



July 8, 2008

Mr. Hugh Saxon
City of Decatur Planning Department
233 East Trinity Place
Decatur, Georgia 30030

RE: 315 West Ponce de Leon Ave.
Special Use Permit

Dear Mr. Saxon:

We hereby submit our application for a special use permit to allow a multiple dwelling unit project at 315 West Ponce de Leon Ave. This project meets the "Downtown Multiple Dwellings" standards indicated in section 10.18.

GENERAL

The project consists of 218 dwelling units, which is broken into two buildings (A & B). This is a luxury rental project which may become for sale in the future. Both buildings will share a pool, clubroom, and fitness amenities. The project will provide the required 25 bicycle racks along the three adjoining streets and in the parking deck.

BUILDING A

Building A has 158 dwelling units and is located on the north end of the property at the corner of Montgomery Street and Ponce de Leon Place. The building is five stories tall and steps down to three stories at Montgomery Street to relate to the scale of the adjacent single family residential. The average unit size is 993 SF. We have worked closely with the neighborhood to create a scheme which is sensitive to the scale of the street.

BUILDING B

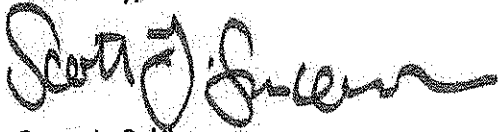
Building B has 60 dwelling units and is located on the southern end of the property at the corner of West Ponce de Leon Avenue and Ponce de Leon Place. The building has four residential levels over 7,200 SF of retail and a 2,000 SF leasing office along West Ponce de Leon. The average unit size is 840 SF.

PARKING DECK

The parking deck is screened by building A to the north and east and by a very large landscape buffer to the west. This site strategy will screen the parking deck almost completely from the adjacent single family residential. The parking deck accommodates 455 spaces and its massing meets the 45 and 60 degree angle transitional height plane.

We appreciate your consideration of our request.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott L. Schlosser". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Scott L. Schlosser
Vice President