

May 7, 2013

The Design Review Board
City of Roswell
Roswell City Hall
38 Hill Street
Roswell, Georgia 30075

RE: **Design Review Board Application
Forrest Commons
Roswell, Georgia**

Dear Design Review Board:

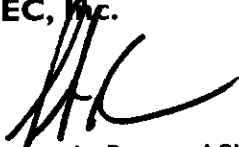
The Applicant in the above referenced application, seeks to develop approximated 3 acres of land on the Groveway district for a residential use. This development will include both attached and detached product and will be the initial development within the Groveway Form Based Code.

The proposed architecture will be in keeping with the guidelines dictated within the code and will pull materials from the surrounding areas architecture. The site plan is pedestrian in nature and includes extensive walkways, courtyards, green areas and a community garden. As a part of the development, on street parking will be included along both Myrtle and Forrest Streets and a streetscape will be established.

The tree and landscape plan is designed to work with the proposed architecture and includes a majority of plant material that is either native or naturalized to the area. Several large existing trees on the site will be removed, but a majority of them are not considered specimens due to health concerns. Although the site will be re-planted with several species of trees, it will be necessary to contribute to the tree bank in order to satisfy the tree ordinance.

It is the position of the Applicant that the approval of this request at this time would benefit the City of Roswell, its citizens, surrounding property owners, and the Property Owners. This property, after development, will set the standard within the Groveway district and be the catalyst for further developments.

Sincerely,
AEC, Inc.



Steven L. Rowe, ASLA
Vice President

SLR/CHM/slr
Attachments

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