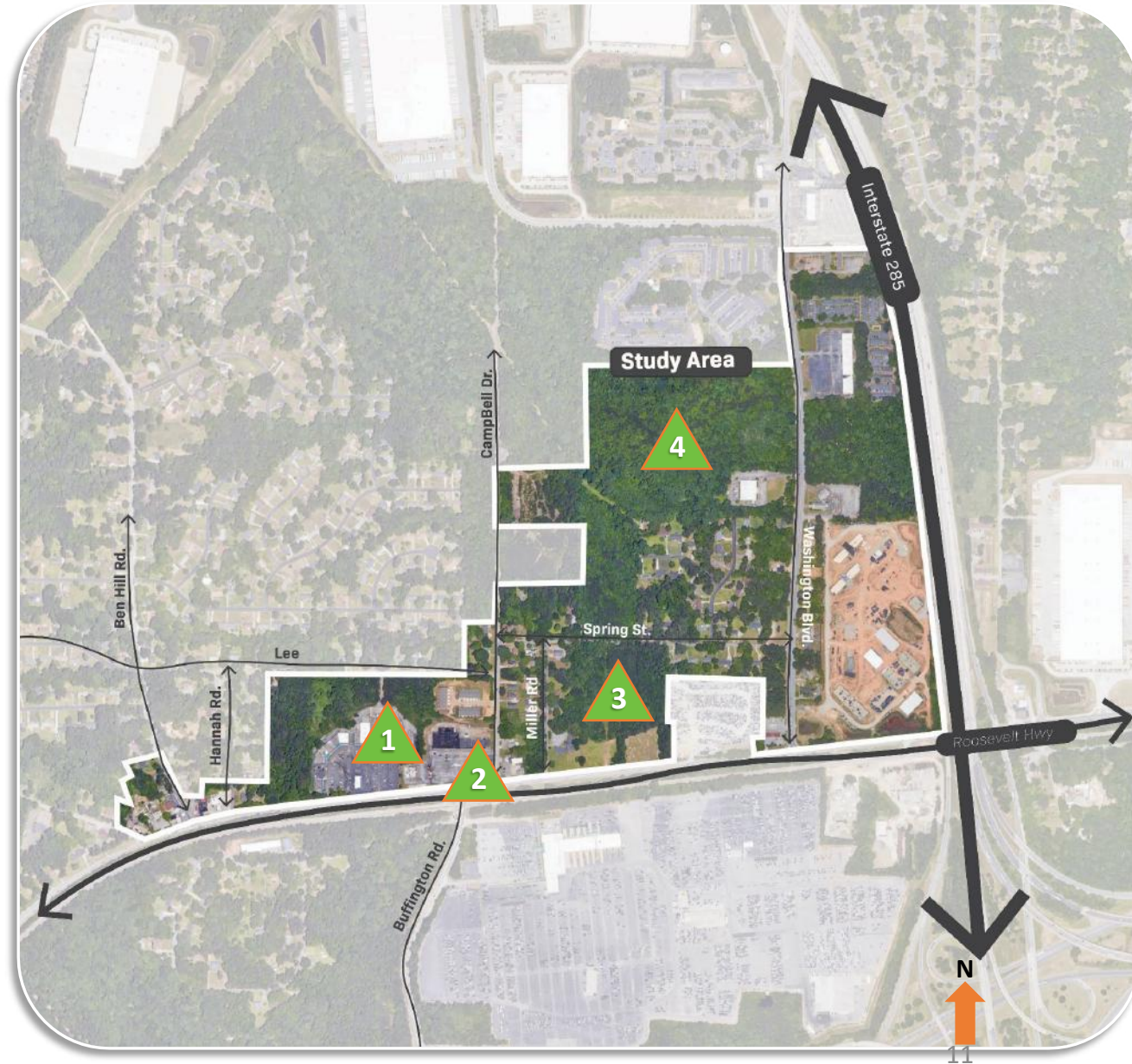
3. Infill South of Spring Street



2. Roosevelt At Buffington/Campbell



4. Infill North of Spring Street/Washington



# PROJECT GOALS



1. Establish and build **consensus around a unified vision** for each study area



2. **Engage** the community



3. **Create an implementable plan** that does not sit on the shelf



4. **Provide clear steps** towards implementation

A photograph of the City of South Fulton Administration building, a single-story structure with a blue and white facade. The building features large windows and a sign that reads "City of South Fulton" in blue letters. Below this, the word "ADMINISTRATION" is partially visible. The address "4715" is displayed above the entrance. The building is surrounded by greenery, including trees and shrubs, and a paved walkway leads to the entrance. The sky is blue with scattered white clouds.

# STAKEHOLDER ENGAGEMENTS

# STAKEHOLDER ENGAGEMENTS



Corridor Bus Tour



City Council Briefing



Stakeholder Interviews



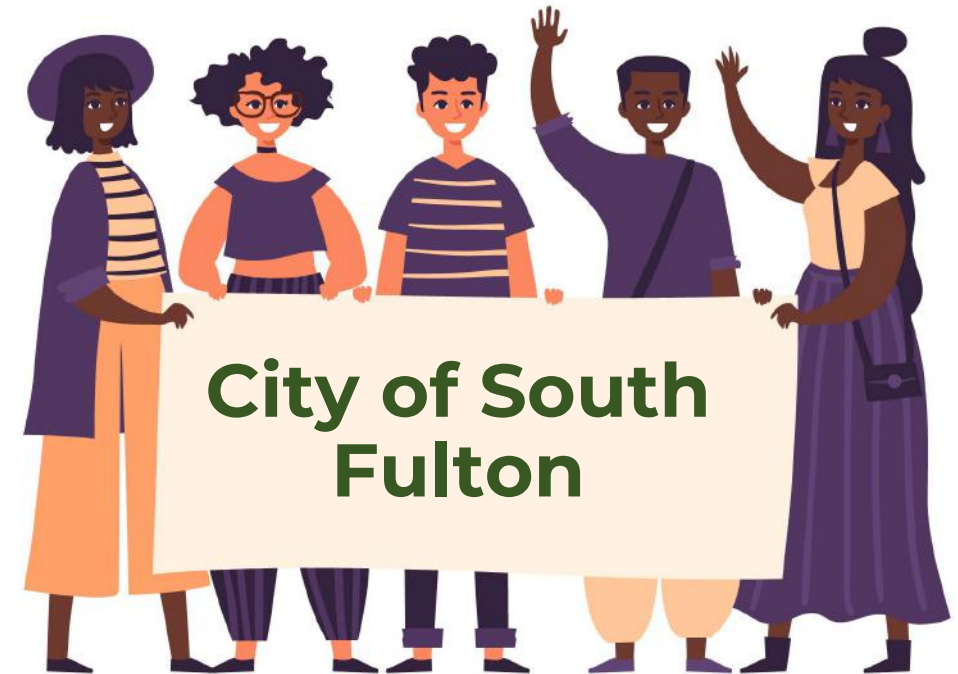
Online Engagement



Design Workshops



Interactive Engagement Events



# COMMUNITY MEETINGS

Community Meeting Series 1 OND	October 10, 2024
Community Meeting Series 1 District 3	October 15, 2024
Community Meeting Series 1 District 4	October 24, 2024
Community Meeting 2 Community Design workshop	November 7, 2024
Internal Design Workshop	November 6-7, 2024
Community Meeting 3 Draft recommendations	May 15, 2025 (tentatively)



A photograph of the City of South Fulton Administration building, a single-story structure with a blue and white facade. The building features large windows and a prominent sign that reads "City of South Fulton" in blue letters, with "ADMINISTRATION" in smaller white letters below it. The address "4715" is visible above the entrance. The building is surrounded by green trees and manicured bushes. A paved road and a sidewalk lead towards the building. The sky is blue with scattered white clouds. Overlaid on the image is the text "Market Analysis Overview" in a large, white, sans-serif font.

# Market Analysis Overview

# MARKET ANALYSIS - OVERVIEW

Land Use	Estimated Demand in Study Areas	Old National Highway N.	Old National Highway S.	Red Oak Main Street	South Fulton Parkway
Multi-family	410 Units	200 Units	200 Units	-	-
Attached For-Sale	410 Units	100-150 Units	150+ Units	50 Units	50 Units
Retail	111,900 SF	25,000 SF	25,000 SF	15,000 SF	60,000 SF
Office	103,204 SF	30,000 SF	30,000 SF	-	40,000 SF
Hospitality	115 Keys	80-100 Keys	-	-	-

A photograph of the City of South Fulton Administration building, a single-story structure with a blue and white facade. The building features large windows and a prominent entrance. The address number 4715 is visible above the entrance. The building is surrounded by greenery, including trees and shrubs. A paved road and a sidewalk lead to the entrance. The sky is blue with scattered white clouds. The word "Concepts" is overlaid in large white text on the building's facade.

# Concepts

ADMINISTRATION

4715

# RECOMMENDATIONS: OLD NATIONAL DISTRICT

1. Old National Commons



3. Crestwood Adjacent Site



2. Old National Park



4. Tri County Station



# OLD NATIONAL DISTRICT – GOALS



Enhance Infrastructure for Pedestrian and Bicycle Movement



Expand Public Spaces and Recreation Opportunities



Improve Streetscape and Beautification Efforts



Support Balanced Retail and Residential Growth



Foster a Safe and Vibrant Community

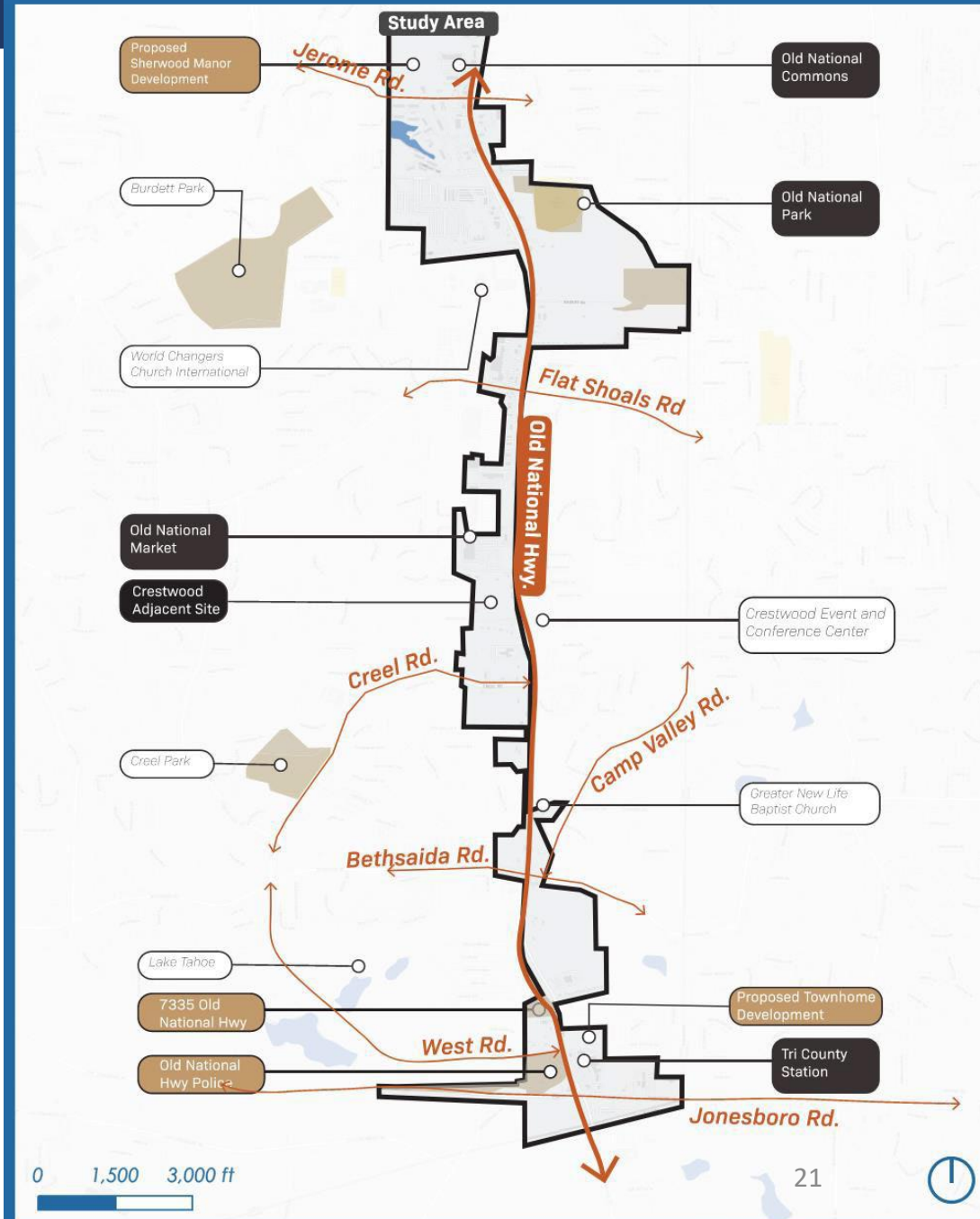


Develop a Clear Implementation Plan

# OLD NATIONAL DISTRICT - ASSETS

- CONCEPTS
- POINTS OF INTEREST
- FUTURE DEVELOPMENT
- CITY OWNED PROPERTY

## Old National District



# OLD NATIONAL COMMONS - CONTEXT

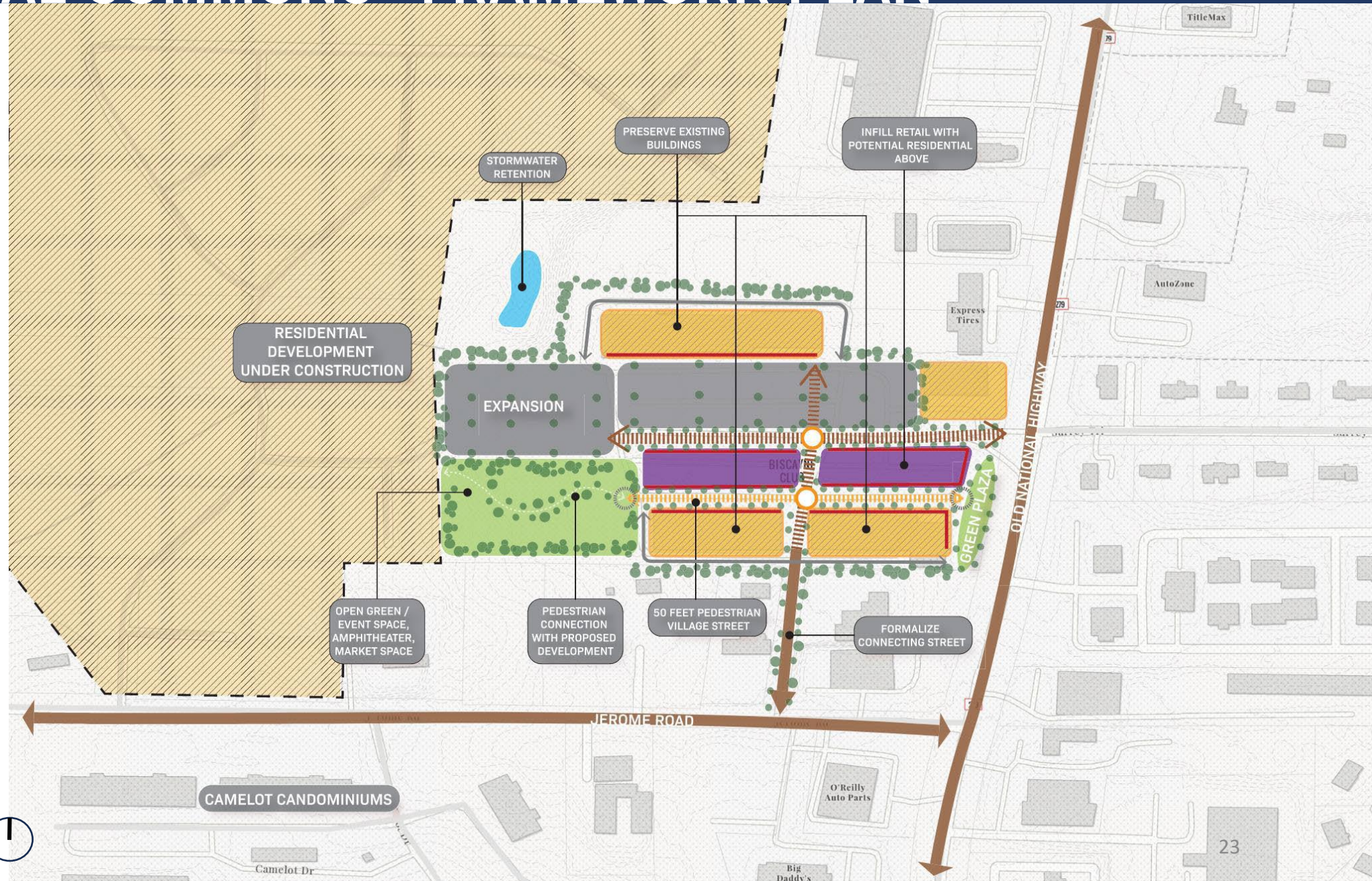


# OLD NATIONAL COMMONS – FRAMEWORK PLAN

LEGEND	
	PROPOSED CONNECTIONS
	COMMERCIAL FRONTAGE
	EXISTING STREET
	PROPOSED STREET
	PROPOSED PEDESTRIAN INFRASTRUCTURE
	EXISTING BUILDING
	MIXED-USE
	RESIDENTIAL
	RETAIL / COMMERCIAL
	GREEN COVER / PARK
	PARKING
	STORMWATER RETENTION / STREAM
	PROPOSED DEVELOPMENTS UNDERWAY
	LIVE WORK

0 ft.

500 ft.



# OLD NATIONAL COMMONS – SITE PLAN



# OLD NATIONAL PARK - CONTEXT



# OLD NATIONAL PARK – FRAMEWORK PLAN



LEGEND	
	PROPOSED CONNECTIONS
	COMMERCIAL FRONTAGE
	EXISTING STREET
	PROPOSED STREET
	PROPOSED PEDESTRIAN INFRASTRUCTURE
	EXISTING BUILDING
	MIXED-USE
	RESIDENTIAL
	RETAIL / COMMERCIAL
	GREEN COVER / PARK
	PARKING
	STORMWATER RETENTION / STREAM
	PROPOSED DEVELOPMENTS UNDERWAY
	LIVE WORK

0 ft. 500 ft.



# OLD NATIONAL PARK – SITE PLAN



# CRESTWOOD ADJACENT SITE - CONTEXT



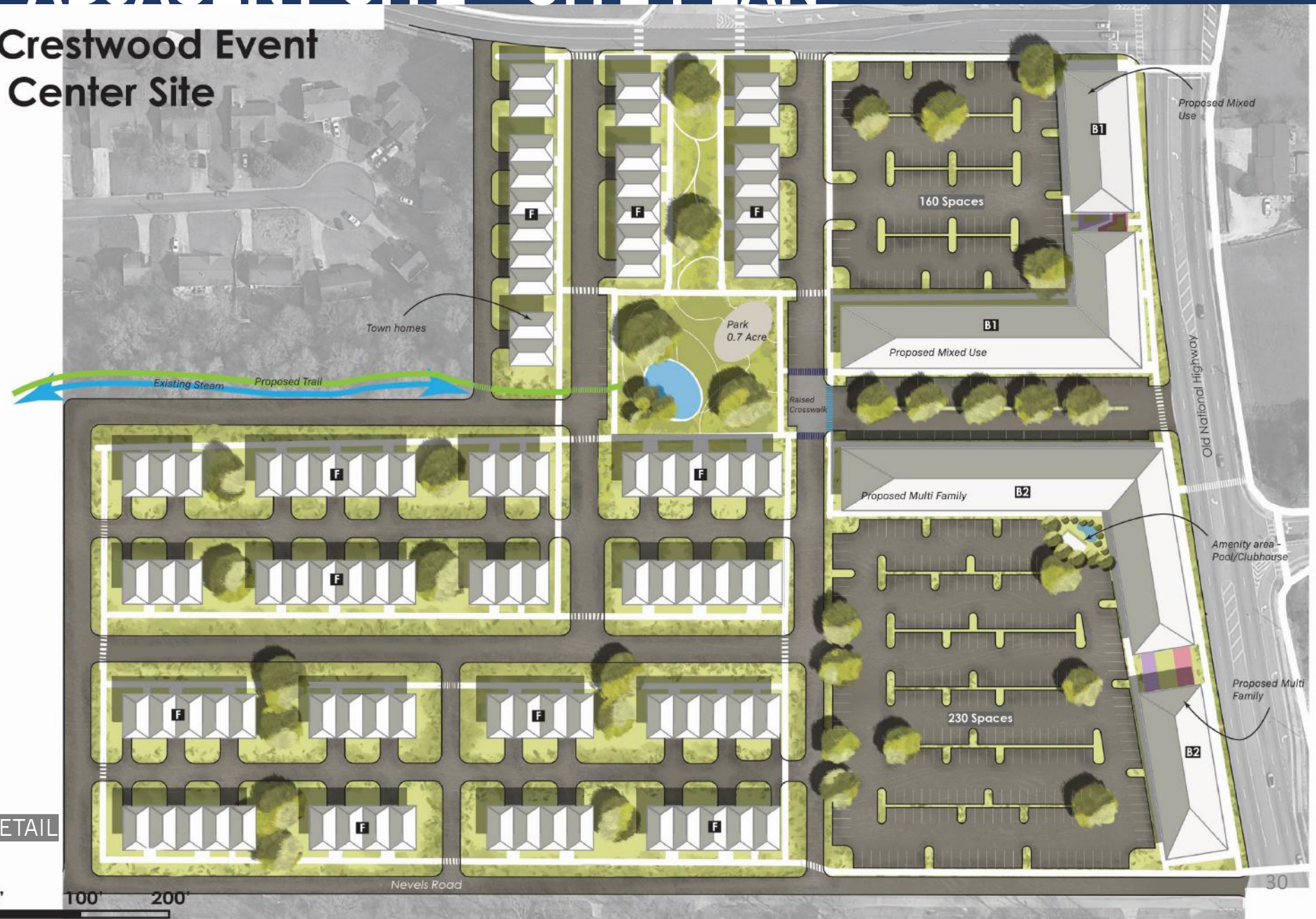
# CRESTWOOD ADJACENT SITE – FRAMEWORK PLAN

LEGEND	
	PROPOSED CONNECTIONS
	COMMERCIAL FRONTAGE
	EXISTING STREET
	PROPOSED STREET
	PROPOSED PEDESTRIAN INFRASTRUCTURE
	EXISTING BUILDING
	MIXED-USE
	RESIDENTIAL
	RETAIL / COMMERCIAL
	GREEN COVER / PARK
	PARKING
	STORMWATER RETENTION / STREAM
	PROPOSED DEVELOPMENTS UNDERWAY
	LIVE WORK



# CRESTWOOD ADJACENT SITE – SITE PLAN

## Crestwood Event Center Site



# TRI-COUNTY STATION – CONTEXT



# TRI-COUNTY STATION – FRAMEWORK PLAN



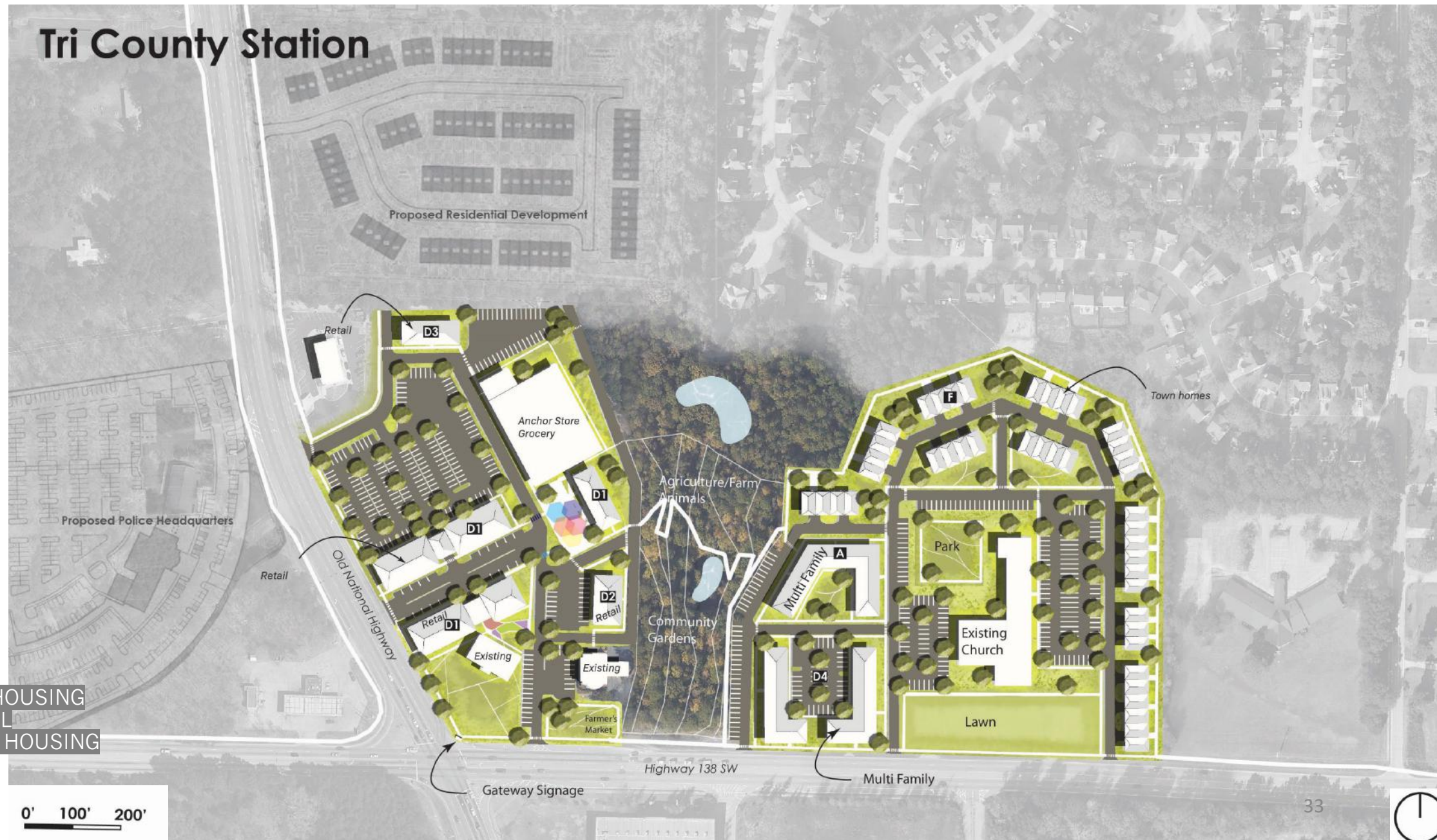
LEGEND	
	PROPOSED CONNECTIONS
	COMMERCIAL FRONTAGE
	EXISTING STREET
	PROPOSED STREET
	PROPOSED PEDESTRIAN INFRASTRUCTURE
	EXISTING BUILDING
	MIXED-USE
	RESIDENTIAL
	RETAIL / COMMERCIAL
	GREEN COVER / PARK
	PARKING
	STORMWATER RETENTION / STREAM
	PROPOSED DEVELOPMENTS UNDERWAY
	LIVE WORK

0 ft.

500 ft.



# TRI-COUNTY STATION – SITE PLAN



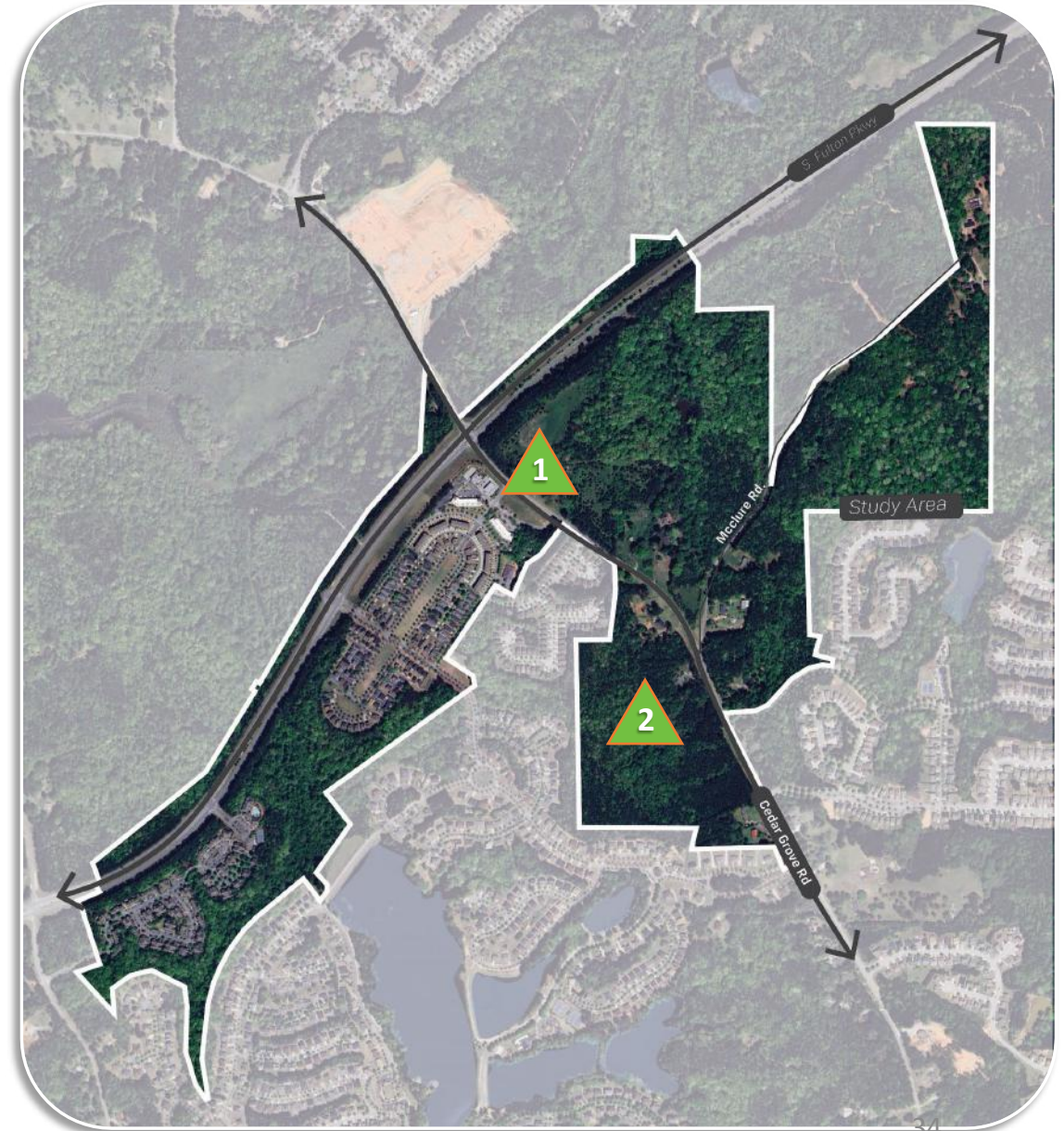
# RECOMMENDATIONS: SOUTH FULTON PARKWAY



1. Cedar Grove Village Intervention



2. Age-Restricted Living



# SOUTH FULTON PARKWAY – GOALS



Maintain agricultural and rural character in the district



Develop a market/ village center



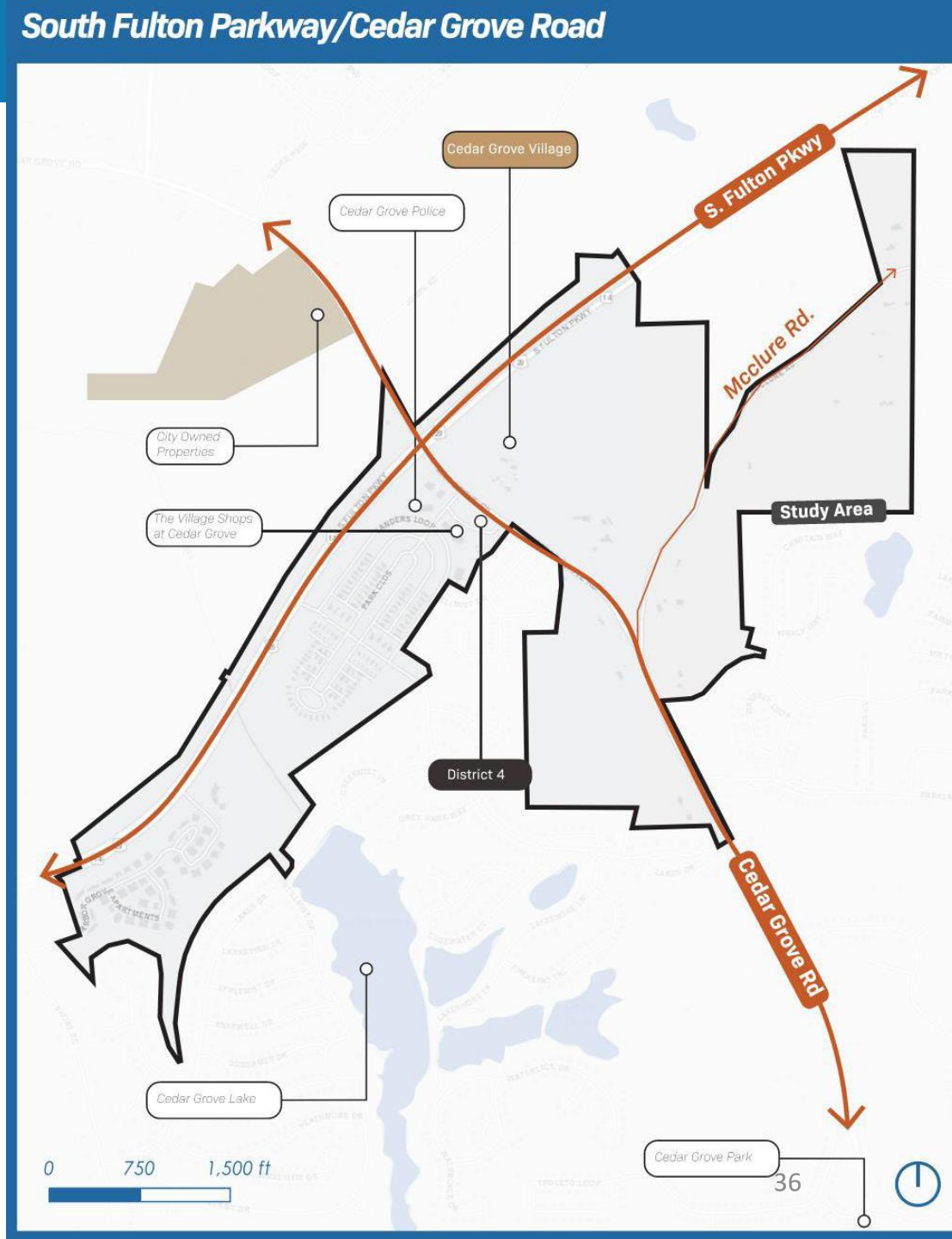
Develop mixed-use trails for bike/ped/carts and connects green spaces



Create family entertainment and commercial options

# SOUTH FULTON PARKWAY – ASSETS

- CONCEPTS
- POINTS OF INTEREST
- FUTURE DEVELOPMENT
- CITY OWNED PROPERTY



# SOUTH FULTON PARKWAY – FRAMEWORK PLAN



LEGEND	
	PROPOSED CONNECTIONS
	COMMERCIAL FRONTAGE
	EXISTING STREET
	PROPOSED STREET
	PROPOSED PEDESTRIAN INFRASTRUCTURE
	EXISTING BUILDING
	MIXED-USE
	RESIDENTIAL
	RETAIL / COMMERCIAL
	GREEN COVER / PARK
	PARKING
	STORMWATER RETENTION / STREAM
	PROPOSED DEVELOPMENTS UNDERWAY
	LIVE WORK

0 ft. 500 ft.



# SOUTH FULTON PARKWAY – SITE PLAN

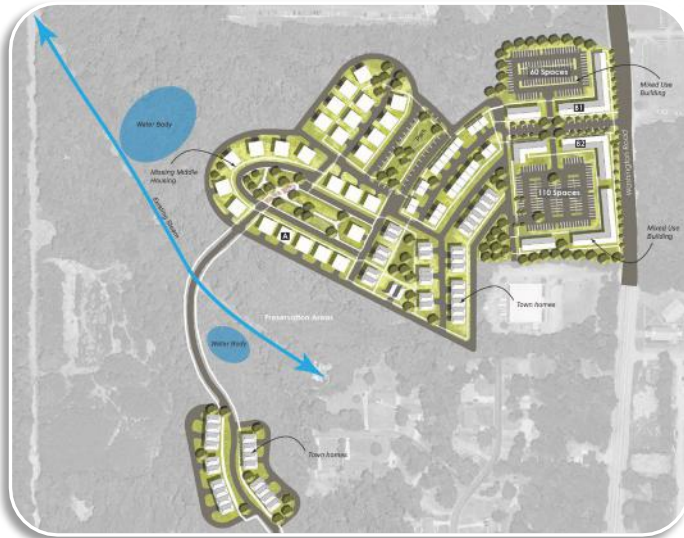
on Parkway

A : OFFICES  
B : FAMILY ENTERTAINMENT  
C/D/G : MULTIFAMILY HOUSING  
E/F : RESIDENTIAL ABOVE RETAIL  
H/J : RETAIL

0' 400' 800'



## RECOMMENDATIONS – RED OAK DISTRICT



## 2. Red Oak District North



## 1. Red Oak District South



# RED OAK DISTRICT – GOALS



Capitalize on strong identity & promote branding as an Arts Village



Enhance mobility and connectivity



Celebrate local history and heritage



Implement placemaking and beautification initiatives



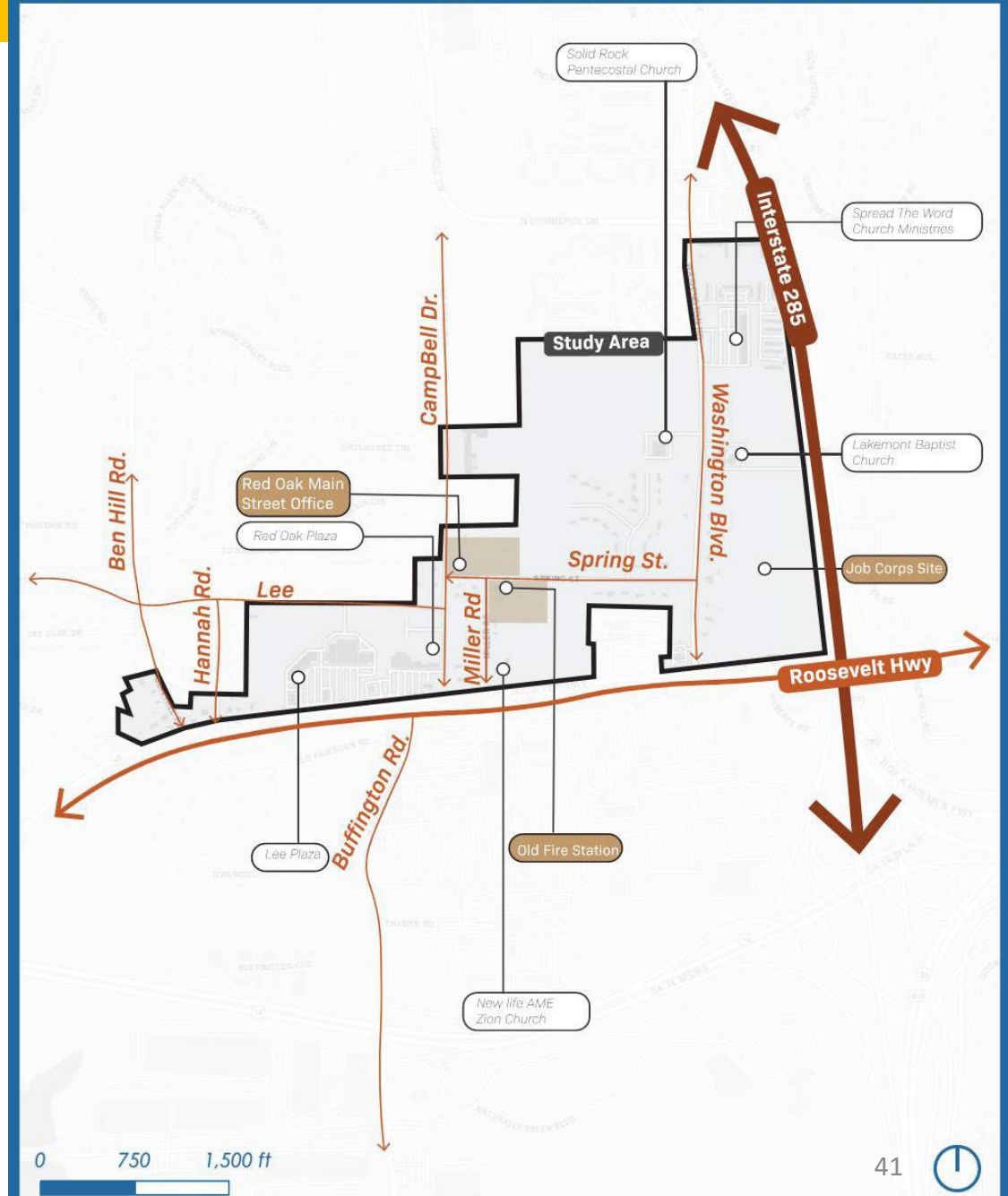
Promote community engagement across generations



Encourage mixed-use redevelopment and quality retrofit

# RED OAK DISTRICT – ASSETS

- CONCEPTS
- POINTS OF INTEREST
- FUTURE DEVELOPMENTS
- CITY OWNED PROPERTY



# RED OAK DISTRICT SOUTH – FRAMEWORK PLAN



0 ft. 500 ft.



# RED OAK DISTRICT SOUTH – SITE PLAN



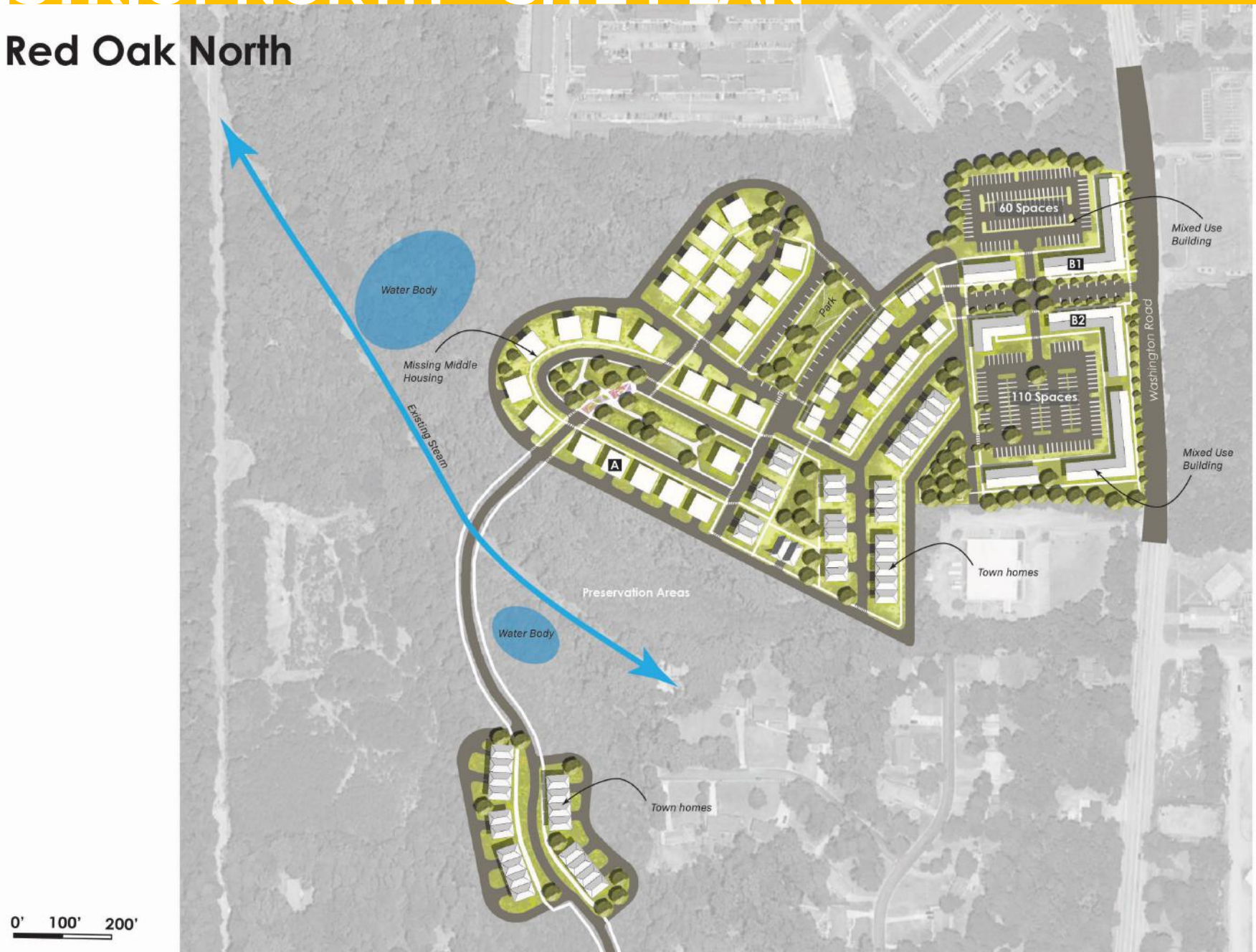
A/B : MULTIFAMILY HOUSING  
C : ANCHOR STORE  
D/E : RETAIL/ COMMERCIAL  
F : TOWNHOMES  
G : MIXED USE

0' 100' 200'



# RED OAK DISTRICT NORTH – SITE PLAN

## Red Oak North



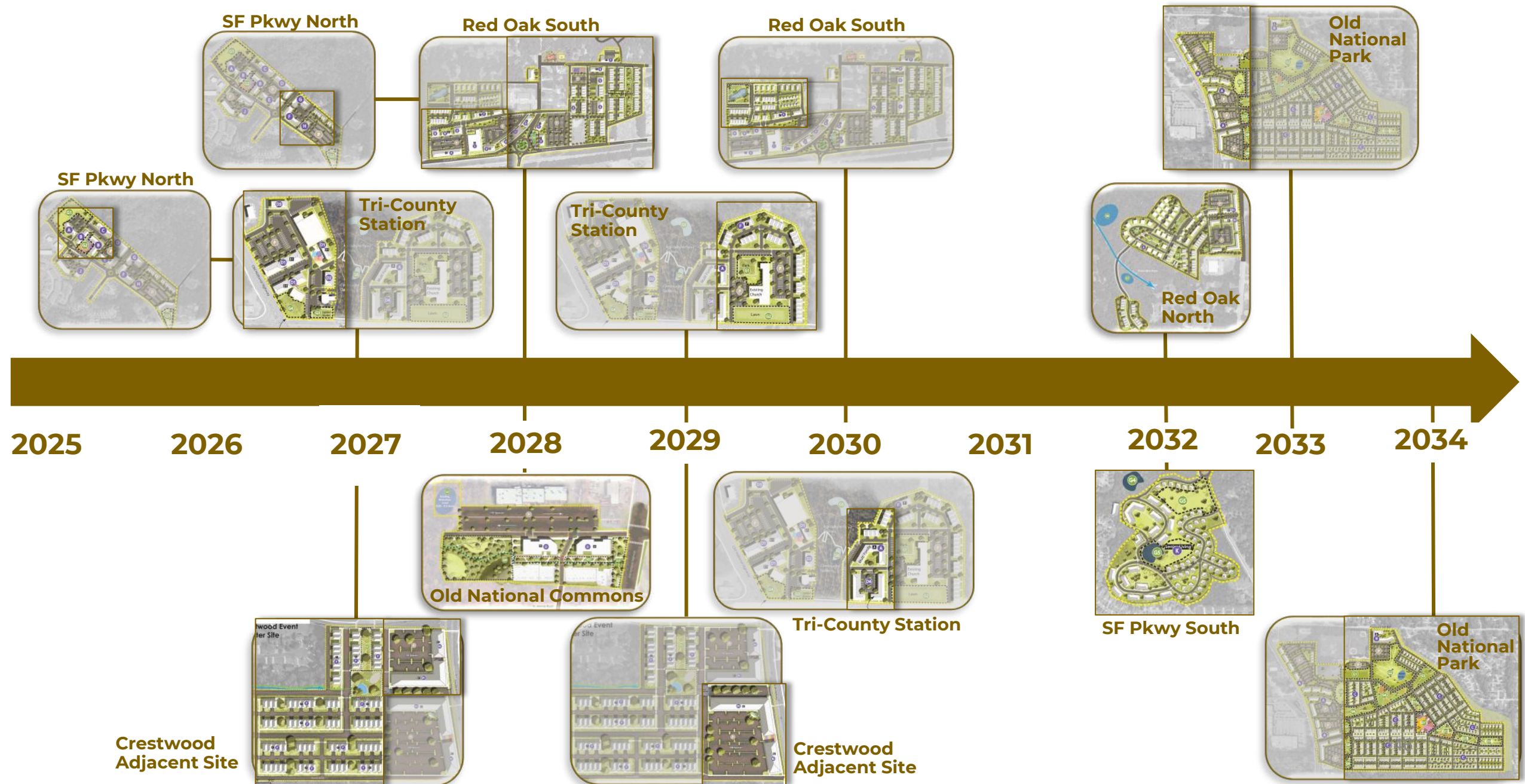
0' 100' 200'



A photograph of the City of South Fulton Administration building, a single-story structure with a blue and white facade. The building features large windows and a sign that reads "City of South Fulton" in blue letters. Below this, the word "ADMINISTRATION" is partially visible in white letters on a blue background. The address "4715" is displayed above the entrance. The building is surrounded by green trees and shrubs, with a paved walkway leading to the entrance. The sky is overcast with grey clouds. A large, bold, white text "Next Steps" is overlaid on the center of the image.

# Next Steps

# PHASING

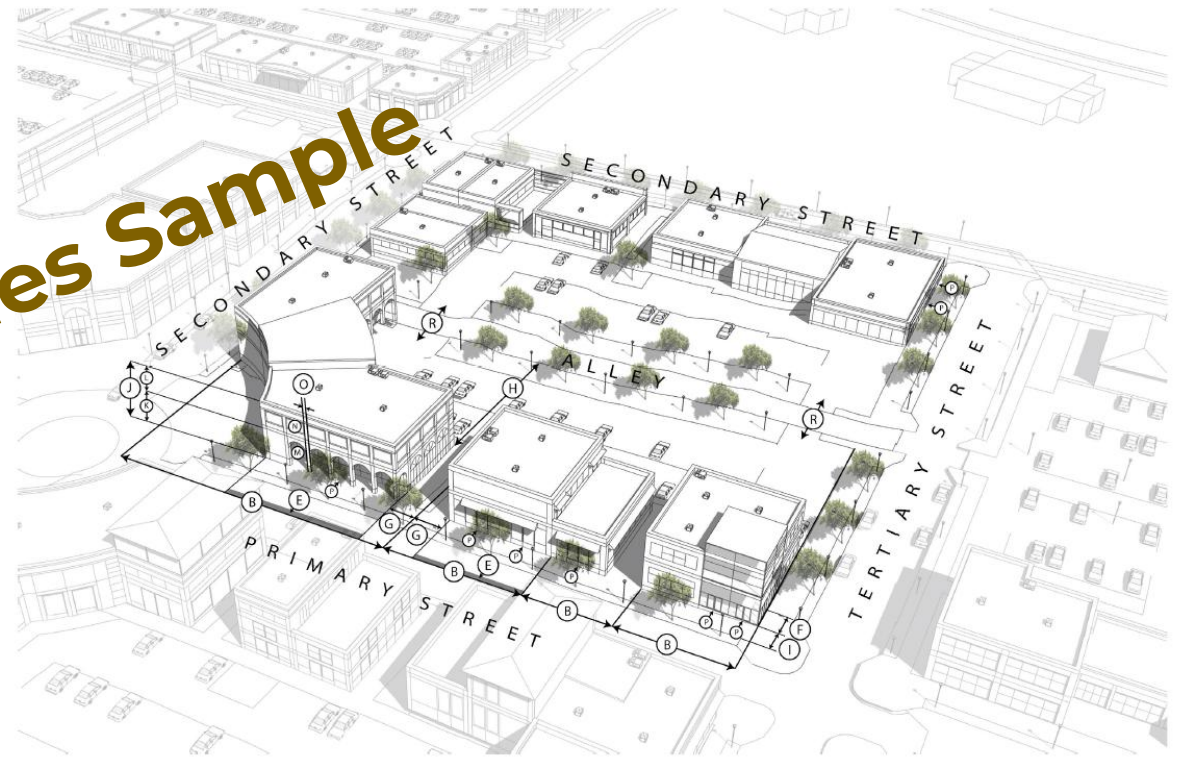
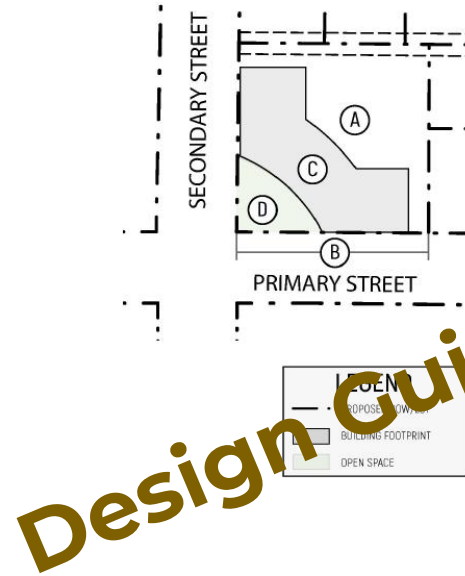


# NEXT STEPS

1. DESIGN GUIDELINES
2. PATTERN BOOK
3. IMPLEMENTATION PLAN
4. COMMUNITY MEETING: MAY 15 (TENTATIVELY)
5. REPORT
6. ADOPTION

# NEXT STEPS

Incremental District Regulations	
<b>Lot Controls</b>	
A. Lot Area	3,000 sf min
B. Lot Width	30' min
C. Lot Coverage	N/A
D. Open Space	10% min
E. Build-to-Zone	80% primary street / 40% secondary street
<b>Setbacks</b>	
F. Front Setback	0' min/20' max
G. Side Setback	20' max
H. Rear Setback	20' min
I. Sidewalk	Based on District Plan Street Sections
<b>Building Height</b>	
J. Building Height	50' max
K. Ground Story Height	13'
L. Upper Story Height	9'
<b>Transparency</b>	
M. Ground floor	60% primary/30% secondary min
N. Upper Stories	20% min
O. Blank Wall Area	20' primary/40' secondary min
<b>Pedestrian Access</b>	
P. Street Facing Entrance	Required
Q. Entrance Spacing	50' max
<b>Vehicle Access</b>	
R. Access from alley	Required
S. Drive-thrus	Not permitted
<b>Parking Location</b>	
T. All off-street parking spaces must be behind or enclosed by the principal building and not be visible from the right-of-way of the Primary Street.	



# NEXT STEPS

South Fulton Parkway



# NEXT STEPS

Tri County Station			
Task	Duration	Start Date	End Date
<b>Conceptual Design</b>	<b>90</b>	7/1/2025	11/6/2025
Survey Control Package	10	7/1/2025	7/16/2025
Field Survey	30	7/16/2025	8/27/2025
Subsurface Utility Engineering(SUE)	20	8/27/2025	9/25/2025
Geotechnical Investigations	30	9/25/2025	11/6/2025
<b>Environmental Process</b>	<b>160</b>	7/1/2025	2/18/2026
Special Studies	60	7/1/2025	9/25/2025
NEPA/GEPA Document	60	9/25/2025	12/22/2025
NEPA/GEPA Document Review/Corrections	40	12/22/2025	2/18/2026
<b>Preliminary Design</b>	<b>235</b>	11/6/2025	10/9/2026
Geometric Design	40	11/6/2025	1/7/2026
Site Design	40	1/7/2026	3/4/2026
Utility Coordination	20	3/4/2026	4/29/2026
Drainage Design	20	4/29/2026	4/29/2026
Landscape Design	20	4/29/2026	5/28/2026
Signing and Marking Plans	20	5/28/2026	6/11/2026
Erosion Control Plans	20	6/11/2026	7/9/2026
Plan Production and Submittal	5	7/9/2026	7/16/2026
Agency Review and Comments	40	7/16/2026	9/11/2026
Stakeholder Engagement/Public Involvement	20	9/11/2026	10/9/2026
<b>Permitting</b>	<b>60</b>	7/16/2026	10/9/2026
Municipal Separate Storm Sewer System (MS4) Permit	60	7/16/2026	10/9/2026
<b>Final Design</b>	<b>105</b>	10/9/2026	3/10/2027
Finalize Site Design	20	10/9/2026	11/6/2026
Lighting Design	20	11/6/2026	12/7/2026
Finalize Drainage Design	10	12/7/2026	12/21/2026
Finalize Landscape Plans	20	12/21/2026	1/20/2027

Old National Hwy - Hwy 138				
Description	Quantity	Unit	Price	Total
Roadway Network	1	LS	\$2,198,548	
Sidewalk Improvements	1	LS	\$317,229	
Parking(519 Spaces)	1	LS	\$9,652	
<b>Total</b>				<b>\$2,525,429</b>
NOTE:				
The following items would be required to support the concept but are not included in the total cost				
Detention system				
Storm conveyance system				
Utilities				
Erosion Control				
Landscaping				
Lighting				
Signage				

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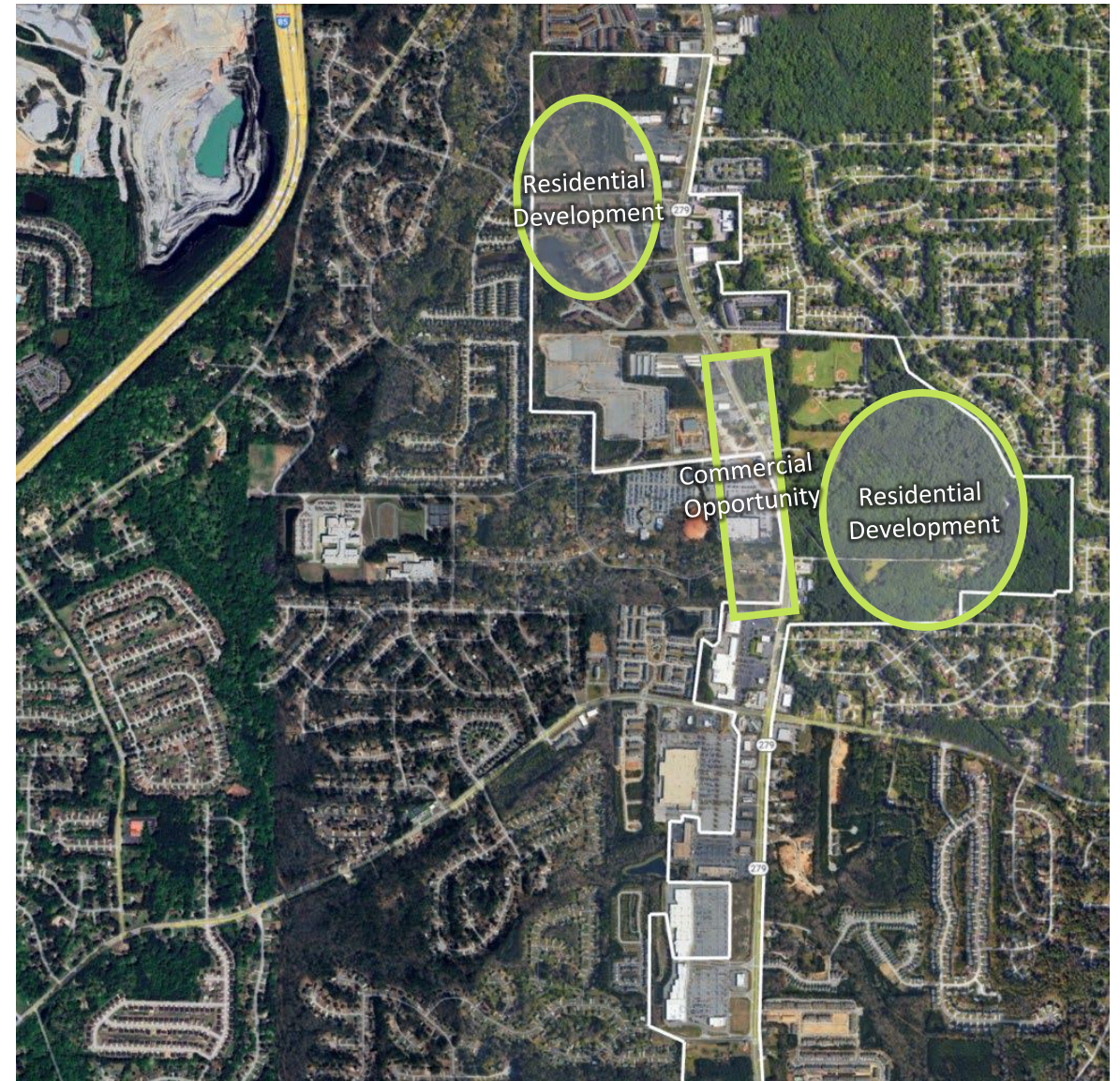
**Thank you!**

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# Appendix

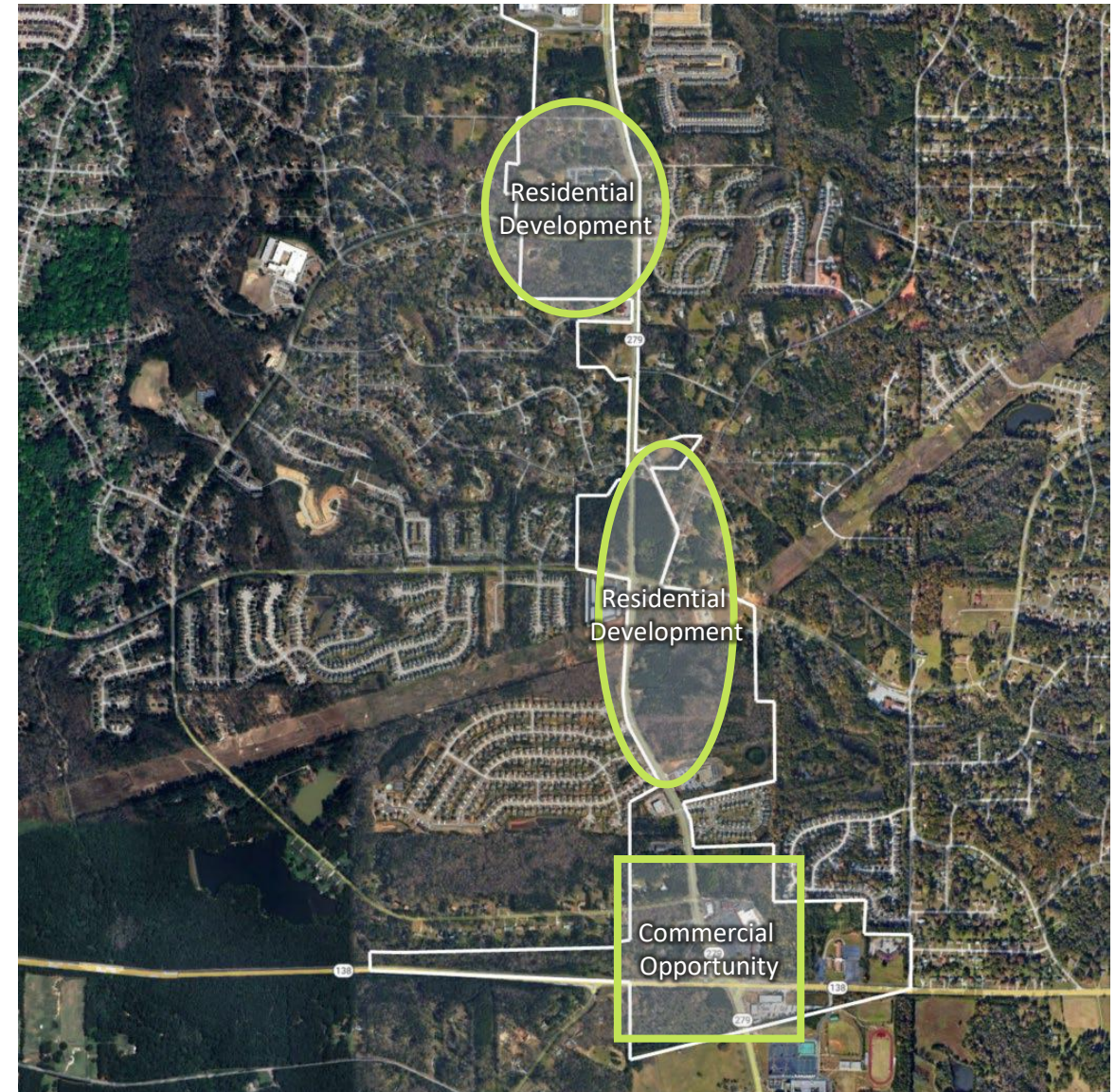
# OLD NATIONAL HIGHWAY - NORTH

Land Use	Site Demand Capture
Multi-family	200 Units
Attached For-Sale	100-150 Units
Retail	25,000 SF
Office	30,000 SF
Hotel	80-100 keys



# OLD NATIONAL HIGHWAY - SOUTH

Land Use	Site Demand Capture
Multi-family	200 Units
Attached For-Sale	150+ Units
Retail	25,000 SF
Office	30,000 SF



Land Use	Site Demand Capture
Attached For-Sale	50 Units
Retail	15,000SF
Hotel	100



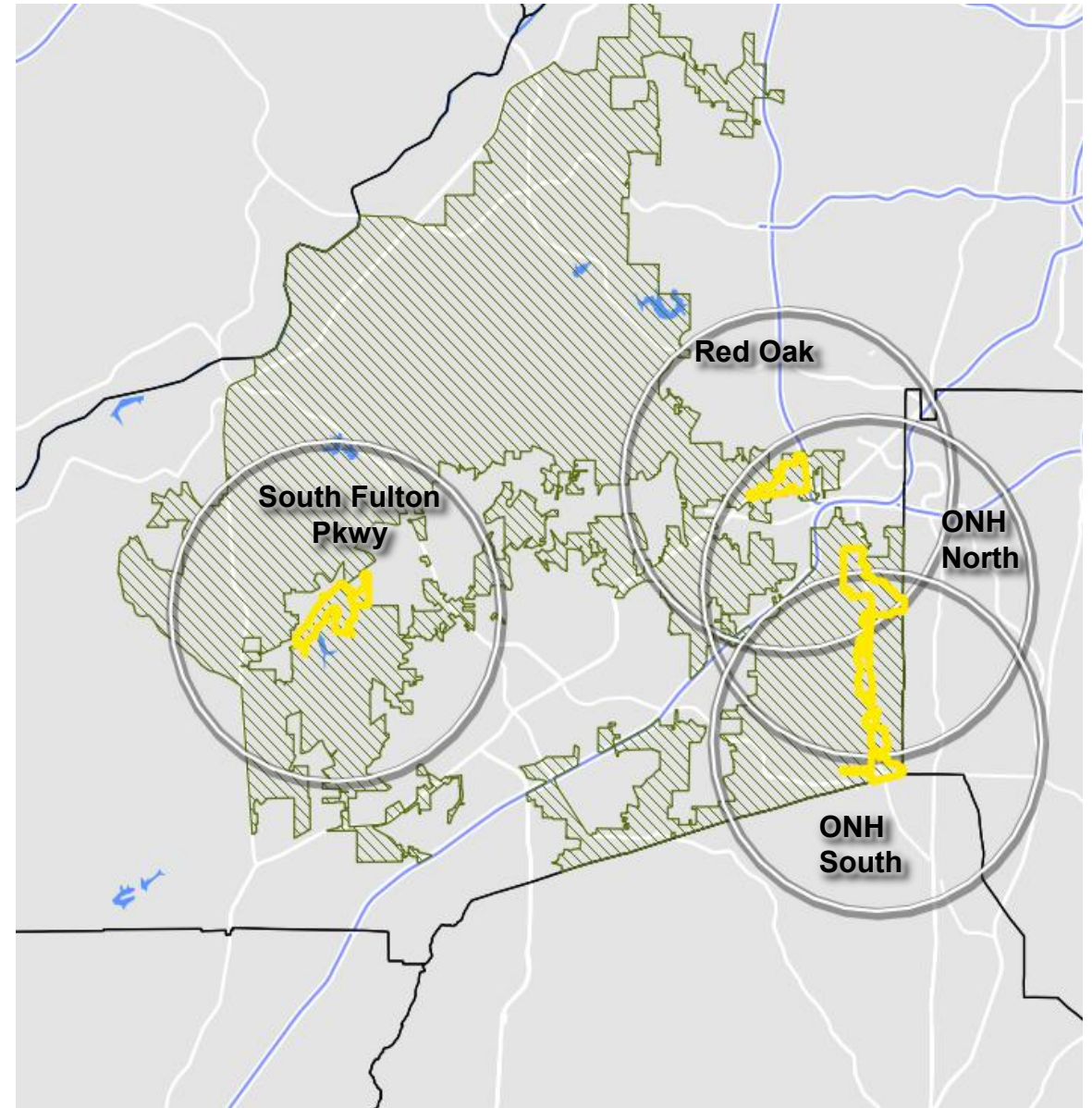
# SOUTH FULTON PARKWAY

Land Use	Site Demand Capture
Multi-Family	-
Attached For-Sale	50 Units
Retail	15,000SF
Office	40,000SF



# RETAIL OPPORTUNITIES

3 Mile Radius Demographic Overview	South Fulton Pkwy	Red Oak	ONH North	ONH South	Duluth
2023 Population	18,118	56,538	65,412	50,426	74,941
2023 Households	6,756	22,080	24,871	17,858	26,743
Avg Household Income	\$88,577	\$74,327	\$65,104	\$76,527	\$100,919
Median Household Income	\$76,933	\$55,220	\$51,003	\$64,469	\$75,101
Households Above \$75,000	3,491	8,509	7,854	7,719	13,386



# DEVELOPMENT PROGRAM

Site	Delivery	Retail SF	Office/ Commercial SF	Rental Units	Attached For Sale Units	Valuation (2024 \$'s)	City Revenue (2024 \$'s)
<i>Red Oak South</i>							
Bldg A: Residential	2028			77		\$14,147,467	\$70,166
Bldg B: Residential	2028			17		\$3,123,467	\$15,491
Bldg C: Grocery Store	2028	28,000				\$11,200,000	\$55,548
Bldg D: Retail/Commercial	2028	30,000				\$12,000,000	\$59,515
Bldg E: Retail/Commercial	2028	14,000				\$5,600,000	\$27,774
Bldg F: Residential Unit	2030				182	\$27,300,000	\$135,397
Bldg G: Mixed Use	2028	14,000		47		\$14,174,222	\$70,298
<i>Red Oak North</i>							
Bldg A: Residential	2032				77	\$11,550,000	\$57,283
Bldg B: Mixed Use	2032		10,000	56		\$13,407,407	\$66,495
Bldg C: Mixed Use	2032		10,000	89		\$19,531,852	\$96,870
<i>Old National Commons</i>							
Bldg D: Retail	2028	28,800				\$11,520,000	\$57,135
<i>Tri County Station</i>							
Bldg D1: Retail	2027	42,400				\$16,960,000	\$84,115
Bldg D2: Retail	2027	6,300				\$2,520,000	\$12,498
Bldg D3: Retail	2027	6,300				\$2,520,000	\$12,498
Bldg D4: Retail	2030	25,290				\$10,116,000	\$50,171
Bldg F: Residential Unit	2029				47	\$7,050,000	\$34,965
Bldg A: Residential Unit	2029				62	\$9,300,000	\$46,124
<i>Crestwood Event Center Site</i>							
Bldg F: Residential Unit	2027				89	\$13,350,000	\$66,211
Bldg B1: Mixed Use	2027		10,000	167		\$33,822,222	\$167,745
Bldg B2: Mixed Use	2029		25,000	203		\$45,318,281	\$224,761
<i>South Fulton Parkway</i>							
Bldg A: Retail/Commercial	2027		15,000			\$4,800,000	\$23,806
Bldg B: Recreational/Entertainment	2027	40,000				\$16,000,000	\$79,354
Bldg C: MultiFamily	2027			60		\$11,024,000	\$54,675
Bldg D: MultiFamily	2027			93		\$17,148,444	\$85,049
Bldg E: Retail/Commercial	2028	18,000	10,000			\$10,400,000	\$51,580
Bldg F: Retail/Commercial	2028	18,000	10,000			\$10,400,000	\$51,580
Bldg G: MultiFamily	2028			67		\$12,248,889	\$60,750
Bldg H: Retail/Commercial	2028	15,000	10,000	1		\$9,383,733	\$46,540
Bldg I: Residential Units	2029			14	14	\$4,672,267	\$23,173
Bldg J: Retail/Commercial	2029	15,000	10,000			\$9,200,000	\$45,628
Bldg Senior Living: Senior Living/Residential	2032			90		\$16,536,000	\$82,012
<i>Old National Park</i>							
Bldg A: Mixed Use	2034	200,000	75,000	917		\$272,422,222	\$1,351,105
Bldg B: Recreational/Entertainment	2033	40,000				\$16,000,000	\$79,354
Bldg C: Missing Middle/TH/Cottage House	2034				575	\$86,250,000	\$427,766
<b>Total</b>		<b>541,090</b>	<b>185,000</b>	<b>1,897</b>	<b>1,046</b>	<b>\$780,996,474</b>	<b>\$3,873,430</b>

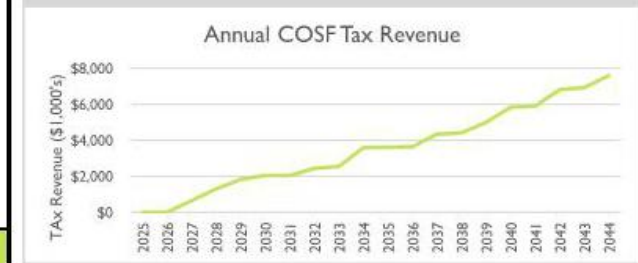
Valuation Assumptions		
Land Use	Average Valuation	Avg Annual Appreciation
Retail	\$400 Per SF	3.5%
Office/Commercial	\$320 Per SF	3.5%
MultiFamily	\$183,733 Per Unit	3.5%
Townhomes/Condo	\$150,000 Per Unit	3.5%
City Tax Rate 0.49596% (40% appraised value at 12.399 mills)		

Supportable Demand			
Land Use	2024-2029	3030-2034	Total
Attached For Sale Units	410	683	1,093
Rental Units	410	683	1,093
Commercial SF	215,104	250,000	465,104

The proposed development program for the three study areas exceed our demand estimates for the 2025-2034 period, although not dramatically so - they represent roughly a 15 to 17 year development program.

We estimate a total appraised value for the entire study area of \$781M in 2024 dollars based on our estimate of how the Fulton County Tax Commissioner has appraised similar property in the South Fulton, Union City, and Fairburn area. This would translate into \$3.9M in annual tax revenue for the City of South Fulton at current taxable value if it were built today.

As shown on the next exhibit, by 2044 this figures could exceed \$7.8M in annual revenue assuming a 3.5% annual appreciation.



# VALUATION

Annual Revenue (\$1,000's)																				
Site	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Red Oak South																				
Bldg A: Residential				\$81	\$83	\$83	\$83	\$83	\$83	\$99	\$99	\$99	\$99	\$99	\$118	\$118	\$118	\$118	\$118	\$140
Bldg B: Residential				\$18	\$18	\$18	\$18	\$18	\$18	\$22	\$22	\$22	\$22	\$22	\$26	\$26	\$26	\$26	\$26	\$31
Bldg C: Grocery Store				\$64	\$66	\$66	\$66	\$66	\$66	\$78	\$78	\$78	\$78	\$78	\$93	\$93	\$93	\$93	\$93	\$111
Bldg D: Retail/Commercial				\$68	\$71	\$71	\$71	\$71	\$71	\$84	\$84	\$84	\$84	\$84	\$100	\$100	\$100	\$100	\$100	\$118
Bldg E: Retail/Commercial				\$32	\$33	\$33	\$33	\$33	\$33	\$39	\$39	\$39	\$39	\$39	\$47	\$47	\$47	\$47	\$47	\$55
Bldg F: Residential Unit						\$166	\$166	\$166	\$166	\$191	\$191	\$191	\$191	\$191	\$227	\$227	\$227	\$227	\$227	\$269
Bldg G: Mixed Use				\$81	\$83	\$83	\$83	\$83	\$83	\$99	\$99	\$99	\$99	\$99	\$118	\$118	\$118	\$118	\$118	\$140
Red Oak North																				
Bldg A: Residential								\$75	\$75	\$81	\$81	\$81	\$81	\$81	\$96	\$96	\$96	\$96	\$96	\$114
Bldg B1: Mixed Use								\$88	\$88	\$94	\$94	\$94	\$94	\$94	\$111	\$111	\$111	\$111	\$111	\$132
Bldg B2: Mixed Use								\$128	\$128	\$137	\$137	\$137	\$137	\$137	\$162	\$162	\$162	\$162	\$162	\$193
Old National Commons																				
Bldg D: Retail				\$66	\$68	\$68	\$68	\$68	\$68	\$81	\$81	\$81	\$81	\$81	\$96	\$96	\$96	\$96	\$96	\$114
Tri County Station																				
Bldg D1: Retail			\$93	\$93	\$100	\$100	\$100	\$100	\$100	\$119	\$119	\$119	\$119	\$119	\$141	\$141	\$141	\$141	\$141	\$167
Bldg D2: Retail			\$14	\$14	\$15	\$15	\$15	\$15	\$15	\$18	\$18	\$18	\$18	\$18	\$21	\$21	\$21	\$21	\$21	\$25
Bldg D3: Retail			\$14	\$14	\$15	\$15	\$15	\$15	\$15	\$18	\$18	\$18	\$18	\$18	\$21	\$21	\$21	\$21	\$21	\$25
Bldg D4: Retail						\$62	\$62	\$62	\$62	\$71	\$71	\$71	\$71	\$71	\$84	\$84	\$84	\$84	\$84	\$100
Bldg F: Residential Unit					\$42	\$42	\$42	\$42	\$42	\$49	\$49	\$49	\$49	\$49	\$59	\$59	\$59	\$59	\$59	\$70
Bldg A: Residential Unit					\$55	\$55	\$55	\$55	\$55	\$65	\$65	\$65	\$65	\$65	\$77	\$77	\$77	\$77	\$77	\$92
Crestwood Event Center Site																				
Bldg F: Residential Unit			\$73	\$73	\$79	\$79	\$79	\$79	\$79	\$93	\$93	\$93	\$93	\$93	\$111	\$111	\$111	\$111	\$111	\$132
Bldg B1: Mixed Use			\$186	\$186	\$199	\$199	\$199	\$199	\$199	\$237	\$237	\$237	\$237	\$237	\$281	\$281	\$281	\$281	\$281	\$334
Bldg B2: Mixed Use					\$267	\$267	\$267	\$267	\$267	\$317	\$317	\$317	\$317	\$317	\$377	\$377	\$377	\$377	\$377	\$447
South Fulton Parkway																				
Bldg A: Retail/Commerical			\$26	\$26	\$28	\$28	\$28	\$28	\$28	\$34	\$34	\$34	\$34	\$34	\$40	\$40	\$40	\$40	\$40	\$47
Bldg B: Recreational/Entertainment			\$88	\$88	\$94	\$94	\$94	\$94	\$94	\$112	\$112	\$112	\$112	\$112	\$133	\$133	\$133	\$133	\$133	\$158
Bldg C: MultiFamily			\$61	\$61	\$65	\$65	\$65	\$65	\$65	\$77	\$77	\$77	\$77	\$77	\$92	\$92	\$92	\$92	\$92	\$109
Bldg D: MultiFamily			\$94	\$94	\$101	\$101	\$101	\$101	\$101	\$120	\$120	\$120	\$120	\$120	\$142	\$142	\$142	\$142	\$142	\$169
Bldg E: Retail/Commerical				\$59	\$61	\$61	\$61	\$61	\$61	\$73	\$73	\$73	\$73	\$73	\$86	\$86	\$86	\$86	\$86	\$103
Bldg F: Retail/Commerical				\$59	\$61	\$61	\$61	\$61	\$61	\$73	\$73	\$73	\$73	\$73	\$86	\$86	\$86	\$86	\$86	\$103
Bldg G: MultiFamily				\$70	\$72	\$72	\$72	\$72	\$72	\$86	\$86	\$86	\$86	\$86	\$102	\$102	\$102	\$102	\$102	\$121
Bldg H: Retail/Commerical				\$53	\$55	\$55	\$55	\$55	\$55	\$66	\$66	\$66	\$66	\$66	\$78	\$78	\$78	\$78	\$78	\$93
Bldg I: Residential Units					\$28	\$28	\$28	\$28	\$28	\$33	\$33	\$33	\$33	\$33	\$39	\$39	\$39	\$39	\$39	\$46
Bldg J: Retail/Commerical					\$54	\$54	\$54	\$54	\$54	\$64	\$64	\$64	\$64	\$64	\$76	\$76	\$76	\$76	\$76	\$91
Bldg Senior Living: Senior Living/Residential								\$108	\$108	\$116	\$116	\$116	\$116	\$116	\$137	\$137	\$137	\$137	\$137	\$163
Old National Park																				
Bldg A: Mixed Use										\$476	\$493	\$510	\$1,057	\$1,094	\$1,132	\$1,757	\$1,819	\$2,510	\$2,598	\$2,598
Bldg B: Recreational/Entertainment									\$108	\$112	\$112	\$112	\$112	\$112	\$133	\$133	\$133	\$133	\$133	\$158
Bldg C: Missing Middle/TH/Cottage House										\$151	\$156	\$162	\$335	\$346	\$358	\$556	\$576	\$795	\$822	\$822
Total (\$1,000's)	\$0	\$0	\$650	\$1,300	\$1,814	\$2,042	\$2,042	\$2,440	\$2,548	\$3,582	\$3,604	\$3,627	\$4,346	\$4,394	\$4,999	\$5,823	\$5,903	\$6,813	\$6,929	\$7,588

# OLD NATIONAL COMMONS – DEVELOPMENT PROGRAM

Proposed Land Use Summary					
Old National Commons Development					
Block	Type	Parking	Required P.	Units	SF
D	Retail	110	29	0	28,800
	Existing		68	0	67,800

Green Space				
#	Type		acres	LF
G1	Park 1		0.37	-
G2	Park 2		0.39	-
G3	Park 3		0.35	1,050
G4	Park 4		1.86	-
G5	Stormwater Retention		0.25-0.50	-

Parking Requirements		
Retail	1	sp / 1000 SF

Total Retail/Commercial	28,800 sf
Total Residential	0 units
Total Green	3.25-3.5 ac
Total Parking	110 spaces



# OLD NATIONAL PARK – DEVELOPMENT PROGRAM

Proposed Land Use Summary					
Old National Park Development					
Block	Type	Parking	Required Parking	Units	SF
A	Mixed Use	1500	1,375	917	825,000
B	Recreational/Entertainment	200	40	0	40,000
C	Missing Middle/Townhomes/Cottage House	Self Parked	Self Parked	600	

Green Space				
#	Type	acres	LF	
G1	Park 1	3.59	-	
G2	Park 2	7.75	-	
G3	Park 3	2.61	-	
G4	Park 4	4.00	-	
G5	Park 5	2.13	-	
G6	Park 6	2.78	-	
G7	Park 7	0.92	-	
G8	Park 8	1.02	-	
G9	Park 9	0.60	-	
G10	Park 10	1.23	-	
G11	Park 11	2.46	-	
G12	Park 12	1.89	-	
G13	Park 13	1.53	-	
G14	Park 14	1.46	-	

Parking Requirements		
Retail	1	sp / 1000 SF

Total Retail	315,000sf
Total Residential	1,517units
Total Green	33.98ac
Total Parking	1,540spaces



# CRESTWOOD ADJACENT SITE – DEVELOPMENT PROGRAM

Proposed Land Use Summary					
Crestwood Adjacent Site					
Block	Type	Parking	Required P.	Units	SF
F	Residential Unit	Self Parked	89	89	0
B1	Mixed Use	160	210	167	160,000
B2	Mixed Use	230	269	203	207,800
Green Space					
#	Type		acres	LF	
G1	Park 1		0.28	-	
G2	Park 2 + storm water retention		0.75	-	
			-	-	

Total Retail	35,000	sf
Total Residential	459	units
Total Green	1.03	ac
Total Parking	390	spaces



# TRI-COUNTY STATION – DEVELOPMENT PROGRAM

Proposed Land Use Summary					
Tri County Station Development					
Block	Type	Parking	Required Parking	Units	SF
D1	Retail	350	42	0	42,400
D2	Retail		6	0	6,300
D3	Retail		6	0	6,300
D4	Retail		25	0	25,290
F	Residential Unit	Self Parked	47	47	0
A	Residential Unit	Self Parked	75	62	55,650
	Existing		47		47,000

Green Space				
#	Type		Sq.ft.	LF
G1	Park		1.48	-
G2	Lawn		2.89	-
G3	Farmer's market		0.98	
G4	Park 2		2.77	-
G5	Stormwater Retention		0.87	-
G6	Stormwater Retention		0.27	-

Total Retail	80,290sf
Total Residential	109units
Total Green	9.26ac
Total Parking	350parking



# SOUTH FULTON PARKWAY – DEVELOPMENT PROGRAM

Proposed Land Use Summary					
South Fulton Parkway Development					
Block	Type	Parking	Required P.	Units	SF
A	Retail/Commercial	285	15	0	15,000
B	Recreational/Entertainment		40	0	40,000
C	Multifamily		72	60	54,000
D	Multifamily		112	93	84,000
E	Retail/Commercial		28	0	28,000
F	Retail/Commercial	143	28	0	28,000
G	Multifamily		80	67	60,000
H	Retail/Commercial		25	0	25,000
I	Residential Units	Self Parked	Self Parked	14	Self Parked
J	Retail/Commercial	55	25	0	25,000
K	Senior Living/Residential	Self Parked	Self Parked	80	

Green Space				
#	Type		Sq.ft.	LF
G1	Park 1		2.20	-
G2	Park 2		0.78	-
G3	Park 3		0.59	-
G4	Stormwater Retention		0.82	-
G5	Park 4 + Stormwater retention		6.98	-

Total Retail	161,000sf
Total Residential	314 units
Total Green	11.37 ac
Total Parking	483 parking



# RED OAK DISTRICT SOUTH – DEVELOPMENT PROGRAM

Proposed Land Use Summary					
Red Oak South Development					
Block	Type	Parking	Required P.	Units	SF
A	Residential	120	92	77	69,000
B	Residential		20	17	15,000
C	Grocery Store	170	112	N/A	28,000
D	Retail/Commercial		30	N/A	30,000
E	Retail/Commercial	200	14	N/A	14,000
F	Residential Unit	Self Parked	182	182	N/A
G	Mixed Use	65	70	47	56,000

Green Space				
#	Type		Sq.ft.	LF
G1	Park 1		0.37	-
G2	Park 2		0.37	-
G3	Park 3		0.30	1,050
G4	Park 4 + storm water retention		1.28	-

Total Retail	86,000sf
Total Residential	346units
Total Green	2.31ac
Total Parking	555spaces



# RED OAK DISTRICT NORTH – DEVELOPMENT PROGRAM

Proposed Land Use Summary					
Red Oak North Development					
Block	Type	Parking	Required P.	Units	SF
A	Residential	Self Parked	92	77	69,000
B1	Mixed Use	60	77	56	80,000
B2	Mixed Use	110	117	89	120,000

Green Space				
#	Type		Sq. Ft.	LF
G1	Park 1		0.30	-
G2	Park 2		0.62	-
G3	Park 3		0.19	-
G4	Park 4		0.73	-
G5	Park 5		0.34	-

Total Retail	20,000sf
Total Residential	222units
Total Green	2.18ac
Total Parking	170spaces

0' 100' 200'

