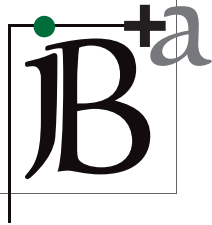


News



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planning + **landscape architecture**

Fashioning energized retail environments

Over the last several months jB+a has worked with multiple retail developers on various types of retail projects both in and outside the metro Atlanta area.



MB Properties

Sharon Road Promenade

Located in Forsyth County, this 40,000 square foot retail center includes three restaurants, two with outdoor dining areas, and a fitness club. jB+a worked with MB Properties to prepare Buffer Variance documentation which includes the integration of sidewalks and a bus stop area along both Peachtree Parkway and Sharon Road frontages. jB+a also prepared tree protection & replacement plans to meet the



Sharon Road Promenade

Forsyth County Tree Ordinance and final planting plans for implementation. This site also includes an outparcel for a future Eckerd Drug Store. The jB+a staff coordinated the Eckerd prototype into the overall landscape plan with the assistance of the Eckerd architect.

jB+a worked with MB Properties to redevelop the existing **Crossville Village Shopping Center**. MB Properties' retail plan includes a complete renovation of the building façade as well as redesign of the parking lot to provide for an additional out parcel tenant. During



Crossville Village

the variance process jB+a worked with Roswell City Council members to creatively save many of the existing large trees in the parking lot by increasing parking lot island sizes and introducing understory trees to create diversity. The 30,000 square foot **Hamilton Mill Promenade** retail center is located on 11 acre site bisected by a large Georgia Power Line easement in northern Gwinnett County. Working directly with MB Properties, jB+a prepared tree replacement plans meeting the Gwinnett County Tree Ordinance and final planting plans for implementation. One challenge that jB+a encountered during the design was meeting the county tree replacement requirements while considering the guidelines enforced by Georgia Power for planting within the power line easement.

This Issue:

Retail Development

- MB Properties
- Mansell Crossing
- California Dreaming

Office Development

- Integrity Heights
- Texarkana Pavilion
- The Madison
- West Cobb Design/Build



Mansell Crossing Shopping Center

Mansell Crossing

jB+a worked with The Equinox Group on the redevelopment of a fifteen-acre site with an existing Kroger strip mall into an Office Depot with shops and two outparcels. Services provided include landscape architecture, tree protection and replacement plans, and irrigation plans.

California Dreaming

This restaurant is situated on a four acre site in Gwinnett County, The West Coast Style restaurant is complemented by hardy tropical plants, providing a lush atmosphere for an outdoor patio. jB+a was commissioned by Seiber Design, Inc. to provide full landscape design drawings, tree protection & replacement plans, and irrigation plans. The plant palette features a unique selection of plants that were chosen to accent the architecture as well as provide instant impact.



California Dreaming

Under Construction.



Integrity Heights

Integrity Heights **Texarkana Pavilion**

Integrity Development Group is developing a low-rise office complex in Smyrna, Georgia. The new development includes two buildings surrounding a central linear courtyard and a 200,000 s.f. storage facility. The three buildings are unified by their unique Italianate architecture. The entrance

to the central courtyard is marked by a small multi-tiered fountain. The water feature reflects the surrounding architectural style, while a sculptural element terminates the end of the courtyard. jB+a was commissioned to provide rendered landscape plans, a perspective drawing used in the rezoning of the property, a conceptual courtyard design, tree replacement plans for permitting, and irrigation plans for construction.



Texarkana Pavilion

Texarkana Pavilion, in Texarkana, Texas, is a multi-phased retail project located at the confluence of I-30 and the future I-69. This area has recently experienced rapid economic and population growth. The 400,000 square foot Lifestyle Center represents Phase I of the master planned mixed use development. Included in the development are a combination of medium box retailers, small shops, a theater and several restaurant outparcels. jB+a was commissioned by Merchants Holding Company to provide landscape design services including planting, irrigation, and entry feature design. Construction for the development will be completed late this year.

Design/Build Office Construction

The Keller Williams West Cobb office was constructed by Dudley Barrett Construction using a design/build delivery method. The 8,000 square foot real estate office is located on 1.5 acres in West Cobb County, Georgia. jB+a worked with a team assembled by Dudley Barrett and provided full service landscape architecture services including tree protection and replacement plans for Cobb County's permitting requirements.



Keller Williams

The Madison Office Building In Dunwoody



The Madison

The Madison on Mount Vernon Road is located on one of the last undeveloped sites within the Dunwoody Community Overlay District. This 10,000 square foot Georgian-style dental office facility is attracting many new tenants from the specialized dentistry market. The one-acre site is surrounded by existing residential and was rezoned prior to jB+a's involvement with the project. jB+a provided initial tree protection plans and assisted in requesting a variance from the Dekalb County Tree Ordinance. jB+a's final landscape plans reflect and compliment Dunwoody's surrounding mature landscape.

jB+a News

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New Services Offered!

In order to expand and meet the needs of our clients, we have added several new services here at jB+a. In addition to comprehensive planning and landscape architecture, we now provide **environmental resource planning and design** services which include the development of greenspace and water quality protection and restoration plans. We are still the same great company with the same great people and hope to serve you in the near future.