SANDY SPRINGS
GEORGIA

# CITY COUNCIL AGENDA ITEM

**TO:** Mayor & City Council **DATE:** October 15, 2014

**FROM:** John McDonough, City Manager

**AGENDA ITEM:** **201401133** - 305 Carpenter Drive, *Applicant: Masoud Zahedi*, to delete all conditions related to senior living in Sandy Springs zoning case RZ08-012

**MEETING DATE:** For Submission onto the October 21, 2014, City Council Regular Meeting Agenda

*BACKGROUND INFORMATION: (Attach additional pages if necessary)*

See attached:

Memorandum
Modification Petition

*CITY MANAGER APPROVAL:* _____

*PLACED ON AGENDA FOR:* **10/21/2014**

*CITY ATTORNEY APPROVAL REQUIRED:* ( ✓ ) *YES* ( ) *NO*

*CITY ATTORNEY APPROVAL:* _____

SANDY SPRINGS
GEORGIA

To: John McDonough, City Manager

From: Angela Parker, Director of Community Development

Date: October 7, 2014 for submission onto the October 21, 2014 City Council meeting

Agenda Item: **201301133 305 Carpenter Drive** a request to modify Sandy Spring zoning case RZ08-012 and delete all conditions related to senior housing

## DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

**DENIAL** of the request to modify Sandy Spring zoning case RZ08-012 and delete all conditions related to senior housing.

## PROPERTY INFORMATION

| | |
|---|---|
| **Address, Land Lot, and District** | 305 Carpenter Drive<br>Land Lot 90, District 17 |
| **Council District** | 5 (Tiberio "Tibby" DeJulio) |
| **Frontage** | 188.70 feet of frontage along the south side of Carpenter Drive. |
| **Area** | 1.16Acres |
| **Existing Zoning and Use** | A-L (Apartment Limited Dwelling District) under Sandy Springs zoning case RZ08-012/U08-006/CV08-014 currently undeveloped. |
| **Overlay District** | Main Street Overlay District |
| **2027 Comprehensive Future Land Use Map Designation** | LWR (Live Work Regional) |
| **Proposed Zoning** | A-L (Apartment Limited Dwelling District) |

## APPLICANT/PETITIONER INFORMATION

| **Property Owner** | **Petitioner** | **Representative** |
|---|---|---|
| Masoud Zahedi | Masoud Zahedi | N/A |
| **Community Zoning Information Meeting** | **Community Developer Resolution Meeting** | **Mayor and City Council Hearing** |
| April 22, 2014 | May 29, 2014 | July 15, 2014 |

## DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

The applicant is requesting to modify Sandy Spring zoning case RZ08-012 deleting conditions related to senior housing and approval of a 100 unit of multi-family housing at 86.21 units per acre. This reflects a change from the applicant's original request for 120 apartment units at 103.45 units per acre.

The Comprehensive Plan indicates that this area should be considered for some of the highest densities in the City; the future Land Use Map designation of LWR (Live Work Regional) calls for a density over 20 units per acre. However, the Plan notes that densities of a significant nature should not be supported on properties less than four acres in size. Additionally, the Comprehensive Plan notes that increased levels of open and green space and improving the area's transportation network should be important considerations for approval of the higher densities.

While the property is currently approved for 170 units at density of 142.86 units per acre, the site is conditioned to senior housing which is significantly lower in intensity than standard apartment units. The requested density is much higher than the approved densities in the surrounding area and within Node 7. Other than the existing zoning on the property, the highest densities approved within Node 7 are

COMMUNITY DEVELOPMENT

Campbell Stone at 74.81 units per acre, and the recently approved Allen Road Apartments at 58.21 units per acre. Campbell Stone is a senior living facility and the Allen Road project is greater than 4 acres, that provided for the consolidation of more than one property. A new north-south enhancement to the street network in the City Center Master Plan is also being implemented as a part of the Allen Road development.

The requested change from senior living apartments to standard apartment units will result in increase in traffic and impact area school enrollment. Additionally, this project does not incorporate the provisions cited in the Comprehensive Plan that define when higher densities should be supported. Based on these reasons, the staff recommends **DENIAL** of this modification request.

## MAYOR AND CITY COUNCIL MEETING- September 16, 2014

The petition was heard at the September 16, 2014 Mayor and City Council meeting. The Council deferred the petition to the October 21, 2014 meeting and directed staff to review the proposed request in relation to the Comprehensive Plan policies and the approved densities of multifamily development in the surrounding area.

## MAYOR AND CITY COUNCIL MEETING- July 15, 2014

The petition was heard at the July 15, 2014 Mayor and City Council meeting. The Council deferred the petition to the September 16, 2014 Mayor and City Council meeting to allow the applicant time to provide information supporting the rezoning request.

*The applicant has provided a feasibility study and pictures of the building.*

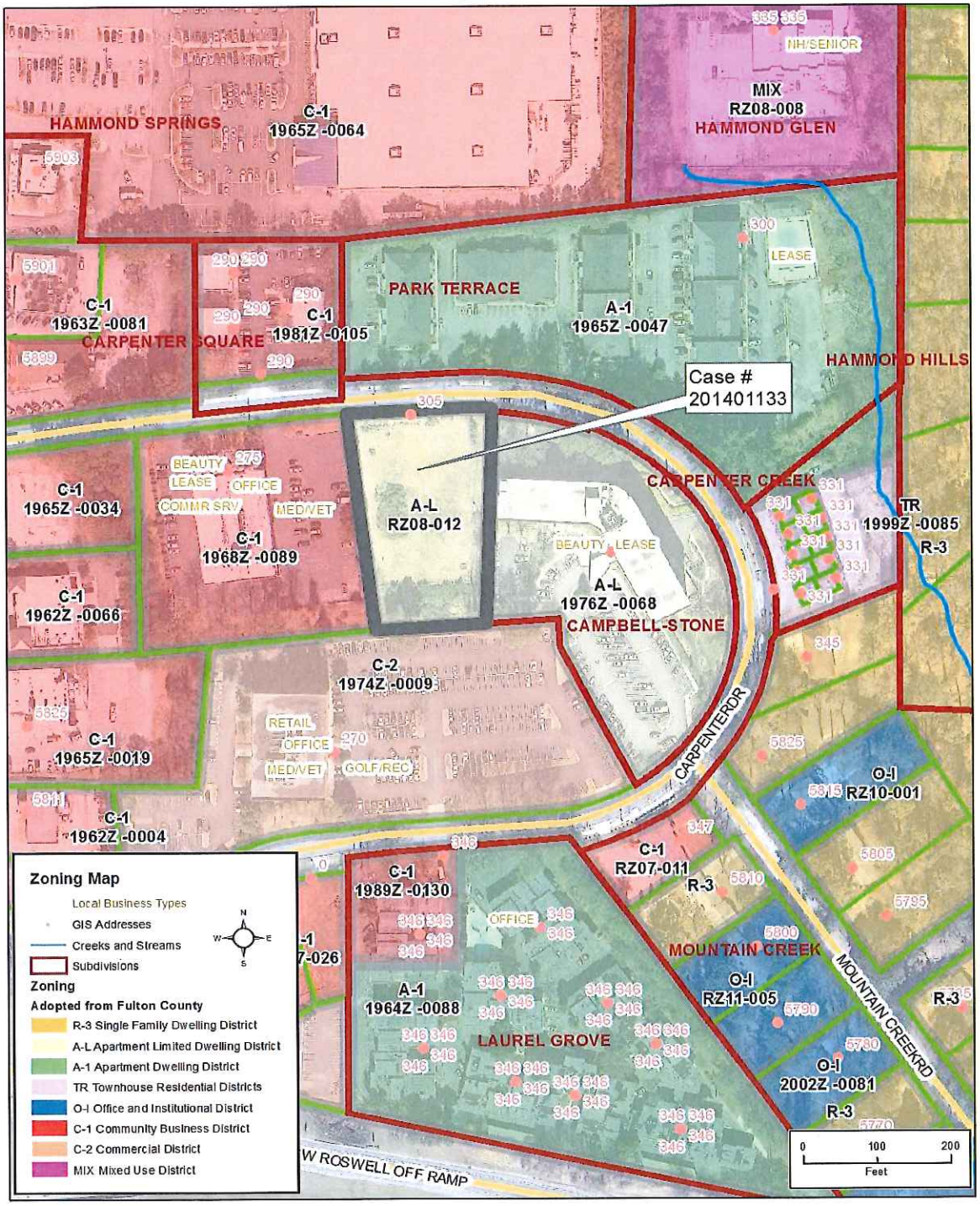
| SUBJECT PETITION 201401133 | Requested Zoning | Proposed Use | Land Area (Acres) | Square Footage or Number of Units | Density (Square Footage or Units per Acre) |
|---|---|---|---|---|---|
| | A-L | Multi-family | 1.16 | 100 units | 86.21 units/ac |

| Location in relation to subject property | Zoning | Use | Land Area (Acres) | Square Footage or Number of Units | Density (Square Feet or Units Per Acre) |
|---|---|---|---|---|---|
| North | A-1 conditional Z65-0047 | Park Terrace apartments – 300 Carpenter Drive | 5.07 | 102 | 20.12 |
| East | A-L conditional Z76-0068 | Campbell Stone apartments – 350 Carpenter Drive | 2.62 | 196 | 74.81 |
| East | TR conditional Z99-0085 | Carpenter Creek townhomes | 1.16 | 10 | 8.62 |

| | | | | | |
|---|---|---|---|---|---|
| South | C-2 conditional Z74-0009 | 270 Carpenter Drive – office building | 3.748 | 186,480 | 49,754.54 |
| West | C-1 conditional Z68-0089 | 275 Carpenter Drive – office building | 2.16 | 45,000 | 20,833.33 |

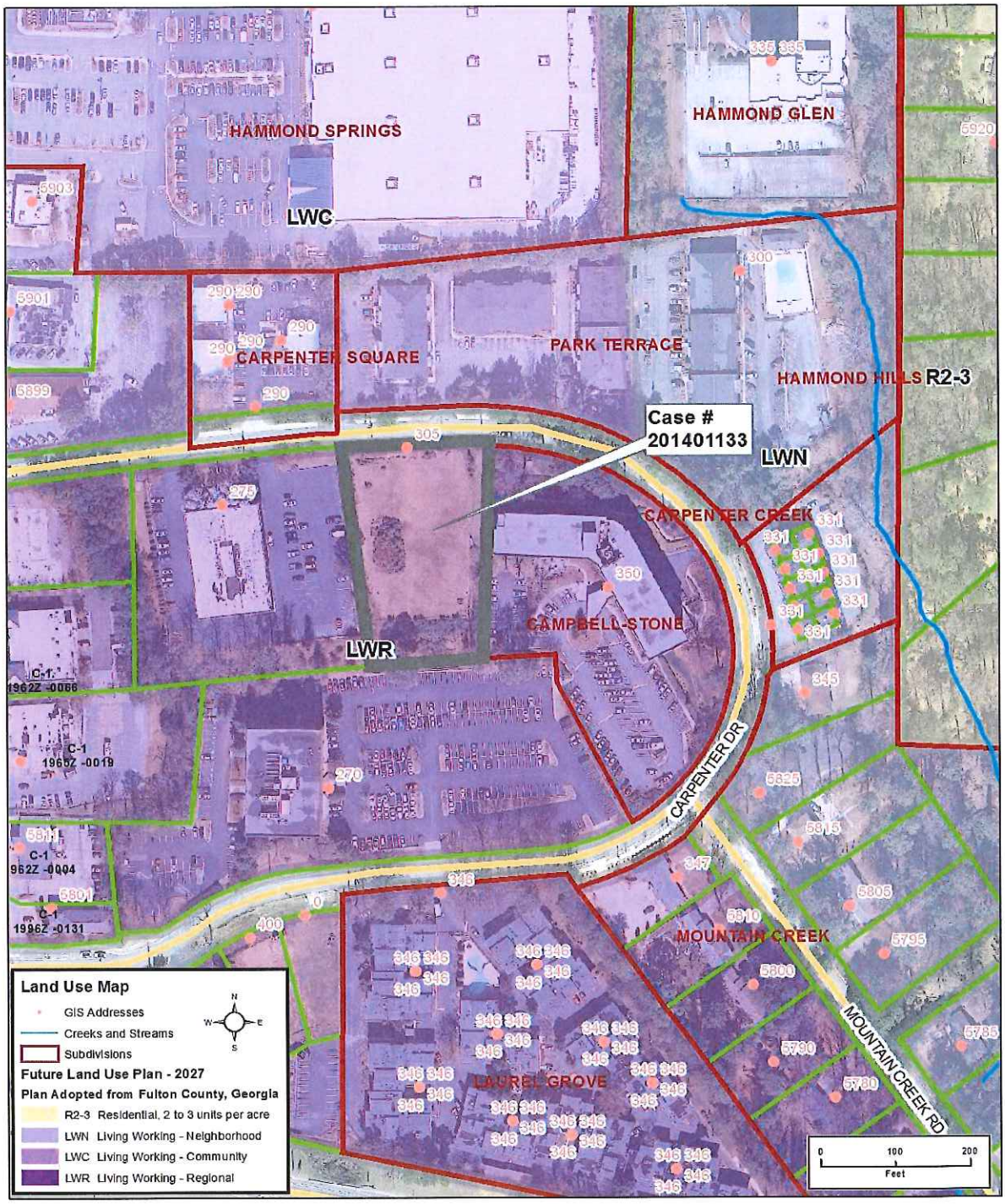
## Zoning Map

305 Carpenter Drive



## Future Land Use Map

305 Carpenter Drive



## DEPARTMENT COMMENTS

The staff held a Focus Meeting with Transportation, Building and Permitting, Fire, Code Enforcement, Site Development, and the Arborist on May 7, 2014 at which the following departments had comments. The staff has received additional comments from Fulton County Department of Water Resources, Fulton County Health and Wellness, and Fulton County Schools (see attachments).

| | |
|---|---|
| **Transportation Planner** | Carpenter Drive is classified a minor street and has a posted speed limit of 25 mph. Carpenter Drive is included in the Main Street Overlay District and the designated street type within the City Center Master Plan is "2-Lane with Parking". From the street centerline, the cross-section includes an 11-foot travel lane, eight-foot parking lane, 12-foot landscape strip, 6-foot sidewalk, and 10-foot supplemental zone adjacent to residential development.<br><br>At time of Land Disturbance Permit, site shall meet requirements of Articles 11 and 12 of the Development Ordinance. Based on review of the zoning site plan, please note the following:<br>• Driveway location shall meet requirements of Section 103-77 for sight distance and Section 103-73 for uninterrupted ingress/egress.<br>• The minimum driveway spacing for 25 mph street is 200 feet and driveway shall be aligned with driveway across the street.<br>• The right-of-way shall meet the requirements of Section 103-75. Applicant shall dedicate 37 feet of right-of-way from centerline, 11 feet from back of curb, or one foot from back of sidewalk, whichever is greater along the entire property frontage.<br>• ADA-compliant paths shall be provided from sidewalk network to site arrival point(s). |
| **Fire** | • Refer to 120-3-3 Modifications to IFC "503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction as determined by the local Fire Chief and/or Fire Code Official of the responding fire department or agency. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45.7 m) of all portions of the facility or any portion of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility."<br>• "Exception: The local Fire Chief and/or Fire Code Official of the responding fire department or agency is authorized to increase the dimension of 150 feet (45.7 m) where:<br>• "1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.<br>• "2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other |

| | |
|---|---|
| | similar conditions, and an approved alternative means of fire protection is provided.<br>• "3. There are not more than two Group R-3 or Group U occupancies."<br>• |

## STAFF RECOMMENDED CONDITIONS

Should the Mayor and City Council decide to approve the modification the staff recommends the approval be subject to the following conditions. The applicant's agreement to these conditions would not change staff recommendations. These conditions shall prevail unless otherwise stipulated by the Mayor and City Council.

1. To the owner's agreement to restrict the use of the subject property as follows:

   ~~a. 170 independent living, senior housing units at a density of 142.86 units per acre, whichever is less. Said housing shall have at least 80% of the occupied dwelling units occupied by at least one person who is 62 years of age or older which shall be verified by documentation submitted annually by the owner/developer pursuant to policies and procedures adopted by the Director of Community Development. Exceptions to this requirement shall be made for spouses if at least one (1) of the occupants is at least 62 years of age and for persons with disabilities.~~

   a. Residential uses at a density of 60 units per acre or 69 units, whichever is less.

   ~~a. The minimum heated floor area for the units shall be as follows:~~

      ~~a. No more than 80 units shall have a minimum heated floor area of 850 square feet~~
      ~~b. At least 30 units shall have a minimum heated floor area of 1,000 square feet~~
      ~~c. At least 60 units shall have a minimum heated floor area of 1,200 square feet~~

   ~~b. To a maximum building height ten (10) stories.~~

2. To the owner's agreement to abide by the following:

   a. To the site plan received by the Department of Community Development dated ~~May 6, 2008~~ March 27, 2014. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.

3. To the owner's agreement to provide the following site development standards:

a. The owner/developer shall dedicate thirty (30) feet of right-of-way from centerline of Carpenter Drive along the entire property frontage or ten and one-half (10.5) feet from back of curb, whichever is greater, to the City of Sandy Springs.

b. Prior to issuance of an LDP, the owner/developer shall attempt to provide interparcel access with the adjacent properties. Should the owner/developer not come to an agreement on interparcel access at this time with the adjacent property owners, the owner/developer shall provide documentation of such. In addition, if an interparcel access agreement is not obtained; permanent easements shall be recorded allowing for future inter-parcel access along the entirety of the northern and eastern boundaries of the property, prior to the issuance of an LDP.

~~c. All units shall be designed, constructed and operated in accord with the Fair Housing Amendments Act. On an annual basis, the controlling entity shall verify compliance with all provisions of the Fair Housing Act related to occupancy in a manner deemed acceptable pursuant to policies and procedures adopted by the Director of Community Development.~~

~~d. The senior housing development may have at least one (1) unit designated as guest quarters for visitors of residents, but the total number of guest units may not exceed 1% of the total number of units within the development. Guest units shall have maximum heated floor area of 500 square feet.~~

~~e. The property shall be deed restricted to senior housing except as provided for by Fair Housing laws. Each senior housing development shall post on its premises notice of its status as a senior housing development in a manner readily visible to and accessible to the residents. Such notices shall be subject to the approval of the Department of Community Development.~~

~~f. The property shall comply with all applicable local, state, and federal regulations and copies of any applicable permits shall be provided to the Department of Community Development prior to the issuance of a certificate of occupancy.~~

~~g. The project is encouraged to incorporate Easy Living and applicable accessibility standards (as administered and copyrighted by a coalition of Georgia citizens including but not limited to AARP of Georgia, Atlanta Regional Commission, Concrete Change, Georgia Department of Community Affairs, Governor's Council on Developmental Disabilities, Home Builders Association of Georgia, Shepherd Center and the Statewide Independent Living Council of Georgia).~~

~~h. Home occupations shall be permitted in accordance with Section 4.12, Home Occupation, of the Zoning Ordinance.~~

~~i. Any proposed change in the use of a senior housing project that does comply with the Fair Housing Amendments Act shall conform to all current zoning and density requirements. Any such conversion shall be considered a zoning modification and be required to be brought into conformance with city standards.~~

~~j. The project is encouraged to incorporate features to enhance the quality of the senior housing development including, but not limited to, laundry rooms on each floor, lounges on each floor with automated external defibrillators (AEDs), balconies on each floor for fresh air, theater style media centers, library, dining halls, wall-mounted emergency pull cords in each unit's bathroom, aerobics and fitness centers.~~

k. Streetscape along Carpenter Drive shall be installed to the standards set forth in the City Center Master Plan.

l. All units shall be individually metered and/or sub metered.

m. Interior ceiling heights should be a minimum of nine (9) feet.

**Attachments**

- Letter of Intent dated received September 4, 2014
- Site Plan dated received March 27, 2014
- Rendering dated September 4, 2014
- Rendering dated March 27, 2014
- Feasibility Study dated received September 4, 2014
- Appropriateness of Application and Constitutional Assertions dated October 2, 2014
- Site Photographs
- Additional comments from the Fulton County Department of Water Resources, Fulton County Sewer Department, and Fulton County Schools

# LETTER OF INTENT

RECEIVED
SEP 04 2014
City of Sandy Springs
Community Development

9-4-2014
1.19 AC
305 CARPENTER DR ATLANTA, GA, 30328
LAND LOTS 90 17th SANDY SPRINGS GEORGIA
MASOUD ZAHEDI
5801 ROSWELL RD
ATLANTA GA 30328

The subject property consists of 1.19 acres zoned A-L age restricted . Masoud Zahedi intends to reduce new Multifamily Residential zoning shown on attached property descriptions and drawings for 6 story building with 3 story of parking above and underground , as 100 units building . This site is located on the Carpenter Dr. The proposed plan contains 190,000 square feet of building . The comprehensive land use plan designates this site as commercial mixed use district. The property is a part of the commercial zone classification. The property is bordered on the west by 3 story commercially zoned property with current use of office building , Carpenter Dr to the north, commercial parking lot to the south and 9 story apartment building to the east .The proposed use of this site is consistent with the existing adjacent properties. The property has a drop of almost 30' from front to back which make it very suitable for underground parking.

To allow building on existing height limitation for proposed 8 story Building we are applying for use permit .

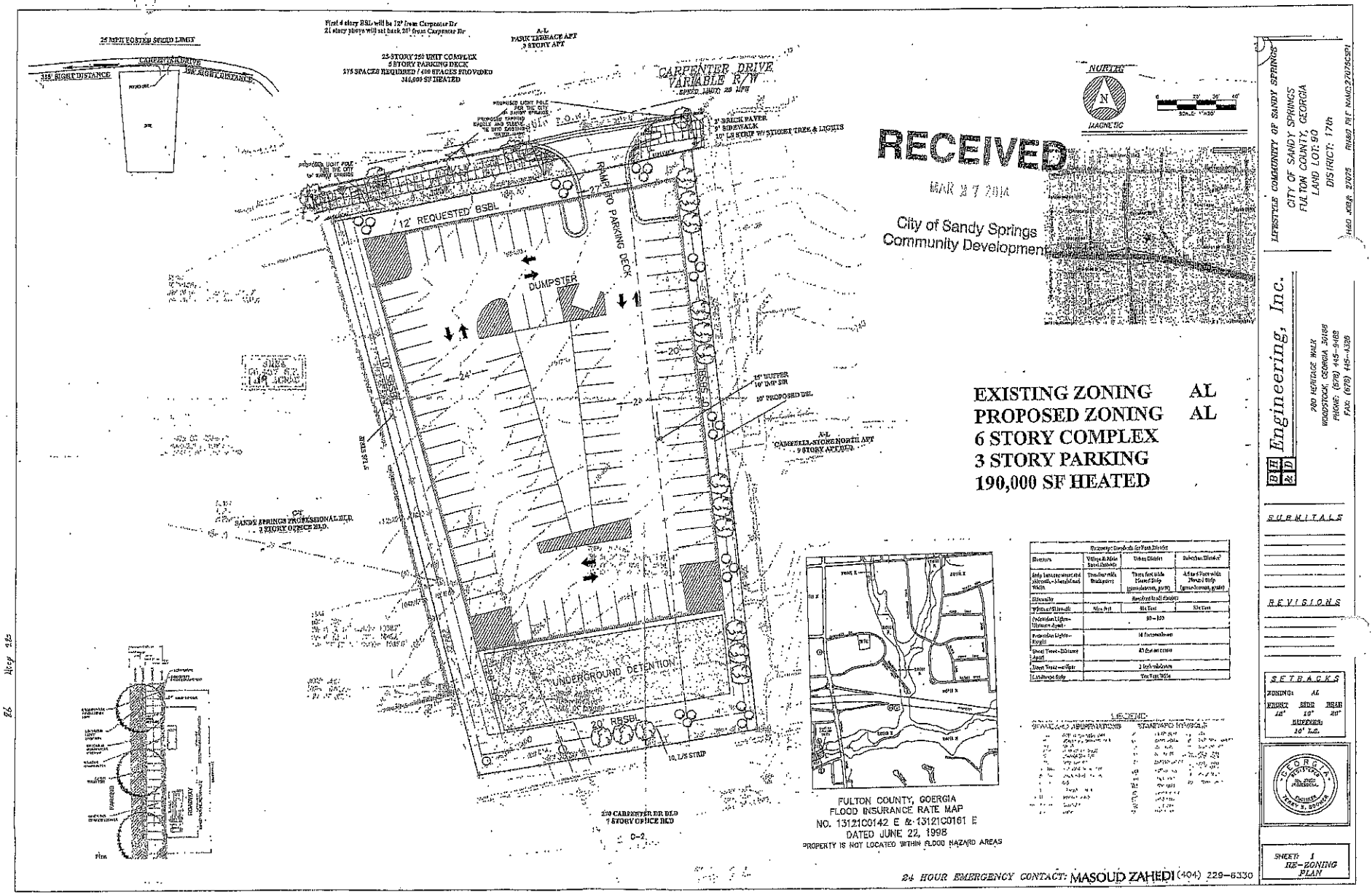
The following items of work have been build and inspected for conformance with the specification of the Fulton County Development Services Department and have been approved under LDP # 03-301,

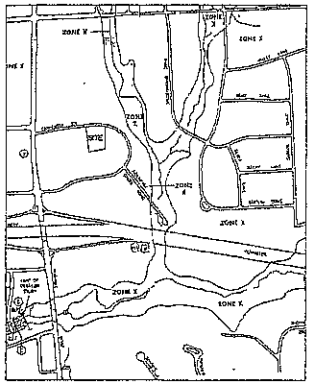
Building footing/foundation
Storm drainage
Sanitary sewer
Detention pond
Grading and drainage

Landscape strips and building setbacks for the Multifamily Residential zoning categories will be adhered to.

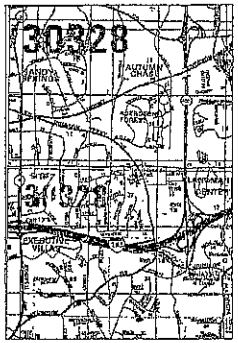
Sincerely,

Masoud Zahedi

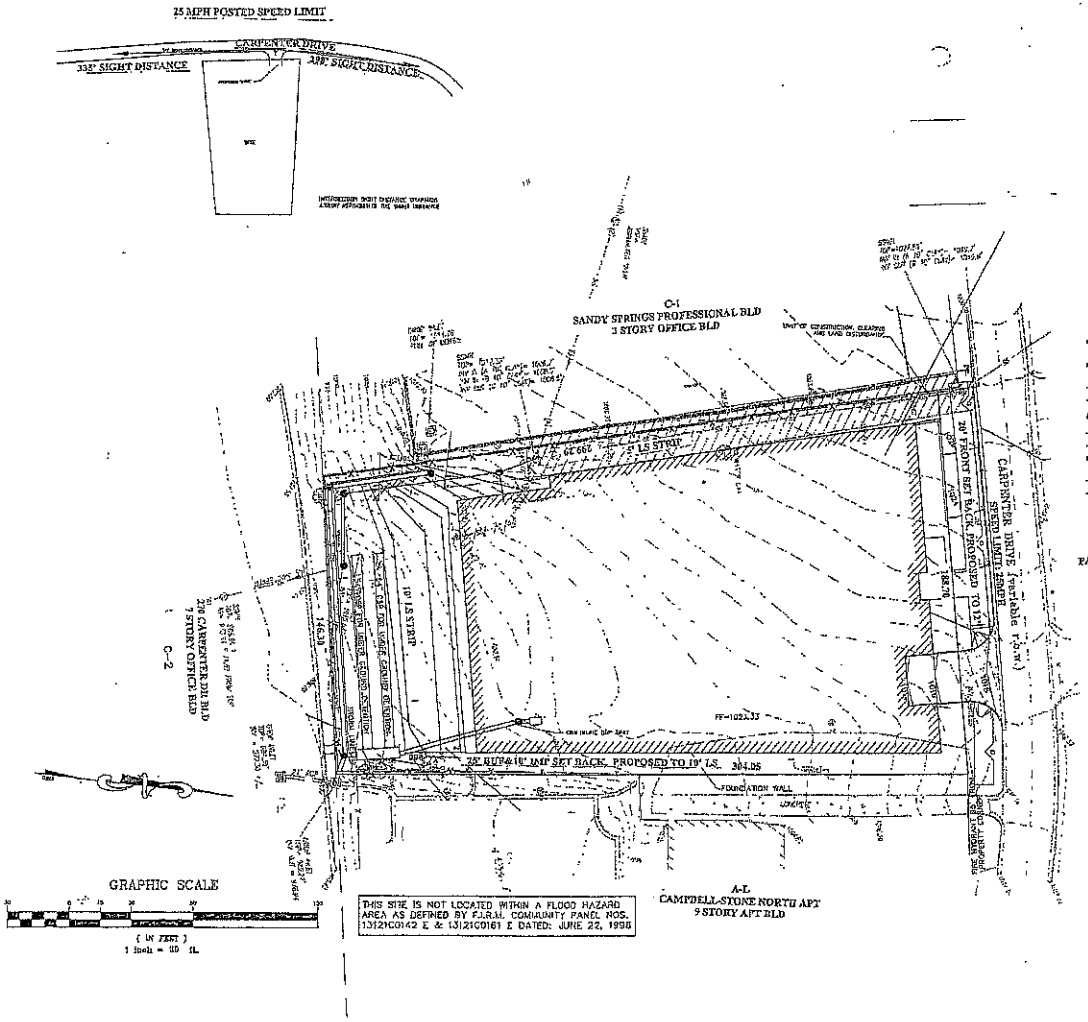

25 MPH POSTED SPEED LIMIT
CARPENTER DRIVE
385' SIGHT DISTANCE
385' SIGHT DISTANCE
First 4 story BSL will be 72' from Carpenter Dr
21 story phase will set back 28' from Carpenter Dr
A-L
PARK TERRACE APT
9 STORY APT
25-STORY 250 UNIT COMPLEX
5 STORY PARKING DECK
275 SPACES REQUIRED / 400 SPACES PROVIDED
344,000 SF HEATED
CARPENTER DRIVE
VARIABLE R/W
SPEED LIMIT: 25 MPH
PROPOSED LIGHT POLE PER THE CITY OF SANDY SPRINGS
PROPOSED TAPERED MODEL AND FINISH PER THE CITY OF SANDY SPRINGS
PROPOSED LIGHT POLE PER THE CITY OF SANDY SPRINGS
2' BRICK PAVER
5' SIDEWALK
10' LS STRIP W/ STREET TREE & LIGHTS
12' REQUESTED BSBL
DUMPSTER
5 STORY PARKING DECK
BSBL 72'
BSBL 20'
25' BUFFER
10' IMP SIR
10' PROPOSED DEL
A-L
CAMPBELL-STONE NORTH APT
9 STORY ACCURED
CH
SANDY SPRINGS PROFESSIONAL BLD.
2 STORY OFFICE BLD.
UNDERGROUND DETENTION
20' RBSBL
10' L/S STRIP
250 CARPENTER DR BLD
7 STORY OFFICE BLD
C-2
NORTH
MAGNETIC
SCALE: 1"=20'
RECEIVED
MAR 27 2014
City of Sandy Springs
Community Development
EXISTING ZONING AL
PROPOSED ZONING AL
6 STORY COMPLEX
3 STORY PARKING
190,000 SF HEATED
FULTON COUNTY, GOERGIA
FLOOD INSURANCE RATE MAP
NO. 13121C0142 E & 13121C0161 E
DATED JUNE 22, 1998
PROPERTY IS NOT LOCATED WITHIN FLOOD HAZARD AREAS
24 HOUR EMERGENCY CONTACT: MASOUD ZAHEDI (404) 229-6330
LIFESTYLE COMMUNITY OF SANDY SPRINGS
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA
LAND LOT: 90
DISTRICT: 17th
BH&D Engineering, Inc.
200 HERITAGE WALK
WOODSTOCK, GEORGIA 30188
PHONE: (678) 445-9488
FAX: (678) 445-1336
SUBMITALS
REVISIONS
SETBACKS
ZONING: AL
FRONT 40' SIDE 10' REAR 20'
BUFFERS 10' L.S.
GEORGIA REGISTERED PROFESSIONAL ENGINEER
SHEET: 1
RE-ZONING PLAN



FULTON COUNTY, GOERGIA
FLOOD INSURANCE RATE MAP
NO. 13121C0142 E & 13121C0161 E
DATED JUNE 22, 1998
PROPERTY IS NOT LOCATED WITHIN FLOOD HAZARD AREAS




LOCATION MAP




# EXISTING ZONING AL
# PROPOSED ZONING AL
# 6 STORY COMPLEX
# 3 STORY PARKING
# 190,000 SF HEATED

**TOTAL BLDG COVERAGE = 32,800 SF OR 65%**
**TOTAL IMPERVIOUS AREA= 32,780 SF OR 65%**
**FULTON COUNTY SEWER**
**CITY OF ATLANTA WATER**
**NO STATE WATERS ON OR NEAR THE PROPERTY**
**THIS PROPERTY DOES NOT LIE IN THE 100 YR FLOOD PLANE 13121CO142 AND 13121CO161**

RECEIVED

City of Sandy Springs
Community Development

| | |
|---|---|
| DESIGNED BY: | SZ |
| DRAWN BY: | CAD |
| CHECKED BY: | SZ |
| IN CHARGE: | |
| DATE: | |

OWNER:

MASOUD ZAHEDI
5801 ROSWELL ROAD
ATLANTA, GEORGIA 30328
(404) 229-6330

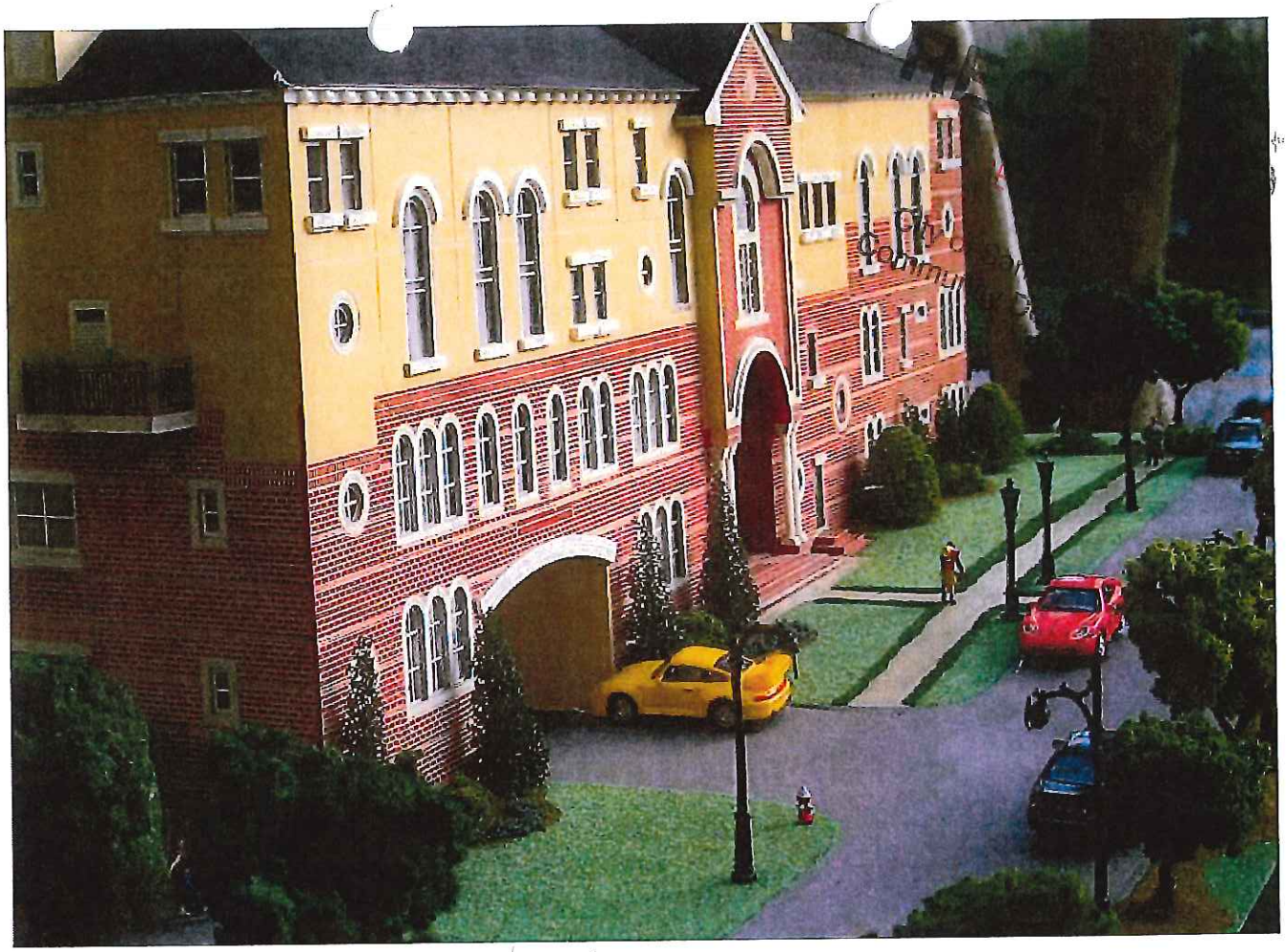
REVISIONS

| DATE | DESCRIPTIONS | APPROVED |
|---|---|---|
| | | |

GRADING AND DRAINAGE PLAN

ESFUN COMMUNITY
305 CARPENTER DRIVE
LAND LOT 70, DISTRICT 17
FULTON COUNTY, GEORGIA

SCALE: H AS SHOWN V
CONTRACT NO.:
SHEET OF
DRAWING NO.: C-4



# Phase I Market Study

**Proposed Assisted Living/Memory Care Facility**
305 Carpenter Drive NE
Atlanta, Georgia 30328
Latitude: 33.9164, Longitude: -84.3761

RECEIVED
SEP 04 2014
City of Sandy Springs
Community Development

**Prepared For:**
J. Michael Bell
Executive Vice President
ADEVCO Corporation
400 Northridge Road, Suite 620
Atlanta, Georgia 30350

**Prepared By:**
Integra Realty Resources - DFW
700 E. Campbell Road, Suite 265
Richardson, Texas 75081

**Effective Date:**
March 20, 2014

**Report Date:**
March 20, 2014

**IRR File Number:**
112-2014-0287

# PHASE I MARKET STUDY

## INTRODUCTION

The purpose of the Phase I Market Study is to provide a preliminary indication of supply and demand conditions to Mr. Michael Bell relating to a proposed assisted living and dementia care facility. The Phase I Market Study is intended to be used as a tool to ascertain general senior housing market conditions in a specific market area and to determine if further analysis is warranted.

Per the scope of this engagement, we will analyze the assisted living market conditions (including dementia care) in order to determine whether or not there is sufficient unmet demand to support development of the subject with assisted living and dementia care to be located at 305 Carpenter Drive NE in the City of Atlanta, Fulton County, Georgia. Note that the scope of this assignment did not include an inspection of the subject site, neighborhood, or competing facilities. The findings in this study are preliminary and are subject to revision as additional due diligence is conducted.

# DELINEATION OF PRIMARY MARKET AREA

The Primary Market Area (PMA) for any form of rental real estate property is defined as the area that a majority of the project's tenants will be drawn from. According to various industry sources, the primary market area of a seniors housing care facility is determined by the density of the population, the proximity of competing properties, and the ease of transit in the surrounding area. The primary market area for urban facilities is generally from 5 to 10 miles, for suburban facilities 5 to 20 miles, and for small town and rural facilities 20 to 30 miles[1]. This is borne from the following data in *The Assisted Living Industry, 2009 Overview.*

**Distances that Residents Relocated From**

| Distance | Assisted Living | Assisted & Independent Living | CCRC |
|---|---|---|---|
| Less than 5 miles | 40.00% | 43.50% | 52.20% |
| 5 to 10 miles | 20.40% | 20.00% | 16.40% |
| 11 to 25 miles | 20.00% | 15.30% | 13.40% |
| 25 to 50 miles | 7.30% | 5.90% | 6.00% |
| More than 50 miles | 12.40% | 15.30% | 11.90% |

A number of factors tend to define a market area. One important factor is density. In rural areas, it may be many miles between towns large enough to sustain services, and residents are accustomed to driving significant distances to access services. Conversely, in urban or suburban areas, a resident may have a choice of competing services within a short drive of his or her home and will normally select the more proximal service provider or the service provider more convenient to access. Physical barriers can also shape market areas. Rivers, lakes, streams, military bases, and major highways are all examples of barriers that can constrain market areas. Barriers can also be psychological. For example, it is common for persons who live on one side of a highway to seldom access services in a similar area on the opposite side of the same freeway, even though access is not constrained. Likewise, persons living in a given town or county are often reluctant to access services in an adjacent town or county. The location of competing facilities is also a factor to consider. In market areas served by a greater number of competing facilities, the primary drawing area for each facility tends to be smaller since residents of the market area tend to access the service provider nearest their location. Each of these factors is considered in the delineation of the subject's PMA.

[1] *Assisted Living Manual* (Published by Assisted Living Federation of America) and *Integrated Senior Care: Assisted Living and Long Term Care Manual* (Published by Thompson Publishing Group). These radii are also supported by the criteria used by many national developers of senior's housing.

## PHYSICAL BARRIERS

There are no significant physical barriers in the immediate proximity of the subject that are believed to limit the subject's market area.

## PSYCHOLOGICAL BARRIERS

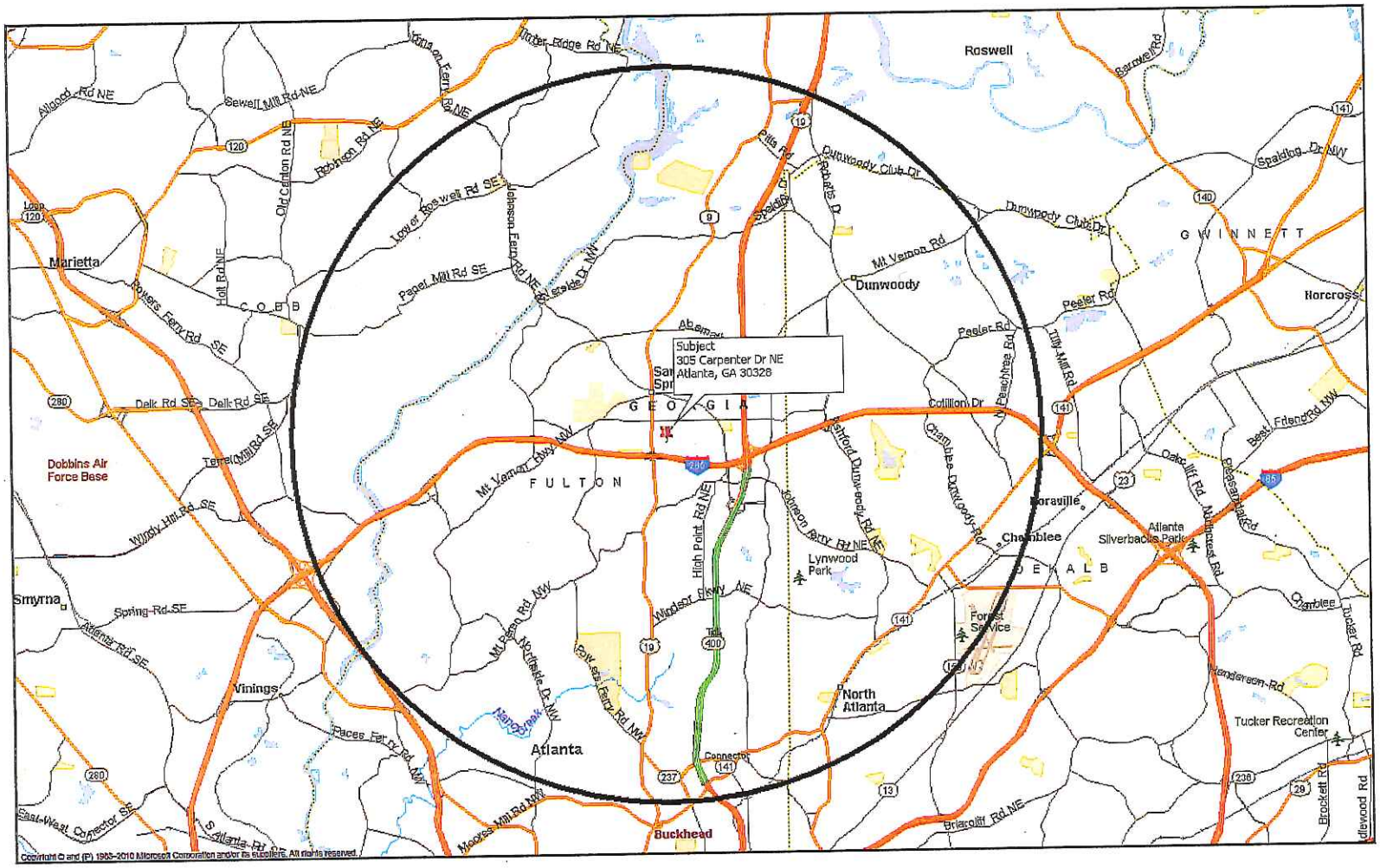
The subject's market area is not constrained by any known psychological barriers.

## LOCATION OF COMPETING FACILITIES

There are competing facilities scattered throughout the area, indicating that seniors have a wide variety of facilities from which to choose. This tends to limit the size of market areas, as it is not necessary for seniors or adult children decision makers to travel far from the home to find suitable seniors housing.

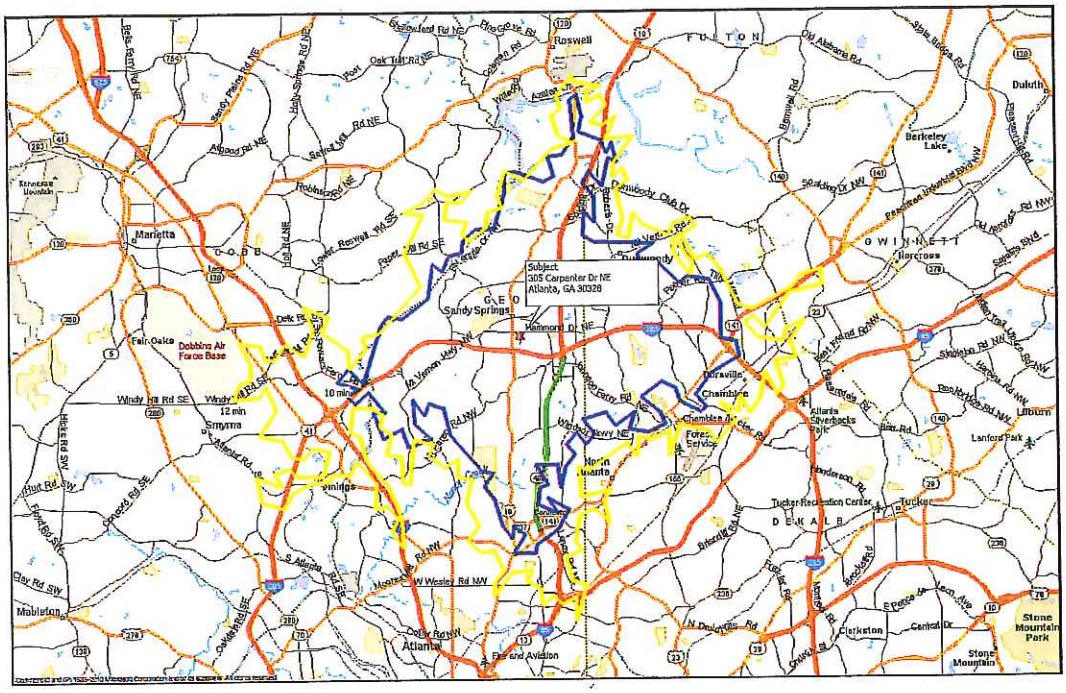
## MARKET AREA DELINEATION CONCLUSION

Considering the physical and psychological barriers, population density, and the competing facilities' concentration, we have concluded that an appropriate Primary Market Area (PMA) for the subject is the area within a 5 mile radius of the site. In this market, we believe that the majority of demand will come from the PMA – no measurable draw from a secondary market area is forecast.

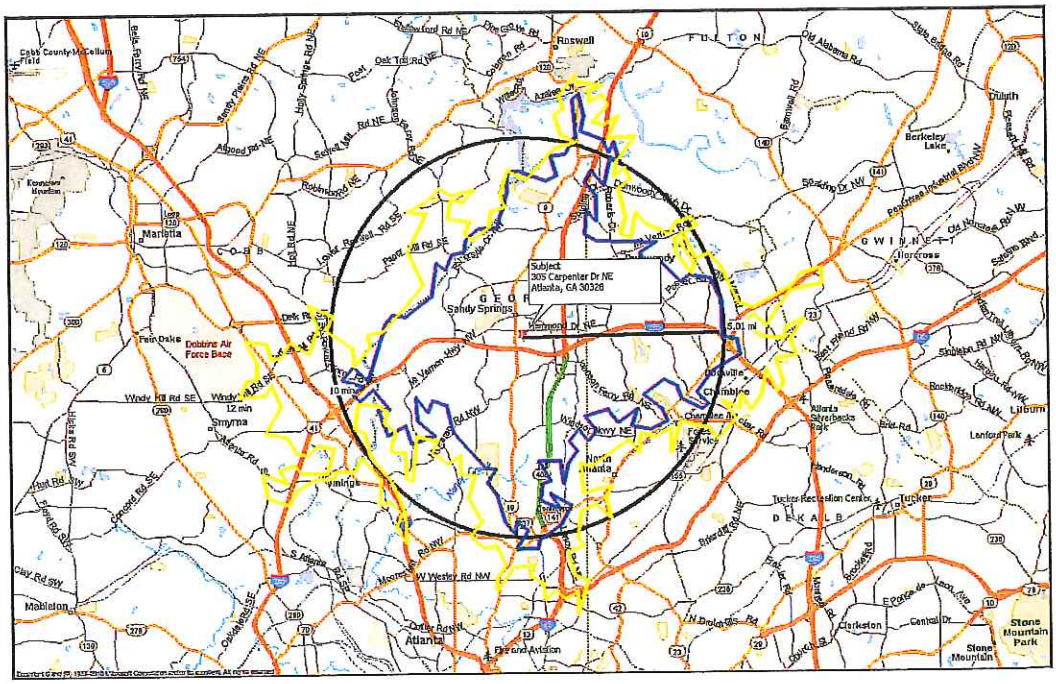



Market Area Map

We also considered 10 and 12-minute drive times from the subject, as represented in the following map.



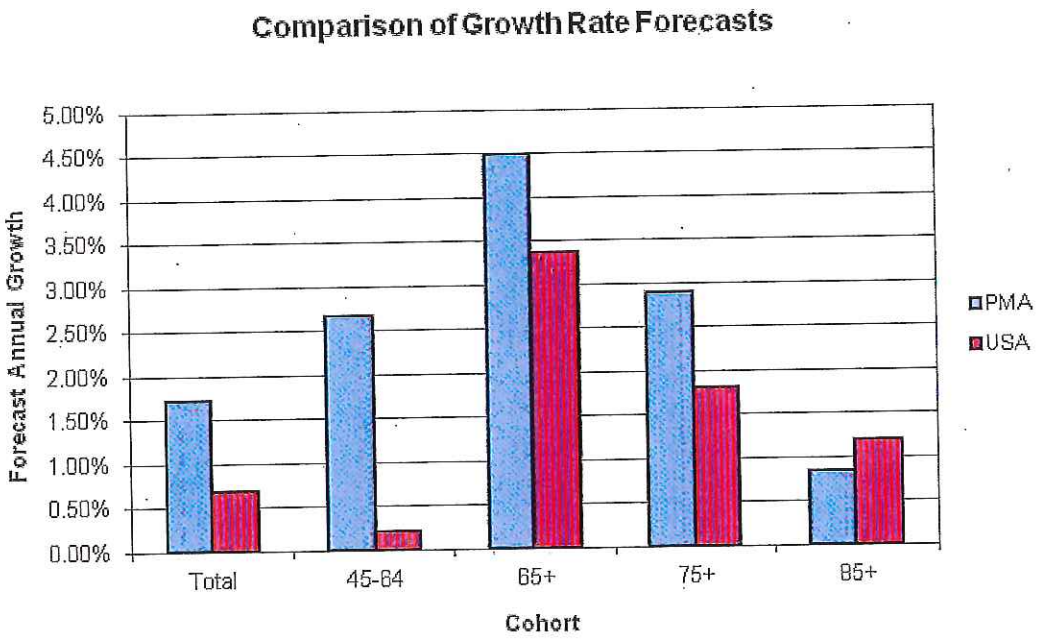

These drive times support our preceding market area delineation conclusion as shown below.

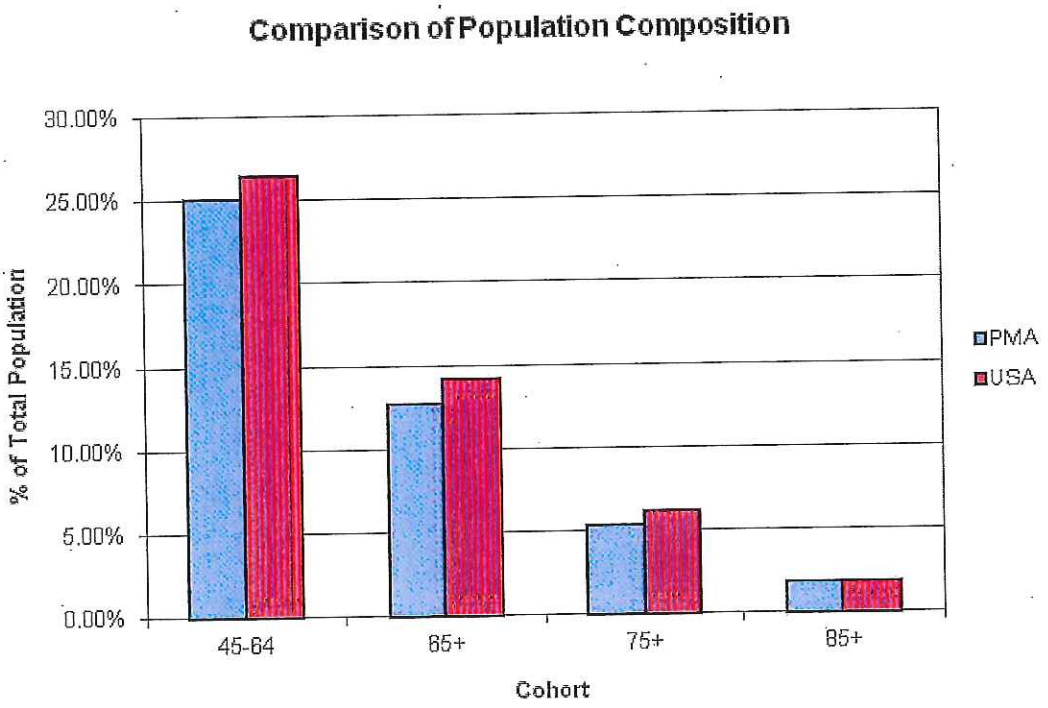


# SENIORS HOUSING MARKET DEMOGRAPHICS

Demographics relevant to the seniors housing market are as follows:

| Market Area Characteristics | | |
|---|---|---|
| **Item** | **PMA** | **USA** |
| ***Total Population*** | | |
| 2014 Population | 220,839 | 317,199,353 |
| Forecasted 2019 Population | 240,585 | 328,309,464 |
| Forecasted Annual Growth, 2014-2019 | 1.73% | 0.69% |
| ***Adult Child (45-64) Population*** | | |
| 2014 Population 45-64 | 55,520 | 83,954,938 |
| Forecasted 2019 Population 45-64 | 63,307 | 84,870,332 |
| Forecasted Annual Growth, 2014-2019 | 2.66% | 0.22% |
| 2014 Age 45-64 Pop. as % of Total Pop. | 25.14% | 26.47% |
| ***65 Plus Population*** | | |
| 2014 Population 65+ | 28,146 | 45,157,410 |
| Forecasted 2019 Population 65+ | 35,063 | 53,278,626 |
| Forecasted Annual Growth, 2014-2019 | 4.49% | 3.36% |
| 2014 Age 65+ Pop. as % of Total Pop. | 12.75% | 14.24% |
| ***75 Plus Population*** | | |
| 2014 Population 75+ | 11,918 | 19,526,535 |
| Forecasted 2019 Population 75+ | 13,748 | 21,349,923 |
| Forecasted Annual Growth, 2014-2019 | 2.90% | 1.80% |
| 2014 Age 75+ Pop. as % of Total Pop. | 5.40% | 6.16% |
| ***85 Plus Population*** | | |
| 2014 Population 85+ | 4,136 | 5,972,019 |
| Forecasted 2019 Population 85+ | 4,313 | 6,338,467 |
| Forecasted Annual Growth, 2014-2019 | 0.84% | 1.20% |
| 2014 Age 85+ Pop. as % of Total Pop. | 1.87% | 1.88% |
| ***Income Levels*** | | |
| Median Household Income, All Ages | $68,484 | $51,579 |
| Median Income Level Age 65 to 74 | $68,986 | $45,061 |
| Median Income Level Age 75 to 84 | $39,897 | $30,351 |
| Median Income Level Age 85+ | $27,048 | $23,851 |
| Source: Claritas | | |


Comparison of Growth Rate Forecasts
Forecast Annual Growth
5.00%
4.50%
4.00%
3.50%
3.00%
2.50%
2.00%
1.50%
1.00%
0.50%
0.00%
Total
45-64
65+
75+
85+
Cohort
PMA
USA


Comparison of Population Composition
% of Total Population
30.00%
25.00%
20.00%
15.00%
10.00%
5.00%
0.00%
45-64
65+
75+
85+
Cohort
PMA
USA

Overall population growth is forecast to be greater than average in the PMA. Growth of persons in the "adult child" age brackets (45 to 64) is forecast to be greater than average, while the percent of total population that is within the 45 to 64 age group is less than average. The percent of total population that is 65+ is less than average. Forecasted growth for the 65+ cohort is greater than average. The percent of total population that is 75+ is less than average. Forecasted growth for the 75+ cohort is greater than average. Lastly, the 85+ population is forecast to grow at a pace less than the national average, while representing a less than average percent of the total population base of the PMA. Senior income levels are above average.

# SUPPLY & DEMAND ANALYSIS

## INTRODUCTION

In this section, we will analyze supply and demand conditions.

## METRO MARKET SUPPLY & DEMAND CONDITIONS

The NIC Map Database provides the following data for the Atlanta MSA, which includes the counties shown in the following map. It is noted that MAP31 represents the top 31 MSAs within the United States.

An overview of the Atlanta seniors housing market is shown in the following table, comparing the MSA data to comparable data for the Top 31 MSA's in the NIC survey. As shown below, the average occupancy during the 4th Quarter of 2013 for stabilized assisted living properties in the Atlanta MSA is 89.9%, as compared to 90.6% for the Top 31 MSA's, indicating that the local market is competitive.

## PROPERTY INFORMATION

| Property Types -> | Majority IL | | Majority AL | | Majority NC | |
|---|---|---|---|---|---|---|
| | Metro | Primary Markets | Metro | Primary Markets | Metro | Primary Markets |
| Stabilized Occupancy | 91.7% | 90.3% | 89.9% | 90.6% | 91.8% | 88.0% |
| Average Monthly/Daily Rent | $3,026 | $2,848 | $3,806 | $4,254 | $207 | $282 |
| Median Age | 16 | 23 | 15 | 15 | 40 | 37 |
| Reporting Need to Upgrade(%) | No Data | No Data | No Data | No Data | No Data | No Data |
| Median Units/Beds Per Property | 190 | 172 | 59 | 72 | 134 | 120 |
| For Profit (%) | 71.8% | 62.5% | 92.5% | 87.7% | 81.7% | 79.5% |
| Property Count | 39 | 1,465 | 134 | 2,512 | 93 | 3,984 |
| Inventory | 7,556 | 326,770 | 8,322 | 197,735 | 13,041 | 563,810 |
| Independent Living Units | 5,946 | 244,090 | 286 | 10,389 | 210 | 11,245 |
| Assisted Living Units[1] | 1,038 | 46,784 | 7,994 | 181,529 | 572 | 19,223 |
| Nursing Care Beds | 572 | 35,896 | 42 | 5,817 | 12,259 | 533,342 |
| Penetration | 6.6% | 6.7% | 7.2% | 4.1% | 11.4% | 11.6% |
| Construction Units/Beds | 0 | 5,067 | 415 | 10,369 | 0 | 3,682 |

Trends in the Denver assisted living market over time are shown in the following table:

## MAJORITY AL

### METRO TRENDS

| | Existing Inventory | | Occupancy | | Quarterly Supply and Demand | | Under Construction Inventory | | |
|---|---|---|---|---|---|---|---|---|---|
| Period | # Properties | # Units/Beds | All Properties | Stabilized | Absorption | Inventory Growth | # Properties | # Units/Beds | YoY Rent Growth[1] |
| 4Q2013 | 134 | 8,322 | 87.2% | 89.9% | 116 | 95 | 5 | 415 | 2.3% |
| 3Q2013 | 133 | 8,227 | 86.8% | 88.7% | 108 | 45 | 6 | 511 | 2.3% |
| 2Q2013 | 132 | 8,182 | 86.0% | 88.3% | -97 | 24 | 6 | 511 | 2.3% |
| 1Q2013 | 132 | 8,158 | 87.4% | 89.2% | 40 | 50 | 6 | 469 | 2.2% |
| 4Q2012 | 131 | 8,108 | 87.4% | 89.1% | 27 | 92 | 5 | 385 | 1.7% |
| 3Q2012 | 130 | 8,016 | 88.1% | 89.7% | 146 | 179 | 4 | 282 | 1.3% |
| 2Q2012 | 128 | 7,837 | 88.2% | 88.5% | 53 | -1 | 6 | 461 | .7% |
| 1Q2012 | 128 | 7,838 | 87.6% | 87.9% | 132 | 22 | 4 | 360 | .2% |
| 2011 | 128 | 7,816 | 86.1% | 86.8% | 268 | 150 | 5 | 383 | .8% |
| 2010 | 126 | 7,666 | 84.3% | 85.5% | 181 | 170 | 3 | 240 | 1.2% |

The NIC survey divides the Denver market into submarkets by constituent county, the data for which are shown in the table below:

# SELECTED SUBMARKETS

## SENIORS HOUSING

| Submarket | Stabilized Occupancy | Occ. Annual Change (bps) | YoY Rent Growth | Inventory |
|---|---|---|---|---|
| Carroll | 97.7% | 386 | -1.0% | 259 |
| Cherokee | 97.6% | 428 | 3.4% | 492 |
| Clayton | 80.7% | -396 | Protected | 379 |
| Cobb | 89.4% | 36 | 2.8% | 1,750 |
| DeKalb | 88.5% | 205 | 2.4% | 2,737 |
| Fayette | 92.8% | 543 | -5.1% | 499 |
| Forsyth | 84.2% | -743 | -1.8% | 413 |
| Fulton | 91.7% | 322 | 3.8% | 5,316 |
| Gwinnett | 92.7% | 185 | .2% | 1,945 |
| Walton | 84.4% | 153 | Protected | 437 |

## MAJORITY IL

| Submarket | Stabilized Occupancy | YoY Rent Growth | Average Rent per Unit | Construction vs. Inventory | Inventory | Penetration | Yearly Absorption | Yearly Inventory Growth |
|---|---|---|---|---|---|---|---|---|
| Carroll | No Data | No Data | No Data | 0.0% | 0 | 0.0% | No Data | No Data |
| Cherokee | Protected | No Data | Protected | 0.0% | 150 | 3.9% | Protected | 0 |
| Clayton | Protected | Protected | Protected | 0.0% | 174 | 3.4% | Protected | 0 |
| Cobb | 92.3% | 3.2% | $2,967 | 0.0% | 573 | 3.6% | 10 | 0 |
| DeKalb | 89.0% | 1.2% | $2,362 | 0.0% | 1,953 | 12.3% | 60 | 10 |
| Fayette | Protected | No Data | Protected | 0.0% | 145 | 4.6% | Protected | 0 |
| Forsyth | No Data | No Data | No Data | 0.0% | 0 | 0.0% | No Data | No Data |
| Fulton | 93.5% | 4.4% | $3,325 | 0.0% | 3,235 | 15.4% | 216 | 104 |
| Gwinnett | 95.0% | Protected | $3,621 | 0.0% | 1,005 | 8.5% | 50 | 0 |
| Walton | Protected | Protected | Protected | 0.0% | 51 | 1.9% | Protected | 0 |

## MAJORITY AL

| Submarket | Stabilized Occupancy | YoY Rent Growth | AL Average Rent per Unit | MC Rent per Unit | Construction vs. Inventory | Inventory | Penetration | Yearly Absorption | Yearly Inventory Growth |
|---|---|---|---|---|---|---|---|---|---|
| Carroll | 97.7% | -1.0% | $3,392 | Protected | 0.0% | 259 | 8.1% | 10 | 0 |
| Cherokee | 98.8% | 4.6% | $3,782 | $4,421 | 13.5% | 342 | 8.9% | 15 | 1 |
| Clayton | 91.2% | Protected | Protected | $3,578 | 0.0% | 205 | 4.1% | 13 | 0 |
| Cobb | 87.9% | 2.6% | $3,888 | $4,702 | 7.9% | 1,177 | 7.4% | 24 | 0 |
| DeKalb | 87.2% | 5.6% | $3,967 | $4,974 | 0.0% | 784 | 4.9% | 3 | -2 |
| Fayette | 93.8% | .0% | $4,480 | $4,825 | 0.0% | 354 | 11.3% | 6 | 95 |
| Forsyth | 84.2% | -1.8% | $3,803 | $4,606 | 0.0% | 413 | 12.9% | -5 | -1 |
| Fulton | 88.9% | 2.7% | $4,096 | $4,958 | 6.2% | 2,081 | 9.9% | 82 | 59 |
| Gwinnett | 90.0% | 2.2% | $3,935 | $4,842 | 10.6% | 940 | 7.9% | 17 | 47 |
| Walton | 83.4% | Protected | $3,189 | $3,623 | 0.0% | 386 | 14.5% | 6 | 4 |

For stabilized properties that are mostly assisted living in the Atlanta area, the average occupancy rate is 89.9%. In addition, for Fulton County (the subject's county), assisted living occupancy is 88.9%.

## DELINEATION OF THE MARKET AREA

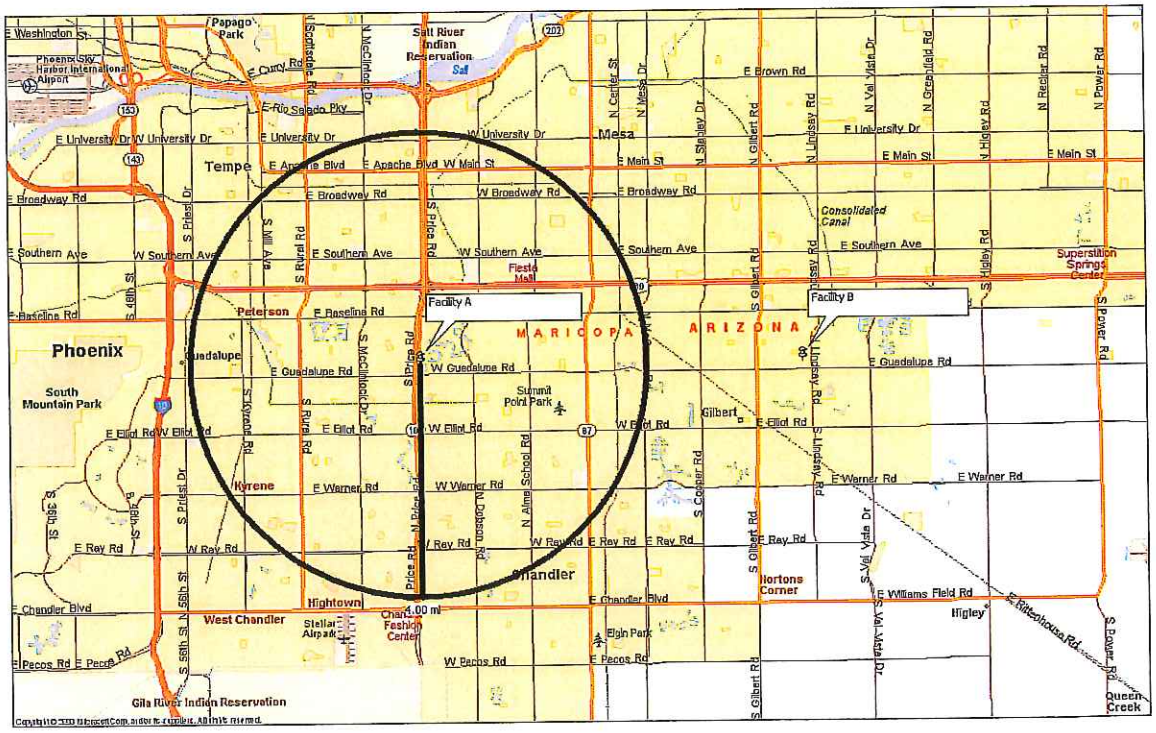
As discussed previously, we consider the subject's Primary Market Area (PMA) to be the area within a 5-mile radius of the site.

## TARGET MARKET

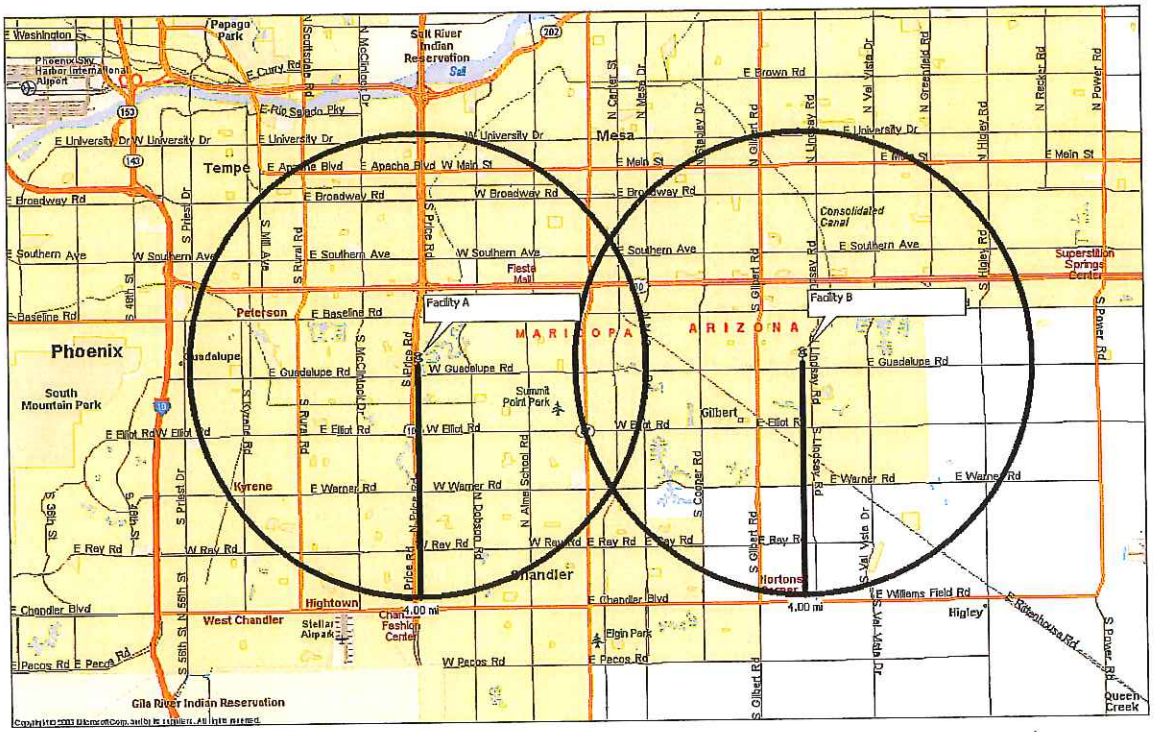
The subject's target market group consists of the "age qualified" population that has adequate income to live in elderly housing and "adult children" who are caregivers for an elderly relative. Therefore, the subject's primary target market for assisted living are seniors ages 65+ with household income of $25,000+, as well as adult children who might relocate such as person to the market.

## METHODOLOGY FOR QUANTIFYING SUPPLY

In the case of facilities located some distance from the subject, we have allocated only a portion of the units based upon the estimated percent the market area for each competing facility overlaps the PMA. For example, the map below shows two fictional facilities, A and B along with the concluded market area for Facility A.




Facility B is not within the market area for Facility A. However, Facility B's market area does overlap some of the market area for Facility A, as shown below:




Our methodology for estimating supply considers Facility B in the example above as being partially competitive with Facility A. We base the degree of it is competitiveness upon the percentage of the subject's market area (Facility A in this example) that is overlapped by the estimated market area for Facility B. The percent of overlap is mathematically calculated using a formula that factors in the size of the market area and the distance between each comparable and the subject.

For example, if facility B has 100 beds and the market area for facility B overlaps Facility A's market area by 20%, then 20 of Facility B's beds are considered competitive. This same procedure is used to estimate competitive supply for each facility in and surrounding the subject's market area.

## ASSISTED LIVING SUPPLY ANALYSIS

We will now focus upon the assisted living segment of the market. Bed licenses are granted based upon double occupancy in many rooms. In practice, a lesser number of rooms are typically occupied by more than one person. For this reason, we will analyze "operating beds" as opposed to licensed beds. For purposes of this report, a facility's "operating beds" is considered the optimal number of persons that the facility is designed to accommodate at one time. This figure is generally equal to or greater than the number of units, and equal to or less than the number of licensed beds. Our analysis also disregards small board and care facilities in and around the market area, although we know such facilities to be present. Board and care facilities generally have less than 25 living beds, are operated by "mom and pop" type operators, and offer

accommodations and services of lesser quality. For consistency, such facilities are also excluded from the penetration rates utilized in the demand analysis.

## EXISTING SUPPLY OF ASSISTED LIVING

The following table is a list of the assisted living facilities serving the subject's market area.

**Existing Supply of Assisted Living**

| Property Name | Type | Number of Assisted Living Beds | Miles From Subject | Percent of Beds Considered Competitive | Number of Competitive Beds |
|---|---|---|---|---|---|
| Arbor Terrace of East Cobb<br>886 Johnson Ferry Rd, Marietta | ALF/DEM | 89 | 4.4 | 30% | 26 |
| Azalea Manor Inc<br>557 E Waterman St, Marietta | ALF/DEM | 65 | 9.2 | 1% | 1 |
| Belmont Village at Buckhead<br>5455 Glenridge Dr NE, Atlanta | ALF/DEM | 66 | 0.7 | 84% | 55 |
| Bickford of Buckhead Senior Living<br>4804 Roswell Road, Atlanta | ALF/DEM | 68 | 1.9 | 61% | 42 |
| Bickford Senior Living<br>840 Lecroy Drive, Marietta | ALF/DEM | 56 | 7.2 | 9% | 5 |
| Buckhead<br>2848 Lenox Road, Atlanta | IALF | 72 | 5.6 | 19% | 14 |
| Brighton Gardens of Buckhead<br>3088 Lenox Rd, Atlanta | ALF/DEM | 112 | 5.3 | 22% | 24 |
| Sunrise of Buckhead<br>1000 Lenox Park Boulevard, Ne, Atlanta | ALF/DEM | 84 | 4.8 | 26% | 22 |
| Canterbury Court<br>3750 Peachtree Rd.Ne, Atlanta | CCRC | 18 | 4.2 | 32% | 6 |
| Carlton Senior Living<br>690 Mount Vernon Highway Northeast, Sandy | ALF/DEM | 64 | 1.1 | 75% | 48 |
| Chambrel at Roswell<br>1000 Applewood Dr., Roswell | IALF | 23 | 9.0 | 2% | 1 |
| Clairmont Place<br>2100 Clairmont Lake, Decatur | IALF | 38 | 8.4 | 4% | 1 |
| Sunrise of Decatur<br>920 Clairmont Ave., Decatur | ALF/DEM | 77 | 9.8 | 1% | 1 |
| Delmar Gardens Of Smyrna<br>404 Kings Springs Village Parkway, Smyrna | CCRC | 77 | 8.8 | 3% | 2 |
| Dogwood Forest Dunwoody<br>7400 Peachtree Dunwoody Road, Atlanta | ALF/DEM | 66 | 3.0 | 45% | 30 |
| Dunwoody, Brighton Gardens of<br>1240 Ashford Center Parkway, Atlanta | ALF/DEM | 113 | 2.7 | 49% | 56 |
| Sunrise of East Cobb<br>1551 Johnson Ferry Road NE, Marietta | ALF/DEM | 78 | 5.8 | 18% | 14 |
| Elmcroft of Roswell<br>400 Marietta HWY Northwest, Roswell | ALF/DEM | 65 | 6.4 | 14% | 9 |
| Emeritus at Big Creek<br>655 Mansell Rd., Roswell | ALF/DEM | 96 | 9.0 | 2% | 2 |

## EXISTING SUPPLY OF ASSISTED LIVING (CONTINUED)

| | | | | | |
|---|---|---|---|---|---|
| Emeritus at Dunwoody<br>1460 South Johnson Ferry Road, Atlanta | ALF | 113 | 1.6 | 66% | 75 |
| Emeritus at Sandy Springs<br>1260 Hightower Trail, Atlanta | ALF | 104 | 5.2 | 23% | 24 |
| Emeritus at Sandy Springs Place<br>1262 Hightower Trail, Atlanta | ALF D/DEM | 52 | 5.2 | 23% | 12 |
| Emeritus at Vinings<br>2401 Cumberland Parkway Southeast, Atlanta | ALF/DEM | 107 | 7.0 | 10% | 11 |
| Freedom Pointe Roswell<br>75 Magnolia St., Roswell | ALF/DEM | 92 | 7.0 | 11% | 10 |
| Gardens of Roswell<br>9212 Nesbit Ferry Rd, Roswell | ALF | 46 | 8.3 | 4% | 2 |
| Heritage of Sandy Plains<br>3039 Sandy Plains Road, Marietta | ALF/DEM | 58 | 9.4 | 1% | 1 |
| Sunrise of Huntcliff II<br>8480 Roswell Rd., Atlanta | ALF/DEM | 84 | 5.1 | 24% | 20 |
| Sunrise of Ivery Ridge<br>2950 Old Alabama Rd, Alpharetta | ALF/DEM | 85 | 9.4 | 1% | 1 |
| Johnson Ferry<br>9 Sherwood Ln, Marietta | IALF | 41 | 3.1 | 44% | 18 |
| King's Bridge Retirement Center, Inc.<br>3055 Briarcliff Road, NE, Atlanta | IALF | 30 | 6.1 | 16% | 5 |
| Lenbrook Square In Buckhead<br>3747 Peachtree Rd, NE, Atlanta | CCRC | 16 | 4.2 | 32% | 5 |
| Manor on the Square<br>550 Barrington Drive, Roswell | ALF/DEM | 62 | 6.8 | 12% | 7 |
| Morning Star Senior Living<br>680 Holcomb Bridge Rd, Norcross | ALF | 48 | 9.0 | 2% | 1 |
| Mount Vernon Towers & Sandy Springs<br>300 Johnson Ferry Rd Ne/Adman Office, Sandy | IALF | 26 | 1.6 | 66% | 17 |
| Northlake Gardens<br>1300 Montreal Rd, Tukcer | IALF/DEM | 63 | 9.3 | 1% | 1 |
| Pacifica Senior Living Dunwoody<br>4484 North Shallowford Rd., Dunwoody | ALF/DEM | 59 | 4.0 | 34% | 20 |
| Parc at Buckhead<br>650 Phipps Blvd., Atlanta | IALF | 40 | 4.3 | 31% | 12 |
| Parc At Piedmont<br>999 Hood Road. Marietta | IALF | 23 | 6.8 | 12% | 3 |
| Peregrine's Landing at Peachtree Creek<br>4375 Beech Haven Trail, Smyrna | ALF D/DEM | 52 | 7.6 | 7% | 4 |
| Plantation South At Dunwoody<br>4594 Barclay Dr., Dunwoody | ALF/DEM | 57 | 4.7 | 27% | 15 |
| St. George Village<br>11350 Woodstock Rd., Roswell | CCRC | 39 | 9.6 | 1% | 1 |
| Sterling Estates<br>4220 Lower Roswell Rd. Marietta | IALF | 90 | 4.3 | 31% | 28 |
| Summers Landing at Tilly Mill<br>4821 North Peachtree Road, Dunwoody | ALF | 30 | 4.8 | 26% | 8 |

## EXISTING SUPPLY OF ASSISTED LIVING (CONTINUED)

| | | | | | |
|---|---|---|---|---|---|
| Summers Landing at Tilly Mill<br>4821 North Peachtree Road, Dunwoody | ALF | 30 | 4.8 | 26% | 8 |
| Summer's Landing Northland<br>5399 Northland Dr NE, Atlanta | ALF/DEM | 52 | 0.8 | 82% | 42 |
| Tapestry House<br>2725 Holcomb Bridge Rd, Alpharetta | ALF | 32 | 7.5 | 8% | 2 |
| The Mann House<br>5413 Northland Dr., Sandy Springs | ALF/DEM | 25 | 0.8 | 82% | 20 |
| The Renaissance on Peachtree<br>3755 Peachtree, Atlanta | IALF | 43 | 4.2 | 32% | 14 |
| Winthrop West Senior Living Alzheimer Care<br>279 Technology Pkway, Norcross | ALF D/DEM | 39 | 9.2 | 1% | 1 |
| Woodland Ridge<br>4005 South Cobb Drive, Smyma | ALF/DEM | 281 | 8.4 | 4% | 11 |
| **Total Number of Existing Competitive Beds** | | | | | 750 |

Type Key

NC = Nursing center

NC/ALF = Nursing center with assisted living.

NC/DEM = Nursing center with specialized Dementia care beds

ALF = Free-standing assisted living facility

ALF/DEM = Free-standing assisted living facility with dedicated Dementia care wing

ALF D/DEM = Free-standing assisted living facility 100% dedicated Dementia care wing

ILF = Independent Living Facility

IALF = Independent and assisted living facility

IALF/Dementia = Independent and assisted living facility with dedicated Dementia care wing

CCRC = Continuing care retirement community

## OCCUPANCY OF EXISTING SUPPLY

The occupancy and waiting list status of the existing supply of assisted living is as follows:

**Occupancy of Competitive Assisted Living**

| Property Name | Current Occupancy % | Waiting List Status |
|---|---|---|
| Arbor Terrace of East Cobb<br>886 Johnson Ferry Rd, Marietta | 98% | No |
| Azalea Manor Inc<br>557 E Waterman St, Marietta | 95% | No |
| Belmont Village at Buckhead<br>5455 Glenridge Dr NE, Atlanta | 94% | No |
| Bickford of Buckhead Senior Living<br>4804 Roswell Road, Atlanta | 90% | No |
| Bickford Senior Living<br>840 Lecroy Drive, Marietta | N/Av | No |
| Buckhead<br>2848 Lenox Road, Atlanta | 100% | No |
| Brighton Gardens of Buckhead<br>3088 Lenox Rd, Atlanta | N/Av | No |
| Sunrise of Buckhead<br>1000 Lenox Park Boulevard, Ne, Atlanta | N/Av | No |
| Canterbury Court<br>3750 Peachtree Rd Ne, Atlanta | N/Av | No |
| Carlton Senior Living<br>690 Mount Vernon Highway Northeast, | 95% | No |
| Chambrel at Roswell<br>1000 Applewood Dr., Roswell | 97% | No |
| Clairmont Place<br>2100 Clairmont Lake, Decatur | 95% | No |
| Sunrise of Decatur<br>920 Clairmont Ave., Decatur | 88% | No |
| Delmar Gardens Of Smyrna<br>404 Kings Springs Village Parkway, Smyrna | 78% | No |
| Dogwood Forest Dunwoody<br>7400 Peachtree Dunwoody Road, Atlanta | 95% | No |
| Dunwoody, Brighton Gardens of<br>1240 Ashford Center Parkway, Atlanta | N/Av | No |
| Sunrise of East Cobb<br>1551 Johnson Ferry Road NE, Marietta | N/Av | No |
| Elmcroft of Roswell<br>400 Marietta HWY Northwest, Roswell | 96% | No |
| Emeritus at Big Creek<br>655 Mansell Rd., Roswell | 98% | No |
| Emeritus at Dunwoody<br>1460 South Johnson Ferry Road, Atlanta | N/Av | No |
| Emeritus at Sandy Springs<br>1260 Hightower Trail, Atlanta | 92% | No |
| Emeritus at Sandy Springs Place<br>1262 Hightower Trail, Atlanta | 95% | No |
| Emeritus at Vinings<br>2401 Cumberland Parkway Southeast, | 90% | No |
| Freedom Pointe Roswell<br>75 Magnolia St., Roswell | 97% | No |

## OCCUPANCY OF EXISTING SUPPLY (CONTINUED)

| | | |
|---|---|---|
| Gardens of Roswell<br>9212 Nesbit Ferry Rd, Roswell | 94% | No |
| Heritage of Sandy Plains<br>3039 Sandy Plains Road, Marietta | 93% | No |
| Sunrise of Huntcliff II<br>8480 Roswell Rd., Atlanta | 93% | No |
| Sunrise of Ivery Ridge<br>2950 Old Alabama Rd, Alpharetta | 96% | No |
| Johnson Ferry<br>9 Sherwood Ln, Marietta | 93% | No |
| King's Bridge Retirement Center, Inc.<br>3055 Briarcliff Road, NE, Atlanta | N/Av | No |
| Lenbrook Square In Buckhead<br>3747 Peachtree Rd, NE, Atlanta | 88% | No |
| Manor on the Square<br>550 Barrington Drive, Roswell | 93% | No |
| Morning Star Senior Living<br>680 Holcomb Bridge Rd, Norcross | 80% | No |
| Mount Vernon Towers & Sandy Springs<br>300 Johnson Ferry Rd Ne/Adman Office, | N/Av | No |
| Northlake Gardens<br>1300 Montreal Rd, Tukcer | 90% | No |
| Pacifica Senior Living Dunwoody<br>4484 North Shallowford Rd., Dunwoody | 95% | No |
| Parc at Buckhead<br>650 Phipps Blvd., Atlanta | N/Av | No |
| Parc At Piedmont<br>999 Hood Road. Marietta | 100% | No |
| Peregrine's Landing at Peachtree Creek<br>4375 Beech Haven Trail, Smyrna | 88% | No |
| Plantation South At Dunwoody<br>4594 Barclay Dr., Dunwoody | 85% | No |
| Sandy Spring Manor<br>3175 River Exchange Dr, Norcross | 31% | No |
| St. George Village<br>11350 Woodstock Rd., Roswell | N/Av | No |
| Sterling Estates<br>4220 Lower Roswell Rd. Marietta | 81% | No |
| Summers Landing at Tilly Mill<br>4821 North Peachtree Road, Dunwoody | 90% | No |
| Summer's Landing Northland<br>5399 Northland Dr NE, Atlanta | 85% | No |
| Tapestry House<br>2725 Holcomb Bridge Rd, Alpharetta | 94% | No |
| The Mann House<br>5413 Northland Dr., Sandy Springs | N/Av | No |
| The Renaissance on Peachtree<br>3755 Peachtree, Atlanta | 90% | No |
| Winthrop West Senior Living Alzheimer<br>279 Technology Pkway, Norcross | 90% | No |
| Woodland Ridge<br>4005 South Cobb Drive, Smyrna | 93% | No |

Based upon the reported occupancy levels, the weighted average occupancy for competitive beds is as follows:

**Weighted Average Occupancy of Competitive Assisted Living**

| Property Name | Number of Competitive Beds | Current Occupancy % | Number of Occupied Beds |
|---|---|---|---|
| Arbor Terrace of East Cobb<br>886 Johnson Ferry Rd, Marietta | 26 | 98% | 25 |
| Azalea Manor Inc<br>557 E Waterman St, Marietta | 1 | 95% | 1 |
| Belmont Village at Buckhead<br>5455 Glenridge Dr NE, Atlanta | 55 | 94% | 52 |
| Bickford of Buckhead Senior Living<br>4804 Roswell Road, Atlanta | 42 | 90% | 38 |
| Bickford Senior Living<br>840 Lecroy Drive, Marietta | - | N/Av | - |
| Buckhead<br>2848 Lenox Road, Atlanta | 14 | 100% | 14 |
| Brighton Gardens of Buckhead<br>3088 Lenox Rd, Atlanta | - | N/Av | - |
| Sunrise of Buckhead<br>1000 Lenox Park Boulevard, Ne, Atlanta | - | N/Av | - |
| Canterbury Court<br>3750 Peachtree Rd Ne, Atlanta | - | N/Av | - |
| Carlton Senior Living<br>690 Mount Vernon Highway Northeast, | 48 | 95% | 46 |
| Chambrel at Roswell<br>1000 Applewood Dr., Roswell | 1 | 97% | 1 |
| Clairmont Place<br>2100 Clairmont Lake, Decatur | 1 | 95% | 1 |
| Sunrise of Decatur<br>920 Clairmont Ave., Decatur | 1 | 88% | 1 |
| Delmar Gardens Of Smyrna<br>404 Kings Springs Village Parkway, Smyrna | 2 | 78% | 2 |
| Dogwood Forest Dunwoody<br>7400 Peachtree Dunwoody Road, Atlanta | 30 | 95% | 29 |
| Dunwoody, Brighton Gardens of<br>1240 Ashford Center Parkway, Atlanta | - | N/Av | - |
| Sunrise of East Cobb<br>1551 Johnson Ferry Road NE, Marietta | - | N/Av | - |
| Elmcroft of Roswell<br>400 Marietta HWY Northwest, Roswell | 9 | 96% | 9 |
| Emeritus at Big Creek<br>655 Mansell Rd., Roswell | 2 | 98% | 2 |
| Emeritus at Dunwoody<br>1460 South Johnson Ferry Road, Atlanta | - | N/Av | - |
| Emeritus at Sandy Springs<br>1260 Hightower Trail, Atlanta | 24 | 92% | 22 |
| Emeritus at Sandy Springs Place<br>1262 Hightower Trail, Atlanta | 12 | 95% | 11 |
| Emeritus at Vinings<br>2401 Cumberland Parkway Southeast, | 11 | 90% | 10 |
| Freedom Pointe Roswell<br>75 Magnolia St., Roswell | 10 | 97% | 10 |

| | | | |
|---|---|---|---|
| Gardens of Roswell<br>9212 Nesbit Ferry Rd, Roswell | 2 | 94% | 2 |
| Heritage of Sandy Plains<br>3039 Sandy Plains Road, Marietta | 1 | 93% | 1 |
| Sunrise of Huntcliff II<br>8480 Roswell Rd., Atlanta | 20 | 93% | 19 |
| Sunrise of Ivery Ridge<br>2950 Old Alabama Rd, Alpharetta | 1 | 96% | 1 |
| Johnson Ferry<br>9 Sherwood Ln, Marietta | 18 | 93% | 17 |
| King's Bridge Retirement Center, Inc.<br>3055 Briarcliff Road, NE, Atlanta | - | N/Av | - |
| Lenbrook Square In Buckhead<br>3747 Peachtree Rd, NE, Atlanta | 5 | 88% | 4 |
| Manor on the Square<br>550 Barrington Drive, Roswell | 7 | 93% | 7 |
| Morning Star Senior Living<br>680 Holcomb Bridge Rd, Norcross | 1 | 80% | 1 |
| Mount Vernon Towers & Sandy Springs<br>300 Johnson Ferry Rd Ne/Adman Office, | - | N/Av | - |
| Northlake Gardens<br>1300 Montreal Rd, Tukcer | 1 | 90% | 1 |
| Pacifica Senior Living Dunwoody<br>4484 North Shallowford Rd., Dunwoody | 20 | 95% | 19 |
| Parc at Buckhead<br>650 Phipps Blvd., Atlanta | - | N/Av | - |
| Parc At Piedmont<br>999 Hood Road. Marietta | 3 | 100% | 3 |
| Peregrine's Landing at Peachtree Creek<br>4375 Beech Haven Trail, Smyrna | 4 | 88% | 4 |
| Plantation South At Dunwoody<br>4594 Barclay Dr., Dunwoody | 15 | 85% | 13 |
| Sandy Spring Manor<br>3175 River Exchange Dr, Norcross | 11 | 31% | 3 |
| St. George Village<br>11350 Woodstock Rd., Roswell | - | N/Av | - |
| Sterling Estates<br>4220 Lower Roswell Rd. Marietta | 28 | 81% | 23 |
| Summers Landing at Tilly Mill<br>4821 North Peachtree Road, Dunwoody | 8 | 90% | 7 |
| Summer's Landing Northland<br>5399 Northland Dr NE, Atlanta | 42 | 85% | 36 |
| Tapestry House<br>2725 Holcomb Bridge Rd, Alpharetta | 2 | 94% | 2 |
| The Mann House<br>5413 Northland Dr., Sandy Springs | - | N/Av | - |
| The Renaissance on Peachtree<br>3755 Peachtree, Atlanta | 14 | 90% | 13 |
| Winthrop West Senior Living Alzheimer<br>279 Technology Pkway, Norcross | 1 | 90% | 1 |
| Woodland Ridge<br>4005 South Cobb Drive, Smyrna | 11 | 93% | 10 |
| TOTALS | 504 | - | 457 |
| WEIGHTED AVERAGE OCCUPANCY | | 91% | - |

## ASSISTED LIVING UNDER CONSTRUCTION OR PROPOSED

Our research revealed the following competitive projects under construction or proposed:

*Noble Village of Spalding* – The Gary Holding Group is currently constructing an independent and assisted living facility with dementia care at 5701 Spalding Drive. The main building will contain 101 units and be comprised of 45 assisted living units, 18 dementia units, and 38 independent living units. To the west of the main building, there will be four independent living duplexes. It is located 7.4 miles northeast of the subject.

*Morning Star Senior Living* – The facility is an existing 48 unit assisted living facility with plans for an expansion. The city has received elevation plans but has not been provided with the number of units. As of the date of the report, we were unable to confirm with Morning Star the exact number of units for the expansion.

*Tapestry House* – The facility is an existing 32 unit assisted living facility. The owner has plans to convert the existing 32 units to a secure dementia wing and add 60 additional assisted living units.

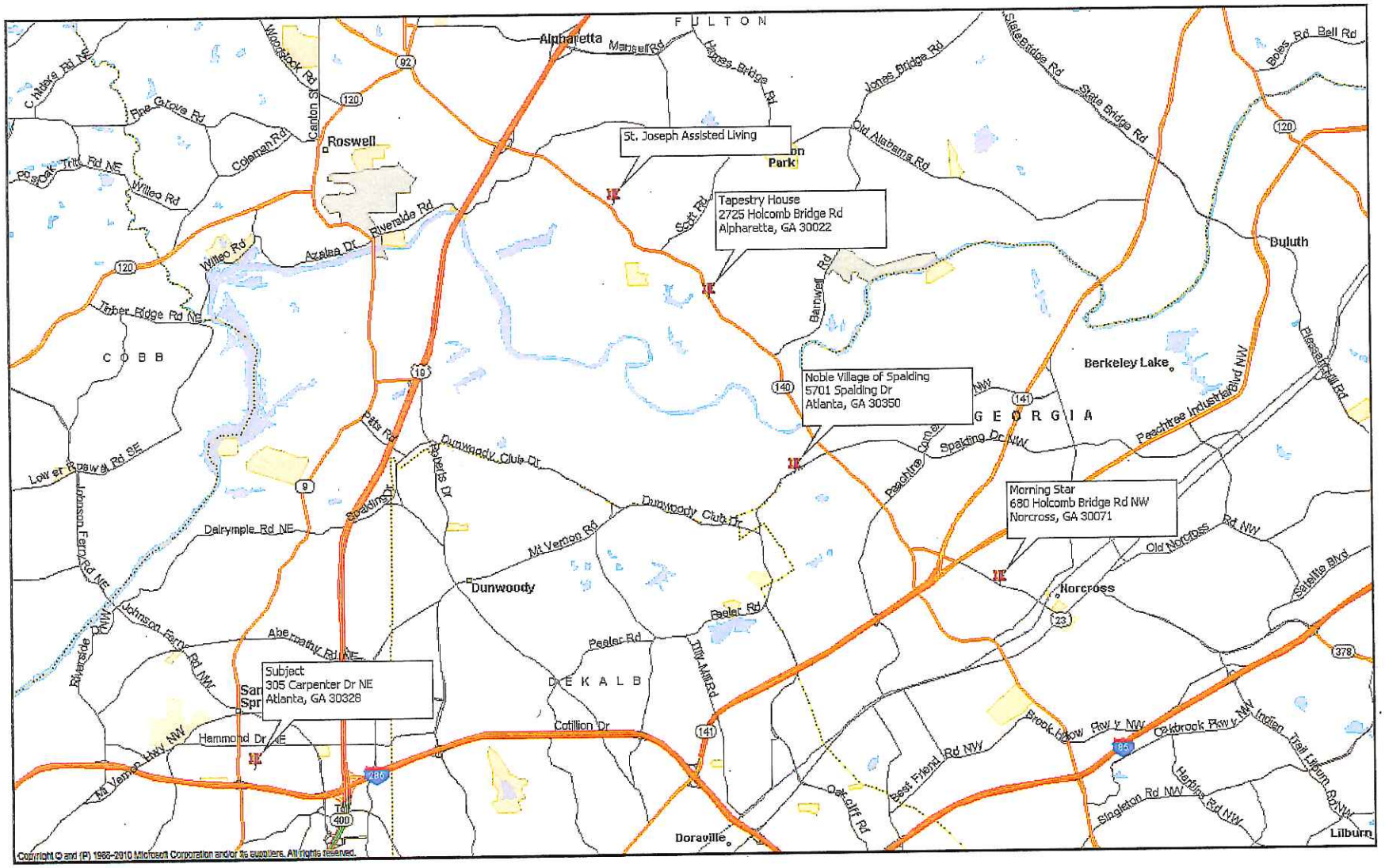
*St. Joseph Assisted Living* – This is a 100 unit proposed assisted living facility to be located at 1070 Hertz Gravel Road. The building will have 80,000 square feet. According to the city, the project is awaiting road infrastructure before it can be permitted. It will be located 7.4 miles north of the subject.

In our supply forecast, we will only include those facilities likely to be complete within the coming 24 months. These facilities are set forth in the following table.

**Supply of Assisted Living Under Construction or Proposed**

| Property Name | Current Status | Number of Assisted Living Beds | Miles From Subject | Percent of Beds Considered Competitive | Number of Competitive Beds |
|---|---|---|---|---|---|
| Noble Village of Spalding<br>5701 Spalding Drive, Atlanta | Under Construction | 63 | 7.4 | 8% | 5 |
| **Relevant Supply Likely to be Complete Within 12 Months** | | | | | 5 |
| Tapestry House<br>2725 Holcomb Bridge Rd, Alpharetta | Planned | 60 | 7.5 | 8% | 5 |
| St. Joseph Assisted Living<br>1070 Hertz Gravel Road, Roswell | Proposed | 100 | 7.4 | 8% | 8 |
| **Relevant Supply Likely to be Complete Within 24 Months** | | | | | 13 |

A map showing the pipeline supply of assisted living in relation to the subject is as follows.


St. Joseph Assisted Living
Tapestry House
2725 Holcomb Bridge Rd
Alpharetta, GA 30022
Noble Village of Spalding
5701 Spalding Dr
Atlanta, GA 30350
Morning Star
680 Holcomb Bridge Rd NW
Norcross, GA 30071
Subject
305 Carpenter Dr NE
Atlanta, GA 30328
FULTON
COBB
DEKALB
GEORGIA
Alpharetta
Roswell
Duluth
Berkeley Lake
Dunwoody
Norcross
Doraville
Lilburn
Copyright © and (P) 1988-2010 Microsoft Corporation and/or its suppliers. All rights reserved.

## DEMENTIA CARE SUPPLY ANALYSIS

We will now focus upon the dementia care/Alzheimer's segment of the assisted living market. Alzheimer's disease is a progressive, degenerative disease that attacks the brain and results in impaired memory, thinking, and behavior. It was first described by Dr. Alois Alzheimer in 1906 and has been diagnosed in millions of people ever since. The exact causes of dementia have yet to be discovered. Dementia is an umbrella term used to describe the loss of cognitive or intellectual function. Many conditions can cause dementia. Dementia related to depression, drug interaction, thyroid, and other problems may be reversible if detected early. Several other diseases also cause dementia, such as Parkinson's, Creutzfeldt-Jakob, Huntington's, and Multi-Infarct or vascular disease, caused by multiple strokes in the brain.

The following statistics from the National Alzheimer's Association's *2011 Alzheimer's Disease Facts and Figures* report delineate the strong need for facilities that care for persons with Alzheimer's and related dementia:

- Alzheimer's is a progressive, degenerative disease of the brain and the most common form of dementia.
- An estimated 5.4 million Americans of all ages have Alzheimer's in 2011. This figure includes 5.2 million people aged 65 and older, and 200,000 individuals under age 65 who have younger-onset dementia.
- One in eight people aged 65 and older (13%) has Alzheimer's.
- Of those with Alzheimer's, an estimated 4% are under age 65, 6% are 65 to 74, 45% are 75 to 84, and 45% are 85 and older.
- More women than men have Alzheimer's disease and other dementias. Almost two-thirds of all Americans living with Alzheimer's are women. Of the 5.2 million people over age 65 with Alzheimer's in the United States, 3.4 million are women and 1.8 million are men. Based on estimates from ADAMS, 16% of women aged 71 and older have Alzheimer's disease or other dementia compared with 11% of men.
- People with fewer years of education appear to be at higher risk for Alzheimer's and other dementias than those with more years of education. Prevalence and incidence studies show that having fewer years of education is associated with a greater likelihood of having dementia and a greater risk of developing dementia.
- The number of Americans surviving into their 80s and 90s and beyond is expected to grow dramatically due to advances in medicine and medical technology, as well as social and environmental conditions. Additionally, a very large segment of the American population – the baby boom generation – is reaching retirement age.

- By 2030, the segment of the U.S. population aged 65 years and older is expected to double, and the estimated 71 million older Americans will make up approximately 20% of the total population. As the number of older Americans grows rapidly, so too will the numbers of new and existing cases of Alzheimer's disease and other dementias.

- In 2000, there were an estimated 411,000 new (incident) cases of Alzheimer's disease. For 2010, that number was estimated to be 454,000 (a 10% increase); by 2030, it is projected to be 615,000 (50% increase from 2000); and by 2050, 959,000 (130% increase from 2000).

- By 2030, the number of people aged 65 and older with Alzheimer's disease is estimated to reach 7.7 million – a 50% increase from the 5.2 million aged 65 and older currently affected.

- By 2050, the number of people aged 65 and older with Alzheimer's disease may triple, from 5.2 million to a projected 11 to 16 million, barring the development of medical breakthroughs to prevent or more effectively treat the disease.

In the past, most persons with Alzheimer's or related dementia have been cared for in the home by informal caregivers (friends or relatives) or through home health care agencies or other providers. With the continuing increase in two-income households and the recognition that caring for a person with dementia can be physically and mentally taxing, many informal caregivers are seeking out options outside the home. This has lead to growth in the number of facilities providing specialized care for persons with Alzheimer's and related dementia.

Facilities providing specialized care for persons with Alzheimer's and related dementia generally follow one of two models: the nursing care model and the assisted living model. Generally, the nursing care model can be characterized as being for patients who have relatively extensive health care needs in addition to requiring care for dementia within a nursing care model is a type of care subject to greater regulation than assisted living care. Staffing requirements for nursing care are typically greater, and the associated costs for care are higher. As many persons with dementia are otherwise healthy, the assisted living model is the leading model for the care of persons with dementia.

## EXISTING SUPPLY OF DEMENTIA CARE

The existing supply of competitive dementia care within the PMA is as follows.

**Existing Supply of Dementia Assisted Living**

| Property Name | Type | Number of Dementia Assisted Living Beds | Miles From Subject | Percent of Beds Considered Competitive | Number of Competitive Beds |
|---|---|---|---|---|---|
| Arbor Terrace of East Cobb<br>886 Johnson Ferry Rd, Marietta | ALF/DEM | 20 | 4.4 | 30% | 6 |
| Azalea Manor Inc<br>557 E Waterman St, Marietta | ALF/DEM | 40 | 9.2 | 1% | 1 |
| Belmont Village at Buckhead<br>5455 Glenridge Dr NE, Atlanta | ALF/DEM | 19 | 0.7 | 84% | 16 |
| Bickford of Buckhead Senior Living<br>4804 Roswell Road, Atlanta | ALF/DEM | 20 | 1.0 | 77% | 15 |
| Bickford Senior Living<br>840 Lecroy Drive, Marietta | ALF/DEM | 28 | 1.9 | 61% | 17 |
| Buckhead<br>2848 Lenox Road, Atlanta | IALF | 14 | 5.6 | 19% | 3 |
| Brighton Gardens of Buckhead<br>3088 Lenox Rd, Atlanta | ALF/DEM | 22 | 5.3 | 22% | 5 |
| Sunrise of Buckhead<br>1000 Lenox Park Boulevard, Ne, Atlanta | ALF/DEM | 23 | 4.8 | 26% | 6 |
| Carlton Senior Living<br>690 Mount Vernon Highway Northeast, | ALF/DEM | 22 | 1.1 | 75% | 17 |
| Sunrise of Decatur<br>920 Clairmont Ave., Decatur | ALF/DEM | 20 | 9.8 | 1% | 0 |
| Dogwood Forest Dunwoody<br>7400 Peachtree Dunwoody Road, Atlanta | ALF/DEM | 19 | 3.0 | 45% | 9 |
| Dunwoody, Brighton Gardens of<br>1240 Ashford Center Parkway, Atlanta | ALF/DEM | 23 | 2.7 | 49% | 11 |
| Sunrise of East Cobb<br>1551 Johnson Ferry Road NE, Marietta | ALF/DEM | 24 | 5.8 | 18% | 4 |
| Elmcroft of Roswell<br>400 Marietta HWY Northwest, Roswell | ALF/DEM | 12 | 6.4 | 14% | 2 |
| Emeritus at Big Creek<br>655 Mansell Rd., Roswell | ALF/DEM | 19 | 9.0 | 2% | 1 |
| Emeritus at Sandy Springs Place<br>1262 Hightower Trail, Atlanta | ALF D/DEM | 52 | 5.2 | 23% | 12 |
| Emeritus at Vinings<br>2401 Cumberland Parkway Southeast, | ALF/DEM | 23 | 7.0 | 10% | 2 |
| Freedom Pointe Roswell<br>75 Magnolia St., Roswell | ALF/DEM | 16 | 7.0 | 10% | 2 |

## EXISTING SUPPLY OF DEMENTIA CARE (CONTINUED)

| | | | | | |
|---|---|---|---|---|---|
| Heritage of Sandy Plains<br>3039 Sandy Plains Road, Marietta | ALF/DEM | 16 | 9.4 | 1% | 1 |
| Sunrise of Huntcliff II<br>8480 Roswell Rd., Atlanta | ALF/DEM | 27 | 5.1 | 23% | 6 |
| Sunrise of Ivery Ridge<br>2950 Old Alabama Rd, Alpharetta | ALF/DEM | 20 | 9.4 | 1% | 1 |
| Johnson Ferry<br>9 Sherwood Ln, Marietta | IALF/DEM | 13 | 3.1 | 44% | 6 |
| Manor on the Square<br>550 Barrington Drive, Roswell | ALF/DEM | 17 | 6.8 | 12% | 2 |
| Northlake Gardens<br>1300 Montreal Rd, Tukcer | IALF/DEM | 14 | 9.3 | 1% | 1 |
| Pacifica Senior Living Dunwoody<br>4484 North Shallowford Rd., Dunwoody | ALF/DEM | 22 | 4.0 | 34% | 7 |
| Peregrine's Landing at Peachtree Creek<br>4375 Beech Haven Trail, Smyrna | ALF D/DEM | 52 | 7.6 | 7% | 4 |
| Plantation South At Dunwoody<br>4594 Barclay Dr., Dunwoody | ALF/DEM | 17 | 4.7 | 27% | 5 |
| St. George Village<br>11350 Woodstock Rd., Roswell | CCRC | 14 | 9.6 | 1% | 1 |
| Summer's Landing Northland<br>5399 Northland Dr NE, Atlanta | ALF/DEM | 10 | 0.8 | 82% | 8 |
| The Mann House<br>5413 Northland Dr., Sandy Springs | ALF/DEM | 25 | 0.8 | 82% | 20 |
| Winthrop West Senior Living Alzheimer<br>279 Technology Pkway, Norcross | ALF D/DEM | 39 | 9.2 | 1% | 1 |
| Woodland Ridge<br>4005 South Cobb Drive, Smyrna | ALF/DEM | 22 | 8.4 | 4% | 1 |
| **Total Number of Existing Competitive Beds** | | | | | **193** |

Type Key

NC = Nursing center

NC/ALF = Nursing center with assisted living.

NC/DEM = Nursing center with specialized Dementia care beds

ALF = Free-standing assisted living facility

ALF/DEM = Free-standing assisted living facility with dedicated Dementia care wing

ALF D/DEM = Free-standing assisted living facility 100% dedicated Dementia care wing

ILF = Independent Living Facility

IALF = Independent and assisted living facility

IALF/DEM = Independent and assisted living facility with dedicated Dementia care wing

CCRC = Continuing care retirement community

## OCCUPANCY OF EXISTING SUPPLY

The occupancy and waiting list status of the existing supply of dementia care is as follows:

**Occupancy of Competitive Dementia Assisted Living**

| Property Name | Current Occupancy % | Waiting List Status |
|---|---|---|
| Arbor Terrace of East Cobb<br>886 Johnson Ferry Rd, Marietta | 100% | Yes |
| Azalea Manor Inc<br>557 E Waterman St, Marietta | 50% | Lease Up |
| Belmont Village at Buckhead<br>5455 Glenridge Dr NE, Atlanta | 95% | No |
| Bickford of Buckhead Senior Living<br>4804 Roswell Road, Atlanta | 85% | No |
| Bickford Senior Living<br>840 Lecroy Drive, Marietta | N/Av | No |
| Buckhead<br>2848 Lenox Road, Atlanta | 100% | Yes |
| Brighton Gardens of Buckhead<br>3088 Lenox Rd, Atlanta | N/Av | No |
| Sunrise of Buckhead<br>1000 Lenox Park Boulevard, Ne, Atlanta | N/Av | No |
| Carlton Senior Living<br>690 Mount Vernon Highway Northeast, | 86% | No |
| Sunrise of Decatur<br>920 Clairmont Ave., Decatur | 85% | No |
| Dogwood Forest Dunwoody<br>7400 Peachtree Dunwoody Road, Atlanta | 100% | Yes |
| Dunwoody, Brighton Gardens of<br>1240 Ashford Center Parkway, Atlanta | N/Av | No |
| Sunrise of East Cobb<br>1551 Johnson Ferry Road NE, Marietta | N/Av | No |
| Elmcroft of Roswell<br>400 Marietta HWY Northwest, Roswell | 100% | Yes |
| Emeritus at Big Creek<br>655 Mansell Rd., Roswell | 95% | No |
| Emeritus at Sandy Springs Place<br>1262 Hightower Trail, Atlanta | 95% | No |
| Emeritus at Vinings<br>2401 Cumberland Parkway Southeast, | 95% | No |
| Freedom Pointe Roswell<br>75 Magnolia St., Roswell | 88% | No |
| Heritage of Sandy Plains<br>3039 Sandy Plains Road, Marietta | 94% | No |
| Sunrise of Huntcliff II<br>8480 Roswell Rd., Atlanta | 95% | No |

## OCCUPANCY OF EXISTING SUPPLY (CONTINUED)

| | | |
|---|---|---|
| Sunrise of Ivery Ridge<br>2950 Old Alabama Rd, Alpharetta | 99% | No |
| Johnson Ferry<br>9 Sherwood Ln, Marietta | 100% | Yes |
| Manor on the Square<br>550 Barrington Drive, Roswell | 93% | No |
| Northlake Gardens<br>1300 Montreal Rd, Tukcer | 68% | No |
| Pacifica Senior Living Dunwoody<br>4484 North Shallowford Rd., Dunwoody | 88% | No |
| Peregrine's Landing at Peachtree Creek<br>4375 Beech Haven Trail, Smyrna | 90% | No |
| Plantation South At Dunwoody<br>4594 Barclay Dr., Dunwoody | 90% | No |
| St. George Village<br>11350 Woodstock Rd., Roswell | N/Av | No |
| Summer's Landing Northland<br>5399 Northland Dr NE, Atlanta | 90% | No |
| The Mann House<br>5413 Northland Dr., Sandy Springs | N/av | No |
| Winthrop West Senior Living Alzheimer<br>279 Technology Pkway, Norcross | 90% | No |
| Woodland Ridge<br>4005 South Cobb Drive, Smyrna | 91% | No |

Based upon the reported occupancy levels, the weighted average occupancy for competitive beds is as follows:

**Weighted Average Occupancy of Competitive Dementia Assisted Living**

| Property Name | Number of Competitive Beds | Current Occupancy % | Number of Occupied Beds |
|---|---|---|---|
| Arbor Terrace of East Cobb<br>886 Johnson Ferry Rd, Marietta | 6 | 100% | 6 |
| Azalea Manor Inc<br>557 E Waterman St, Marietta | 1 | 50% | 1 |
| Belmont Village at Buckhead<br>5455 Glenridge Dr NE, Atlanta | 16 | 95% | 15 |
| Bickford of Buckhead Senior Living<br>4804 Roswell Road, Atlanta | 15 | 85% | 13 |
| Bickford Senior Living<br>840 Lecroy Drive, Marietta | - | N/Av | - |
| Buckhead<br>2848 Lenox Road, Atlanta | 3 | 100% | 3 |
| Brighton Gardens of Buckhead<br>3088 Lenox Rd, Atlanta | - | N/Av | - |
| Sunrise of Buckhead<br>1000 Lenox Park Boulevard, Ne, Atlanta | - | N/Av | - |
| Carlton Senior Living<br>690 Mount Vernon Highway Northeast, | 17 | 86% | 15 |
| Sunrise of Decatur<br>920 Clairmont Ave., Decatur | 0 | 85% | 0 |
| Dogwood Forest Dunwoody<br>7400 Peachtree Dunwoody Road, Atlanta | 9 | 100% | 9 |
| Dunwoody, Brighton Gardens of<br>1240 Ashford Center Parkway, Atlanta | - | N/Av | - |
| Sunrise of East Cobb<br>1551 Johnson Ferry Road NE, Marietta | - | N/Av | - |
| Elmcroft of Roswell<br>400 Marietta HWY Northwest, Roswell | 2 | 100% | 2 |
| Emeritus at Big Creek<br>655 Mansell Rd., Roswell | 1 | 95% | 1 |
| Emeritus at Sandy Springs Place<br>1262 Hightower Trail, Atlanta | 12 | 95% | 11 |
| Emeritus at Vinings<br>2401 Cumberland Parkway Southeast, | 2 | 95% | 2 |
| Freedom Pointe Roswell<br>75 Magnolia St., Roswell | 2 | 88% | 2 |
| Heritage of Sandy Plains<br>3039 Sandy Plains Road, Marietta | 1 | 94% | 1 |

## PROPOSED ASSISTED LIVING/MEMORY CARE FACILITY

| | | | |
|---|---|---|---|
| Sunrise of Huntcliff II<br>8480 Roswell Rd., Atlanta | 6 | 95% | 6 |
| Sunrise of Ivery Ridge<br>2950 Old Alabama Rd, Alpharetta | 1 | 99% | 1 |
| Johnson Ferry<br>9 Sherwood Ln, Marietta | 6 | 100% | 6 |
| Manor on the Square<br>550 Barrington Drive, Roswell | 2 | 93% | 2 |
| Northlake Gardens<br>1300 Montreal Rd, Tukcer | 1 | 68% | 1 |
| Pacifica Senior Living Dunwoody<br>4484 North Shallowford Rd., Dunwoody | 7 | 88% | 6 |
| Peregrine's Landing at Peachtree Creek<br>4375 Beech Haven Trail, Smyrna | 4 | 90% | 4 |
| Plantation South At Dunwoody<br>4594 Barclay Dr., Dunwoody | 5 | 90% | 5 |
| St. George Village<br>11350 Woodstock Rd., Roswell | - | N/Av | - |
| Summer's Landing Northland<br>5399 Northland Dr NE, Atlanta | 8 | 90% | 7 |
| The Mann House<br>5413 Northland Dr., Sandy Springs | - | N/av | - |
| Winthrop West Senior Living Alzheimer<br>279 Technology Pkway, Norcross | 1 | 90% | 1 |
| Woodland Ridge<br>4005 South Cobb Drive, Smyrna | 1 | 91% | 1 |
| TOTALS | 69 | - | 63 |
| WEIGHTED AVERAGE OCCUPANCY | | 91% | - |

## DEMENTIA CARE UNDER CONSTRUCTION OR PROPOSED

Our research revealed the following competitive projects under construction or proposed:

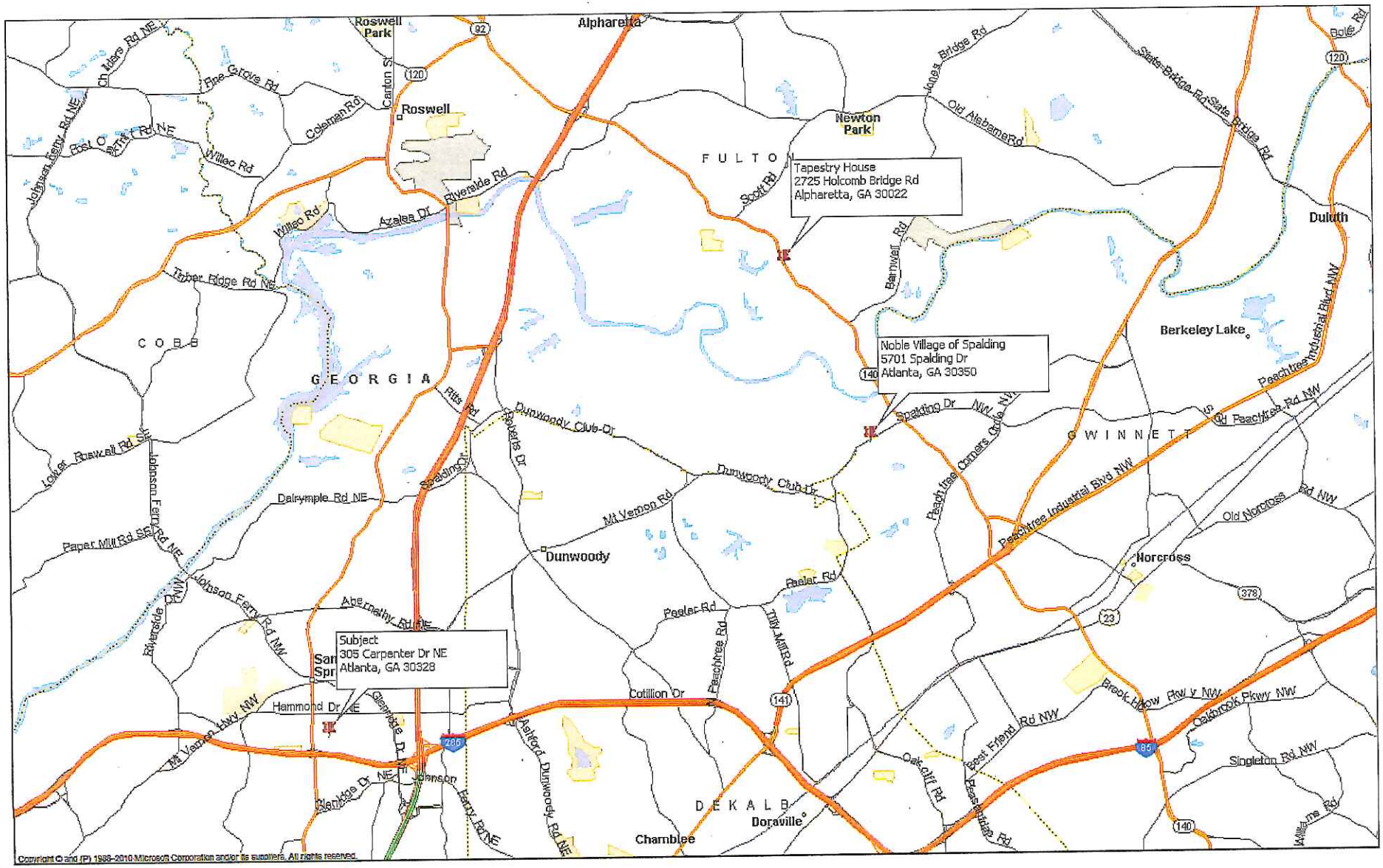
*Noble Village of Spalding* – The Gary Holding Group is currently constructing an independent and assisted living facility with dementia care at 5701 Spalding Drive. The main building will contain 101 units and be comprised of 45 assisted living units, 18 dementia units, and 38 independent living units. To the west of the main building, there will be four independent living duplexes. It is located 7.4 miles northeast of the subject.

*Tapestry House* – The facility is an existing 32 unit assisted living facility. The owner has plans to convert the existing 32 units to a secure dementia wing and add 60 additional assisted living units.

**Supply of Dementia Assisted Living Under Construction or Proposed**

| Property Name | Current Status | Number of Dementia Assisted Living Beds | Miles From Subject | Percent of Beds Considered Competitive | Number of Competitive Beds |
|---|---|---|---|---|---|
| Noble Village of Spalding<br>5701 Spalding Drive, Atlanta | Under Construction | 18 | 7.4 | 8% | 1 |
| **Relevant Supply Likely to be Complete Within 12 Months** | | | | | 1 |
| Tapestry House<br>2725 Holcomb Bridge Rd, Alpharetta | Planned | 32 | 7.5 | 8% | 2 |
| **Relevant Supply Likely to be Complete Within 24 Months** | | | | | 2 |

A map showing the pipeline supply of assisted living in relation to the subject is as follows.


Tapestry House
2725 Holcomb Bridge Rd
Alpharetta, GA 30022
Noble Village of Spalding
5701 Spalding Dr
Atlanta, GA 30350
Subject
305 Carpenter Dr NE
Atlanta, GA 30328
Roswell Park
Alpharetta
Roswell
Newton Park
Duluth
Berkeley Lake
Dunwoody
Norcross
Doraville
Chamblee
FULTON
COBB
GEORGIA
GWINNETT
DEKALB
Canton St
Fine Grove Rd
Coleman Rd
Willeo Rd
Riverside Rd
Azalea Dr
Timber Ridge Rd NE
Johnson Ferry Rd
Lower Roswell Rd
Dalrymple Rd NE
Paper Mill Rd SE
Riverside Dr NW
Hammond Dr NE
Mt Vernon Hwy NW
Abernathy Rd NE
Glenridge Dr
Wentworth Dr NE
Ashford Dunwoody Rd NE
Dunwoody Club Dr
Roberts Dr
Hills Rd
Spalding Dr
Mt Vernon Rd
Cotillion Dr
Peachtree Rd
Pegler Rd
Tilly Mill Rd
Barnwell Rd
Scott Rd
Jones Bridge Rd
Old Alabama Rd
State Bridge Rd
Bolls Rd
Peachtree Industrial Blvd NW
Old Peachtree Rd NW
Old Norcross Rd NW
Peachtree Corners Circle NW
Oakcliff Rd
Best Friend Rd NW
Pleasantdale Rd
Brook Hollow Pkwy NW
Oakbrook Pkwy NW
Singleton Rd NW
Williams Rd
Copyright © and (P) 1988-2010 Microsoft Corporation and/or its suppliers. All rights reserved.

## BARRIERS TO ENTRY

The subject is in a market with limited barriers to entry. Vacant sites are plentiful and zoning and building permits are easily obtained. Thus, it is likely that future competition will be developed as demand warrants it.

## SENIORS HOUSING DEMAND ANALYSIS

We will now analyze demand for seniors housing. Our analysis will show demand estimates for the current year, every year for the following four, and 10 years from the current year.

The demand estimates will be based upon the quantity of four potential "target groups" who are likely users of seniors housing. Analysis of these four target groups will provide four separate indications of demand for seniors housing. We will then consider each one of them to derive our demand conclusions, much as the three approaches to value in an appraisal are reconciled into a single value estimate. The Target Groups are as follows:

### TARGET GROUP 1

Although the vast majority of persons entering seniors housing are age 80 and over, some persons between the ages of 65 and 80 do elect to live in seniors housing. Therefore, the broadest potential target group for seniors housing is persons age 65 and over. The number of persons age 65 plus is often considered in bed need methodologies adopted by various state licensing agencies.

### TARGET GROUP 2

The next potential "target group" typically examined in evaluating demand for seniors housing is the number of households headed by a "householder" age 75 and over. The vast majority of seniors housing residents fall into the 75+ range.

### TARGET GROUP 3

The next target group consists of the "age qualified" population that has adequate income to live in elderly housing. Many operators consider $25,000 to be the minimum "qualifying" income. Although research has shown that many seniors with lesser income levels can afford to reside in seniors housing due to having income from other sources or assets to spend down, $25,000 is widely considered a benchmark for the private pay market. Thus, Target Group 3 consists of the number of households with household income of $25,000+ headed by a householder age 75+.

### TARGET GROUP 4

Target group 4 consists of a group referred to in the industry as "adult children". Children and/or other relatives of seniors generally play a significant role in the placement of a senior in a seniors housing facility. Market areas where there are large concentrations of persons in the 45 to 64 age group can often support significantly larger supply of seniors housing than would be indicated through analysis of seniors already residing in the area. This is because in-migration of seniors

into markets with large adult child populations is common, as the elderly are often relocated to a facility near the home of their adult children or other relative. Many operators of seniors housing have recognized the importance of the adult child market. Thus, Target Group 4 is the number of persons in the age 45 to 64 age bracket.

## INCOME AND ADL QUALIFICATION

Some in the industry apply additional "qualifications" to further refine the potential target market before applying a penetration rate. These further qualifications might include quantification of seniors likely to require assistance with activities of daily living and quantification of seniors by living arrangements (restricting the market to those living alone under the assumption that few seniors living with spouses will choose seniors housing). However, there are no reliable "local" sources to accurately estimate these factors in a given market area, typically leading to the use of national statistics. These further qualifications tend to complicate the application and derivation of penetration rates and are a futile exercise since the same national data are typically applied to each market area. For this reason, we will not attempt to further "qualify" the potential market.

## DISCUSSION OF ACHIEVABLE PENETRATION RATES

There are no industry standard definitions for penetration or capture rates. For purposes of this analysis, a penetration rate is considered to be the number of beds or units of a specific type that should be demanded at market equilibrium within a given market area, divided by the quantity of persons or households of a specific type in the same market area. For example, if 100 beds of assisted living should be demanded, and there are 1,000 persons age 65+ that reside in the PMA, the indicated penetration rate is 10%.

In order to determine appropriate penetration rates, we have relied upon the National Demand Estimates provided in *The Case for Investing in Seniors Housing and Long Term Care Properties With Updated Projections.* Using the updated demand estimates in this study, national penetration rates are calculated as follows:

**Skilled Nursing**

| Item | Target Group | | | |
|---|---|---|---|---|
| | 1. Persons 65+ | 2. Households 75+ | 3. Households 75+, Inc. $25,000 Plus | 4. Persons Age 45-64 |
| A. Demand for Skilled Nursing 2000 Per Revised Investment Case | 1,679,327 | 1,679,327 | 1,679,327 | 1,679,327 |
| B. 2000 Population/Households for Each Target Group From Claritas | 34,991,852 | 10,655,032 | 4,784,660 | 61,953,662 |
| C. Achievable Penetration Rate (A Divided by B) | 4.80% | 15.76% | 35.10% | 2.71% |

**Assisted Living**

| Item | Target Group | | | |
|---|---|---|---|---|
| | 1. Persons 65+ | 2. Households 75+ | 3. Households 75+, Inc. $25,000 Plus | 4. Persons Age 45-64 |
| A. Demand for Assisted Living 2000 Per Revised Investment Case | 706,146 | 706,146 | 706,146 | 706,146 |
| B. 2000 Population/Households for Each Target Group From Claritas | 34,991,852 | 10,655,032 | 4,784,660 | 61,953,662 |
| C. Achievable Penetration Rate (A Divided by B) | 2.02% | 6.63% | 14.76% | 1.14% |

**Independent Living**

| Item | Target Group | | | |
|---|---|---|---|---|
| | 1. Persons 65+ | 2. Households 75+ | 3. Households 75+, Inc. $25,000 Plus | 4. Persons Age 45-64 |
| A. Demand for Independent Living 2000 Per Revised Investment Case | 706,740 | 706,740 | 706,740 | 706,740 |
| B. 2000 Population/Households for Each Target Group From Claritas | 34,991,852 | 10,655,032 | 4,784,660 | 61,953,662 |
| C. Achievable Penetration Rate (A Divided by B) | 2.02% | 6.63% | 14.77% | 1.14% |

The penetration rates are based upon demand for "public and private pay". The inclusion of "public pay" demand significantly impacts the nursing home sector, and has a lesser but still notable impact upon the other two sectors. It is important to note that in states where Medicaid Waivers and/or other public pay alternatives are not available, these penetration rates may not be realized. These demand estimates, derived from the most complete and authoritative study of national demand in existence, will be used as the basis for estimating demand in the subject's market area.

IRR has been evaluating seniors housing facilities since the mid 1980s. Over the years, we have worked with many of the most prolific developers of seniors housing in the nation including Sunrise Senior Living, Holiday Retirement, Senior Resource Group, Emeritus, Capital Senior Living, etc. Most of the successful developers and operators of private pay seniors housing target the adult child population (persons age 45 to 64). In our tours of literally hundreds of facilities nationally, we always ask the source of residents, and also ask how often the decision is made by an adult child caregiver. In most instances, the adult child caregiver is noted as being the primary decision maker, and in many markets more than 50% of the residents are brought in from outside the PMA by adult child caregivers that live in the PMA (i.e. Target Group 4 / Adult Children). Thus, in our analysis, the adult child market (Target Group 4) is given considerable weight.

We have also "field tested" the penetration rates derived from *The Case for Investing in Seniors Housing and Long Term Care Properties with Updated Projections* in the preparation of more than 3,000 market studies and appraisals of seniors housing assets prepared over the past 10+ years. We have found these penetration rates to be excellent predictors of actual market conditions. In other words, when our demand analysis indicated there to be an undersupply, we typically found

high market occupancy levels indicating unmet demand. Alternatively, when our demand model showed an oversupply, we have typically seen low market occupancy levels.

## DEMAND ESTIMATES

The following table shows the estimated number of persons or households in each target group for a number of time periods, and the indicated demand for each period based upon the penetration rates previously discussed.

**Demand For Assisted Living**

**Target Group 1 - Persons Age 65+**

| Item | Year | | | | | | |
|---|---|---|---|---|---|---|---|
| | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2024 |
| A. PMA Persons Age 65+ | 28,146 | 29,529 | 30,913 | 32,296 | 33,680 | 35,063 | 43,680 |
| B. Achievable Penetration Rate | 2.02% | 2.02% | 2.02% | 2.02% | 2.02% | 2.02% | 2.02% |
| C. Indicated Market Area Demand (A X B) | 568 | 596 | 624 | 652 | 680 | 708 | 881 |

**Target Group 2 - Households Age 75+**

| Item | Year | | | | | | |
|---|---|---|---|---|---|---|---|
| | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2024 |
| A. PMA HHs Age 75+ | 8,422 | 8,694 | 8,966 | 9,239 | 9,511 | 9,783 | 11,364 |
| B. Achievable Penetration Rate | 6.63% | 6.63% | 6.63% | 6.63% | 6.63% | 6.63% | 6.63% |
| C. Indicated Market Area Demand (A X B) | 558 | 576 | 594 | 612 | 630 | 648 | 753 |

**Target Group 3 - Households Age 75+ With Income $25,000+**

| Item | Year | | | | | | |
|---|---|---|---|---|---|---|---|
| | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2024 |
| A. PMA HHs Age 75+ W/Inc. $25,000+ | 5,290 | 5,498 | 5,706 | 5,913 | 6,121 | 6,329 | 7,572 |
| B. Achievable Penetration Rate | 14.76% | 14.76% | 14.76% | 14.76% | 14.76% | 14.76% | 14.76% |
| C. Indicated Market Area Demand (A X B) | 781 | 811 | 842 | 873 | 903 | 934 | 1,118 |

**Target Group 4 - Persons Age 45-64 (Adult Children)**

| Item | Year | | | | | | |
|---|---|---|---|---|---|---|---|
| | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2024 |
| A. PMA Persons Age 45-64 | 55,520 | 57,077 | 58,635 | 60,192 | 61,750 | 63,307 | 72,186 |
| B. Achievable Penetration Rate | 1.14% | 1.14% | 1.14% | 1.14% | 1.14% | 1.14% | 1.14% |
| C. Indicated Market Area Demand (A X B) | 633 | 651 | 668 | 686 | 704 | 722 | 823 |

**Demand Conclusions**

| Item | Year | | | | | | |
|---|---|---|---|---|---|---|---|
| | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2024 |
| Indicated Demand | 707 | 731 | 755 | 779 | 804 | 828 | 970 |
| Adjustment for Local Market Conditions | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Concluded Demand | 707 | 731 | 755 | 779 | 804 | 828 | 970 |

The demand indication for each Target Group is independent of the other three demand indications. In this case, our final demand conclusions is weighted 50% to Target Group 3 (age and income qualified seniors) and 50% to Target Group 4 (adult children). These two indications of demand are the best indicators of demand for private pay seniors housing.

## COMPARISON OF SUPPLY AND DEMAND

The following table summarizes our conclusions of supply and demand for assisted living:

| Comparison of Supply and Demand For Assisted Living | | | | | | | |
|---|---|---|---|---|---|---|---|
| Item | Year | | | | | | |
| | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2024 |
| A. Indicated Demand | 707 | 731 | 755 | 779 | 804 | 828 | 970 |
| B. Less Existing Supply | 750 | 755 | 768 | 768 | 768 | 768 | 768 |
| C. Existing Unmet Demand or Oversupply | -43 | -24 | -13 | 11 | 36 | 60 | 202 |
| D. Additions/Subtractions to Supply | 5 | 13 | 0 | N.A. | N.A. | N.A. | N.A. |
| E. Unmet Demand After Additions | -48 | -37 | -13 | 11 | 36 | 60 | 202 |

Our analysis indicates the PMA to have a modest oversupply of assisted living in the current year. However, the PMA is growing, so the demand model shows increasing demand. There are four known assisted living projects, other than the subject, forecast to potentially come online within the PMA during the next 24 months. Due to the various locations in relation to the subject, the projects will be considered only partially competitive within the PMA. Of the competitive pipeline supply, 5 new beds are schedule for delivery in 2014 leaving an oversupply of 48 beds. In 2015, there will be 13 new beds added to the market resulting in an oversupply of 37 assisted living beds.

As noted previously, demand for dementia care is a subset of overall assisted living demand. Dementia care facilities are normally licensed the same as "standard" assisted living facilities. Furthermore, it is relatively easy for facilities to begin or cease providing specialized dementia care since the physical plant requirements are not significantly different, and since the license is not different. We have previously determined demand for all assisted living, including dementia.

As of the fourth quarter of 2013, NIC MAP reported that there were 195,946 assisted living units and 51,590 dementia care units in the Top 31 metro markets. The combined assisted living supply count inclusive of dementia care was 247,536 units. The dementia care assisted living supply figure in turn equated to 20.8% of the total assisted living supply figure. The average occupancy was 90.3% for assisted living and 88.4% for dementia care, indicating that demand between the two segments is near a balanced level. Thus, based upon this comparison, dementia care demand would be 20.8% of total demand for assisted living.

However, we believe this provides just a starting point, and in fact understates potential demand for dementia care for several reasons. Firstly, dementia care units are much more likely to be semi-private than traditional assisted living, and the statistics noted above are based upon units, not beds. Thus, the quantity of dementia units above has a much higher level of double occupancy, thus the demand on a bed, rather than unit basis, would be much higher as a percent of total demand. Furthermore, many residents of traditional assisted living have mild to moderate dementia, and would be better suited for residency in a dementia facility, but the supply of dementia care units is lacking in many markets. Major operators of dementia care such as JEA and Benchmark believe that demand for dementia care is as high as 30% of total assisted living demand. Based upon this, we will estimate demand for dementia care at 30% of total demand. For dementia care assisted living, the supply and demand conclusions are shown below utilizing

30% of the overall assisted living demand for dementia care. Note that according the Alzheimer's Association more than 50% of residents within assisted living homes have some form of dementia or cognitive impairment. However, in some cases the dementia is mild and does not necessitate the resident being in a 100% secure dementia care unit.

The following table summarizes our conclusions of supply and demand for dementia care:

**Comparison of Supply and Demand For Dementia Assisted Living**

| Item | Year | | | | | | |
|---|---|---|---|---|---|---|---|
| | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2024 |
| A. Indicated Demand | 212 | 219 | 227 | 234 | 241 | 248 | 291 |
| B. Less Existing Supply | 193 | 194 | 196 | 196 | 196 | 196 | 196 |
| C. Existing Unmet Demand or Oversupply | 19 | 25 | 31 | 38 | 45 | 52 | 95 |
| D. Additions/Subtractions to Supply | 1 | 2 | 0 | N.A. | N.A. | N.A. | N.A. |
| E. Unmet Demand After Additions | 18 | 23 | 31 | 38 | 45 | 52 | 95 |

Our analysis indicates the PMA to have a modest undersupply of assisted living in the current year with unmet demand for 19 beds. However, the PMA is growing, so the demand model shows increasing demand. There are two known assisted living projects, other than the subject, forecast to potentially come online within the PMA during the next 24 months. Due to the various locations in relation to the subject, the projects will be considered only partially competitive within the PMA. Of the competitive pipeline supply, 1 new bed is scheduled for delivery in 2014 leaving an undersupply of 18 beds. In 2015, there will be 2 new beds added to the market resulting in an undersupply of 23 assisted living beds.

## SUPPLY AND DEMAND CONCLUSION

The PMA is a growing market. There are low barriers to entry in this market. Our analysis shows the assisted living market to be oversupplied. Based upon our analysis, we conclude the market does not have currently have depth to support an additional assisted living facility at this time.

RECEIVED
OCT 02 2014
City of Sandy Springs
Community Development

APPROPRIATENESS OF APPLICATION

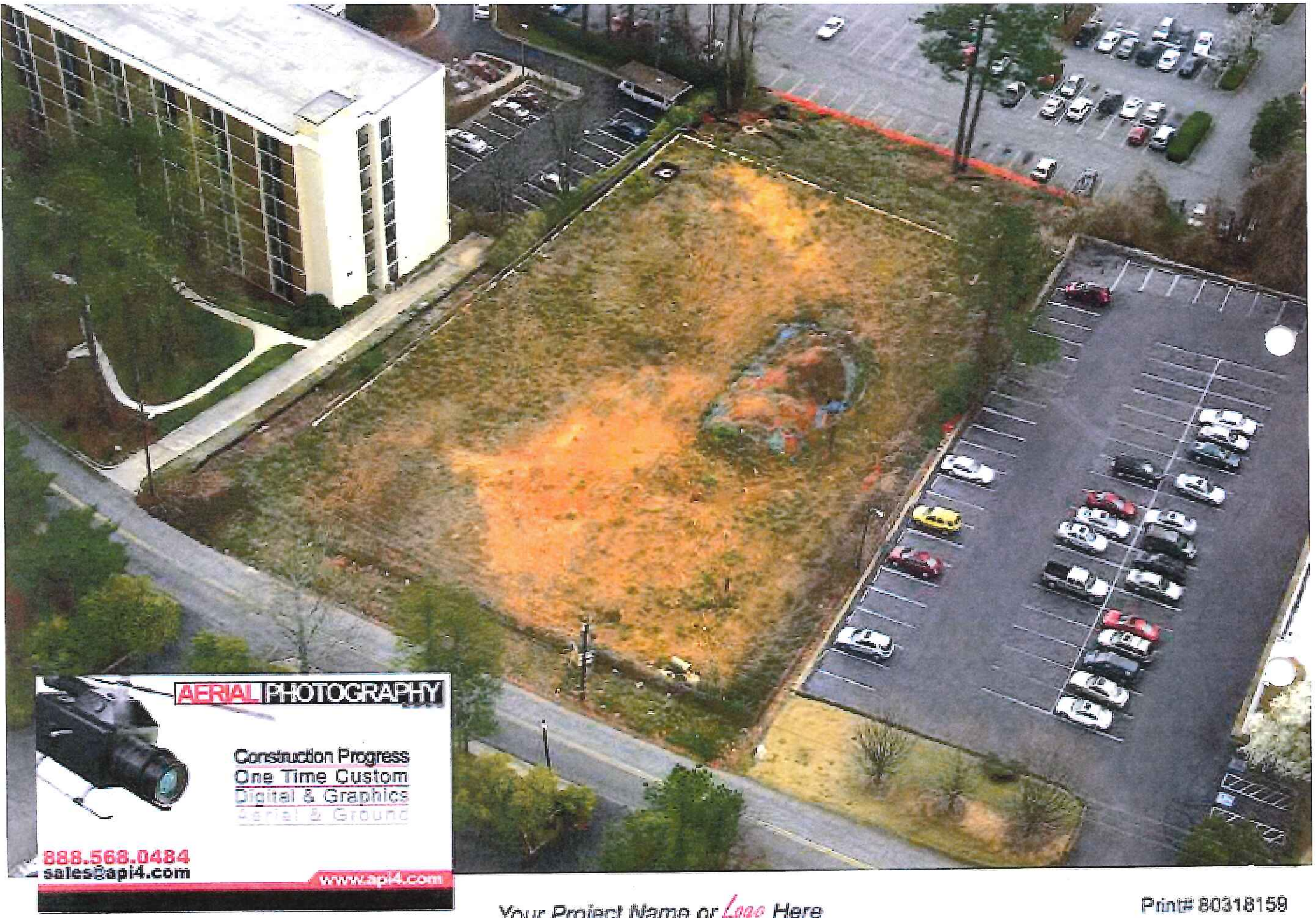
AND

CONSTITUTIONAL ASSERTIONS

The refusal to approve the Re-Zoning requested will result in a taking of the Applicant's valuable property rights in violation of the just compensation clause of the Constitution of Georgia 1983, Article l, Section 3, Paragraph1 and the just compensation clause of the Fifth Amendment to the United States Constitution. Further, such refusal to approve the requested Re-Zoning discriminates in an arbitrary, unreasonable, capricious and unconstitutional manner between the Applicant and owners of similarly situated property in violation of Article 1, Section 1, Paragraph 2 of the Constitution of the State of Georgia and in violation of the Equal Protection Clause of the Fourteenth Amendment to the United States Constitution. Additionally, such refusal to approve the requested Re-Zoning would constitute a gross abuse of discretion and would constitute a violation of the Applicant's rights to substantive and procedural due process as guaranteed by the Constitution of the State of Georgia 1983, Article l, Section l, Paragraph 1 as well as the Fifth and Fourteenth Amendments to the United States Constitution.

Any approval of this Re-Zoning request subject to conditions which are different from the conditions requested by the Applicant, to the extent such different

conditions would have the effect of further restricting the Applicant's utilization of the subject property would also constitute an arbitrary, capricious and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth herein above. The refusal to approve this requested Re-Zoning would result in a real, substantial and significantly detrimental hardship to be borne by the Applicant without any corresponding public benefit or legitimate connection to public health, safety, morals and general welfare. The community at large will not be affected by the approval of the requested Re-Zoning.




Your Company Name / Logo Here

Email Your Artwork to Logos@api4.com

*Your Project Name or Logo Here and up to 3 additonal lines of text to distinguish your project!!!*

Print# 80318159
Date: 03/18/08

Aerial Photography, Inc. 954-568-0484

# MEMORANDUM

**TO:** Linda Abaray, Senior Planner
City of Sandy Springs, Department of Community Development

**FROM:** Monica Robinson, B.S., M.B.A., Environmental Planner
Department of Health and Wellness, Office of the Director

**DATE:** May 6, 2014

**SUBJECT:** **Zoning Comments for May 2014**

| AGENDA ITEM | ZONING COMMENTS |
|---|---|
| 201300687 | The Fulton County Department of Health and Wellness will require that the applicant connects the proposed mixed-use development to public water and public sanitary sewer available to the site.<br><br>Since this proposed development constitutes a premise where people work, live, or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.<br><br>This development must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article III – Smokefree Air.<br><br>If this proposed development includes a food service facility as defined in Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article V – Food Service, the owner must submit kitchen plans for review and approval by this department before issuance of a building permit and beginning construction. The owner must obtain a food service permit prior to opening.<br><br>If this proposed development includes a public swimming pool as defined in the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article XII – Swimming Pools and Natural Bathing Beaches including spas, whirlpools, etc., the owner or contractor must submit plans for review and approval by this department and must obtain a Department of Health and Wellness permit to construct before issuance of a building permit. Also, the owner of the facility must obtain a Department of Health and Wellness permit to operate the pool prior to opening.<br><br>Since this proposed development includes a tourist accommodation, as defined in the Department of Human Resources rules and regulations for tourist accommodations as adopted by Fulton County as the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article XIII – Tourist Accommodations, is proposed, the owner or contractor must submit plans for review and approval by this department before issuance of a building permit and beginning construction. The owner must obtain a tourist accommodation permit prior to opening.<br><br>This Department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval. |
| 201401133 | The Fulton County Department of Health and Wellness will require that the applicant connects the proposed apartment development to public water and public sanitary sewer available to the site.<br><br>Since this proposed development constitutes a premise where people work, live, or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.<br><br>If this proposed development includes a public swimming pool as defined in the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article XII – Swimming Pools and Natural Bathing Beaches including spas, whirlpools, etc., the owner or contractor must submit plans for review and approval by this department and must obtain a Department of Health and Wellness permit to construct before issuance of a building permit. Also, the owner of the facility must obtain a Department of Health and Wellness permit to operate the pool prior to opening.<br><br>This Department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval. |

| AGENDA ITEM | ZONING COMMENTS |
|---|---|
| 201401164 | The Fulton County Department of Health and Wellness will require that the applicant connects the proposed assisted living development to public water and public sanitary sewer available to the site.<br><br>Since this proposed development constitutes a premise where people work, live, or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.<br><br>This development must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article III – Smokefree Air.<br><br>If this proposed development includes a food service facility as defined in Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article V – Food Service, the owner must submit kitchen plans for review and approval by this department before issuance of a building permit and beginning construction. The owner must obtain a food service permit prior to opening.<br><br>This Department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval.<br><br>If there are existing structures that will be demolished, this department is requiring that those structures be inspected by a certified pest control operator to insure that the premise is rat free. If evidence of rodent infestation is found, the property must be baited prior to demolition. |
| 201401170 | The Fulton County Department of Health and Wellness will require that the applicant connects the proposed condominium development to public water and public sanitary sewer available to the site.<br><br>Since this proposed development constitutes a premise where people work, live, or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.<br><br>If this proposed development includes a public swimming pool as defined in the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article XII – Swimming Pools and Natural Bathing Beaches including spas, whirlpools, etc., the owner or contractor must submit plans for review and approval by this department and must obtain a Department of Health and Wellness permit to construct before issuance of a building permit. Also, the owner of the facility must obtain a Department of Health and Wellness permit to operate the pool prior to opening.<br><br>This Department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval. |
| 201401173 | The Fulton County Department of Health and Wellness will require that the applicant connects the proposed development to public water and public sanitary sewer available to the site.<br><br>Since this proposed development constitutes a premise where people work, live, or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.<br><br>This development must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article III – Smokefree Air.<br><br>If this proposed development includes a food service facility as defined in Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article V – Food Service, the owner must submit kitchen plans for review and approval by this department before issuance of a building permit and beginning construction. The owner must obtain a food service permit prior to opening.<br><br>This Department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval.<br><br>The Fulton County Department of Health and Wellness recommends this facility meet all permit requirements for child care learning centers under Bright from the Start: Georgia Department of Early Care and Learning.<br><br>If there are existing structures that will be demolished, this department is requiring that those structures be inspected by a certified pest control operator to insure that the premise is rat free. If evidence of rodent infestation is found, the property must be baited prior to demolition. |

| AGENDA ITEM | ZONING COMMENTS |
|---|---|
| 201401257 | Since this proposed development constitutes a premise where people work, live, or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.<br><br>This development must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article III – Smokefree Air.<br><br>Since this site is served by public water and public sanitary sewer and adequate facilities are required, the Department of Health and Wellness recommends that the appropriate jurisdiction conducts an inspection of the internal plumbing to assure that the facilities are appropriate for the proposed use.<br><br>If this proposed development includes a food service facility as defined in Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article V – Food Service, the owner must submit kitchen plans for review and approval by this department before issuance of a building permit and beginning construction. The owner must obtain a food service permit prior to opening.<br><br>This Department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval. |

## Akbar, Abdul

**From:** Abaray, Linda <LAbaray@SandySpringsga.gov>
**Sent:** Tuesday, April 15, 2014 12:04 PM
**To:** Abaray, Linda
**Cc:** Allen, Colleen
**Subject:** Sandy Springs Preliminary Zoning Agenda- April
**Attachments:** 201300687 Letter of Intent.pdf; 201300687 Site Plan 3.5.13.pdf; 201401133 Site Plan.pdf; 201401133 LOI.pdf; 201401164 LOI & Site Plan.pdf; 201401170 LOI & Site Plan.pdf; 201401173 Letter of Intent & Site Plan.pdf; 201401257 LOI & Site Plan.pdf

All:
Please be advised, the material details the zoning petitions received on or before the April 2, 2014 submittal deadline. We are writing to solicit your comments with regard to these applications. Please forward a response in writing detailing your comments, or lack thereof to the attention of the Linda Abaray. Correspondence may be sent to the following address:

City of Sandy Springs
Department of Community Development
Planning and Zoning Division
7840 Roswell Road, Building 500
Sandy Springs, Georgia 30350
labaray@sandyspringsga.gov

| Agenda Item | Council District | Meeting Dates |
|---|---|---|
| Rezoning | | |
| 1. 201300687<br>Abernathy Road, Mount Vernon Highway, Peachtree Dunwoody Drive<br>*Applicant: Hines Interest Limited Partnership*<br>▪ To rezone the subject property from O-I (Office and Institutional District) to MIX (Mixed Use District), with a use permit and concurrent variances. | 4 | CZM – 4/22/14<br>CDRM – 5/29/14<br>PC-6/19/14<br>MCC-7/15/14 |
| 2. 201401133<br>305 Carpenter Drive<br>*Applicant: Masud Zokedi*<br>▪ To rezone the subject property from A-L (Apartment Limited Dwelling District) to A-L (Apartment Limited Dwelling District) to allow multi-family, with concurrent variances. | 5 | CZM – 4/22/14<br>CDRM – 5/29/14<br>PC-6/19/14<br>MCC-7/15/14 |
| 3. 201401164<br>8730 Roswell Road<br>*Applicant: Centric Development, LLC*<br>▪ To rezone the subject property from AG-1 (Agricultural District) and O-I (Office and Institutional District) to A-L (Apartment Limited Dwelling District), with concurrent variances. | 2 | CZM – 4/22/14<br>CDRM – 5/29/14<br>PC-6/19/14<br>MCC-7/15/14 |
| 4. 201401170<br>400 Carpenter Drive<br>*Applicant: Holt Passinger*<br>▪ To rezone the subject property from C-1 (Community Business District) to A-L (Apartment Limited Dwelling District), with concurrent variances. | 6 | CZM – 4/22/14<br>CDRM – 5/29/14<br>PC-6/19/14<br>MCC-7/15/14 |
| 5. 201401173<br>5188 & 5208 Roswell Road, 141, 151, 162, 171 Mt. Paran Road<br>*Applicant: Halpern Enterprises, Inc*<br>▪ To rezone the subject property from O-I (Office and Institutional District) and R-3 (Single Family Dwelling District) to MIX (Mixed Use District), with concurrent variances. | 6 | CZM – 4/22/14<br>CDRM – 5/29/14<br>PC-6/19/14<br>MCC-7/15/14 |
| 6. 201401257<br>220 and 230 Sandy Springs Place | 3 | CZM – 4/22/14<br>CDRM – 5/29/14 |

## COMMENTS ON PUBLIC SERVICES AND UTILITIES

**NOTE:** Various Fulton County departments or divisions that may or may not be affected by the proposed development provide the following information. Comments herein are based on the applicant's conceptual site plan and are intended as general non-binding information and in no manner suggest a final finding by the commenter. All projects, if approved, are required to complete the City of Sandy Springs and the Fulton County Plan Review process prior to the commencement of any construction activity.

**WATER AND WASTEWATER (SEWER):**

**WATER:**

Anticipated water demand: 270 gallons per day (gpd) per residential lot x 120 multifamily units = 32,400 gallons per day (gpd)

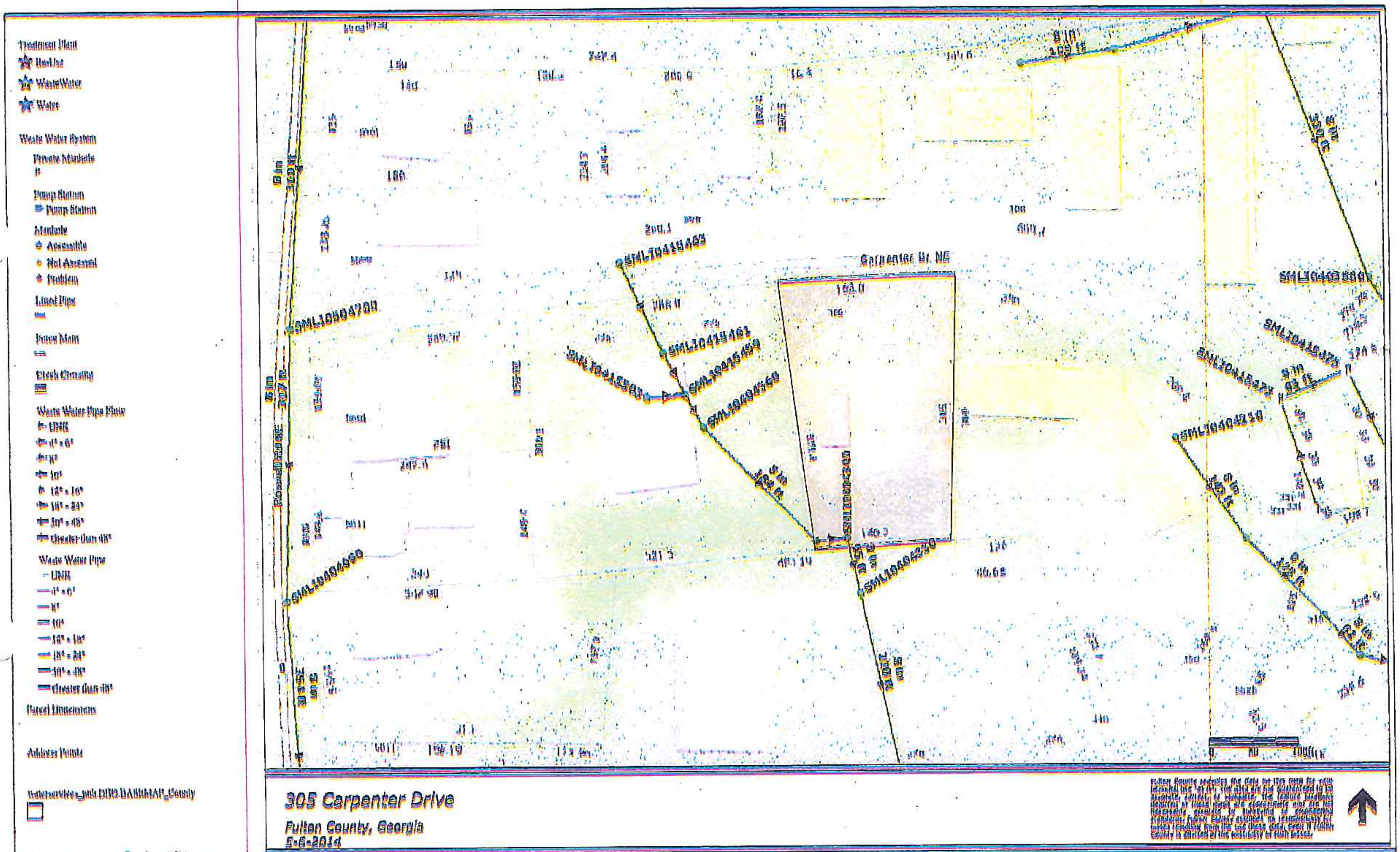
This project is within the City of Atlanta water jurisdiction.

**SEWER:**

Basin: Long Island Creek
Treatment Plant: R.L. Sutton (Cobb County)
Anticipated sewer demand: 243 gallons per day

There are two wastewater manholes located within the southwest property corner of the 1.19 acre tract (305 Carpenter Drive) (sewer manholes # SMLI0404340 and # SMLI0404350) located in Land Lot 90, District 17.

Comments: This information does not guarantee that adequate sewer capacity is available at this time or will be available upon application of permits. Please contact the Department of Public Works for more information.


Treatment Plant
WasteWater
Water
Waste Water System
Private Manhole
Pump Station
Manhole
Accessible
Not Accessed
Problem
Lined Pipe
Force Main
Creek Crossing
Waste Water Pipe Flow
Waste Water Pipe
Parcel Dimensions
Address Points
Carpenter Dr NE
305 Carpenter Drive
Fulton County, Georgia
5-6-2014

Treatment Plant

- Re-Use
- WasteWater
- Water

Waste Water System

Private Manhole

Pump Station

- Pump Station

Manhole

- Assessable
- Not Assessed
- Problem

Lined Pipe

Force Main

Creek Crossing

Waste Water Pipe Flow

- UNK
- 4" - 6"
- 8"
- 10"
- 12" - 16"
- 18" - 24"
- 30" - 48"
- Greater than 48"

Waste Water Pipe

- UNK
- 4" - 6"
- 8"
- 10"
- 12" - 16"
- 18" - 24"
- 30" - 48"
- Greater than 48"

Topography

- 2Ft Contour
- 10Ft Contour

Parcel Dimensions

*305 Carpenter Drive*

*Fulton County, Georgia*
*5-6-2014*

Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use these data, even if Fulton County is advised of the possibility of such losses.

# Property Profile for 305 CARPENTER DR

## Property Tax Information

| | |
|---|---|
| Tax Year | 2014 |
| Parcel ID | 17 009000020961 |
| Property Address | 305 CARPENTER DR |
| Owner | ZAHEDI MASOUD ET AL |
| Mailing Address | 5801 ROSWELL RD ATLANTA GA 30328 |
| Total Appraisal | $350,000 |
| Improvement Appraisal | $0 |
| Land Appraisal | $350,000 |
| Assessment | $140,000 |
| Tax District | 59 |
| Land Area | 1.18999 ac |
| Property Class | Commercial Lots |
| Land Use Class | Commercial Auxiliary Improvements |
| TAD | |
| CID | |

## Zoning

| | |
|---|---|
| Zoning Class | not available |
| Overlay District | |
| 2030 Future Development | not available |

## Political

| | |
|---|---|
| Municipality | Sandy Springs |
| Commission District | 4 |
| Commission Person | Tom Lowe |
| Council District | not available |
| Council Person | not available |
| Voting Precinct | SS07C |
| Poll Location | Hammond Park Gym, 705 Hammond Drive Ne |
| Congressional District | 006 |
| State Senate District | 006 |
| State House District | 080 |

## School Zones

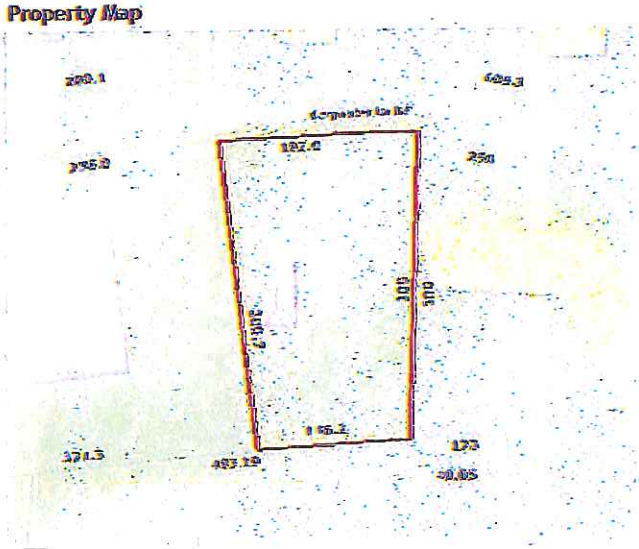
| | |
|---|---|
| Elementary School | Lake Forest |
| Middle School | Ridgeview |
| High School | Riverwood |

## Other Information

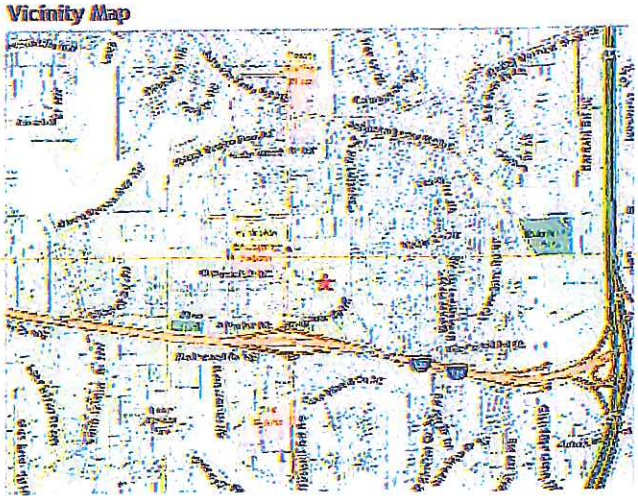
| | |
|---|---|
| Zip Code | 30328 |
| Census Tract | 101.10 |
| In Less Developed Census Tract | No |

Oblique Aerial View (looking north)

Property Map



Vicinity Map



# Property Profile for 0 CARPENTER DR

## Property Tax Information

| | |
|---|---|
| Tax Year | 2014 |
| Parcel ID | 17 009000020334 |
| Property Address | 0 CARPENTER DR |
| Owner | FOUR ZERO ZERO CARPENTER DRIVE LLC |
| Mailing Address | 5801 ROSWELL RD ATLANTA GA 30328 |
| Total Appraisal | $150,000 |
| Improvement Appraisal | $0 |
| Land Appraisal | $150,000 |
| Assessment | $60,000 |
| Tax District | 59 |
| Land Area | 0.462809 ac |
| Property Class | Commercial Lots |
| Land Use Class | Vacant Commercial Land |
| TAD | |
| CID | |

## Zoning

| | |
|---|---|
| Zoning Class | not available |
| Overlay District | |
| 2030 Future Development | not available |

## Political

| | |
|---|---|
| Municipality | Sandy Springs |
| Commission District | 4 |
| Commission Person | Tom Lowe |
| Council District | not available |
| Council Person | not available |
| Voting Precinct | SS11C |
| Poll Location | Highpoint Elementary School, 520 Greenland Rd |
| Congressional District | 006 |
| State Senate District | 006 |
| State House District | 080 |

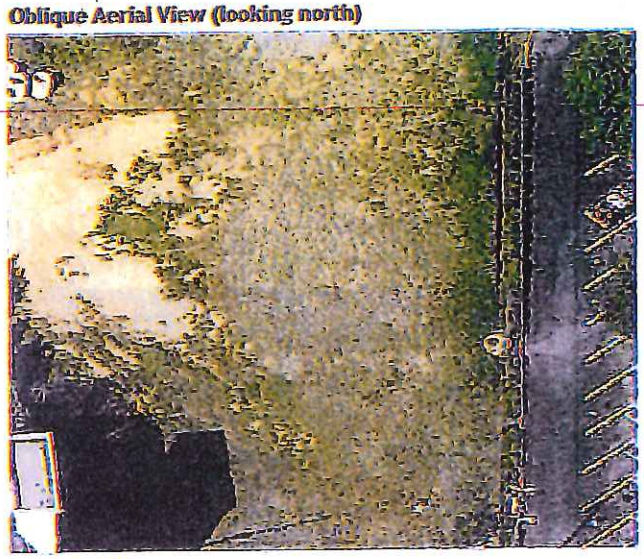
## School Zones

| | |
|---|---|
| Elementary School | Lake Forest |
| Middle School | Ridgeview |
| High School | Riverwood |

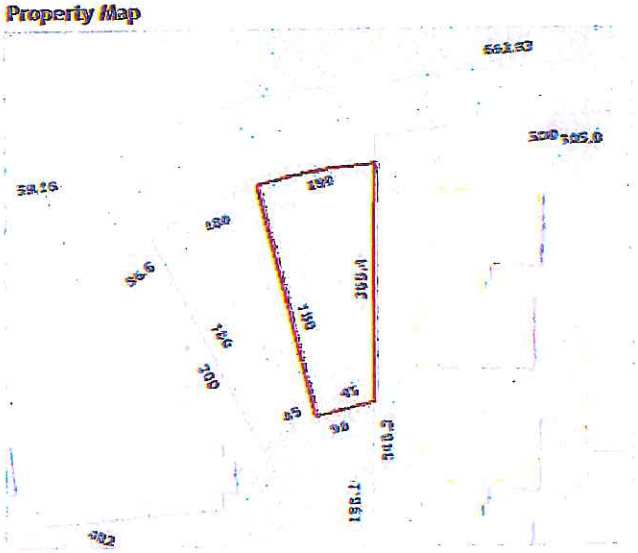
## Other Information

| | |
|---|---|
| Zip Code | 30328 |
| Census Tract | 101.10 |
| In Less Developed Census Tract | No |

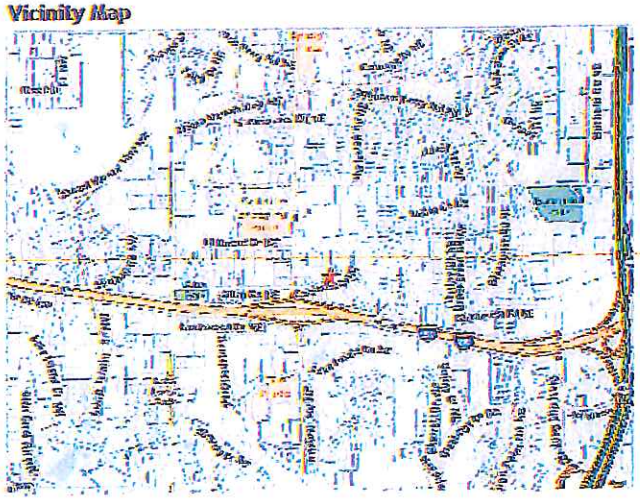
Oblique Aerial View (looking north)



Property Map



Vicinity Map



Fulton County Schools
Where Students Come First

# Fulton County Schools - Rezoning Impact Statement

4/16/2014

**PETITION:** 201401133

JURISDICTION: Sandy Springs

| *USE* | *# UNITS* |
|---|---|
| Single-family detached | 0 |
| Townhouse / Condo | 0 |
| Apartments | 120 |

| HOME SCHOOL | PROJECTED BASELINE ENROLLMENT [A] | CAPACITY [B] | ESTIMATED # NEW STUDENTS GENERATED | PROJECTED UNDER/OVER CAPACITY [C] WITHOUT DEV | PROJECTED UNDER/OVER CAPACITY [C] WITH DEV |
|---|---|---|---|---|---|
| Lake Forest ES | 948 to 1,006 | 850 | 0 to 89 | 98 to 156 | **98 to 245** |
| Ridgeview MS | 1,161 to 1,233 | 1200 | 0 to 20 | -39 to 33 | **-39 to 53** |
| Riverwood HS | 1,553 to 1,649 | 1325 | 4 to 25 | 228 to 324 | **232 to 349** |
| TOTAL | | | 4 to 134 | | |

**HS REGION:** Riverwood HS

| | AVERAGE - 1 STD DEV | | AVERAGE + 1 STD. DEV. | |
|---|---|---|---|---|
| *One single-family detached unit generates:* | 0.013091 | to | 0.208131 | *elementary school students* |
| | 0.000000 | to | 0.056933 | *middle school students* |
| | 0.000000 | to | 0.162666 | *high school students* |
| *One townhouse unit generates:* | 0.007704 | to | 0.089494 | *elementary school students* |
| | 0.000000 | to | 0.039527 | *middle school students* |
| | 0.007502 | to | 0.107628 | *high school students* |
| *One apartment unit generates:* | 0.000000 | to | 0.737742 | *elementary school students* |
| | 0.000000 | to | 0.167478 | *middle school students* |
| | 0.036368 | to | 0.207204 | *high school students* |

**AVERAGE OPERATIONAL COST PER STUDENT (FY14):**

TOTAL COST:$12,286 PORTION LOCAL REVENUE SOURCES: $8,209 PORTION STATE AND OTHER REVENUE SOURCES: $4,077

*A Projected enrollment for the 2014-15 school year based on forecasted enrollment.*
*B Georgia Department of Education state capacity.*
*C Positive values indicate numbers of students a facility is over state capacity / negative values indicate number of stduents a facility is under state capacity.*
** State capacity indicates space. However due to the number of special programs, portable classrooms or other measures may be needed to accommodate the instructional needs of the school.*
*** Student yields are calculated annually based on geocode of enrolled FCS students in built-out developments within the high school zone in which the proposed development is located.*