

DATE: March 21, 2022

TO: Chairman Robert Patrick, Dekalb County Board of Commissioners
ATTN: Larry Washington, Planning Administrator, Dekalb County
RE: Development of Regional Impact (DRI) Review
FROM: Mike Alexander, Director, ARC Center for Livable Communities

ARC has completed a preliminary regional review of the below DRI. ARC reviewed the DRI's relationship to regional plans, goals and policies and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This preliminary report does not address whether the DRI is or is not in the best interest of the local government.

Name of Proposal: North Dekalb Mall Redevelopment DRI 3582

Submitting Local Government: Dekalb County

Date Opened: March 21, 2022 **Deadline for Comments:** April 5, 2022 **Date to Close:** April 10, 2022

Description: A DRI Review of a proposal to redevelop North Dekalb Mall as a mixed-use residential, office and retail center on its 74.3 acre site at 2050 Lawrenceville Highway in Dekalb County with 300,000 SF of new or repurposed retail space, 100 townhomes, 1,700 multi-family units, 150 hotel rooms, and 200,000 SF of office space. A conservation area with walking trails will be provided next to the existing nature preserve west of the site. The project will include an extensive sidewalk network connecting to the surrounding areas as well as a segment of a multi-use regional trail. Vehicular access will be provided by five existing full movement driveways along North Druid Hills Road and Lawrenceville Highway.

Preliminary Comments

Key Comments

- The project is strongly aligned with applicable Maturing Neighborhoods growth policy recommendations which note: "infill development, redevelopment, and adaptive reuse of existing buildings in this area needs to be balanced with the preservation of existing single-family neighborhoods, as well as the need for additional usable parks and greenspace close to residents, including amenities such as trails and sidewalks."
- The project directly advances a broad range of regional policies related to walkable mixed-used development, natural resource conservation and environmental protection, transit-oriented development, adaptive reuse, and placemaking among others.

- While the project will generate a significant number of new vehicular trips, its mixed-use and highly walkable design as well as immediate adjacency to several MARTA bus lines offer meaningful multi-modal alternatives to driving.
- The project includes a robust pedestrian network including a multi-use regional trail segment and connections to surrounding commercial uses, residential neighborhoods, and open space.
- The project density is appropriate to its location and provides substantial new households to support existing and new businesses as well as retail and commercial destinations for surrounding neighborhoods.
- The proposed lower density townhomes and dedicated large natural green space on the project's west side properly buffers the adjacent single-family neighborhood from the project's higher intensity but complementary uses.
- The project is creating or preserving a total of 19 acres of publicly accessible green space – including a large area around the South Fork Peachtree Creek adjacent to the existing 28 acre Clyde Shepherd Nature Preserve – which is roughly 3 times the amount required. Further, no existing trees or natural areas are being removed.

General Comments

According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, this DRI site is designated as Maturing Neighborhoods. The Plan's Regional Development Guide (RDG) provides general information and policy recommendations for Maturing Neighborhoods as described at the end of these comments.

Transportation and Mobility Comments

The project is expected to generate a total of roughly 15,000 daily new car trips. Roadway improvements to mitigate the traffic impact are proposed. Significant multi-modal pedestrian and transit options are incorporated into the project and provide meaningful alternatives to driving. A total of 1,532 non-residential parking spaces are proposed in a mix of surface, street, and structured parking facilities.

Additional bicycle parking spaces would strengthen the project's multi-modal transportation approach.

Care should be taken to ensure that the constructed development provides an interconnected, functional, clearly marked and comfortable pedestrian experience on all driveways, paths, entrances, and parking areas. To the maximum extent possible, new driveways and intersection corners where pedestrians will cross should be constructed with minimal curb radii to reduce speeds of turning vehicles and decrease crossing distances for pedestrians.

Environment Comments

The project can further support The Atlanta Region's Plan by incorporating other aspects of regional environmental policy, including green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site

frontages. Adequate tree canopy to reduce the urban heat island effect of the roughly 900 surface parking spaces proposed would also reinforce regional heat and climate change mitigation goals. Inclusion of additional EV charging stations would be supportive of regional EV infrastructure development plans.

Unified Growth Policy: Maturing Neighborhoods

This DRI site falls under the UGPM Maturing Neighborhoods category which are older neighborhoods that include both single- and multi-family development, as well as commercial and office uses at connected key locations, that were mostly built out before 1980. They represent the largest part of the region that is facing infill and redevelopment pressures. In many cases, infrastructure is in place to handle additional growth, but in some areas, infrastructure is built out with limited capacity for expansion. This may constrain the amount of additional growth possible in certain areas. Many arterial streets in this area are congested due to their use as regional routes for commuters. Limited premium transit service is available in these areas.

The demand for infill development, redevelopment, and adaptive reuse of existing buildings in this area needs to be balanced with the preservation of existing single-family neighborhoods, as well as the need for additional usable parks and greenspace close to residents, including amenities such as trails and sidewalks. The intensity and land use of this project strongly aligns with The Atlanta Region's Plan's recommendations for Maturing Neighborhoods. The project utilizes previously developed land for new higher-density office, retail, and residential uses in a manner that can relieve development pressure on surrounding single family neighborhoods. Dekalb County leadership and staff, along with the applicant team, should collaborate closely to ensure absolute maximum sensitivity to nearby local governments, neighborhoods, land uses and natural resources.

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

ATLANTA REGIONAL COMMISSION	GEORGIA DEPARTMENT OF NATURAL RESOURCE	GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA DEPARTMENT OF TRANSPORTATION	GEORGIA REGIONAL TRANSPORTATION AUTHORITY	GEORGIA SOIL AND WATER CONSERVATION COMMISSION
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY	GEORGIA CONSERVANCY	DEKALB COUNTY
CITY OF TUCKER	CITY OF DECATUR	CITY OF CLARKSTON
CITY OF AVONDALE ESTATES	MARTA	CITY OF ATLANTA
TUCKER – NORTHLAKE COMMUNITY IMPROVEMENT DISTRICT		

If you have any questions regarding this review, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org. This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



Developments of Regional Impact

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DRI #3582

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 Information

Submitting Local Government: DeKalb County
 Individual completing form: Larry Washington
 Telephone: 404-275-4198
 E-mail: Lwashington@DeKalbcountyga.gov

*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: North DeKalb Mall Redevelopment
 Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 2050 Lawrenceville Highway Decatur GA 30033
 Brief Description of Project: Description :Mixed use development that consist of retail,office,hotel ,multi-family and townhouses. The development program is as follows: Retail: 300,000 SF Office: 200,000 SF Hotel: 150 Rooms Multi-Family: 1,700 Units Townhouses: 100 Units

Development Type:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input checked="" type="radio"/> Mixed Use | <input type="radio"/> Petroleum Storage Facilities |
| <input type="radio"/> Commercial | <input type="radio"/> Airports | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools | <input type="radio"/> Truck Stops |
| <input type="radio"/> Housing | <input type="radio"/> Waste Handling Facilities | <input type="radio"/> Any other development types |
| <input type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 1,800

Developer: EDM Edens, LLC (Jim McKenney)

Mailing Address: 3050 Peachtree Road, NW Suite 580

Address 2:

City:Atlanta State: GA Zip:30305

Telephone: 770.569.5509

Email: jmckenney@edens.com

Is property owner different from developer/applicant? ☐ (not selected) ☐ Yes ☒ No

If yes, property owner:

Is the proposed project entirely located within your local government's jurisdiction? ☐ (not selected) ☒ Yes ☐ No

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI?

(not selected)

Yes

No

If yes, provide the following information:

Project Name: North DeKalb Mall Redevelopment

Project ID:

The initial action being requested of the local government for this project:

☒ Rezoning

☐ Variance

☐ Sewer

☐ Water

☐ Permit

☐ Other

Is this project a phase or part of a larger overall project?

(not selected)

Yes

No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates:

This project/phase: 2028

Overall project: 2028

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DRI #3582

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 County
Individual completing form: Larry Washington
Telephone: 404-275-4198
Email: Lwashington@DeKalbcountyga.gov

Project Information

Name of Proposed Project: North DeKalb Mall Redevelopment
DRI ID Number: 3582
Developer/Applicant: EDM Edens, LLC (Jim McKenney)
Telephone: 770.569.5509
Email(s): jmckenney@edens.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.)
☐ (not selected) ☒ Yes ☐ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?
☐ (not selected) ☒ Yes ☐ No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out: \$800,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: 11,000,000

Is the regional work force sufficient to fill the demand created by the proposed project?
☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses?
☐ (not selected) ☒ Yes ☐ No

If yes, please describe (including number of units, square feet, etc): 608,671 SF of vacant and leased mall space will be demolished.

Water Supply

Name of water supply: DeKalb County

provider for this site:

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

0.68 MGD

Is sufficient water supply capacity available to serve the proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

Wastewater Disposal

Name of wastewater treatment provider for this site: DeKalb County

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

0.82 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

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.)

15,748 net daily trips, 1,060 net AM peak trips, 918 net peak trips

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, please describe below: Please refer to the traffic study prepared by Kimley-Horn and Associates.

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?

17,241 tons

Is sufficient landfill capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? ☐ (not selected) ☐ Yes ☒ No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the

+/-74%

proposed development has been constructed?

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: The proposed development will utilize buffers, detention, runoff reduction or water quality as necessary to meet the DeKalb County and the State of Georgia stormwater requirements for the site.

Environmental Quality

Is the development located within, or likely to affect any of the following:

- 1. Water supply watersheds? ☐ (not selected) ☐ Yes ☒ No
- 2. Significant groundwater recharge areas? ☐ (not selected) ☐ Yes ☒ No
- 3. Wetlands? ☐ (not selected) ☐ Yes ☒ No
- 4. Protected mountains? ☐ (not selected) ☐ Yes ☒ No
- 5. Protected river corridors? ☐ (not selected) ☐ Yes ☒ No
- 6. Floodplains? ☐ (not selected) ☐ Yes ☒ No
- 7. Historic resources? ☐ (not selected) ☐ Yes ☒ No
- 8. Other environmentally sensitive resources? ☐ (not selected) ☐ Yes ☒ No

If you answered yes to any question above, describe how the identified resource(s) may be affected:
Note#6: Site is located adjacent to, but not impacting a floodplain of the South Fork Peachtree Creek.

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DEVELOPMENT SUMMARY		
SITE SUMMARY:		
CURRENT ZONING:		C-1
PROPOSED ZONING:		MU-4
SITE AREA (AC.):		
TOTAL OPEN SPACE (AC.):		73.11
REQ. OPEN SPACE (10%) (AC.):		19.04
BUILDING SETBACKS:		
FRONT (FT):		0
SIDE (FT):		0
BACK (FT):		10
TRANSITIONAL BUFFERS:		
ABUTTING RESIDENTIAL (FT)		50
ADDITIONAL INFORMATION:		
BASE DENSITY ALLOWED		24 DWELLING UNITS/ ACRE
BONUSES:		
PUBLIC IMPROVEMENTS		20%
MIXED-USE		20%
AMENITY PROXIMITY		20%

DEVELOPMENT SUMMARY	
PROPOSED LAND USES & DENSITIES:	
RESIDENTIAL (TOTAL COMBINED):	1,800 DU MAXIMUM
MULTI-FAMILY:	1,700 DU MAXIMUM
TOWNHOMES:	200 DU MAXIMUM
RETAIL/RESTAURANT/ENTERTAINMENT:	320,000 SF
HOTEL:	150 ROOMS
OFFICE:	180,000 SF
NON-RESIDENTIAL USE PERCENTAGE:	20% MINIMUM
PROPOSED BUILDING HEIGHTS:	
RETAIL:	2-STORY (50FT) MAX
MULTI-FAMILY:	6-STORY (75FT) MAX
MULTI-FAMILY + RETAIL:	7-STORY (85FT) MAX
TOWNHOMES:	3-STORY (45FT) MAX
OFFICE:	8-STORY (100FT) MAX
HOTEL:	8-STORY (100FT) MAX

JOHN WALKER, P.E., PTOE
KIMLEY-HORN & ASSOCIATES
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
470-273-3181

EMILY FLOOD, P.E.
KIMLEY-HORN & ASSOCIATES
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
470-299-7059

JIM MCKENNEY
NDM (EDENS), LLC
1272 5TH STREET NE. 200
WASHINGTON, DC 20002
803-269-8913

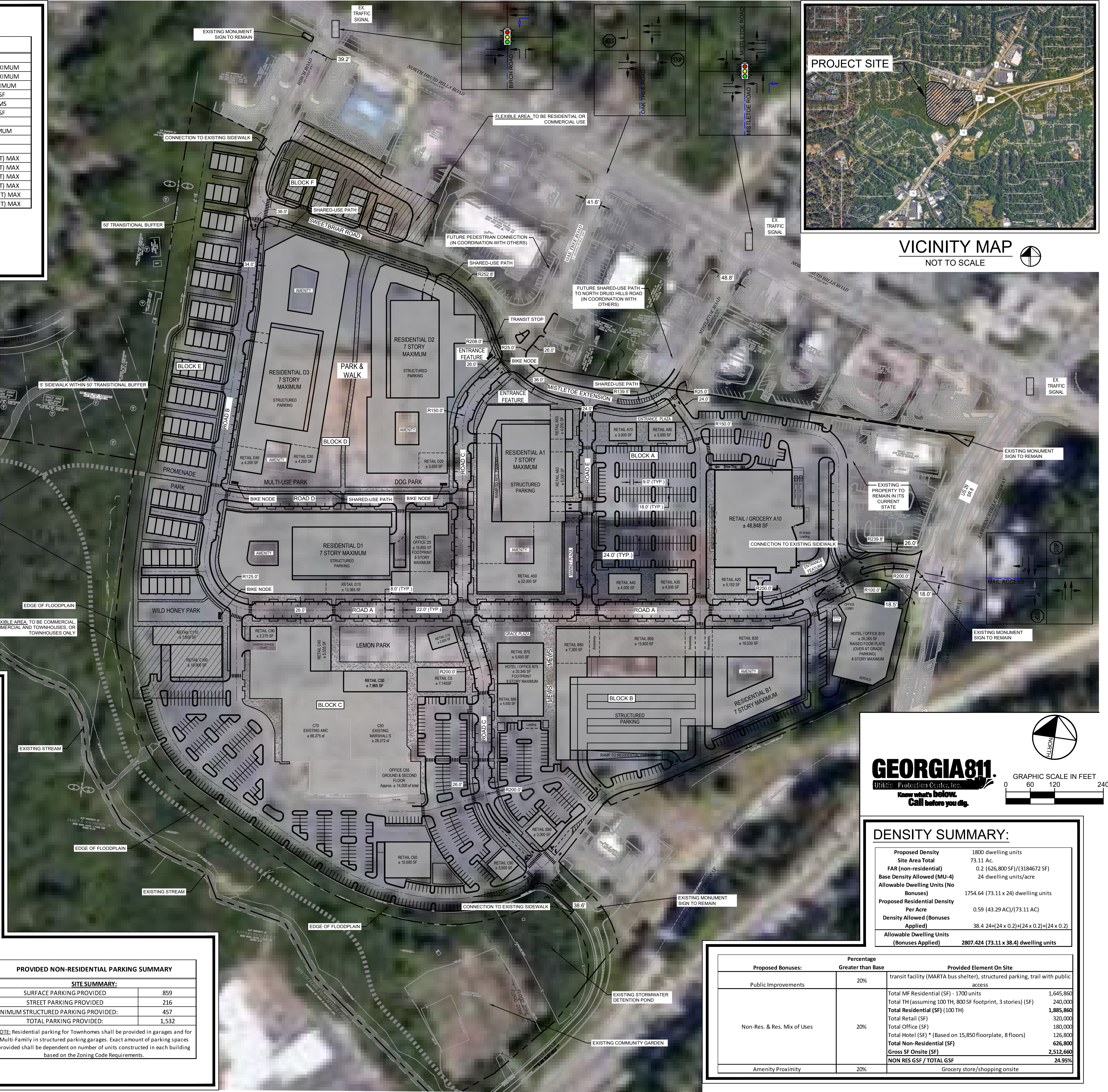
NON-RESIDENTIAL PARKING SUMMARY					
LAND USE	QUANTITY OF LAND USE	MINIMUM PARKING RATIO	MINIMUM SPACES REQUIRED	MAXIMUM PARKING RATIO	MAXIMUM SPACES ALLOWED
RETAIL & GROCERY	217,275	1 SPACE/500 SF	434.6	1 SPACE/200 SF	1086.4
RESTAURANT	36,000 SF	1 SPACE/150 SF	240.0	1 SPACE/75 SF	480.0
THEATER	2,600 SEATS	1 SPACE/4 SEATS	650.0	1 SPACE/2 SEATS	1300.0
OFFICE	180,000 SF	1 SPACE/500 SF	360.0	1 SPACE/250 SF	720.0
HOTEL	150 ROOMS	1 SPACE/ROOM	150.0	1.2 SPACES/ROOM	180.0
		TOTAL MINIMUM PARKING REQUIRED:	1834.6	TOTAL MAXIMUM PARKING ALLOWED:	3766.4

RESIDENTIAL PARKING SUMMARY			
LAND USE	QUANTITY OF LAND USE	MINIMUM PARKING RATIO	MAXIMUM PARKING RATIO
TOWNHOMES (SINGLE FAMILY ATTACHED)*	100 DU (MAX.)	1.5 SPACES/DU + 0.25 SPACES/DU	3 SPACES/DU + 0.25 SPACES/DU
MULTI-FAMILY*	1,700 DU (MAX.)	1.5 SPACES/DU	3 SPACES/DU

* Residential parking for Townhomes shall be provided in garages and for Multi-Family in structured parking garages. Exact amount of parking spaces provided shall be dependent on number of units constructed in each building based on the Zoning Code Requirements.

SHARED PARKING REDUCTION (MINIMUM REQUIRED)					
LAND USE	WEEKDAYS		OVERNIGHT	WEEKENDS	
	6 AM - 5 PM	5 PM - 1 AM	1 AM - 6 AM	6 AM - 5 PM	5 PM - 1 AM
RETAIL & GROCERY	260.7	391.1	43.5	434.6	304.2
RESTAURANT	120.0	240.0	24.0	240.0	240.0
THEATER	260.0	650.0	65.0	520.0	650.0
OFFICE	360.0	36.0	18.0	36.0	18.0
HOTEL	112.5	135.0	150.0	112.5	135.0
TOTAL	1,113.2	1,452.1	300.5	1,343.1	1,347.2

PROVIDED NON-RESIDENTIAL PARKING SUMMARY		
SITE SUMMARY:		
SURFACE PARKING PROVIDED:		859
STREET PARKING PROVIDED:		216
MINIMUM STRUCTURED PARKING PROVIDED:		457
TOTAL PARKING PROVIDED:		1,532
<p><u>NOTE:</u> Residential parking for Townhomes shall be provided in garages and for Multi-Family in structured parking garages. Exact amount of parking spaces provided shall be dependent on number of units constructed in each building based on the Zoning Code Requirements.</p>		



Proposed Density	1800 dwelling units
Site Area Total	73.11 AC
FAR (non-residential)	0.2 (626,800 SF)/(3184627 SF)
Base Density Allowed (MU-4)	24 dwelling units/acre
Allowable Dwelling Units (No Bonuses)	1754.64 (73.11 x 24) dwelling units
Proposed Residential Density	
Per Acre	0.59 (43.29 AC)/(73.11 AC)
Density Allowed (Bonuses Applied)	38.4 24+(24 x 0.2)=(24 x 0.2)+(24 x 0.2)
Allowable Dwelling Units (Bonuses Applied)	2807.424 (73.11 x 38.4) dwelling units

	Percentage		
Proposed Bonuses:	Greater than Base	Provided Element On Site	
Public Improvements	20%	transit facility (MARTA bus shelter), structured parking, trail with public access	1,645,860
		Total MF Residential (SF) - 1700 units	240,000
		Total TH (assuming 100 TH, 800 SF footprint, 3 stories) (SF)	240,000
		Total Residential (SF) (100 TH)	1,885,860
		Total Retail (SF)	320,000
Non-Res. & Res. Mix of Uses	20%	Total Office (SF)	180,000
		Total Hotel (SF) * (Based on 15,850 floorplate, 8 floors)	126,800
		Total Non-Residential (SF)	626,800
		Gross SF Onsite (SF)	2,512,660
		NON RES GSF / TOTAL GSF	24.95%
Amenity Proximity	20%	Grocery store/shopping onsite	

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

ED FOR

NDM (EDENS), LLC
3050 PEACHTREE ROAD, NW SUITE 580

[illegible]

DRI #3582
NORTH DEKALB MALL
REDEVELOPMENT
2050 LAWRENCEVILLE HWY, DECATUR, GA 30033

GSWCC NO. (LEVEL II) 00000XXXXX	
DRAWN BY	CLH
DESIGNED BY	CLH
REVIEWED BY	TML
DATE	02/21/2022
PROJECT NO.	018381014
TITLE	
ZONING SITE PLAN	
SHEET NUMBER	
C1-50	

Drawing name: K:\ALP_PRJ\01838\014_North Dekalb Mall\CAD\Plansheets\C1-50 - DRI SITE PLAN.dwg C1-50 REZONING SITE PLAN Mar 17, 2022 4:17pm By: Taylor Jones

DEVELOPMENT SUMMARY:

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TRAFFIC ENGINEERING CONTACT:

JOHN WALKER, P.E., PTOE
KIMLEY-HORN & ASSOCIATES
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
470-273-3181

SITE PLANNER CONTACT:

EMILY FLOOD, P.E.
KIMLEY-HORN & ASSOCIATES
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
470-299-7059

CLIENT CONTACT:

JIM MCKENNEY
NDM (EDENS), LLC
1272 5TH STREET NE. 200
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803-269-8913

PARKING SUMMARY:

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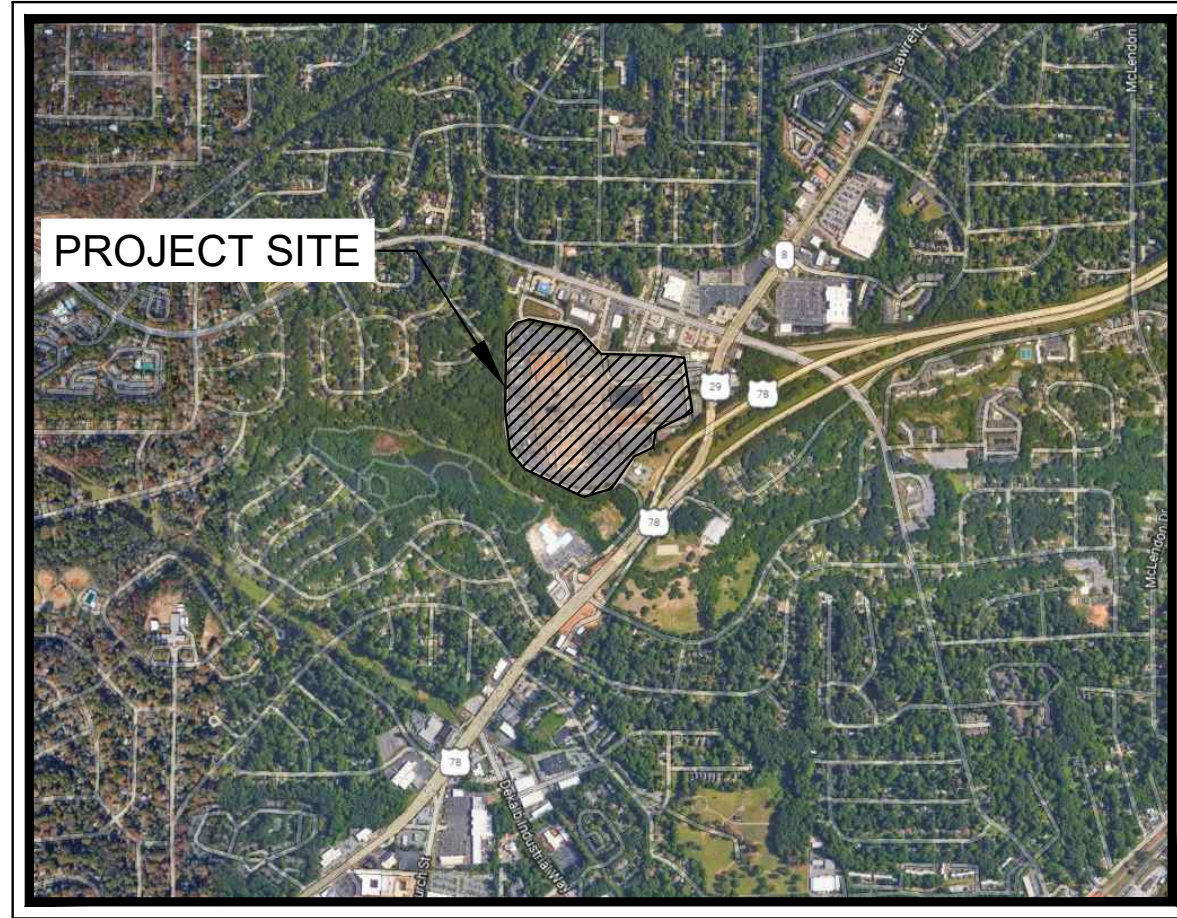
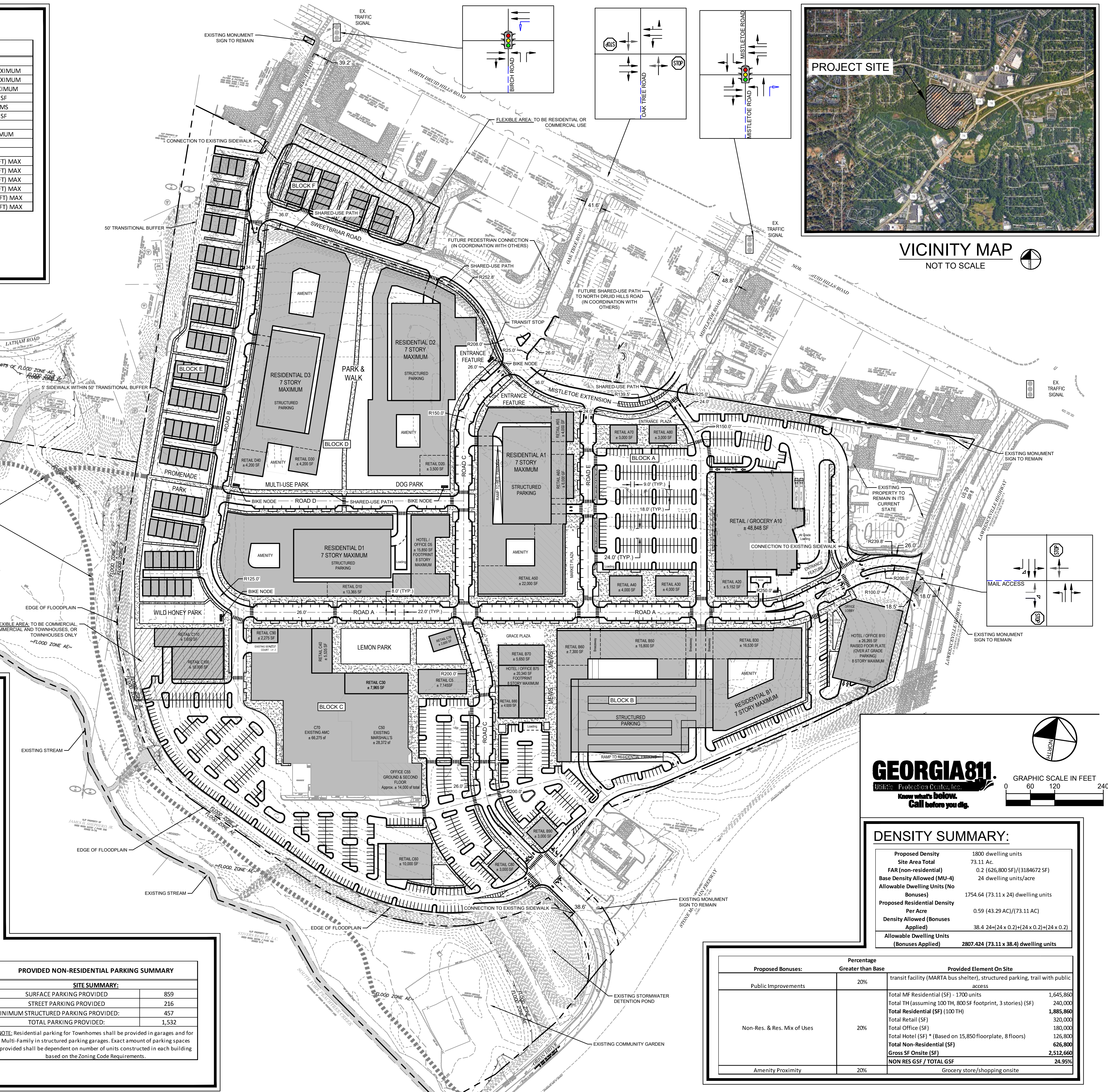
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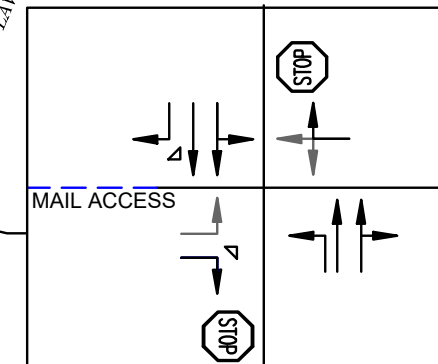
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MINIMUM STRUCTURED PARKING PROVIDED:	457
TOTAL PARKING PROVIDED:	1,532

NOTE: Residential parking for Townhomes shall be provided in garages and for Multi-Family in structured parking garages. Exact amount of parking spaces provided shall be dependent on number of units constructed in each building based on the Zoning Code Requirements.



VICINITY MAP
NOT TO SCALE



GEORGIA811
Underground Utility Locator
Know what's below.
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DENSITY SUMMARY:

Proposed Density	1800 dwelling units
Site Area Total	73.11 Ac.
FAR (non-residential)	0.2 (626,800 SF)/(3184672 SF)
Base Density Allowed (MU-4)	24 dwelling units/acre
Allowable Dwelling Units (No Bonuses)	1754.64 (73.11 x 24) dwelling units
Proposed Residential Density	0.59 (43.29 AC)/(73.11 AC)
Per Acre	
Density Allowed (Bonuses Applied)	38.4 24+(24 x 0.2)+(24 x 0.2)+(24 x 0.2)
Allowable Dwelling Units (Bonuses Applied)	2807.424 (73.11 x 38.4) dwelling units

Percentage Greater than Base		Provided Element On Site	
Proposed Bonuses:		Public Improvements	20%
		transit facility (MARTA bus shelter), structured parking, trail with public access	
		Total MF Residential (SF) - 1700 units	1,645,860
		Total TH (assuming 100 TH, 800 SF footprint, 3 stories) (SF)	240,000
		Total Residential (SF) (100 TH)	1,885,860
		Total Retail (SF)	320,000
		Total Office (SF)	180,000
		Total Hotel (SF) * (Based on 15,850 floorplate, 8 floors)	126,800
		Total Non-Residential (SF)	626,800
		Gross SF Onsite (SF)	2,512,660
		NON RES GSF / TOTAL GSF	24.95%
		Amenity Proximity	20%
		Grocery store/shopping onsite	

Kimley»Horn
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PHONE (770) 619-4281
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NDM (EDENS), LLC
3050 PEACHTREE ROAD, NW SUITE 580
ATLANTA, GA 30305

DRI #3582
NORTH DEKALB MALL
REDEVELOPMENT
2050 LAWRENCEVILLE HWY, DECATUR, GA 30033

GSWCC NO. (LEVEL II) 00000XXXXX
DRAWN BY CLH
DESIGNED BY CLH
REVIEWED BY TML
DATE 02/21/2022
PROJECT NO. 018381014

TITLE
ZONING SITE PLAN

SHEET NUMBER
C1-50