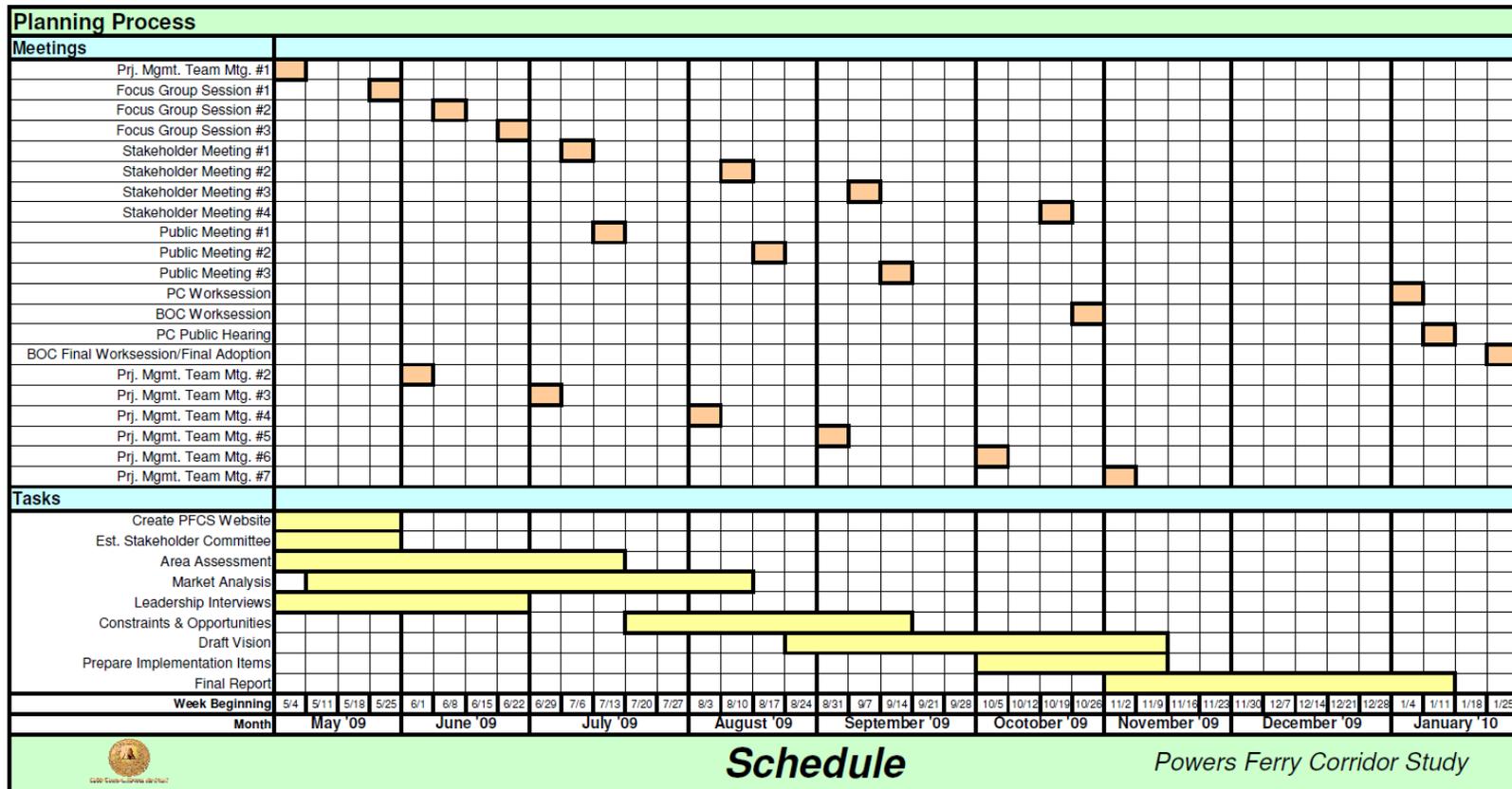


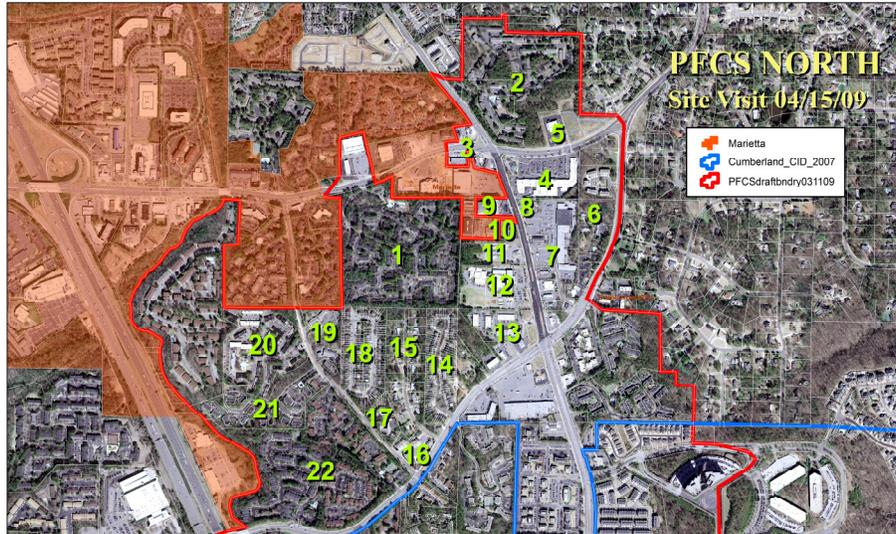
A. Appendix

A.1 Schedule



A.2 Site Visits

North



Initial site visits were conducted for the Powers Ferry Road corridor to help define the community, stability, trends and changes that may affect the area. Due to the concentration of development within the study boundaries reconnaissance surveys were done over a period of 3 days. The first site visit was conducted on April 15, 2009 and focused on the northern section of the study area as depicted in the map above. The areas described below correspond to the numbers on the map.

Number	Identity	Number	Identity
1	The Garden Apartments of East Cobb County	12	Brumby Elementary School
2	Signature Place Apartments	13	Powers Park Office Park, Terrell Place Shopping Center
3	Small strip center	14	Salem Ridge
4	Publix Shopping Center	15	Single Family Detached Subdivision – Forest Lane
5	New Walgreens with 2 vacant parcels ready for development	16	Terrace Trace
6	Cobblestone Walk Townhomes, Single-Family ranch homes, Private School (2 to 8 grade)	17	Bentley Hill Townhomes
7	Micro-Center Shopping Center	18	Twin Branches Townhome Community
8	Vacant Bank in poor shape	19	Bentley Wood
9	Strip Shopping Center	20	Ivey Ridge Apartments
10	Strip Shopping Center	21	Bentley Ridge Condos, Daycare
11	Vacant stand alone restaurant structure	22	Barrington Mill Apartments

Central



The first site visit was conducted on April 15, 2009 and focused on the northern section of the study area. The second site visit was conducted on April 23 with a concentrated effort on the west side of Powers Ferry road south of Terrell Mill and north of Windy Hill road as depicted in the map above. The areas described below correspond to the numbers on the map.

Number	Identity	Number	Identity
1	Terrell Mill Village	11	Two separated retail shops and 1 utility business
2	Terrell Mill Junction (Strip Shopping Center)	12	Wood Hollow Apartment Homes
3	Wynns Ridge Condominiums	13	4 separated retail and office buildings containing five businesses
4	Terrell Mill Place	14	Windy Hill Promenade
5	Turnberry Lane Townhomes	15	Hyatt Regency
6	Terrell Ridge Condominiums	16	Office Building
7	Woodchase Village Apartments	17	The Worthington Apartments
8	Fire Station #19	18	Arlington Park @ Wildwood Apartments
9	Governors Ridge Office Park	19	Belmont Place Apartments
10	The Woods Condominiums	20	Leland Dr. area

South



The 3rd site visit focused in on the southern and eastern portion of the Powers Ferry Corridor study. The map above depicts the southern portion of the PFCS boundary while the eastern section map and description will follow. The areas described below correspond to the numbers on the map.

Number	Identity	Number	Identity
1	Bank	16	High Rise Office Building
2	Vacant Office Building	17	High Rise Office Building
3	Retail / Office Center	18	High Rise Office Building
4	Midtown Athletic Club	19	High Rise Office Building
5	Pappadeaux and Pappasito's Cantina Restaurants	20	High Rise Office Building
6	Extended Stay Deluxe Hotel	21	2 High Rise Office Building, Chamber of Commerce
7	Private Park with Pond and Helipad	22	Small retail center
8	High Rise Office, Hotel	23	High Rise Office Building
9	High Rise Office	24	High Rise Residential Condominiums
10	Office/Warehouse development	25	High Rise Office Building
11	Extended Stay Deluxe Hotel	26	Suntrust Bank
12	Small Retail Strip Center	27	Restaurant
13	Parkwood Place Condominiums	28	3 Restaurant Sites
14	High Rise Office Building	29	Houston's Restaurant
15	Hawthorne Suites Hotel	30	High Rise Office Building

East



Number	Identity	Number	Identity
1	Service Station, Office, Vacant lot	9	High Rise Office Building
2	Office complex	10	Riverwalk at Wildwood
3	Chimney Trace @ Terrell Mill	11	Childcare Center
4	Valencia Hills	12	The Flats at Riverwalk
5	Riverbrooke @ Wildwood	13	Power Ridge Office Park
6	2 small office buildings and cemetery	14	Mid-rise office building
7	Bank	15	Hotel
8	Riverstone at Wildwood		

A.3 Focus Group Minutes

Focus Group Session #1

Powers Ferry Corridor Study
Focus Group Meeting #1
May 28, 2009

Attending: Eric Jacobson, Tom Boland, Jim Lavalle, Calvin Rhodes, David Wyatt, Bill Carver, Dana Johnson, Mandy Elliott

Items to include for next meeting:

- CID boundaries on building footprints map
- Environmental constraints map

Mr. Johnson welcomed the participants and reviewed the purpose of the Powers Ferry Corridor Study and the boundaries. Mr. Johnson noted that the study was to help improve quality of life, enhance economic development and sustain business.

There was some initial discussion as to why the study boundaries did not extend to I-285. Mr. Johnson noted that that area could be a study all its own because of the current I-285 study being completed by GRTA and the possibility of a light rail station on the south side of I-285. Mr. Johnson also stated that extending the boundary that far would make the study area too big and would cause delays in completing the project. The group urged inclusion of the area. Mr. Johnson stated they could possibly create a secondary study area, but it would need to cross I-285 and end at the Chattahoochee River. Mr. Boland noted that the CID is doing a lot of infrastructure improvements in the area.

Mr. Johnson stated that the Focus Groups will be done in three parts and they will lead into the public meetings that begin in July.

There was some discussion on what is meant by economic development for this study. Mr. Johnson stated that it means retaining successful businesses, creating new businesses and identifying redevelopment opportunities.

Question #1 – What does the Powers Ferry Corridor mean to you?

- *Home, neighborhood – what it offers in retail and evenings*
- *Not looking to be downtown or midtown Atlanta*
- *Concerned with more high-rises creeping up Powers Ferry*
- *Different areas in the corridor: between Windy Ridge and Windy Hill – residential; between Windy Hill and Terrell Mill – office/commercial; between Terrell Mill and Delk –commercial*

- *Area between Terrell Mill and Delk – nature of commercial area needs to change – more greenspace*
- *Incentives for more residential ownership*
- *Hodge-podge; not necessarily a bad area*
- *Does not achieve quality for its location – needs less rental*
- *Major transportation corridor*
- *Hodge-podge – southern end has topographical changes that influence building*
- *Some parts seem old – some parts seem high-end*
- *Crime impacting retail*
- *Emptiness in retail storefronts*
- *Two different clientele at Public – day and evening*
- *Traffic forced to move north and south – hard to move east and west (crossing I-75)*
- *Lots of migration out of area to meet needs*

Question #2 – How would you characterize the area and what are the important elements that contribute to its character?

- *Apartments that are older and not maintained – cause of problems*
- *Road network good – proximity to transportation*
- *Amenities – proximity to Chattahoochee River and national park*
- *Topography could be an issue*
- *Demographics in apartments between Terrell Mill and Windy Hill – income levels vastly different in corridor*
- *Conversion of apartments to condos*
- *Potential trails*
- *Whole area does not need to go high end*
- *Topography can be an asset (keep trees)*
- *Location*
- *Tax-friendly*
- *Aging-in-place potential*
- *Parking and access to trails poor*
- *Westside of Terrell Mill and Powers Ferry intersection needs improvements*
- *Teacher stability at Brumby Elementary – school working hard in neighborhoods – inviting HOA's to come see school*

Question #3 – What do you think needs to be done to make the corridor a more desirable location for residents, businesses and visitors?

- *Crime needs to be addressed*
- *Rite-Aid shopping center*
- *Evening clientele needed*

- *Needs to be a destination*
- *Home ownership*
- *Visitors need to want to stay – needs appeal, feel*
- *Needs to be a destination for residents*
- *Tax-friendliness needs to stay*
- *Create a sense-of-place*
- *Improve pedestrian experience*
- *Improve links to national park*
- *Needs a nice balance where most things that are needed are close*

Question #4 - What are top three enhancements that need to be done for residents, businesses and the community?

- *Incentives that encourage business development that is wanted (tax breaks, redevelopment incentives)*
- *Need theme*
- *Comprehensive plan*
- *Transportation issues need to be addressed*
- *Do something that does not require Powers Ferry to be widened any further*
- *Maintain greenspace*
- *Traffic needs to addressed – I-75 backup causes Powers Ferry traffic – need more east-west connections*
- *Reason to stay*
- *Encourage upgrade of apartments*
- *Clean and concise plan*
- *Improve grid network of streets – utilization of secondary roads*
- *Comprehensive strategy – aesthetics, transportation, business, housing*

Focus Group Session #2

Powers Ferry Corridor Study
Focus Group Meeting #2
June 9, 2009

Attending: Eric Jacobson, Calvin Rhodes, David Wyatt, Bill Carver, Dana Johnson, Phillip Westbrook

Dana Johnson and Phillip Westbrook explained the 2nd focus group meeting and what to expect from this session. The focus group members were to think about site specific components of the Powers Ferry corridor and answer questions related to where in the study area should we target certain planning issues. A map depicting the master plan area

was available for each focus group member to “mark up” based on questions asked by the facilitator. The questions and maps are below.

Question #1(map)

Where on the corridor are areas that you think should allow for more residential redevelopment?

Question #2(map)

Where do you think should be the primary targets for growth in this area of the county?

Question #3(map)

What areas do you think are important to protect from negative impacts of future growth? (residential areas to preserve or protect)

Question #4(map)

Where should the county consider improving areas between the commercial-residential interfaces?

Question #5(map)

What do you consider to be the area’s community gathering place? What brings people to this area? If there are none or cannot think of any, where should they be?

Question #6 (map)

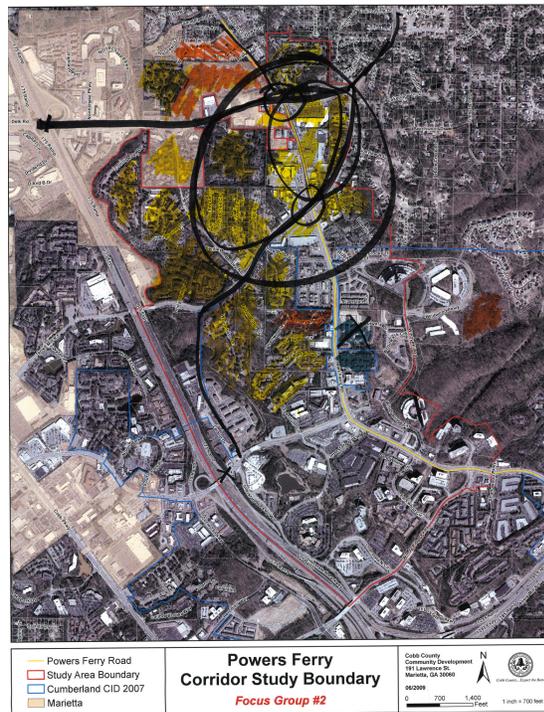
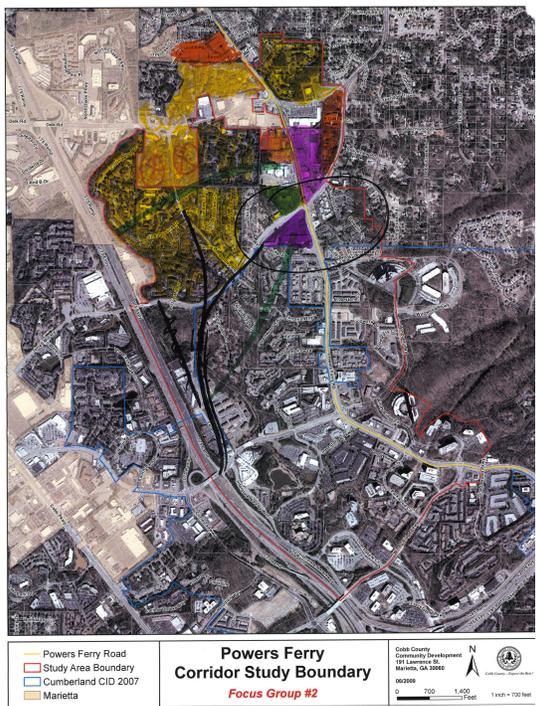
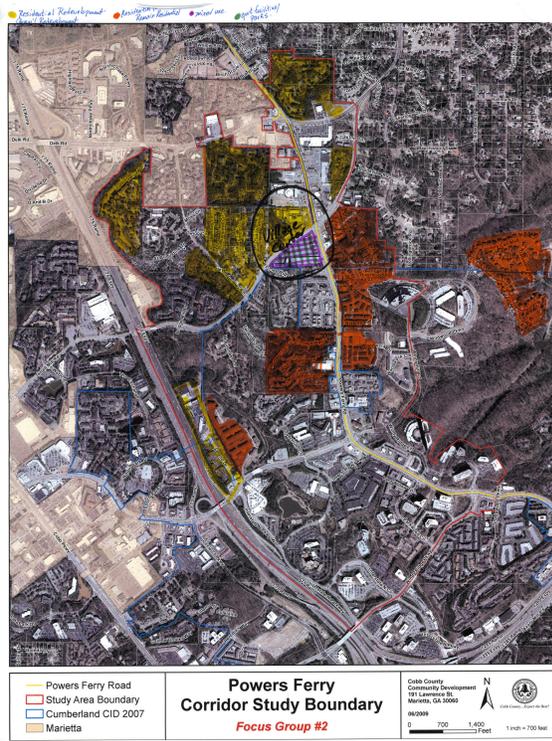
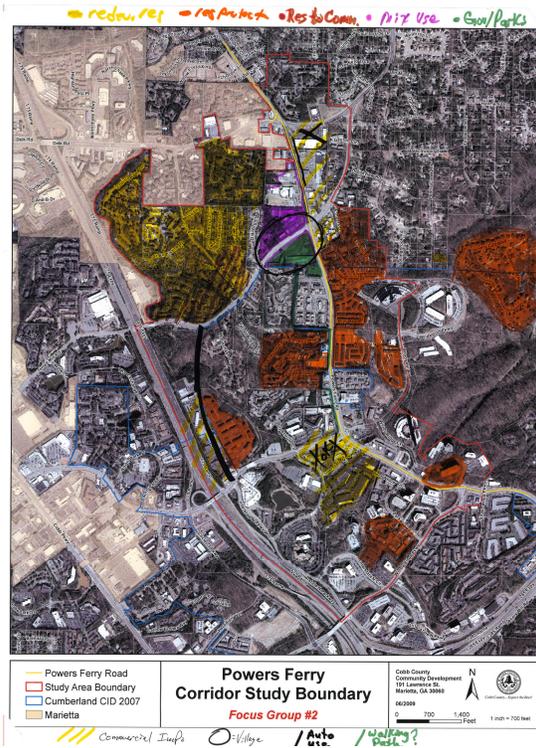
Two part question...What are the primary transportation concerns along the corridor? Also, what and where are some appropriate techniques that the county should consider to implement to help reduce traffic congestion?

Question #8(map)

Currently what and where is the areas focal point or where are the destination areas? If you don’t think there is one or if you think there may be a better opportunity somewhere else where could a focus area be? (village center type or mixed use center for corridor)

Question #9 (map)

What could be done to make this area more pedestrian friendly given that there are 6 lanes of traffic and high peak time traffic volume and where can it be done?



Focus Group Session #3

Powers Ferry Corridor Study
Focus Group Meeting #3
June 29, 2009

Attending: Tom Boland, Jim Lavalle, Calvin Rhodes, David Wyatt, Bill Carver, Dana Johnson, Phillip Westbrook

1. Focus Group members were asked about their vision for 2030

In the year 2030 the Powers Ferry community will be.....

- *Destination (E. Cobb commutes, weekend, entertainment, etc)*
- *Vibrant*
- *Connected to greenspace & recreation*
- *Unique (Vinings was unique, does not have to follow trends, breaks the mold)*
- *Example of quality redevelopment & Mixed-Use*

2. Focus Group members were asked about goals to accomplish vision

- *Create a better balance of residential land uses compatible with character of the area*
- *Create a people-focused urban setting*
- *Develop a vital civic infrastructure of the arts, culture, community gathering space and recreation*
- *Improve transportation alternatives*
- *Encourage more owner occupied housing*
- *Create better balance between owner occupied and rental occupancy*
- *Encourage redevelopment and rehabilitation of older apartment communities*
- *Create an independent identity*
- *Create village center as focal point of community mixed-use*

3. Focus Group members were asked about implementation strategies

- *Funding Strategies*
- *Public-Private Partnerships*
- *Regulatory Tools*
- *Nature Center*
- *Vehicular Access to National Park System*

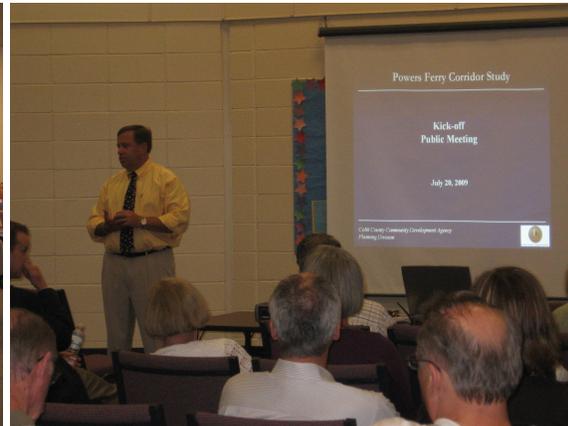


- *Design Standards*
- *Create an impetus to drive redevelopment*
- *Business Association*
- *Leland Dr. / Bentley Alternatives*

A.4 Public Meetings

**Powers Ferry Corridor Study
Kick Off
Public Meeting #1**

Date	Location	Number of Attendees
7/20/2009	Brumby Elementary School 1306 Powers Ferry Rd. Marietta, GA 30060	103 participants by head count 86 participants signed in
8/24/2009	Brumby Elementary School 1306 Powers Ferry Rd. Marietta, GA 30060	N/A
9/21/2009	Brumby Elementary School 1306 Powers Ferry Rd. Marietta, GA 30060	N/A



Summary

District 2 Commissioner Bob Ott started the evening by laying the ground work for what is expected to be a grass roots effort in building a long range plan for the Powers Ferry community. Planning Division Manager Dana Johnson introduced the study to the public as well as county staff responsible for facilitating the plan. Land use Planner, Phillip Westbrook, presented some of the existing conditions analysis concerning demographics, land use, parks & open space, community facilities, schools, housing and crime and Department of Transportation Planner, Larry Stokes, briefed the public on the existing conditions of the transportation infrastructure. Terrilyn Hannah from the county’s Economic Development office concluded the existing conditions presentation with information regarding market information within the corridor.

A brief Q&A followed the presentation. The questions and answers are listed below:

Q: How do we get bankers to cooperate with developers in the area?

A: *There is no way, from a government perspective, to make this happen except for our ability to reduce risk. Risk can be reduced by encouraging market demand for different products, entering into public-private partnerships, and the use of financial incentives.*

Q: What have the stakeholders and focus groups done? Does that mean all the planning has already been done?

A: *The Stakeholder Group, which is a combination of individuals with a variety of interest in the corridor, has been established and will be going through the same participation process as the public. The objective is to evaluate ideas to improve the quality-of-life along Powers Ferry Road. The focus groups were a group of 3 residents and 3 business owners who went through 3 different focus group sessions answering questions related to land use and transportation, interactive mapping exercises and discussions on visioning, goals and implementation items related to the study.*

Q: Who in the audience are residential owners and who are business owners? Dana asked for a raise of hands.

A: *The majority of the audience was homeowners. There were about 10 business owners in the audience.*

Q: How about some incentives for business owners? Tax incentives?

A: *There is certainly an opportunity for that to occur. Currently, Cobb County offers the Commercial and Industrial Property Rehabilitation Incentive Program, which encourages property and business owners to rehabilitate older buildings and sites by funding improvements for revitalization or redevelopment. The incentive provides a 6 year phased reduction in ad valorem taxes for the value of the improvements that were made on the property. More information can be obtained about this program through the Economic Development Office.*

Q: How much buy-in does the CID have in the process?

A: *The Cumberland Community Improvement District does make up a large portion of the study area...mostly in the southern section of the corridor. It is critical that they participate and have a strong voice in the planning process. We do have a representative of the CID on our stakeholder committee and project management team.*

Q: There was some federal money for crime abatement. Where does that stand?

A: *I cannot comment with accuracy on this program, but I think the question refers to the City of Marietta Weed and Seed program, which is active along Franklin Road. This is a federal grant given to high crime areas trying to get community involvement in safety and neighborhood improvements. More information about this program can be obtained by contacting the City of Marietta.*

Q: **What's the status on creating and connecting rail lines with MARTA?**

A: *The Georgia Regional Transportation Authority's last attempt to bring regional transit to Cobb County focused on Bus Rapid Transit (BRT) along I-75. I don't think that program is moving forward any longer. Additional studies will need to be conducted in order to enter the federal "New Starts" program, which is one of the main vehicles for federal assistance in mass transit development. Honestly, it will take state support and additional financial resources if we are going to be able to have a regional rail system in metropolitan Atlanta due to the cost of developing the system. At this point in time, there is no agreement at the state level at how to move forward on this.*

Q: **What projects are in the queue right now?**

A: *Other than the projects that are currently under construction (Riverwalk @ Wildwood, Rivers Call @ Wildwood & The Oaks @ Powers Ferry) and another project in the Wildwood area which was rezoned 3 years ago and has not started development, there are no projects currently up for rezoning.*

Q: **What is happening with The Oaks?**

A: *The Oaks at Powers Ferry is a new 158 unit Townhome project developed by Beazer Homes and currently under construction. The Townhome development was a tear down rebuild of an old 182 unit Apartment complex known as Oaks at Powers Ferry. Due to the difficult housing market, the redevelopment was stalled, but as you can see out there if you drive by, they have made great strides in continuing the build-out of the project.*

Q: **Is there going to be a new development at the northeast corner of Delk Road and Powers Ferry?**

A: *There are currently no plans that the county is aware of for that particular parcel or parcels.*

Q: **Is there any movement to encourage apartment conversions or demolition for redevelopment?**

A: *There is a current ordinance that encourages apartments to tear down and rebuild as owner-occupied structures, but many individuals in the development industry do not feel that the density bonus provided through the program is sufficient to off set the costs of tearing down an existing development. This is the main problem with redevelopment projects; it that it is easier to build on*

“greenfield” lands because there is no costs to demolish, recycle, and remove existing structures, which greatly raises the cost of development.

Q: Are there hard copies of the presentation available?

A: *Hard copies will not be available; however a copy of the presentation will be available on the study’s website for download and printing. The website is <http://comdev.cobbcountyga.gov/powers-ferry>*

Following the Q&A session, the audience was split into three different groups to get individual feedback on the strengths and weaknesses of the corridor and opportunities on growth and quality of life objectives to move forward in the community vision for Powers Ferry. The following summarizes the participant’s opinions on the positive and negative issues of the corridor and opportunities that should be taken advantage of.

Strengths

- Strong connection with scenic natural environment, Chattahoochee River, and ample tree cover
- Location access and attraction to regional assets, shopping, jobs, and entertainment
- Cultural and business diversity
- Low tax business environment with an active CID
- Highly traveled corridors that lead to various retail/business service opportunities, and high visibility for marketing

Weaknesses

- Noticeable level of criminal activity
- Larger quantity of rental vs. owner occupied housing with rental communities lacking reinvestment
- Too much vacant retail space
- Jurisdictional coordination between Marietta & Cobb County
- Large traffic volumes during peak hours
- Lack of urban design improvements – including bike/pedestrian multi-purpose paths, signalization, and aesthetics
- No identity to draw people to area
- Visual clutter with power lines and signs
- Lack of community services and high-end restaurants
- Existing government land use regulations inhibit quality growth

Opportunities

- Establish urban design standards criteria to improve aesthetics and complement CID initiatives

- Encourage a mixed use town square identity that can serve as a focal point for community interaction and expansion of public services
- Focus development and redevelopment incentives towards areas of apartments and/or retail assemblages with emphasis on green building practices
- Expand transportation opportunities that connect residential, commercial and park activities such as increasing availability of bicycle and pedestrian facilities and new roadway linkage between Leland Dr. and Bentley Road.
- Look at additional opportunities to relocate Brumby Elementary on a larger lot to accommodate expansion
- Develop consciousness of positive community attributes through a branding campaign that focuses on beautification, bicycle & pedestrian access and community improvements
- Cobb County to improve interdepartmental coordination and external coordination with City of Marietta and Cobb County School System

Powers Ferry Corridor Study Charrette Public Meeting #2

Date	Location	Number of Attendees
7/20/2009	Brumby Elementary School 1306 Powers Ferry Rd. Marietta, GA 30060	103 participants by head count 86 participants signed in
8/24/2009	Brumby Elementary School 1306 Powers Ferry Rd. Marietta, GA 30060	125+ participants by head count 83 participants signed in
9/21/2009	Brumby Elementary School 1306 Powers Ferry Rd. Marietta, GA 30060	N/A



Summary

Before a brief presentation, District 2 Commissioner Bob Ott started the evening by providing the public his expectations for the Powers Ferry Master Plan: Creating a community involved plan that will guide new development and redevelopment through the rezoning and permitting process. Planning Division Manager Dana Johnson began the presentation and gave quick background information on the study, which was followed by Land use Planner, Phillip Westbrook, explaining information on comments that were heard at the first public meeting. The presentation concluded with Dana describing the charrette workshop and the process by which it would take place.

A brief Q&A followed the presentation. The questions and answers are listed below:

Powers Ferry Corridor Study
Public Meeting #2
August 24, 2009

Q: How much is the county funding and how much are developers funding?

A: *The idea with this plan is to provide guidelines that our formulated through this public involvement process, for which developers will need to follow in order to be granted rezoning request or redevelopment permits. There will also be opportunities to place specific items on the transportation improvement program and community facility master plans as a way to assist get items on the respective future work plans for various departments.*

Q: Why is Cumberland excluded from the boundaries?

A: *The Cumberland CID is not excluded from the boundaries nor are they excluded from the planning process. The Cumberland CID extends up to Terrell Mill road between Powers Ferry and I-75 and encompasses the Wildwood Office Park east of Powers Ferry Road. The CID boundary is highlighted in blue on the study boundary map that can be found on the Powers Ferry website. As far as not being excluded from the planning process, they are very much involved by holding a seat on the stakeholder committee as well as the project management team.*

Q: Is anything in the study about national retail vs. homegrown businesses?

A: *There are design schemes that can be used that will allow for incubator or local/neighborhood business space as a way to encourage local entrepreneurship. This would provide the ability to have access to customers to those that wish to start new enterprises or move their business to the corridor.*

Q: Is there anything to do about large retailers leaving large vacant buildings?

A: *This is an issue of design. Under our current 1950s era zoning standards, buildings are constructed in ways that are use specific. There is a way that this issue can be addressed through form based codes. A form based code controls more of the site design and architectural layout of a building with more ability for internal usage to be mixed. This allows for easier repurposing of buildings when the existing use fails or no longer becomes viable.*

Q: Is there a way to handle traffic flow while having a community feel?

A: *Creating a better transportation system that connects roadways and reduces the “superblock” network to a grid street pattern that is more pedestrian and bike friendly as well as setting up streetscape standards and urban design guidelines can all help form that sense of place.*

Powers Ferry Corridor Study Charrette Public Meeting #3

Date	Location	Number of Attendees
7/20/2009	Brumby Elementary School 1306 Powers Ferry Rd. Marietta, GA 30060	103 participants by head count 86 participants signed in
8/24/2009	Brumby Elementary School 1306 Powers Ferry Rd. Marietta, GA 30060	125+ participants by head count 83 participants signed in
10/06/09	Brumby Elementary School 1306 Powers Ferry Rd. Marietta, GA 30060	62 participants by head count 32 Participants signed in



Summary

Planning Division Manager Dana Johnson began the meeting by giving an overview of the planning process and explaining the next steps to complete the Powers Ferry Master Plan. Project Manager Phillip Westbrook described each element of the conceptual master plan. The presentation flow and notes are detailed in the below slide sequence.

Slide #1 Public Meeting # 3 (Title Page)

Slide #2 Evolution of the Plan

Evolution of the Plan is a timeline briefly describing what the previous 2 public meetings were about and gives a timeline of sorts on what the next steps will be.

Slide #3 Major Issues

Describes the key major issues that were identified by the Public

Slide #4 Planning Principles

The 6 guiding planning principles that the master plan goals and policies are built around will strive to satisfy the major issues that have been identified by the public.

Slide #5 Conceptual Map

The conceptual master plan map incorporates features and ideas that attempt to resolve the major concerns of the corridor and build upon the strengths of the Powers Ferry community.

Slide #6 1972 Aerial

Aerial starts to show the subdividing of properties and even the beginnings of some apartment dwellings but is still mostly rural with lots of forest and some agriculture. Aerial was taken about the same time Cobb adopted its first zoning code.

Slide #7 2009 Aerial

Other than a few infill spots the area is built out due to high growth rate over the last 20 to 30 years. We expect growth over the next 10 to 20 years but not the growth rate over the last 20 to 30 years. This plan will attempt to manage that growth but in a fashion that does not compromise the quality of life of the residents, employees and business owners.

Slide #8 Study Boundary

Red line represents study boundary. Blue line represents Cumberland Community Improvement District

Slide #9 Public Focused Areas

These three areas garnered the most attention by the public through the planning process

Slide #10 Study area with Building Footprints

Slide #11 Redevelopment Areas

Most of the redevelopment area is currently residential other than the linear stretch along Leland Dr. where commercial uses exist. Its one thing to establish this area as a redevelopment area but the key is to provide some stimulating mechanism to draw the interest of developers and property owners to look at redevelopment scenarios whether its rehabilitating some of the aging buildings or a tear down / rebuild scenario that could assist in providing more owner occupying units in an area that is currently inundated with rental occupied housing (75% rental vs. 15% owner)

Slide #12 Village Center

Currently along Powers Ferry between Terrell Mill and Delk roads are commercial centers where there are lots of vacant shops and unattractive facades. This area is

highlighted as an area to establish the foundation for a “Village Center” concept. This area could be a destination place with a combination of commercial, residential and public uses. Incorporating unique access management techniques could help to reduce curb cuts along this stretch of Powers Ferry. This area would be the “living room” of the Powers Ferry community, a place people would come to in the evenings and on weekends.

Slide #13 Open Space & Parks

The green areas on the map represent either open space or park lands that currently exist or proposed. The green area snaking north & south along the western side of the study area is Rottenwood creek and its associated 50 foot buffer. We propose amending this area to Park/Recreation/Conservation due to the fact that the area is undevelopable and is programmed for a trail along the creek banks. There are also two large pockets of open space along the creek that could allow for access to the future trail one is about 20 acres already owned by Cobb County (Terrell Mill & I-75) and the other which is privately owned where perhaps a public/private partnership could be reached.

Slide #14 Chattahoochee National Recreation Area (CNRA) access

Currently access to CNRA is at Cochran Shoals or further north near Columns Dr. We propose establishing access points with gateway or entryway features on this side of the park. The larger point or dot around the “village center” concept represents the idea of incorporating a community facility or a community serving use.

Slide #15 Study area with Building Footprints

Slide #16 Existing transportation network

The existing transportation network shows Power Ferry being the only north/south corridor other than I-75, while Delk, Terrell Mill, Windy Hill and Windy Ridge Pkwy provide good east/west connection.

Slide #17 Leland Drive Extension / Bentley Road realignment

The Leland Dr. extension is already a proposed roadway to connect Leland Dr. with Terrell Mill. It was part of the current SPLOST initiative but was consider a low priority project and did not receive the attention for construction. What has been suggested is consider the Leland Dr. extension as a high priority project if there were another SPLOST in the future or if some other transportation funding mechanism was in place.

Another suggestion was to realign Bentley road with the Leland Dr. extension however the property for the realignment would likely be acquired through a redevelopment scenario of the multi-family development.

Slide #18 Landscaped Medians

Landscaped medians a fairly prominent and well maintained constant throughout the Cumberland CID already exist for Powers Ferry Road south of Terrell Mill. Funding for

the establishment and maintenance of these medians were paid for by business constituents of the Cumberland CID.

To compliment and remain consistent with what has been done along Powers Ferry within the CID not to mention the quality of life aspects and even traffic calming and safety effects landscaped medians for Powers Ferry north of Terrell Mill to Delk and along Terrell Mill west of Powers Ferry road would greatly benefit the community. Especially along Terrell Mill where currently you have a dangerous dual turn lane in a predominantly residential area that could easily be ripped up and converted to a landscaped median without having to acquire extra ROW.

Slide #19 Bus Stops (dots) & Bus Routes (lines)

This slide shows existing bus routes and bus stops and lack of connectivity within some of the transit routes, suggesting that expanding routes could improve accessibility to home, shopping and work. We suggest CCT reevaluate the transit routes in this area and consider expanding transit routes to some of the roadways that don't already have CCT service and coordinate with the Cumberland CID on future circulator service throughout Powers Ferry and Cumberland Galleria area.

Slide #20 Bike Lanes (dotted line)

This plan is about opportunities and choices. By proposing bike lanes along the arterials and connecting to other bike paths outside of study area we would be offering other modes of transportation as well as recreation. Throughout our field research we observed numerous cyclist competing for space along Powers Ferry and some of the other roadways throughout the corridor so to be able recommend a swath of asphalt or an off road multi-purpose path would be tremendous in provide safe paths for these cyclists.

Slide #21 Trails (dashed lines)

The county already has in place a series of proposed and programmed trails throughout the study area.

The programmed trail, which means funding is in place and is just a matter of time before it's constructed, follows Rottenwood Creek from an existing trail near I-285 north to Terrell Mill. The other trails throughout the area are proposed and funding is not available yet. We are proposing a minor change to the proposed trails that was due comments about moving the path off of Powers Ferry due to safety concerns.

The existing proposed trail shows a path down Powers Ferry to Wildwood parkway from Terrell Mill and connecting to the CNRA. We propose moving it off of Powers Ferry to a natural area between the condominiums and single family lots down to wildwood parkway and accessing the CNRA.

Where you see the bike lanes overlap the multi purpose trails these paths could double as off street bike lanes otherwise bike lanes would likely be on street.

Slide #22 Conceptual Master Plan

This visual representation of the plan represents the public's vision for the future, however to substantiate that vision and this plan, goals and policies need to be established to offer guidance to the decision makers, developers and property owners.

Slide #23 Conceptual Site Plan

The conceptual site plan is just a hypothetical look at the development potential of parts of the "village center". This particular concept was created to utilize stakeholder involvement and incorporate the public's desires. Utilizing current development standards per the Cobb County Code this prototype consists of townhomes, townhomes with detached garages, single family ranch for senior living, a mixed use center complete with slip lanes and on street parking that retailers love. Architect even incorporated a two story parking garage with some incubator businesses to screen the garage on one side and mixed use center screens the other side. Included restaurants with outdoor seating and sort of a street or boulevard connecting the north area with the south area complete with decorative roundabouts. The south area is mostly of office, residential and civic use including a community facility which shows a library and perhaps a police sub-precinct adjacent to the current firehouse. Another slip lane on the south side providing access to the office uses on the corner and some more entrepreneurial business uses or incubator uses. These slip lane concepts not only provide parking for retailers but also could be utilized as bus stops to minimize conflicts with through traffic.

This is only a concept to show the possibilities for the "village" center area.

Slide #24 Vision

Planning staff has created a vision statement based on the interactive community visioning process over the last three months that provides a complete description of all aspects of the master plan that are to be encouraged. The community vision is a written statement that intends to illustrate or reflect the Powers Ferry community of the future. It is primarily based on opportunities and choices...the opportunity for sustainable redevelopment and revitalization residential and commercial properties and the transportation, housing and employment choices for all citizens.

Slide #25 Goals & Policies

This slide shows 5 planning elements that our goals and policies revolve around along with some of the keywords that have been included into our goal statements.

The Goal statements are broad long term outcomes that link the vision with the plan. Theoretically, when all the goals have been met the vision becomes reality.

Policy statements provide the framework for public and private decision-making. While goals tend to be general in nature, policies set forth a particular approach or position to be taken when resolving a planning issue. Essentially, policies broaden the scope of the master plan beyond just a series of maps.

The Goals and Policies can be found on the Powers Ferry Website at <http://comdev.cobbcountyga.gov/powers-ferry/index.htm>

Due to time and the extended questioning and answer portion we were not able to get the input we were looking for during the presentation. Please, at your convenience, take the time to read the Vision, Goals and Policies and provide your thoughts we would love to here from you.

Slide #26 Up Next

Planning Division staff will be developing an implementation strategy or a list of action items that different entities would be responsible for to help achieve the goals that will be established.

A draft document will be developed and a public information meeting will be set for the public to take a look at the implementation strategy and offer comments. Once those tasks have been completed we will start the political process of getting the master plan approved.

Slide #27 Questions

A Q&A followed the presentation. The questions and answers are listed below:

- Q:** What are the plans in DOT for widening Powers Ferry Road?
A: *The original plans in the SPLOST were to add an additional right turn lane on Powers Ferry Road going north from the Wachovia to Terrell Mill Road. This project has been reprioritized and will not be funded or implemented as part of the current round of SPLOST funding.*
- Q:** Has the county ever petitioned the state to add a off ramp off I-75 at Terrell Mill Road?
A: *There are no plans for adding additional highway access onto I-75 at this time. There was a proposal at one point in time to add HOV access from Terrell Mill Road, but the overall I-75 Bus Rapid Transit project has been rejected by the Federal Highway Administration.*
- Q:** Is there going to be a new driveway for Brumby Elementary?
A: *There is a possibility for a new entrance for Brumby Elementary, depending on how the redevelopment of the office park south of the school is designed.*

- Q:** Why are tractor trailers on Powers Ferry? Is Powers Ferry a truck route?
- A:** *Powers Ferry Road is a truck route up to Delk Road. Past Delk Road, going northbound towards South Marietta Parkway is restricted from truck traffic.*
- Q:** Can you explain more about the proposed village concept in the Terrell Mill triangle?
- A:** *The proposal is conceptual in nature. The purpose of the design layout is to get the community thinking beyond what is there now to stimulate ideas about how this area can be re-imagined for the future.*
- Q:** What is the future of Brumby Elementary?
- A:** *Brumby Elementary is an important part of the community. Most people spoke positively about the changes that are occurring at the school and their involvement in the area. There was some discussion about the need to build vertical at the school due to the limited amount of available land, when expansion is necessary.*
- Q:** When the Board of Commissioners approves the plan, is it given to a developer who is interested in the area? Are the plans ever reviewed and updated in the future?
- A:** *All master plan documents are updates by Planning Division staff every 5 to 7 years so that the community can revisit and update the plan document, review progress that has been made, and generate new ideas for community improvements.*
- Q:** What is happening with Franklin Road?
- A:** *Currently, the City of Marietta is in the process of updating their portion of the Delk Road LCI plan. Unfortunately, when the Bus Rapid Transit alternative was rejected by the Federal Highway Administration, the plans for redeveloping Franklin Road were damaged as well, due to the linkage between the two.*
- Q:** How proactive is the county to let developers know about this plan?
- A:** *The Office of Economic Development and the Community Development Agency regularly visits trade shows, participates in the Urban Land Institute (a developer non-profit organization/advocate), and holds regularly scheduled meetings with the local builders/developer to inform them about plans and actions by the county to encourage quality development in appropriate areas.*
- Q:** Is the Economic Development department working to help with restaurant vacancies?

- A:** *The Cobb Chamber of Commerce and Cumberland CID assist the Office of Economic Development with promoting vacant space in the Cumberland CID area.*
- Q:** Why are all the access points to the Chattahoochee River Recreational Area included in the plan (the access points to the south)?
- A:** *The access points to the south are not in the study area boundaries, but connectivity to and interaction with these areas were taken into account when developing the Draft Master Plan.*
- Q:** Is there a plan for the northern access points to the Chattahoochee River Recreational Area?
- A:** *The Master Plan document shows some existing, less visible access points that the county would like to improve. It will mean negotiations and approvals with the owners of Wildwood and the National Park Service in order to make these new access points a reality.*
- Q:** How does this plan fit in with the CID's plan to connect greenspace?
- A:** *The Draft Master Plan was developed in coordination with the CID, who was a participant in the Steering Committee. Therefore, the two interact and will complement one another.*
- Q:** What incentives will there be for developers to implement plan?
- A:** *Specific ideas for incentives will be discussed as part of the Implementation Plan. Once the master plan is approved, staff will review the ideas and develop specific procedures/codes for the Board of Commissioners to review and consider for adoption.*
- Q:** What would happen to the library on Lower Roswell Road if proposed new library were to be built?
- A:** *That will need to be studied as part of the implementation of the Master Plan. If the county wanted to pursue adding a library to the Powers Ferry corridor, these details would need to be worked out with the library system, county management, and elected officials.*

A.5 Market Analysis

Retail Trade Potential (2009)			
Powers Ferry Road & East -West Connector			
Retail Sector	One Mile Radius		
	Demand/ Consumer Expenditures	Supply/Retail Sales	Retail Opportunity Gas/Surplus
Motor Vehicles, Parts & dealers	52,464,306	23,414,543	29,049,763
Furniture & home Furnishings	5,939,908	2,015,358	3,924,550
Electronics & appliances	6,409,004	7,137,341	-728,337
Bldg. material & Garden Equip.	19,225,199	4,498,776	14,726,423
Food & Bervages	30,950,332	59,768,743	-28,818,411
Health & Personal care	13,534,921	12,513,658	-1,021,263
Gasoline stations	31,275,521	37,304,941	-6,029,420
Clothing & Clothing accessories	13,341,001	4,053,139	9,287,862
Sports goods,hobbies,books&music	4,951,281	2,297,434	2,653,847
General merchandise/Dept. stores	31,425,538	14,789,994	16,635,544
Miscellaneous items	6,463,903	11,077,317	-4,613,414
Non-store retailers (e-shopping vend)	16,285,796	8,350,788	7,935,008
Food Services and drinking places	29,519,578	18,931,663	10,587,915
Total	261,786,287	206,153,695	55,632,592
Retail Sector	Three Mile Radius		
	Demand/ Consumer Expenditures	Supply/Retail Sales	Retail Opportunity Gas/Surplus
Motor Vehicles, Parts & dealers	261,543,823	1,720,748,059	-1,459,204,236
Furniture & home Furnishings	32,602,690	47,916,748	-15,314,058
Electronics & appliances	32,882,120	72,486,128	39,604,008
Bldg. material & Garden Equip.	110,289,451	86,427,310	23,862,141
Food & Bervages	154,315,662	139,219,682	15,095,980
Health & Personal care	67,716,527	110,875,138	43,158,611
Gasoline stations	153,066,314	295,901,461	-142,835,147
Clothing & Clothing accessories	69,434,762	113,979,919	-44,545,157
Sports goods,hobbies,books&music	25,685,006	69,463,252	43,778,246
General merchandise/Dept. stores	160,948,752	171,239,169	-10,290,417
Miscellaneous items	33,468,175	47,096,602	-13,628,427
Non-store retailers (e-shopping vend)	83,973,354	62,874,303	21,099,051
Food Services and drinking places	148,610,558	187,658,886	-39,048,328
Total	1,334,537,195	3,125,886,657	-1,791,349,462

Shopping Center Profile					
Shopping Center/Location	Year Built	Leasable Area (SF)	Available Area (SF)	% Leased	Anchor Tenants
2700 Cumberland Pky	2007	25,610	16,010	39.1	
1869 Cobb Parkway Plaza	1974	38,000	875	97.7	
Windy Hill Shopping Plaza	1974/1982	83,840	8,080	90.4	
Target Center on Cobb Parkway	1975	163,955	25,000	84.8	
Cumberland Square North	1978	92,339	12,140	86.9	Drugstore
2620 Cobb Pky SE	1972	10,170	2,000	80.3	
Cobb Parkway at Akers Mill	1976/2005	382,710	46,493	89.2	SportsAuthority, LAFitness
Heritage Pavilion	1995	262,961	17,026	93.5	
Shops at Cumberland Place	1996	41,467	184,000	67.2	
Cumberland Crossing	1982	66,692	66,692	95.2	hhgregg
Delk Spectrum	1991	100,880	15,000	85.1	Publix
Franklin Plaza	1979/1984	79,746	7,200	91	
1166 Franklin Rd SE	1984	20,581	5,175	74.9	
1580 Lower Roswell Road	1996	20,000	2,701	86.5	
Newmarket Mall	1972/2001	487,000	8,465	100	Gold's Gym
Powers Ferry Plaza	1983/1999	86,173	7,900	90.8	Micro Center
East Marietta Shopping Center	1954/1987	76,903	4,850	93.7	
Terrell Mill Village	1974/1989	62,891	53,416	15.1	

Cobb County Office Market Profile						
Sub-Market	# Bldgs	Total Rentable Building Area	Total Vacant	Total Vacant %	Occupied SF	Occupied %
Cumberland Galleria	605	29416316	4751410	16.2%	24664906	83.8%
East Cobb	289	2,690,120	373,057	13.9%	2317063	86.1%
Kennesaw/TownCenter	755	8489562	1466270	17.3%	7023292	82.7%

Atlanta Office Market Profile						
Sub-Market	# Bldgs	Total Rentable Building Area	Total Vacant	Total Vacant %	Occupied SF	Occupied %
Buckhead	385	19,397,800	2,898,907	14.9%	16,498,893	85.1%
Perimeter Center	699	32,758,838	5,420,169	16.5%	27,338,669	83.5%
ChamDorNdruid	573	11,414,952	1,145,870	10.0%	10,269,082	90.0%
Decatur	371	5,976,545	340,448	5.7%	5,636,097	94.3%
Downtown	288	34,228,277	4,464,566	13.0%	29,763,711	87.0%
Midtown	210	18,121,323	2,631,702	14.5%	15,489,621	85.5%
NFultonForsythe	1,547	34,417,115	5,587,232	16.2%	28,829,883	83.8%
NorthlakeLaVista	312	5,214,015	607,244	11.6%	4,606,771	88.4%
NorthsideDrGaTech	135	5,047,884	934,806	18.5%	4,113,078	81.5%
WestAtlanta	49	834,801	119,219	14.3%	715,582	85.7%

Cobb County Office Market Absorption (1st Qtr 2009)			
Sub-Market	Direct Net Absorbtion	Sublet Net Absorption	Total Net Absorption
Cumberland Galleria	-18,695	12,332	-6,363
East Cobb	-26,883	-600	-27,483
Kennesaw/TownCenter	-33,717	1,082	-32,635

Atlanta Office Market Absorption (1st Qtr 2009)			
Sub-Market	Direct Net Absorbtion	Sublet Net Absorption	Total Net Absorption
Buckhead	-37,416	2,289	-35,127
Perimeter Center	21,771	-15,247	6,524
ChamDorNdruid	7,867	1,361	9,228
Decatur	-1,403	0	-1,403
Downtown	67,264	-22,877	44,387
Midtown	-144,661	-2,994	-147,655
NFultonForsythe	-79,155	-18,623	-97,778
NorthlakeLaVista	-12,691	0	-12,691
NorthsideDrGaTech	159,331	-7,174	152,157
WestAtlanta	1,974	0	1,974



Office Properties (2,000 + SF)						
Cumberland Galleria Market						
Property / Address	Year Built	Class	Floors	Rentable Area (SF)	Available Area (SF)	Vacancy Rate
2555 Cumberland Pky	2010	A		750,000	750,000	100%
400 Interstate N Pky SE	1987	A	17	301,705	147,843	49%
2410 Paces Ferry Rd SE	1997	A	6	120,508	120,508	100%
2849 Paces Ferry Rd SE	1982	A	7	138,068	19,609	14%
1995 N Park Pl SE	1985	A	5	100,762	24,431	24%
3350 Riverwood Pky SE	1989	A	23	502,519	122,808	24%
3200 Windy Hill Rd SE	1991	A	16	701,327	163,388	23%
2300 Windy Ridge Pky SE	1987	A	11	679,626	120,325	18%
Circle 75 Pky NW @ Windy Hill Rd SE		A	1	100,000	100,000	100%
Cumberland Blvd		A	16	350,000	350,000	100%
Cumberland Blvd	2010	A	15	385,000	384,532	100%
3330 Cumberland Blvd	2000	A	10	250,000	108,029	43%
3625 Cumberland Blvd		A		395,000	-	0%
3100 Cumberland Blvd SE	1989	A	17	413,247	83,939	20%
3225 Cumberland Blvd SE	1998	A	9	223,500	8,957	4%
3300 Cumberland Blvd SE	2005	A	4	65,000	-	0%
3625 Cumberland Blvd SE	2002	A	15	387,267	34,278	9%
3065 Cumberland Cir NW	1985	A	10	185,000	-	0%
2500 Cumberland Pky SE	1998	A	6	144,335	55,836	39%
2700 Cumberland Pky SE	1976	A	5	105,464	105,464	100%
Galleria Pky SE @ Cumberland Blvd	2010	A	20	506,300	506,300	100%
100 Galleria Pky SE	1982	A	18	412,228	78,852	19%
200 Galleria Pky SE	1984	A	20	438,273	163,120	37%
300 Galleria Pky SE	1987	A	20	433,366	97,733	23%
400 Galleria Pky SE	1999	A	19	440,000	87,890	20%
500 Galleria Pky SE		A	18	500,000	499,986	100%
600 Galleria Pky SE	2002	A	19	430,017	16,290	4%
700 Galleria Pky SE	1993	A	12	237,682	2,614	1%
3100 Interstate N Cir	2001	A	6	150,000	3,767	3%
130 Interstate N Pky SE		A	16	400,000	400,000	100%
210 Interstate N Pky SE	1984	A	8	134,251	630	0%
260 Interstate N Pky SE	1987	A	12	256,000	-	0%
2233 Lake Park Dr	1986	A	5	119,150	38,384	32%
2840 Mount Wilkinson Pky SE	2007	A	8	100,000	-	0%
2840 Mount Wilkinson Pky SE	1976	A	4	80,754	-	0%
5660 New Northside Dr NW	1989	A	14	272,431	32,887	12%
3284 Northside Pky	2008	A	6	152,000	9,198	6%
3288 Northside Pky		A	11	257,620	257,620	100%
3290 Northside Pky NW	2001	A	9	213,560	24,469	11%
4401 Northside Pky NW	1998	A	9	225,069	50,562	22%
Paces Ferry Rd SE @ Overlook Pky		A	4	93,000	93,000	100%



Office Properties (2,000 + SF)						
Cumberland Galleria Market						
Property / Address	Year Built	Class	Floors	Rentable Area (SF)	Available Area (SF)	Vacancy Rate
2455 Paces Ferry Rd SE	1999	A	18	640,000	-	0%
2455 Paces Ferry Rd SE	1997	A	21	647,000	-	0%
2455 Paces Ferry Rd SE	1995	A	12	350,000	-	0%
2727 Paces Ferry Rd SE	1987	A	18	274,948	69,306	25%
2727 Paces Ferry Rd SE	1990	A	18	371,523	153,784	41%
2839 Paces Ferry Rd SE	1985	A	13	254,658	42,718	17%
2859 Paces Ferry Rd SE	1987	A	21	438,709	91,345	21%
1700 Parkway Pl		A	10	200,000	200,000	100%
1800 Parkway Pl	1988	A	12	229,390	49,414	22%
1850 Parkway Pl	1985	A	12	228,355	124,574	55%
1000 Parkwood Cir SE	1985	A	10	210,833	42,892	20%
1300 Parkwood Cir SE	1989	A	9	210,919	14,345	7%
1600 Parkwood Cir SE	1985	A	6	151,141	24,511	16%
2016 Powers Ferry Rd NW		A	8	228,000	228,000	100%
2018 Powers Ferry Rd NW	2001	A	8	219,668	115,637	53%
5770 Powers Ferry Rd NW	1985	A	4	94,731	-	0%
5780 Powers Ferry Rd NW	1985	A	5	494,000	-	0%
6120 Powers Ferry Rd NW	1997	A	6	137,818	53,907	39%
1500 Riveredge Pky NW	1982	A	9	219,259	76,944	35%
1600 Riveredge Pky NW	1983	A	9	225,103	63,010	28%
2000 Riveredge Pky NW	1984	A	12	229,948	74,268	32%
2100 Riveredge Pky NW	1985	A	12	264,818	47,669	18%
3333 Riverwood Pky	1992	A	5	110,000	26,869	24%
4100 Wildwood Pky	1996	A	2	100,000	100,000	100%
4200 Wildwood Pky	1997	A	5	265,078	-	0%
2100 Windy Hill Rd	2003	A	4	110,000	-	0%
4300 Windy Ridge Pky	1996	A	3	150,000	-	0%
2500 Windy Ridge Pky SE	1985	A	15	317,116	-	0%
3301 Windy Ridge Pky SE	1983	A	5	107,000	9,347	9%
1675 Cumberland Pky	2007	A	3	4,500	1,500	33%
877 Franklin Rd SE	1999	B	1	51,595	43,720	85%
5665 New Northside Dr NW	1982	B	5	130,012	81,870	63%
1165 Northchase Pky SE	1986	B	4	85,152	29,715	35%
3715 Northside Pky NW	1971	B	8	133,520	20,911	16%
3715 Northside Pky NW	1972	B	8	134,667	13,117	10%
1899 Powers Ferry Rd SE	1986	B	4	92,658	11,373	12%
4770 Atlanta Rd	1993	B	2	12,745	-	0%
2220 Atlanta Rd SE	1974	B	1	15,957	3,022	19%
319 Atlanta St	2007	B	4	73,260	-	0%
4779 S Atlanta Rd	2005	B	4	9,000	3,155	35%
Atlanta & Spring Rd		B	1	30,368	30,368	100%



Office Properties (2,000 + SF)						
Cumberland Galleria Market						
Property / Address	Year Built	Class	Floors	Rentable Area (SF)	Available Area (SF)	Vacancy Rate
4381 Beech Haven Trl	1986	B	3	22,000	13,000	59%
2740 Bert Adams Rd	1980	B	2	7,000	-	0%
2780 Bert Adams Rd	1984	B	4	20,000	-	0%
1800 Circle 75 Pky	2002	B	1	51,000	-	0%
1100 Circle 75 Pky NW	1982	B	16	256,000	113,152	44%
900 Circle 75 Pky SE	1984	B	18	345,502	90,915	26%
1000 Circle 75 Pky SE	1972	B	8	86,000	25,871	30%
4501 Circle 75 Pky SE	1981	B	2	15,582	7,871	51%
4501 Circle 75 Pky SE	1981	B	2	18,828	6,057	32%
4501 Circle 75 Pky SE	1981	B	2	21,998	13,765	63%
4501 Circle 75 Pky SE	1981	B	3	49,544	28,341	57%
4501 Circle 75 Pky SE	1981	B	3	25,994	18,556	71%
4501 Circle 75 Pky SE	1981	B	3	51,216	28,095	55%
4579 S Cobb Dr	2007	B	1	8,640	2,800	32%
4833 S Cobb Dr	2006	B	3	8,400	-	0%
1620 S Cobb Dr SE	2002	B	2	8,500	-	0%
2351 S Cobb Dr SE	1975	B	3	11,000	-	0%
3065 S Cobb Dr SE	1989	B	1	8,000	-	0%
4015 S Cobb Dr SE	1985	B		33,696	-	0%
4581 S Cobb Dr SE	2005	B	2	21,000	10,939	52%
3200 Cobb Galleria Pky SE	1988	B	2	89,686	47,359	53%
3200 Cobb Galleria Pky SE	1988	B	1	24,194	14,509	60%
430 Commerce Park Dr SE		B	5	77,000	-	0%
340 Concord Rd	1988	B	1	11,500	-	0%
573-577 Concord Rd SE	1974	B	1	15,000	-	0%
1161 Concord Rd SE	2007	B	2	10,000	1,000	10%
1246 Concord Rd SE	1987	B	3	10,500	-	0%
4480 N Cooper Lake Rd	2006	B	2	14,000	1,434	10%
2205 Corporate Plaza Pky	1985	B	2	13,400	13,400	100%
2251 Corporate Plaza Pky	2006	B	2	20,000	-	0%
2250 Corporate Plaza Pky SE	1986	B	3	15,000	2,628	18%
2730 Cumberland Blvd	1972	B	1	18,784	-	0%
1675 Cumberland Pky	2004	B	1	8,996	-	0%
2323 Cumberland Pky SE	2005	B	2	15,000	1,828	12%
2525 Cumberland Pky SE	1982	B	4	88,600	-	0%
2555 Cumberland Pky SE	1976	B	2	32,657	32,655	100%
2575 Cumberland Pky SE	1976	B	1	12,673	-	0%
2580 Cumberland Pky SE	1979	B	4	74,448	7,622	10%
2600 Cumberland Pky SE	1976	B	2	33,120	-	0%
2625 Cumberland Pky SE	1976	B	4	78,317	55,100	70%
2675 Cumberland Pky SE	1976	B	2	28,778	-	0%



Office Properties (2,000 + SF)						
Cumberland Galleria Market						
Property / Address	Year Built	Class	Floors	Rentable Area (SF)	Available Area (SF)	Vacancy Rate
2690 Cumberland Pky SE	1976	B	5	91,773	-	0%
3290 Cumberland Club Dr	1973	B	1	23,600	23,559	100%
2600 Delk Rd SE	1984	B	2	34,246	-	0%
2700 Delk Rd SE	1981	B	2	25,000	6,318	25%
2759 Delk Rd SE	1985	B	2	52,000	7,514	14%
3200 Downwood Cir NW		B	7	228,000	53,343	23%
5755 Dupree Dr NW	1987	B	2	18,462	11,431	62%
2885 Elmwood Dr SE	1975	B	1	16,000	-	0%
881 Franklin Rd	1999	B	1	26,985	26,985	100%
1405 Franklin Rd SE		B	2	20,500	7,000	34%
2550 Heritage Ct	1981	B	2	25,000	-	0%
2400 Herodian Way	1987	B	4	180,000	83,135	46%
2430 Herodian Way SE	1984	B	2	14,000	1,800	13%
Highlands Pky		B	1	7,396	-	0%
2700 Highlands Pky	1960	B	1	7,800	-	0%
3020 Highlands Pky	2005	B	1	9,096	4,422	49%
3040 Highlands Pky	2007	B	1	9,096	1,150	13%
3080 Highlands Pky	2005	B	2	8,800	-	0%
3300 Highlands Pky	1988	B	2	64,525	15,031	23%
3600 Highlands Pky	2007	B	1	5,096	-	0%
3600 Highlands Pky	2007	B	2	11,000	6,854	62%
3600 Highlands Pky	2007	B	2	11,000	-	0%
3600 Highlands Pky	2006	B	2	11,000	2,724	25%
3600 Highlands Pky	2006	B	2	11,000	-	0%
3600 Highlands Pky	2007	B	1	11,000	-	0%
3600 Highlands Pky	2007	B	2	11,000	-	0%
3600 Highlands Pky	2007	B	2	11,000	-	0%
3600 Highlands Pky	2006	B	2	16,568	13,800	83%
3060 Highlands Pky SE	2005	B	2	8,800	-	0%
3200 Highlands Pky SE	1987	B	4	87,324	22,304	26%
3161 Howell Mill Rd	2006	B	4	25,000	-	0%
3223 Howell Mill Rd	2003	B	3	60,000	-	0%
3193 Howell Mill Rd NW	1984	B	3	102,788	19,437	19%
3223 Howell Mill Rd NW	2004	B	3	89,182	-	0%
3280 Howell Mill Rd NW	1972	B	4	147,959	57,096	39%
280 Interstate N Cir	1982	B	6	126,134	58,470	46%
5500 Interstate N Pky NW	1981	B	6	128,486	19,592	15%
104 Interstate N Pky SE	1976	B	1	9,600	9,600	100%
150 Interstate N Pky SE	1980	B	3	55,514	54,942	99%
180 Interstate N Pky SE	1979	B	5	119,491	32,132	27%
240 Interstate N Pky SE	1978	B	2	18,000	-	0%



Office Properties (2,000 + SF)						
Cumberland Galleria Market						
Property / Address	Year Built	Class	Floors	Rentable Area (SF)	Available Area (SF)	Vancancy Rate
290 Interstate N Pky SE	1973	B	2	37,250	-	0%
294 Interstate N Pky SE	1976	B	1	14,030	-	0%
300 Interstate N Pky SE	1968	B	8	155,663	-	0%
320 Interstate N Pky SE	1971	B	5	113,540	-	0%
340 Interstate N Pky SE	1974	B	4	90,481	5,379	6%
360 Interstate N Pky SE	1980	B	6	145,732	19,320	13%
380 Interstate N Pky SE	1976	B	4	90,493	14,120	16%
450 Interstate N Pky SE	1999	B	6	120,000	-	0%
500 Interstate N Pky SE	1972	B	2	31,610	-	0%
550 Interstate N Pky SE	1972	B	2	32,000	-	0%
298 Interstate North Pky SE		B	1	13,355	-	0%
35 Johnson Ferry Rd	1985	B	1	8,874	-	0%
135 Johnson Ferry Rd	2002	B	2	23,222	12,185	52%
145 Johnson Ferry Rd	1999	B	2	25,412	3,947	16%
533 Johnson Ferry Rd		B	2	6,200	-	0%
2130 Kingston Ct SE	1982	B	1	10,500	2,178	21%
2136 Kingston Ct SE	1960	B	1	14,000	-	0%
1800 Lake Park Dr SE	1984	B	2	16,500	4,267	26%
1850 Lake Park Dr SE	1984	B	2	16,500	1,890	11%
1950 Lake Park Dr SE	1985	B	2	42,248	-	0%
1955 Lake Park Dr SE	1985	B	4	86,583	80,660	93%
2000 Lake Park Dr SE	1980	B	2	33,000	-	0%
2200 Lake Park Dr SE		B	2	35,600	-	0%
2251 Lake Park Dr SE	1984	B	2	34,000	34,000	100%
2300 Lake Park Dr SE	1985	B	4	87,798	14,226	16%
2400 Lake Park Dr SE	1983	B	4	103,962	32,612	31%
2401 Lake Park Dr SE	1983	B	3	88,797	40,801	46%
1900 Leland Dr SE	1983	B	1	10,500	10,500	100%
1902 Leland Dr SE	1986	B	2	16,000	-	0%
1904 Leland Dr SE	1982	B	1	17,500	-	0%
2325 Log Cabin Dr SE	2001	B	1	8,276	3,100	37%
2355-2375 Log Cabin Rd	2001	B	1	23,000	-	0%
445 Manget St		B	2	15,000	15,000	100%
2060 Mount Paran Rd NW	1985	B	2	32,000	-	0%
5680 New Northside Dr		B	2	122,000	-	0%
2110 Newmarket Pky SE	1983	B	2	38,987	9,013	23%
2161 Newmarket Pky SE	1985	B	2	109,837	84,375	77%
2240 Newmarket Pky SE	2001	B	2	99,596	-	0%
1090 Northchase Pky SE	1988	B	3	106,065	106,000	100%
1101 Northchase Pky SE	2000	B	1	45,000	10,000	22%
1110 Northchase Pky SE	1989	B	2	44,574	-	0%



Office Properties (2,000 + SF)						
Cumberland Galleria Market						
Property / Address	Year Built	Class	Floors	Rentable Area (SF)	Available Area (SF)	Vacancy Rate
1130 Northchase Pky SE	1986	B	2	59,332	23,373	39%
3254 Northside Pky	1990	B		46,434	10,000	22%
3282 Northside Pky NW	2004	B	3	42,704	-	0%
3715 Northside Pky NW	1978	B	8	134,124	36,721	27%
3715 Northside Pky NW	1979	B	8	134,142	14,685	11%
4111 Northside Pky NW	1978	B	11	825,000	-	0%
4200 Northside Pky NW		B	3	15,000	3,000	20%
4200 Northside Pky NW		B	2	21,000	-	0%
4200 Northside Pky NW	1988	B	3	21,000	-	0%
5557 Oakdale Rd SE	1988	B	1	12,800	-	0%
4045 Orchard Rd	2002	B	2	5,000	-	0%
4045 Orchard Rd	2003	B	2	5,000	-	0%
3825 Paces Walk	2006	B	3	12,385	-	0%
2675 Paces Ferry Rd SE	1981	B	4	69,231	21,871	32%
2802 Paces Ferry Rd SE	2000	B	3	10,347	-	0%
1218 W Paces Ferry Rd NW	1975	B	2	16,005	-	0%
1380 W Paces Ferry Rd NW	1972	B	2	37,315	20,326	54%
3020 Paces Mill Rd SE		B	3	20,938	-	0%
3111 Paces Mill Rd SE	1987	B	3	12,800	-	0%
1965 Park Pl N	1975	B	2	13,154	-	0%
2000 S Park Pl SE	1980	B	2	108,264	-	0%
2015 S Park Pl SE	1985	B	4	64,574	-	0%
620 Powder Springs Rd	2000	B	1	12,400	-	0%
1130 Powers Ferry Pl SE	2002	B	1	73,000	73,000	100%
1720 Powers Ferry Rd		B	2	10,624	-	0%
2130 Powers Ferry Rd		B	4	40,000	40,000	100%
2100 Powers Ferry Rd NW	1975	B	4	61,099	2,551	4%
2110 Powers Ferry Rd NW	1975	B	4	57,149	29,451	52%
2120 Powers Ferry Rd NW	1998	B	4	82,000	40,349	49%
6400 Powers Ferry Rd NW	1974	B	4	80,762	-	0%
6425 Powers Ferry Rd NW	1976	B	3	57,256	4,666	8%
6445 Powers Ferry Rd NW	1976	B	3	56,239	4,897	9%
6520 Powers Ferry Rd NW	1976	B	3	58,039	-	0%
6540 Powers Ferry Rd NW	1976	B	3	60,034	-	0%
6600 Powers Ferry Rd NW	1979	B	3	65,112	-	0%
6640 Powers Ferry Rd NW	1976	B	2	25,756	-	0%
6650 Powers Ferry Rd NW	1973	B	2	24,293	-	0%
6666 Powers Ferry Rd NW	1973	B	3	68,758	-	0%
6720 Powers Ferry Rd NW	1973	B	1	10,194	-	0%
1640 Powers Ferry Rd SE	1983	B	3	12,182	5,982	49%
1640 Powers Ferry Rd SE	1984	B	3	5,760	920	16%



Office Properties (2,000 + SF)						
Cumberland Galleria Market						
Property / Address	Year Built	Class	Floors	Rentable Area (SF)	Available Area (SF)	Vacancy Rate
1640 Powers Ferry Rd SE	1982	B	3	12,150	12,150	100%
1640 Powers Ferry Rd SE	1983	B	3	19,477	-	0%
1640 Powers Ferry Rd SE	1983	B	3	5,760	-	0%
1640 Powers Ferry Rd SE	1983	B	3	5,760	5,760	100%
1640 Powers Ferry Rd SE	1983	B	3	11,899	-	0%
1640 Powers Ferry Rd SE	1983	B	3	12,182	-	0%
1640 Powers Ferry Rd SE	1982	B	4	37,735	-	0%
1640 Powers Ferry Rd SE	1984	B	3	5,760	1,080	19%
1640 Powers Ferry Rd SE	1984	B	3	6,000	-	0%
1640 Powers Ferry Rd SE	1984	B	3	12,000	-	0%
1640 Powers Ferry Rd SE	1984	B	3	12,135	-	0%
1640 Powers Ferry Rd SE	1983	B	3	19,000	-	0%
1640 Powers Ferry Rd SE	1984	B	3	5,760	-	0%
1640 Powers Ferry Rd SE	1983	B	3	12,182	-	0%
1642 Powers Ferry Rd SE	1982	B	3	36,000	34,630	96%
1827 Powers Ferry Rd SE	1981	B	3	5,760	-	0%
1827 Powers Ferry Rd SE	1981	B	3	5,760	-	0%
1827 Powers Ferry Rd SE	1981	B	3	5,068	-	0%
2000 Powers Ferry Rd SE	1988	B	6	142,064	76,100	54%
2035 Powers Ferry Rd SE	1979	B	1	13,665	-	0%
2141 Powers Ferry Rd SE	1981	B	3	37,440	-	0%
1901 Powers Ferry Ter SE	1981	B	2	23,125	-	0%
1903 Powers Ferry Ter SE	1981	B	2	16,046	-	0%
1905 Powers Ferry Ter SE	1981	B	2	18,684	-	0%
6151 Powers Ferry Landing Rd	1981	B	6	121,883	17,043	14%
6190 Powers Ferry Landing Rd	1985	B	6	146,919	91,254	62%
6201 Powers Ferry Landing Rd	1979	B	6	124,083	81,595	66%
1470 Riveredge Pky NW	1981	B	1	124,000	-	0%
3250 Riverwood Pky	2007	B	4	55,000	-	0%
4849 South Cobb Dr		B	2	9,900	4,800	48%
1950 Spectrum Cir SE	1982	B	5	187,471	172,642	92%
1290 W Spring St SE	2004	B	2	18,000	6,453	36%
1295 W Spring St SE	2002	B	2	22,680	-	0%
1312 W Spring St SE	1966	B	2	12,000	-	0%
1580 Terrell Mill Rd		B	1	24,784	24,784	100%
1584 Terrell Mill Rd		B	1	18,000	18,000	100%
1665 Terrell Mill Rd SE	1978	B	2	15,073	-	0%
1685 Terrell Mill Rd SE	1985	B	1	13,500	-	0%
1750 The Exchange	2000	B	2	25,000	-	0%
1755 The Exchange SE	1982	B	3	50,844	6,652	13%
1760 The Exchange SE	1978	B	2	23,851	-	0%



Office Properties (2,000 + SF)						
Cumberland Galleria Market						
Property / Address	Year Built	Class	Floors	Rentable Area (SF)	Available Area (SF)	Vacancy Rate
1765 The Exchange SE	1982	B	5	90,216	-	0%
1770 The Exchange SE	1978	B	2	32,715	8,432	26%
1775 The Exchange SE	1974	B	6	96,038	30,563	32%
1785 The Exchange SE	1981	B	3	44,054	-	0%
1815 The Exchange SE	1984	B	2	20,703	-	0%
1820 The Exchange SE	1984	B	2	25,000	-	0%
1845 The Exchange SE	1979	B	2	25,000	-	0%
1870 The Exchange SE	1979	B	2	33,000	14,100	43%
1940 The Exchange SE	1980	B	2	19,632	-	0%
1945 The Exchange SE	1975	B	4	65,880	30,933	47%
3101 Towercreek Pky SE	1986	B	7	98,543	19,952	20%
111 Village Pky NE		B	2	28,000	-	0%
600 Village Ter NE	1986	B	3	15,000	1,340	9%
3621 Vinings Slope SE	2008	B	4	43,381	20,317	47%
3769 SE Vinings Slope	2008	B	4	50,200	5,818	12%
1700 Water Pl SE	1984	B	3	37,495	9,770	26%
1800 Water Pl SE	1979	B	2	25,200	-	0%
1810 Water Pl SE	1979	B	2	22,938	1,024	4%
1820 Water Pl SE	1979	B	2	26,300	-	0%
1830 Water Pl SE	1979	B	2	27,500	900	3%
1190 Winchester Pky SE	1970	B	2	20,000	3,799	19%
850 Windy Hill Rd		B	1	25,000	-	0%
997 Windy Hill Rd SE	1986	B	3	8,000	-	0%
2470 Windy Hill Rd SE	1984	B	4	99,022	13,845	14%
2480 Windy Hill Rd SE		B	5	40,000	-	0%
2501 Windy Hill Rd SE	1980	B	4	21,425	-	0%
2550 Windy Hill Rd SE	1973	B	3	89,993	19,835	22%
3030 Windy Hill Rd SE	1979	B	2	12,360	-	0%
3100 Windy Hill Rd SE	1984	B	4	188,000	-	0%
2781 Windy Ridge Pky SE	1982	B	2	13,500	-	0%
601 Woodlawn Dr NE		B	2	6,000	-	0%
1177 Concord Rd		B	3	1,250	1,250	100%
1246 Concord Rd		B	2	3,500	-	0%
1330 Concord Rd		B	2	3,981	-	0%
1300 Hawthorne St SE	1988	B	2	4,240	-	0%
3602-3604 Highlands Pky	2007	B		2,500	2,500	100%
4045 Orchard Rd	2002	B	2	1,850	-	0%
4045 Orchard Rd	2002	B	2	3,800	-	0%
4045 Orchard Rd	2003	B	2	3,200	-	0%
1827 Powers Ferry Rd SE	1981	B	2	3,840	-	0%
4849 South Cobb Dr		B	1	2,508	2,508	100%



Office Properties (2,000 + SF)						
Cumberland Galleria Market						
Property / Address	Year Built	Class	Floors	Rentable Area (SF)	Available Area (SF)	Vacancy Rate
2365 Spring Rd SE	1962	B	1	1,738	-	0%
516 Vendural Rd		B	1	1,000	1,000	100%
743 Windy Hill Rd SE	1960	B	1	1,300	-	0%
601 Woodlawn Dr NE	2000	B	2	4,820	-	0%
601 Woodlawn Dr NE		B	2	4,820	1,455	30%
1857 Airport Industrial Park Dr	1979	C	1	11,000	-	0%
3201 Atlanta Industrial Pky N	1986	C	1	29,529	8,980	30%
3201 Atlanta Industrial Pky N	1986	C	1	31,500	21,083	67%
3201 Atlanta Industrial Pky N	1986	C	1	35,000	6,891	20%
2445 Church Rd	2000	C	2	14,000	11,165	80%
4375 Cobb Pky		C	2	6,000	-	0%
2035 S Cobb Dr		C	1	7,000	-	0%
4696 S Cobb Dr	1970	C	1	5,000	-	0%
1608 S Cobb Dr SE	2001	C	2	7,402	-	0%
1692 S Cobb Dr SE	1983	C	1	12,000	-	0%
2450 S Cobb Dr SE	1965	C	2	6,000	-	0%
3001 S Cobb Dr SE	1965	C	2	14,250	4,297	30%
3499 S Cobb Dr SE	1987	C	2	6,400	-	0%
3903 S Cobb Dr SE	1972	C	2	37,000	-	0%
582 Concord Rd		C	1	7,000	-	0%
2303 Cumberland Pky	1985	C	1	14,000	-	0%
2255 Cumberland Pky SE	1982	C	2	5,094	-	0%
2255 Cumberland Pky SE	1982	C	2	9,600	-	0%
2255 Cumberland Pky SE	1982	C	2	11,340	-	0%
2255 Cumberland Pky SE	1982	C	3	5,706	5,706	100%
2255 Cumberland Pky SE	1982	C	3	6,880	6,880	100%
2255 Cumberland Pky SE	1982	C	2	5,662	3,844	68%
2799 Delk Rd		C	2	15,035	-	0%
2886 Elmwood Dr SE		C	1	5,000	-	0%
2890 Elmwood Dr SE		C	1	5,000	-	0%
1216 Franklin Rd	1985	C	2	10,000	-	0%
757 Franklin Rd SE	1989	C	1	5,217	-	0%
775 Franklin Rd SE	1985	C	2	6,666	6,666	100%
777 Franklin Rd SE	1982	C	2	6,666	-	0%
779 Franklin Rd SE	1988	C	2	6,666	6,666	100%
1180 Franklin Rd SE	1985	C	2	10,000	2,000	20%
1218-1226 Franklin Rd SE	1979	C	2	10,000	-	0%
1286 Hawthorne Ave SE	1986	C	1	7,072	-	0%
5505 Interstate N Pky NW	1980	C	2	6,777	-	0%
296 Interstate N Pky SE	1976	C	1	8,500	-	0%
37 Johnson Ferry Rd		C	3	11,500	-	0%



Office Properties (2,000 + SF)						
Cumberland Galleria Market						
Property / Address	Year Built	Class	Floors	Rentable Area (SF)	Available Area (SF)	Vacancy Rate
519 Johnson Ferry Rd	1998	C	2	6,200	-	0%
519 Johnson Ferry Rd	1998	C	2	6,200	-	0%
2871 Jonquil Dr SE		C	2	8,580	-	0%
2131 Kingston Ct SE	1972	C	1	14,736	6,528	44%
2137 Kingston Ct SE	1972	C	1	11,250	3,500	31%
2141 Kingston Ct SE	1975	C	1	14,736	5,856	40%
444 Manget St SE	1989	C	2	8,400	-	0%
2130 Newmarket Pky SE	1991	C	1	17,000	-	0%
3585 Northside Pky NW		C	2	112,000	-	0%
4200 Northside Pky NW	1988	C	3	10,000	-	0%
4200 Northside Pky NW		C	1	10,460	-	0%
4200 Northside Pky NW	1986	C	3	8,650	-	0%
4200 Northside Pky NW	1988	C	2	6,550	-	0%
4200 Northside Pky NW		C	2	5,000	-	0%
4200 Northside Pky NW		C	3	22,800	-	0%
4200 Northside Pky NW		C	2	9,000	-	0%
4200 Northside Pky NW	1986	C	2	6,600	-	0%
3300 NW Northside Pky	1968	C	1	9,702	-	0%
4368 Oakdale Rd SE	1973	C	2	11,000	3,700	34%
2171 Old Concord Rd	1972	C	2	6,400	2,700	42%
2931 Paces Ferry Rd SE	1983	C	2	9,000	-	0%
1985 Park Pl N	1980	C	1	8,500	-	0%
1950 N Park Pl	1983	C	3	5,340	2,000	37%
1950 N Park Pl	1983	C	3	5,500	-	0%
1950 N Park Pl	1983	C	3	6,000	-	0%
1950 N Park Pl	1983	C	3	5,800	-	0%
1950 N Park Pl	1983	C	3	6,000	-	0%
1950 N Park Pl	1983	C	3	5,700	-	0%
1975 N Park Pl SE	1982	C	3	10,687	-	0%
291 Pat Mell Rd SE	1970	C	2	6,712	-	0%
1000 Pioneer Drive S SE	1984	C	1	8,800	-	0%
2840 Plant Atkinson Rd SE		C	2	30,000	-	0%
1236 Powers Ferry Rd	1987	C	2	7,500	5,000	67%
1640 Powers Ferry Rd	1983	C	2	19,134	-	0%
2024 Powers Ferry Rd NW	1975	C	2	18,400	4,963	27%
2026 Powers Ferry Rd NW	1976	C	2	12,621	12,621	100%
2028 Powers Ferry Rd NW	1976	C	2	15,050	4,978	33%
1238 Powers Ferry Rd SE	1985	C	1	11,300	-	0%
1240 Powers Ferry Rd SE	1985	C	1	9,000	-	0%
1250 Powers Ferry Rd SE	1981	C	1	7,350	7,350	100%
1360 Powers Ferry Rd SE	1974	C	1	10,378	-	0%



Office Properties (2,000 + SF)						
Cumberland Galleria Market						
Property / Address	Year Built	Class	Floors	Rentable Area (SF)	Available Area (SF)	Vacancy Rate
1360 Powers Ferry Rd SE	1974	C	1	10,378	2,731	26%
1360 Powers Ferry Rd SE	1974	C	1	10,378	1,495	14%
1360 Powers Ferry Rd SE	1974	C	1	10,378	1,530	15%
1545 Powers Ferry Rd SE	1981	C	2	15,858	-	0%
1640 Powers Ferry Rd SE	1983	C	2	5,760	-	0%
1640 Powers Ferry Rd SE	1982	C	3	5,760	-	0%
1640 Powers Ferry Rd SE	1983	C	3	5,760	-	0%
1640 Powers Ferry Rd SE	1983	C	3	5,760	3,840	67%
1640 Powers Ferry Rd SE	1982	C	3	5,760	-	0%
1640 Powers Ferry Rd SE	1983	C	3	5,760	1,920	33%
1640 Powers Ferry Rd SE	1984	C	3	10,816	-	0%
1640 Powers Ferry Rd SE	1983	C	3	5,760	-	0%
1640 Powers Ferry Rd SE	1984	C	3	5,760	-	0%
1640 Powers Ferry Rd SE	1981	C	3	12,182	1,855	15%
1640 Powers Ferry Rd SE	1984	C	3	5,760	-	0%
1708 Powers Ferry Rd SE		C	2	6,000	-	0%
1827 Powers Ferry Rd SE	1982	C	3	5,760	-	0%
1827 Powers Ferry Rd SE	1983	C	3	5,760	-	0%
1827 Powers Ferry Rd SE	1982	C	3	5,760	-	0%
1827 Powers Ferry Rd SE	1982	C	3	5,760	-	0%
1827 Powers Ferry Rd SE	1981	C	3	5,760	-	0%
1827 Powers Ferry Rd SE	1982	C	3	5,760	5,760	100%
1827 Powers Ferry Rd SE	1981	C	3	5,760	3,840	67%
1827 Powers Ferry Rd SE	1981	C	3	5,760	-	0%
1827 Powers Ferry Rd SE	1981	C	3	5,760	-	0%
1827 Powers Ferry Rd SE	1981	C	3	5,760	1,920	33%
1827 Powers Ferry Rd SE	1982	C	3	5,760	5,760	100%
2852 Providence Pl	1992	C	2	6,000	-	0%
1611 Sands Pl SE	1984	C	1	8,260	-	0%
1728 Sands Pl SE	1986	C	1	6,800	-	0%
64 Shawnee Trl SE	1983	C	2	5,800	-	0%
1717 Spring Rd		C	1	5,000	-	0%
2810 Spring Rd NW	1974	C	1	21,689	-	0%
2812 Spring Rd NW	1974	C	2	32,156	13,069	41%
2814 Spring Rd NW	1974	C	3	73,134	37,835	52%
1418 Spring St SE		C	2	10,000	10,000	100%
1341 Terrell Mill Rd SE	1981	C	1	6,500	-	0%
1343 Terrell Mill Rd SE	1981	C	2	11,500	1,500	13%
1345 Terrell Mill Rd SE	1981	C	2	10,000	10,000	100%
1355 Terrell Mill Rd SE	1983	C	2	5,500	-	0%
1355 Terrell Mill Rd SE	1983	C	2	5,500	-	0%



Office Properties (2,000 + SF)						
Cumberland Galleria Market						
Property / Address	Year Built	Class	Floors	Rentable Area (SF)	Available Area (SF)	Vacancy Rate
1355 Terrell Mill Rd SE	1983	C	2	5,500	-	0%
1355 Terrell Mill Rd SE	1986	C	2	5,500	5,500	100%
1355 Terrell Mill Rd SE		C	2	5,500	-	0%
1355 Terrell Mill Rd SE	1983	C	2	5,500	-	0%
1355 Terrell Mill Rd SE	1984	C	2	5,500	1,375	25%
1355 Terrell Mill Rd SE	1983	C	2	5,500	-	0%
1355 Terrell Mill Rd SE	1983	C	2	5,500	2,887	52%
1355 Terrell Mill Rd SE	1983	C	2	5,500	-	0%
1355 Terrell Mill Rd SE	1983	C	2	5,500	2,750	50%
1355 Terrell Mill Rd SE	1983	C	2	5,500	-	0%
1355 Terrell Mill Rd SE	1984	C	2	5,500	-	0%
1600 Terrell Mill Rd SE	1981	C	1	250,788	38,056	15%
1900 The Exchange SE	1976	C	2	17,462	3,525	20%
1900 The Exchange SE	1974	C	1	6,000	-	0%
1900 The Exchange SE	1974	C	2	15,612	5,853	37%
1900 The Exchange SE	1976	C	2	18,101	5,642	31%
1900 The Exchange SE	1974	C	1	5,000	-	0%
1900 The Exchange SE	1974	C	1	14,665	1,855	13%
261-268 Village Pky		C	1	8,965	-	0%
281-287 Village Pky		C	1	9,128	-	0%
131 Village Pky NE	1986	C	2	6,000	-	0%
141 Village Pky NE	1986	C	3	6,000	6,000	100%
151 Village Pky NE		C	3	6,000	-	0%
171 Village Pky NE	1986	C	2	6,000	-	0%
501 Village Ter NE	1982	C	3	6,000	1,000	17%
610 Village Ter NE	1984	C	3	6,000	-	0%
620 Village Ter NE		C	3	6,000	-	0%
630 Village Ter NE		C	3	5,000	-	0%
670 Village Ter NE	1983	C	3	6,027	-	0%
680 Village Ter NE	1985	C	2	6,000	-	0%
690 Village Ter NE	1985	C	3	6,000	-	0%
521 Village Trace NE	1985	C	3	6,000	-	0%
1800-1830 Water Pl	1979	C	2	100,292	-	0%
1250 Winchester Pky SE	1972	C	2	12,500	-	0%
1260 Winchester Pky SE	1972	C	2	14,759	-	0%
1270 Winchester Pky SE	1972	C	2	14,178	-	0%
1280 Winchester Pky SE	1972	C	2	12,063	-	0%
445 Windy Hill Rd	1998	C	2	14,000	-	0%
945 Windy Hill Rd	1965	C	2	10,000	10,000	100%
969 Windy Hill Rd SE	1971	C	1	8,000	-	0%
2520 Windy Hill Rd SE		C	3	5,000	-	0%



Office Properties (2,000 + SF)						
Cumberland Galleria Market						
Property / Address	Year Built	Class	Floors	Rentable Area (SF)	Available Area (SF)	Vacancy Rate
4790 Wright Dr SE	1973	C	1	9,600	-	0%
1847 Airport Industrial Park Dr	1930	C	2	3,175	-	0%
3016 Atlanta Rd		C	1	2,500	-	0%
3964 Atlanta Rd	1989	C	2	4,698	-	0%
2670 Atlanta Rd SE	1961	C	1	1,600	-	0%
2968 Atlanta Rd SE	1905	C	2	4,000	-	0%
3310 Atlanta Rd SE		C	1	2,000	-	0%
367 Atlanta St SE	1900	C	2	3,000	-	0%
463 Atlanta St SE	1920	C	1	1,600	-	0%
2590 N Atlanta Rd	1940	C	1	1,404	-	0%
4980 S Atlanta Rd		C	2	4,000	-	0%
1475 Atlanta Industrial Way	1997	C	1	4,300	-	0%
1491 Austell Rd		C	1	726	-	0%
262 Bankhead Hwy		C	1	766	-	0%
411 Barber Rd	1935	C	1	2,356	-	0%
871 Cherokee Trl		C	1	1,395	-	0%
1314 Church St	1945	C	1	4,620	-	0%
302 Clay Dr SE	1986	C	1	1,400	-	0%
2291 Cobb Dr		C	1	703	-	0%
2655 Cobb Dr SE		C	2	4,800	4,800	100%
2834 Cobb Ln		C	1	1,984	-	0%
2615 S Cobb Dr		C	1	3,300	-	0%
3320 S Cobb Dr	1990	C	1	4,000	1,300	33%
1456 S Cobb Dr SE	1960	C	2	4,700	-	0%
2025 S Cobb Dr SE	1975	C	1	2,995	-	0%
2201 S Cobb Dr SE		C	1	3,100	-	0%
2635 S Cobb Dr SE	1983	C	1	3,600	-	0%
3773 S Cobb Dr SE		C	1	4,950	-	0%
3800 S Cobb Dr SE	1984	C	2	3,834	-	0%
515 Concord Rd		C	1	1,300	-	0%
612 Concord Rd		C	1	2,405	-	0%
756 Concord Rd	1972	C	1	2,400	2,400	100%
999 Concord Rd		C	1	1,289	-	0%
1050 Concord Rd		C	1	1,041	-	0%
1099 Concord Rd		C	1	792	-	0%
1115 Concord Rd		C	1	1,076	-	0%
1230 Concord Rd		C	1	1,335	-	0%
1262 Concord Rd		C	2	3,641	-	0%
1264 Concord Rd		C	2	3,412	-	0%
1198 Concord Rd SE	1971	C	2	2,942	-	0%
2255 Cooper Lake Dr	1939	C	2	2,395	-	0%



Office Properties (2,000 + SF)						
Cumberland Galleria Market						
Property / Address	Year Built	Class	Floors	Rentable Area (SF)	Available Area (SF)	Vacancy Rate
3551 N Cooper Lake Rd		C	2	4,000	-	0%
187 Cranfill Rd		C	1	1,100	-	0%
2255 Cumberland Pky SE	1982	C	2	3,804	-	0%
2255 Cumberland Pky SE	1982	C	2	3,780	-	0%
2255 Cumberland Pky SE	1982	C	2	3,804	-	0%
2255 Cumberland Pky SE	1982	C	2	3,804	-	0%
2255 Cumberland Pky SE	1982	C	2	3,804	-	0%
2255 Cumberland Pky SE	1982	C	2	3,836	-	0%
2255 Cumberland Pky SE	1982	C	2	3,804	-	0%
2255 Cumberland Pky SE	1982	C	2	3,804	821	22%
2255 Cumberland Pky SE	1982	C	2	3,804	350	9%
2255 Cumberland Pky SE	1982	C	2	4,000	-	0%
2255 Cumberland Pky SE	1982	C	2	3,836	-	0%
2255 Cumberland Pky SE	1982	C	2	3,804	-	0%
2255 Cumberland Pky SE	1982	C	2	3,804	-	0%
1651 Donna Lynn Dr	1954	C	1	1,450	-	0%
3146 Downwood Cir	1950	C	2	1,800	-	0%
605 Floyd Dr		C	1	1,487	-	0%
595 Franklin Rd SE	1985	C	1	4,529	-	0%
2424 Herodian Way	1981	C	1	4,692	-	0%
1226 Hill St		C	1	3,205	-	0%
3303 Howell Mill Rd NW	1974	C	2	4,134	-	0%
1260 Hunter St		C	2	3,500	-	0%
1258 Hunter St SE	1987	C	2	4,000	-	0%
1260 SE Hunter St	1987	C	2	4,000	-	0%
501 Johnson Ferry Rd	2000	C	2	4,350	1,087	25%
501 Johnson Ferry Rd	2000	C	2	4,350	-	0%
501 Johnson Ferry Rd	2000	C	2	4,350	-	0%
533 Johnson Ferry Rd	1999	C	2	4,350	2,175	50%
533 Johnson Ferry Rd	1999	C	2	4,350	-	0%
587 Johnson Ferry Rd		C	1	1,380	-	0%
1885 Leland Dr SE	1980	C	1	4,000	-	0%
1956 Lower Roswell Rd	1986	C	1	3,358	3,358	100%
5130 Maner Rd SE	1982	C	1	3,500	1,150	33%
466 Manget St	2001	C	1	2,625	-	0%
5 Mountain St SE	1930	C	1	2,025	-	0%
5640 Nickajack Park Dr	1972	C	1	3,500	-	0%
3485 Northside Pky NW		C	2	4,000	-	0%
4200 Northside Pky NW	1985	C	2	4,520	-	0%
4200 Northside Pky NW	1985	C	2	4,520	-	0%
2284 Old Concord Rd		C	1	3,500	-	0%



Office Properties (2,000 + SF)						
Cumberland Galleria Market						
Property / Address	Year Built	Class	Floors	Rentable Area (SF)	Available Area (SF)	Vacancy Rate
2129 Old Concord Rd SE	1971	C	1	2,500	-	0%
2900 Paces Ferry Rd SE	1982	C	2	4,200	-	0%
2900 Paces Ferry Rd SE	1982	C	2	4,200	-	0%
2900 Paces Ferry Rd SE		C	2	4,200	-	0%
2900 Paces Ferry Rd SE	1982	C	2	4,200	-	0%
1760 Powers Ferry Rd SE		C	1	1,380	-	0%
1827 Powers Ferry Rd SE	1981	C	2	3,840	-	0%
1827 Powers Ferry Rd SE		C	2	3,840	840	22%
1827 Powers Ferry Rd SE	1981	C	2	3,840	-	0%
1827 Powers Ferry Rd SE	1987	C	2	3,840	-	0%
1827 Powers Ferry Rd SE	1981	C	2	3,840	-	0%
1827 Powers Ferry Rd SE		C	2	3,840	1,000	26%
1827 Powers Ferry Rd SE	1982	C	2	3,840	-	0%
1827 Powers Ferry Rd SE	1982	C	2	3,840	-	0%
1827 Powers Ferry Rd SE	1982	C	2	3,840	1,920	50%
1827 Powers Ferry Rd SE	1982	C	2	3,840	2,362	62%
6590 NW Powers Ferry Rd	1974	C	1	3,400	-	0%
1720 Roswell Rd		C	1	1,500	-	0%
1611 Roswell St		C	2	2,000	-	0%
1810 Roswell St	1956	C	1	3,000	-	0%
1715 Roswell St SE		C	1	1,340	1,340	100%
2431 Sandtown Rd	1957	C	1	1,300	-	0%
2313 Spring Rd		C	1	1,200	-	0%
1717 Spring St SE		C	1	4,800	-	0%
1355 Terrell Mill Rd		C	1	2,880	-	0%
1310 Terrell Mill Rd SE	1982	C	1	4,000	-	0%
1320 Terrell Mill Rd SE	1980	C	1	4,000	-	0%
1330 Terrell Mill Rd SE	1982	C	1	4,000	-	0%
1471 Terrell Mill Rd SE	1985	C	2	3,800	-	0%
2359 Ventura Pl		C	1	1,000	-	0%
2433 Ventura Pl		C	1	1,100	1,100	100%
2491 Ventura Pl SE	1950	C	1	1,100	-	0%
410 Veterans Memorial Hwy		C	1	1,982	-	0%
513 Veterans Memorial Hwy	1950	C	2	2,200	-	0%
101 Village Pky NE	1986	C	2	4,018	-	0%
161 Village Pky NE	1983	C	2	4,000	-	0%
171 Village Pky NE	1983	C	1	4,018	-	0%
541 Village Ter NE		C	2	4,000	-	0%
581 Village Ter NE	1984	C	2	4,000	-	0%
640 Village Ter NE		C	2	4,000	-	0%
690 Village Ter NE	1985	C	2	4,223	-	0%



Office Properties (2,000 + SF)						
Cumberland Galleria Market						
Property / Address	Year Built	Class	Floors	Rentable Area (SF)	Available Area (SF)	Vacancy Rate
660 Village Trace	1985	C	2	4,018	1,945	48%
561 Village Trace NE	1984	C	2	4,000	-	0%
560 Village Trace Pky	1985	C	2	4,000	-	0%
650 Village Trace Pky	1986	C	2	4,000	2,000	50%
1883 Waldrep Cir		C	1	1,189	-	0%
659 Windy Hill Rd		C	1	1,418	-	0%
706 Windy Hill Rd	1987	C	1	2,459	-	0%
726 Windy Hill Rd	1968	C	1	1,200	-	0%
735 Windy Hill Rd	1961	C	1	1,600	-	0%
260 Windy Hill Rd SE		C	1	1,500	-	0%
260 Windy Hill Rd SE		C	1	2,425	-	0%
581 Windy Hill Rd SE	1972	C	1	500	500	100%
705 Windy Hill Rd SE		C	1	1,700	-	0%
765 Windy Hill Rd SE		C	2	3,500	-	0%
2365 Windy Hill Rd SE		C	1	3,800	-	0%

A.6 Recovery Zone Eligible Areas

