



REGIONAL REVIEW FINDING

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: Nov 17 2008

ARC REVIEW CODE: R810171

TO: CEO Vernon Jones
ATTN TO: Karmen White, DeKalb County
FROM: Charles Krautler, Director

NOTE: This is digital signature.
Original on file.

The Atlanta Regional Commission (ARC) has completed regional review of the following Development of Regional Impact (DRI). Below is the ARC finding. The Atlanta Regional Commission reviewed the DRI with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies. The finding does not address whether the DRI is or is not in the best interest of the local government.

Submitting Local Government: DeKalb County
Name of Proposal: Executive Park

Review Type: Development of Regional Impact

Date Opened: Oct 17 2008

Date Closed: Nov 17 2008

FINDING: After reviewing the information submitted for the review, and the comments received from affected agencies, the Atlanta Regional Commission finding is that the DRI is in the best interest of the Region, and therefore, of the State.

Additional Comments: The proposed development meets many of ARC's Regional Development Policies and is generally consistent with the Atlanta Region Unified Growth Policy Map (UGPM). The proposed development is located within a Mega Corridor, according to the Atlanta Region UGPM. Mega Corridors are defined as the most intensely developed radial corridors in the region.

Due to the proposed development's proximity to a neighboring jurisdiction, an amendment to the DeKalb County FLUM and /or comprehensive plan would require a regional review under the major amendment provisions for DCA comprehensive planning.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING

ARC DATA RESEARCH

GEORGIA DEPARTMENT OF NATURAL RESOURCES

CITY OF ATLANTA

ARC TRANSPORTATION PLANNING

ARC AGING DIVISION

GEORGIA DEPARTMENT OF TRANSPORTATION

DEKALB COUNTY SCHOOLS

ARC ENVIRONMENTAL PLANNING

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

GEORGIA REGIONAL TRANSPORTATION AUTHORITY

METRO ATLANTA RAPID TRANSIT AUTHORITY

If you have any questions regarding this review, Please call Jon Tuley at (404) 463-3309. This finding will be published to the ARC website.

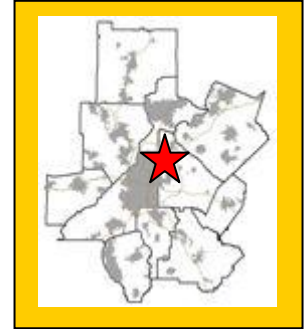
The ARC review website is located at: <http://www.atlantaregional.com/landuse> .

Preliminary Report:	October 17, 2008	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Executive Park #1583
Final Report Due:	November 16, 2008		Comments Due By:	October 31, 2008

FINAL REPORT SUMMARY

PROPOSED DEVELOPMENT:

The proposed Executive Park is a mixed use infill development that is located on 70 acres in DeKalb County. The proposed development will include 850,000 square feet of new office, 488,000 square feet of retail, 785 apartments, a 200 room hotel and 5,000 square feet of civic space. The proposed development will also retain 527,755 square feet of existing office. It is located southwest of the interchange of Interstate 85 and North Druid Hills Road in DeKalb County.



PROJECT PHASING:

The project is being proposed in one phase with a project build out date for 2016.

GENERAL

According to information on the review form or comments received from potentially affected governments:

Is the proposed project consistent with the host-local government's comprehensive plan? If not, identify inconsistencies.

The project site is currently zoned O-I. The proposed zoning is OCR. Information submitted for the review states that the proposed development is inconsistent with the Future Development Map which designates the property as Office Professional. The development is requesting a change to the Future Development Map from Office Professional to Town Center.

Is the proposed project consistent with any potentially affected local government's comprehensive plan? If not, identify inconsistencies.

No comments were received identifying inconsistencies with any potentially affected local government's comprehensive plan.

Will the proposed project impact the implementation of any local government's short-term work program? If so, how?

No comments were received concerning impacts to the implementation of any local government's short term work program.

Preliminary Report:	October 17, 2008	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Executive Park #1583
Final Report Due:	November 16, 2008		Comments Due By:	October 31, 2008

Will the proposed project generate population and/or employment increases in the Region?

If yes, what would be the major infrastructure and facilities improvements needed to support the increase?

Yes, the proposed development would increase the need for services in the area for existing and future residents.

What other major development projects are planned near the proposed project?

The ARC has reviewed other major development projects, known as Area Plan (1984 to 1991) or as a DRI (1991 to present), within a mile radius of the proposed project.

Year	Name
2008	Buford Highway Mixed Use
2007	The Heights at Clairmont
2004	The Reserve at Cranbrook
1997	Post Briarcliff
1986	Lenox Park
1985	Wood Hills

Will the proposed project displace housing units or community facilities? If yes, identify and give number of units, facilities, etc.

No, the proposed development will displace office space. Based on information submitted for the review, 365,000 square feet of office space will be demolished.

Will the development cause a loss in jobs? If yes, how many?

No.

Is the proposed development consistent with regional plans and policies?

The proposed development meets many of ARC's Regional Development Policies and is generally consistent with the Atlanta Region Unified Growth Policy Map (UGPM). The proposed development is located within a Mega Corridor, according to the Atlanta Region UGPM. Mega Corridors are defined as the most intensely developed radial corridors in the region.

Due to the proposed development's proximity to a neighboring jurisdiction, an amendment to the DeKalb County FLUM and /or comprehensive plan would require a regional review under the major amendment provisions for DCA comprehensive planning.

The Livable Communities Coalition, with the support of DeKalb County, funded a study of the four quadrants at the North Druid Hills Road and Briarcliff Road intersection. "A New Public Realm for DeKalb County" addressed the implications redevelopment in this area and recommended transportation and greenspace improvements the County should pursue through various mechanisms. The developer should work with the County to ensure the plan is implemented where possible.

Preliminary Report:	October 17, 2008	DEVELOPMENT OF REGIONAL IMPACT <u>REVIEW REPORT</u>	Project:	Executive Park #1583
Final Report Due:	November 16, 2008		Comments Due By:	October 31, 2008

FINAL REPORT

Regional Development Plan Policies

1. Provide sustainable economic growth in all areas of the region.
2. Encourage new homes and jobs within existing developed areas of the region, focusing on principal transportation corridors, the Central Business District, activity centers, and town centers.
3. Increase opportunities for mixed use development, transit-oriented development, infill, and redevelopment.
4. At strategic regional locations, plan and retail industrial and freight land uses.
5. Design transportation infrastructure to protect the context of adjoining development and provide a sense of place appropriate for our communities.
6. Promote the reclamation of Brownfield development sites.
7. Protect the character and integrity of existing neighborhoods, while also meeting the needs of communities to grow.
8. Encourage a variety of homes styles, densities, and price ranges in locations that are accessible to jobs and services to ensure housing for individuals and families of all incomes and age groups.
9. Promote new communities that feature greenspace and neighborhood parks, pedestrian scale, support transportation options, and provide an appropriate mix of uses and housing types.
10. Promote sustainable and energy efficient development.
11. Protect environmentally-sensitive areas including wetlands, floodplains, small water supply watersheds, rivers and stream corridors.
12. Increase the amount, quality, and connectivity, and accessibility of greenspace.
13. Provide strategies to preserve and enhance historic resources
14. Through regional infrastructure planning, limit growth in undeveloped areas of the region
15. Assist local governments to adopt growth management strategies that make more efficient use of existing infrastructure.
16. Inform and involve the public in planning at regional, local, and neighborhood levels.
17. Coordinate local policies and regulations to support Regional Policies
18. Encourage the development of state and regional growth management policy.

BEST LAND USE PRACTICES

Practice 1: Keep vehicle miles of travel (VMT) below the area average. Infill developments are the best at accomplishing this. The more remote a development the more self contained it must be to stay below the area average VMT.

Practice 2: Contribute to the area's jobs-housing balance. Strive for a job-housing balance with a three to five mile area around a development site.

Practice 3: Mix land uses at the finest grain the market will bear and include civic uses in the mix.

Preliminary Report:	October 17, 2008	DEVELOPMENT OF REGIONAL IMPACT <u>REVIEW REPORT</u>	Project:	Executive Park #1583
Final Report Due:	November 16, 2008		Comments Due By:	October 31, 2008

Practice 4: Develop in clusters and keep the clusters small. This will result in more open space preservation.

Practice 5: Place higher-density housing near commercial centers, transit lines and parks. This will enable more walking, biking and transit use.

Practice 6: Phase convenience shopping and recreational opportunities to keep pace with housing. These are valued amenities and translate into less external travel by residents if located conveniently to housing.

Practice 7: Make subdivisions into neighborhoods with well-defined centers and edges. This is traditional development.

Practice 8: Reserve school sites and donate them if necessary to attract new schools. This will result in neighborhood schools which provide a more supportive learning environment than larger ones.

Practice 9: Concentrate commercial development in compact centers or districts, rather than letting it spread out in strips.

Practice 10: Make shopping centers and business parks into all-purpose activity centers. Suburban shopping centers and their environs could be improved by mixing uses and designing them with the pedestrian amenities of downtowns.

Practice 11: Tame auto-oriented land uses, or at least separate them from pedestrian-oriented uses. Relegate "big box" stores to areas where they will do the least harm to the community fabric.

BEST TRANSPORTATION PRACTICES

Practice 1: Design the street network with multiple connections and relatively direct routes.

Practice 2: Space through-streets no more than a half mile apart, or the equivalent route density in a curvilinear network.

Practice 3: Use traffic-calming measures liberally. Use short streets, sharp curves, center islands, traffic circles, textured pavements, speed bumps and raised crosswalks.

Practice 4: Keep speeds on local streets down to 20 mph.

Practice 5: Keep speeds on arterials and collectors down to 35 mph (at least inside communities).

Practice 6: Keep all streets as narrow as possible and never more than four traffic lanes wide. Florida suggests access streets 18 feet, subcollectors 26 feet, and collectors from 28 feet to 36 feet depending on lanes and parking.

Practice 7: Align streets to give buildings energy-efficient orientations. Allow building sites to benefit from sun angles, natural shading and prevailing breezes.

Practice 8: Avoid using traffic signals wherever possible and always space them for good traffic progression.

Practice 9: Provide networks for pedestrians and bicyclists as good as the network for motorists.

Practice 10: Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets.

Practice 11: Incorporate transit-oriented design features.

Practice 12: Establish TDM programs for local employees. Ridesharing, modified work hours, telecommuting and others.

BEST ENVIRONMENTAL PRACTICES

Practice 1: Use a systems approach to environmental planning. Shift from development orientation to basins or ecosystems planning.

Practice 2: Channel development into areas that are already disturbed.

Practice 3: Preserve patches of high-quality habitat, as large and circular as possible, feathered at the edges and connected by wildlife corridors. Stream corridors offer great potential.

Practice 4: Design around significant wetlands.

Practice 5: Establish upland buffers around all retained wetlands and natural water bodies.

Practice 6: Preserve significant uplands, too.

Practice 7: Restore and enhance ecological functions damaged by prior site activities.

Practice 8: Detain runoff with open, natural drainage systems. The more natural the system the more valuable it will be for wildlife and water quality.

Practice 9: Design man-made lakes and stormwater ponds for maximum environmental value. Recreation, stormwater management, wildlife habitat and others.

Preliminary Report:	October 17, 2008	DEVELOPMENT OF REGIONAL IMPACT <u>REVIEW REPORT</u>	Project:	Executive Park #1583
Final Report Due:	November 16, 2008		Comments Due By:	October 31, 2008

Practice 10: Use reclaimed water and integrated pest management on large landscaped areas. Integrated pest management involves controlling pests by introducing their natural enemies and cultivating disease and insect resistant grasses.

Practice 11: Use and require the use of Xeriscape™ landscaping. Xeriscaping™ is water conserving landscape methods and materials.

BEST HOUSING PRACTICES

Practice 1: Offer “life cycle” housing. Providing integrated housing for every part of the “life cycle”.

Practice 2: Achieve an average net residential density of six to seven units per acre without the appearance of crowding. Cluster housing to achieve open space.

Practice 3: Use cost-effective site development and construction practices. Small frontages and setbacks; rolled curbs or no curbs; shared driveways.

Practice 4: Design of energy-saving features. Natural shading and solar access.

Practice 5: Supply affordable single-family homes for moderate-income households.

Practice 6: Supply affordable multi-family and accessory housing for low-income households.

Practice 7: Tap government housing programs to broaden and deepen the housing/income mix.

Practice 8: Mix housing to the extent the market will bear.

LOCATION

Where is the proposed project located within the host-local government's boundaries?

The proposed development is located southwest of the interchange of Interstate 85 and North Druid Hills Road, in DeKalb County

Will the proposed project be located close to the host-local government's boundary with another local government? If yes, identify the other local government.

The proposed development is entirely within DeKalb County and is within a mile of the City of Atlanta.

Will the proposed project be located close to land uses in other jurisdictions that would benefit, or be negatively impacted, by the project? Identify those land uses which would benefit and those which would be negatively affected and describe impacts.

None were determined during the review.

ECONOMY OF THE REGION

According to information on the review form or comments received from potentially affected governments:

What new taxes will be generated by the proposed project?

Estimated value of the development is \$312,000,000 with an expected \$4,779,840 in annual local tax revenues.

Preliminary Report:	October 17, 2008	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Executive Park #1583
Final Report Due:	November 16, 2008		Comments Due By:	October 31, 2008

How many short-term jobs will the development generate in the Region?

Short-term jobs will depend upon construction schedule.

Is the regional work force sufficient to fill the demand created by the proposed project?

Yes.

In what ways could the proposed development have a positive or negative impact on existing industry or business in the Region?

The proposed development will add a mix of uses to the area, providing opportunities for individuals to live, work, and shop within close proximity.

NATURAL RESOURCES

Watershed Protection and Stream Buffers

The project is located in the Peachtree Creek watershed. The USGS coverage for the area shows no streams on or near the project site. However, the plans identify an existing stream alongside Executive Park Drive starting near the center of the property in Parcel B and running south under the drive to its intersection with Sheridan Road. No buffers are shown. Both the DeKalb County 75-foot stream buffer ordinance and the State 25-foot Erosion and Sedimentation Act buffer should be shown, if applicable, streams and the State buffer should be shown along all state waters on the property. Work in these buffers may require variances.

Stormwater / Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. ARC has estimated the amount of pollutants produced after the construction of the entire proposed development, based on the submitted site plan. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr). The loading factors are based on the results of regional storm water monitoring data from the Atlanta Region with impervious areas based on estimated averages for land uses in the Atlanta Region. If actual impervious percentages are higher or lower than the estimate, the pollutant loads will differ accordingly. The proposed project is being developed primarily over existing developed areas, which will affect the actual increases caused by the new development. Given the coverage of the proposed and existing development and the identified acreages for each use, commercial, office/light industrial and roads were selected as the uses on the property. Since open space was not shown as a separate acreage, it is not included as a separate use. The following table summarizes the results of the analysis:

Preliminary Report:	October 17, 2008	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Executive Park #1583
Final Report Due:	November 16, 2008		Comments Due By:	October 31, 2008

Estimated Pounds of Pollutants Per Year

Land Use	Land Area (ac)	Total Phosphorus	Total Nitrogen	BOD	TSS	Zinc	Lead
Commercial	35.30	60.36	614.22	3812.40	34699.90	43.42	7.77
Office/Light Industrial	26.00	33.54	445.38	2964.00	18408.00	38.48	4.94
Roads	8.70	15.66	159.30	991.80	8995.80	11.22	2.00
TOTAL	70.00	109.56	1218.90	7768.20	62103.70	93.12	14.71

Total Impervious = 80%

In order to address post-construction stormwater runoff quality, the project should implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual (www.georgiastormwater.com) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should utilize the stormwater better site design concepts included in the Manual.

HISTORIC RESOURCES

Will the proposed project be located near a national register site? If yes, identify site.

None have been identified.

In what ways could the proposed project create impacts that would damage the resource?

Not applicable.

In what ways could the proposed project have a positive influence on efforts to preserve or promote the historic resource?

Not applicable.

INFRASTRUCTURE

Transportation

To be determined during the review.

Preliminary Report:	October 17, 2008	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Executive Park #1583
Final Report Due:	November 16, 2008		Comments Due By:	October 31, 2008

The development **PASSES** the ARC's Air Quality Benchmark test.

Air Quality Impacts/Mitigation (based on ARC strategies)	Credits	Total
Where Retail/Office is dominant, FAR .6-.8	4%	4%
Where Office is dominant, 10% Residential and 10% Retail	9%	9%
w/in 1/4 mile of Bus Stop (CCT, MARTA, Other)	3%	3%
Bike/ped networks that meet Mixed Use or Density target and connect to adjoining uses	5%	5%
Total Calculated ARC Air Quality Credits (15 % reduction required)		21%

What are the conclusions of this review? Is the transportation system (existing and planned) capable of accommodating these trips?

INFRASTRUCTURE

Wastewater and Sewage

Wastewater is estimated at 0.474 MGD based on information submitted for the review.

Which facility will treat wastewater from the project?

R.M Clayton will provide wastewater treatment for the proposed development.

What is the current permitted capacity and average annual flow to this facility?

The capacity of R.M. Clayton Site is listed below:

PERMITTED CAPACITY MMF, MGD₁	DESIGN CAPACITY MMF, MGD	2001 MMF, MGD	2008 MMF, MGD	2008 CAPACITY AVAILABLE +/-, MGD	PLANNED EXPANSION	REMARKS
No Flow Limit	122	99	120	2	None. Plan before EPD to permit plant at design capacity consistent with draft Chattahoochee River Model.	Existing Consent Decree with the U.S. EPA and Georgia EPD require CSO and SSO improvements throughout the City of Atlanta wastewater system by 2007 and 2014, respectively

MMF: Maximum Monthly Flow. Mgd: million of gallons per day.

*₁ Source: Metropolitan North Georgia Water Planning District **SHORT-TERM WASTEWATER CAPACITY PLAN**, August 2002.*

Preliminary Report:	October 17, 2008	DEVELOPMENT OF REGIONAL IMPACT <u>REVIEW REPORT</u>	Project:	Executive Park #1583
Final Report Due:	November 16, 2008		Comments Due By:	October 31, 2008

What other major developments will be served by the plant serving this project?

ARC has reviewed a number of major developments that will be served by this plant.

INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?

Water demand also is estimated at 0.545 MGD based on information submitted for the review.

How will the proposed project's demand for water impact the water supply or treatment facilities of the jurisdiction providing the service?

Information submitted with the review suggests that there is sufficient water supply capacity available for the proposed project.

INFRASTRUCTURE

Solid Waste

How much solid waste will be generated by the project? Where will this waste be disposed?

Information submitted with the review indicates the proposed development will generate 5,739 tons of solid waste per year and the waste will be disposed of in DeKalb County.

Will the project create any unusual waste handling or disposal problems?

No.

Are there any provisions for recycling this project's solid waste.

None stated.

INFRASTRUCTURE

Other facilities

According to information gained in the review process, will there be any unusual intergovernmental impacts on:

- Levels of governmental services?
- Administrative facilities?
- Schools?
- Libraries or cultural facilities?
- Fire, police, or EMS?

Preliminary Report:	October 17, 2008	DEVELOPMENT OF REGIONAL IMPACT <u>REVIEW REPORT</u>	Project:	Executive Park #1583
Final Report Due:	November 16, 2008		Comments Due By:	October 31, 2008

- **Other government facilities?**
- **Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?**

None were determined during the review.

HOUSING

Will the proposed project create a demand for additional housing?

No, the proposed development will add 804 new residential units.

Will the proposed project provide housing opportunities close to existing employment centers?

Yes, once developed, this project will provide housing opportunities for existing employment centers as well as providing opportunities for individuals to live and work within close proximity to one another.

Is there housing accessible to the project in all price ranges demanded?

The site proposed for the development is located in Census Tract 215.02. This tract had a .7 percent increase in number of housing units from 2000 to 2007 according to ARC's Population and Housing Report. The report shows that 53 percent, respectively, of the housing units are single-family, compared to 69 percent for the region; thus indicating is a variety of multi-family housing options around the development area.

Is it likely or unlikely that potential employees of the proposed project will be able to find affordable* housing?

Likely, assuming the development is approved with multiple price ranges of housing.

* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region – FY 2000 median income of \$51,649 for family of 4 in Georgia.

Developments of Regional Impact

[DRI Home](#)[DRI Rules](#)[Thresholds](#)[Tier Map](#)[FAQ](#)[Apply](#)[View Submissions](#)[Login](#)**DRI #1583****DEVELOPMENT OF REGIONAL IMPACT
Initial DRI Information**

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government InformationSubmitting Local
Government:

DeKalb

Individual completing form:

Karmen Swan White

Telephone:

404-371-2155

E-mail:

kswhite@co.dekalb.ga.us

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project:

Executive Park

Location (Street Address,
GPS Coordinates, or Legal
Land Lot Description):

Executive Park Drive at North Druid Hills Road

Brief Description of Project:

Mixed Used with 772 multifamily units; 693,000 sf retail; 1,074,000 sf office; 57,000 sf restaurant

Development Type:☐ (not selected)☐ Hotels☐ Wastewater Treatment
Facilities☐ Office☒ Mixed Use☐ Petroleum Storage Facilities☐ Commercial☐ Airports☐ Water Supply
Intakes/Reservoirs☐ Wholesale & Distribution☐ Attractions & Recreational
Facilities☐ Intermodal Terminals☐ Hospitals and Health Care
Facilities☐ Post-Secondary Schools☐ Truck Stops☐ Housing☐ Waste Handling Facilities☐ Any other development types☐ Industrial☐ Quarries, Asphalt & Cement
Plants

If other development type, describe:

Project Size (# of units, floor area, etc.):	see project description above
Developer:	Reit Management and Research
Mailing Address:	4 Executive Park Drive
Address 2:	Suite 1408
	City:Atlanta State: GA Zip:30329
Telephone:	404-633-5684
Email:	bmcgahan@reitmr.com
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, property owner:	
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, in what additional jurisdictions is the project located?	
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, provide the following information:	Project Name:
	Project ID:
The initial action being requested of the local government for this project:	<input type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input checked="" type="checkbox"/> Permit <input type="checkbox"/> Other
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: 2011 Overall project: 2011
Back to Top	

Developments of Regional Impact

[DRI Home](#)[DRI Rules](#)[Thresholds](#)[Tier Map](#)[FAQ](#)[Apply](#)[View Submissions](#)[Login](#)**DRI #1583**

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information	
This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the Rules for the DRI Process and the DRI Tiers and Thresholds for more information.	
Local Government Information	
Submitting Local Government:	DeKalb
Individual completing form:	Karmen Swan White
Telephone:	404-371-2155
Email:	kswwhite@co.dekalb.ga.us
Project Information	
Name of Proposed Project:	Executive Park
DRI ID Number:	1583
Developer/Applicant:	Reit Management and Research
Telephone:	404-633-5684
Email(s):	bmcgahan@reitmr.com
Additional Information Requested	
Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, the official review process can not start until this additional information is provided.	
Economic Development	
Estimated Value at Build-Out:	\$312,000,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$4,779,840
Is the regional work force sufficient to fill the demand created by the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Will this development displace	

any existing uses?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, please describe (including number of units, square feet, etc): Existing Executive Park office complex includes 1.1 million square feet in 22 buildings; however the existing office space is approximately 62% occupied. Also, approximately 527,755 square feet will remain. See "Supplemental Information for RDC's DRI Review" for more detail.	
<hr/>	
Water Supply	
Name of water supply provider for this site:	Scott Candler Plant
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	.545 MGD
Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand the existing water supply capacity:	
Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required? N/A. Water lines are existing at the site. See "Supplemental Information..." for details.	
<hr/>	
Wastewater Disposal	
Name of wastewater treatment provider for this site:	R.M. Clayton WWTP
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	.474 MGD
Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing wastewater treatment capacity:	
Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required? N/A. Sewer lines are existing at the site. See "Supplemental Information..." for details.	
<hr/>	
Land Transportation	
How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)	31,933 24 hr. 2-way at build out
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Are transportation improvements needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, please describe below: All necessary transportation improvements are identified in the associated Traffic Study, provided as a supplement to this form.	

Solid Waste Disposal	
How much solid waste is the project expected to generate annually (in tons)?	5,739 tons/yr
Is sufficient landfill capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing landfill capacity:	
Will any hazardous waste be generated by the development?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please explain:	
Stormwater Management	
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	47%
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Impervious surface area is slightly less than existing development. In addition, new detention ponds, underground vaults and water quality measures will significantly improve existing drainage conditions. See "Supplemental Information..." for details.	
Environmental Quality	
Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
2. Significant groundwater recharge areas?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
3. Wetlands?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
4. Protected mountains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
5. Protected river corridors?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
6. Floodplains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
7. Historic resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
8. Other environmentally sensitive resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If you answered yes to any question above, describe how the identified resource(s) may be affected: The proposed master plan respects all on site stream buffers. See "Supplemental Information..." for details.	
Back to Top	

PARCEL A 5.4 Acres (+/-)									
Bldg ID	Description / Product Type	Bldg Height	Gross SF (GSF)	Residential Units	Hotel Rooms	Parking Spaces Provided	Deck Surface	Total	Parking Notes
A.1	Office	12	300,000			792	-	792	Hotel/Office to share parking - alternate
A.2	Hotel	10	190,860		200	192	-	192	peak demand times
A.3	Retail Restaurant	1	5,000			65	-	65	Plus p.m. valet parking in deck
Parcel A Subtotals			495,860			200	984	65	1,049

PARCEL B 31.9 Acres (+/-)									
Bldg ID	Description / Product Type	Bldg Height	Gross SF (GSF)	Residential Units	Hotel Rooms	Parking Spaces Provided	Deck Surface	Total	Parking Notes
B.1	Retail Restaurant	1	10,000			70	-	70	Parked in surface lot
B.2	Retail - Jr. Anchor	1	12,000				-		Parked in 3-level semi-wrapped deck, surface and on-street spaces
B.3	Retail - Street-Level Shops	1	51,500			345	57	402	
B.4	Flex - 2nd-Story Loft Office/Retail	2	51,500			345	57	402	
B.2 Subtotals			127,000			345	57	402	
B.5	Retail - Anchor Tenant	1	20,000				-		Parked in surface lot and on-street spaces
B.6	Retail - Jr. Anchor Tenant	1	10,000				-		
B.7	Retail - Street-Level Shops	1	28,000			156	156	156	
B.8	Flex - 2nd-Story Loft Office/Retail	2	19,000			156	156	156	
B.3 Subtotals			77,000			156	156	156	
B.9	Retail - Anchor Tenant	1	30,000				-		Parked in surface lot and on-street spaces
B.10	Retail - Jr. Anchor Tenant	1	20,000			240	240	240	
B.11	Retail - Street-Level Shops	1	10,000			240	240	240	
B.4 Subtotals			60,000			240	240	240	
B.12	Retail - Shops	1	16,000			56	56	56	Parked in on-street spaces
B.5 Subtotals			16,000			56	56	56	
B.13	Retail - Shop	1	4,000				-		Parked in podium deck under shops and on-street spaces
B.14	Retail - Restaurant	1	8,500				-		
B.15	Retail - Jr. Anchor	2	32,000			190	108	298	
B.16	Retail - Jr. Anchors	1	53,000			190	108	298	
B.6 Subtotals			97,500			190	108	298	
B.17	Retail Restaurant	1	8,500			84	84	84	Parked in surface lot, after hours deck pkg
B.18	Office - Mid-Rise (Existing Bldg. 6)	4	100,292			300	-	300	Existing deck, deck expansion - add 190 spcs
B.19	Office - Mid-Rise (Existing Bldg. 12)	4	132,242			398	-	398	Existing deck, deck expansion - add 190 spcs
B.20	Residential - Multi-Family	5	265,000	205		375	-	375	Parked in 5-level semi-wrapped deck
B.21	Residential - Multi-Family	8	480,000	480		840	-	840	Parked in 4-level semi-wrapped deck
B.22	Retail - Shops	1	47,000				-		Parked in replacement deck and on-street spaces - alternate peak demand times
B.23	Residential - Flats Above Retail Shops	4	91,500	100			-		
B.7 Subtotals			138,500				-		
Parcel B Subtotals			1,452,034	785		2,448	771	3,219	

PARCEL C 10.3 Acres (+/-)									
Bldg ID	Description / Product Type	Bldg Height	Gross SF (GSF)	Residential Units	Hotel Rooms	Parking Spaces Provided	Deck Surface	Total	Parking Notes
C.1	Office - Mid-Rise (Existing Bldg. 17)	6	92,558			270	-	270	Two new 5-level decks developed to new and existing buildings
C.2	Office - Mid-Rise	8	200,000			585	-	585	
C.3	Office - Mid-Rise	8	200,000			585	-	585	
Parcel C Subtotals			492,558			1,440	-	1,440	

PARCEL D 10.7 Acres (+/-)									
Bldg ID	Description / Product Type	Bldg Height	Gross SF (GSF)	Residential Units	Hotel Rooms	Parking Spaces Provided	Deck Surface	Total	Parking Notes
D.1	Office - Mid-Rise (Existing Bldg. 57)	5	104,803			49	256	305	One 5-level deck developed to park new building and to provide some replacement for lost surface parking
D.2	Office - Mid-Rise (Existing Bldg. 59)	5	97,860			46	239	285	
D.3	Office - Mid-Rise	6	150,000			439	-	439	
D.4	Civic - Public Safety Facility	1	4,000				-		Parked in existing Bldg. 59 surface lot
Parcel D Subtotals			357,663			534	495	1,029	
Project Totals			2,798,115	785	200	5,406	1,331	6,737	

= Existing buildings to remain
 = Phase I Development (DRI)
 = Phase II Development (DRI)

RECAP	Existing SF	New SF	Total SF
Office	527,755	850,000	1,377,755
Retail	-	448,000	448,000
Residential	-	776,500	776,500
Hotel	-	190,860	190,860
Civic	-	5,000	5,000
	527,755	2,270,360	2,798,115

The Park

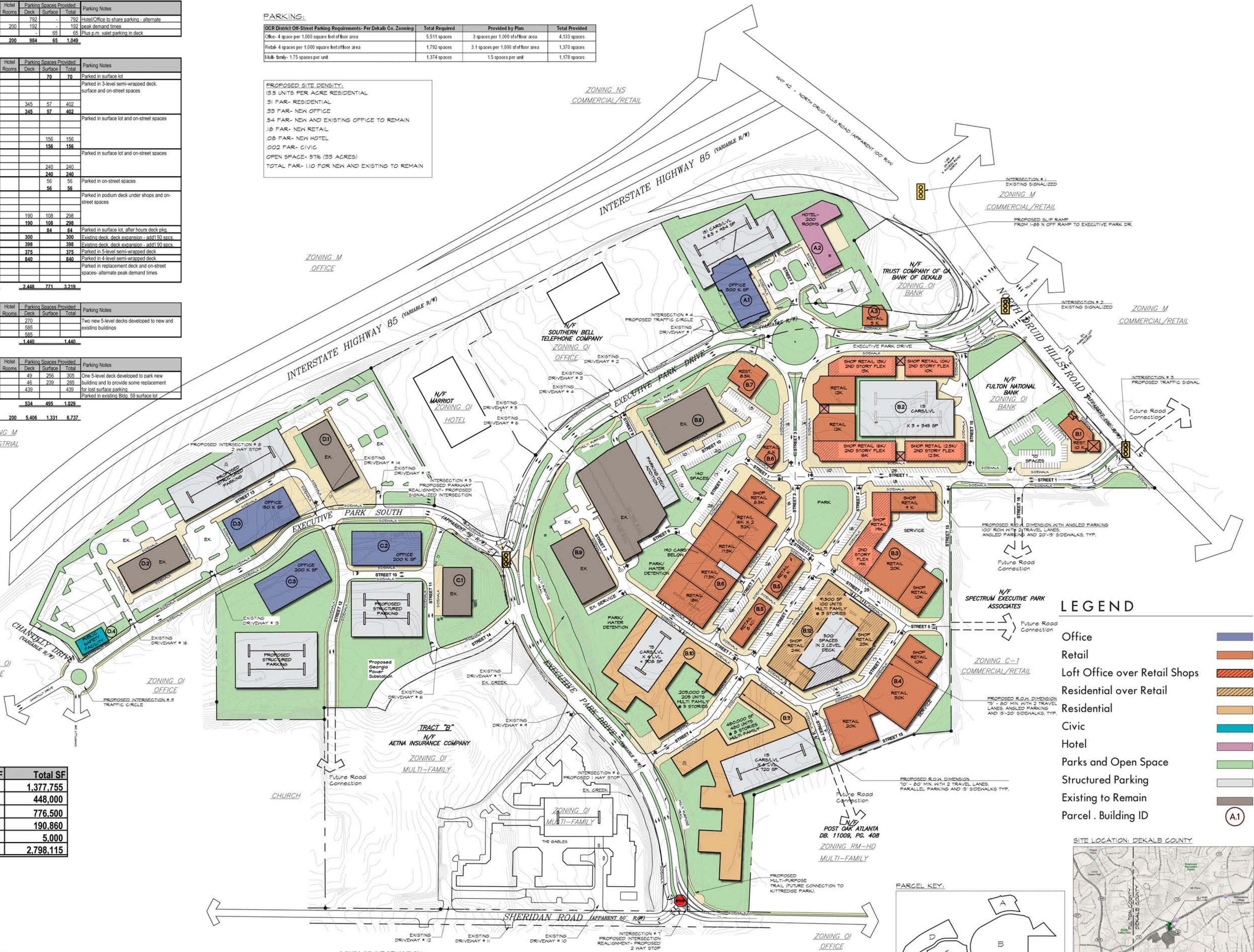
DRUID HILLS DRI # - 1583

ZONING & DRI SITE PLAN - AMENDED
DEKALB COUNTY, GA - September 17, 2008

PARKING:

OCR District Off-Street Parking Requirements- Per Dekalb Co. Zoning	Total Required	Provided by Plan	Total Provided
Office - 4 space per 1,000 square feet of floor area	5,511 spaces	3 spaces per 1,000 sf of floor area	4,133 spaces
Retail - 4 spaces per 1,000 square feet of floor area	1,792 spaces	3.1 spaces per 1,000 sf of floor area	1,370 spaces
Hotel - 1.75 spaces per unit	1,374 spaces	1.5 spaces per unit	1,178 spaces

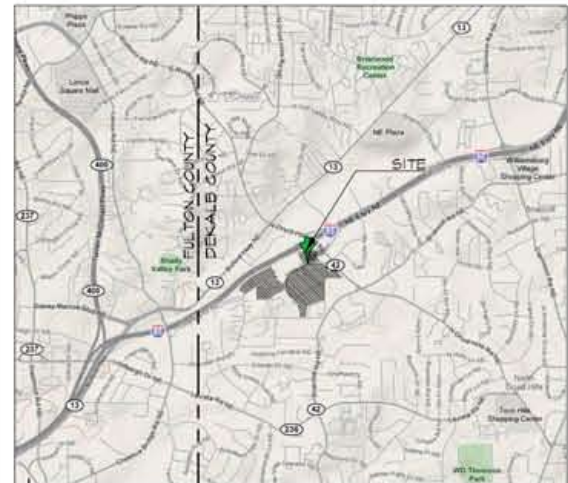
PROPOSED SITE DENSITY:
 19.5 UNITS PER ACRE RESIDENTIAL
 31 FAR- RESIDENTIAL
 33 FAR- NEW OFFICE
 54 FAR- NEW AND EXISTING OFFICE TO REMAIN
 1.8 FAR- NEW RETAIL
 0.8 FAR- NEW HOTEL
 0.02 FAR- CIVIC
 OPEN SPACE- 57% (95 ACRES)
 TOTAL FAR- 110 FOR NEW AND EXISTING TO REMAIN



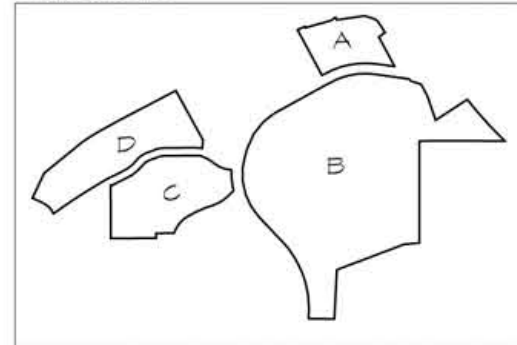
LEGEND

- Office
- Retail
- Loft Office over Retail Shops
- Residential over Retail
- Residential
- Civic
- Hotel
- Parks and Open Space
- Structured Parking
- Existing to Remain
- Parcel . Building ID

SITE LOCATION: DEKALB COUNTY



PARCEL KEY:



CONTACT INFORMATION:

OWNER:
 REIT MANAGEMENT
 4 EXECUTIVE PARK DR, SUITE 1408
 ATLANTA, GA 30328
 PHONE: (404) 635-5684
 FAX: (770) 420-1572

DEVELOPER:
 TAYLOR AND MATHIS
 3500 LENOX ROAD, SUITE 500
 ATLANTA, GA 30328
 PHONE: (770) 745-0390
 FAX: (770) 420-1572

PLANNER & LANDSCAPE ARCHITECT:
 HGOR
 6 EXECUTIVE PARK DRIVE, SUITE 300
 ATLANTA, GA 30328
 PHONE: (404) 246-1860
 FAX: (404) 246-1092

TRAFFIC ENGINEER:
 MARG R. ACAMPORA, PE
 858 MYRTLE STREET, NE
 ATLANTA, GA 30308
 PHONE: (404) 885-1834
 FAX: (404) 885-1836

ARCHITECTS:
 PHILLIPS PARTNERSHIP
 4000 CENTRAL PARK WEST, SUITE 400
 ATLANTA, GA 30328
 PHONE: (770) 594-6161
 FAX: (770) 594-1314

CIVIL ENGINEER:
 SOUTHERN CIVIL ENGINEERS
 310 ROYAL BOULEVARD SOUTH, SUITE 100
 ALPHARETTA, GA 30022
 PHONE: (770) 614-4280
 FAX: (770) 614-4270