



**WAKEFIELD
BEASLEY &
ASSOCIATES**

5200 Avalon Boulevard
Alpharetta, GA 30009
P | 770.209.9393
F | 770.209.7050
www.wbassociates.com

stamp

**HAYNES
BRIDGE
MIXED-USE**
Alpharetta, Georgia

New office tower built on existing surface parking area - 6 stories +/- 150,000 sf

New parking deck building on existing surface parking lot - new deck to serve existing and new office buildings

Existing office building - 6 stories with 154,400 sf

Townhome product with park space connecting to lake side trail and park space - 70 units

Lake side park space 40,000 sf

Widen existing lake side trail and connection to city wide path system

Office tower overlooking lake and open space - 12 stories +/- 300,000 sf

Lake amenity to be activated 605,200 sf

Existing lake to be used for storm water management

FUTURE CONNECTION TO ENCORE

Ground level retail with 3 levels of residential above - 4 stories total

Ground level commercial uses for residential along street

4 stories of residential

RESIDENTIAL BLOCK A
230 UNITS

RESIDENTIAL BLOCK B
200 UNITS

Ground level retail with 3 stories of residential above - 4 stories total

4 stories of residential

Future 12'w easement for trail connection along GA 400 setback

DEVELOPMENT SUMMARY

SITE ACREAGE	62.47 acres (2,721,193 sf)
COMMERCIAL	115,600 sf
RETAIL	78,800 sf
RESTAURANTS	36,800 sf
RESIDENTIAL UNITS	500 un
FOR RENT	430 un
FOR SALE	70 un
DENSITY	8.00 un/ac (500 un)
OFFICE	654,400 sf
EXISTING	154,400 SF
NEW	500,000 SF
PARKING	3,625 spaces
SURFACE/ON STREET	572 sp
DECKED	3,053 sp
OPEN/GREEN SPACE	22.38 acres
PARK SPACE	2.67 ac (116,410 sf)
OTHER PUBLIC SPACE	5.05 ac (219,900 sf)
LAKE AREA	10.16 ac (442,500 sf)
WETLAND AREA	4.50 ac (196,000 sf)
TOTAL LOT COVERAGE	1,100,000 SF 40.4%

Restaurant buildings surrounding town green

On-street parking along roads surrounding green - +/- 81 sp

Town center green space as central gathering space

Jewel box retail on green

Office building with 2 stories of office over ground level retail - 3 stories total - 50,000 sf of office

2 story entertainment anchor space



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