

DATE: October 10, 2022

TO: CEO Michael Thurmond, DeKalb County
ATTN TO: Larry Washington, Planning Administrator, DeKalb County
RE: Development of Regional Impact Review
FROM: Mike Alexander, Director, ARC Center for Livable Communities

ARC has completed a preliminary regional review of the following 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: Apex Audubon DRI 3783

Submitting Local Government: DeKalb County

Date Opened: October 10, 2022 **Deadline for Comments:** October 25, 2022 **Date to Close:** October 27, 2022

Description: A DRI review of a proposal to construct 775 residential units and 20,000 SF of retail space on a 7.24-acre site located in unincorporated DeKalb County off of Woodcock Boulevard at the I-85/Chamblee Tucker Road interchange.

PRELIMINARY COMMENTS:

Key Comments

The Atlanta Region's Plan assigns the Regional Employment Corridor growth management designation to the project site. The project's addition of a substantial amount of housing and linkage to preserved greenspace is well aligned with Regional Corridor growth policies which note the prevalence of "new uses in traditionally employment-focused areas" and a need for "accessible public greenspace...which affects the overall aesthetics and quality of life for residents and workers."

The project's mix of residential and retail uses, and its reuse of a previously developed site, are strongly supportive of regional growth and placemaking policies.

The project's creation of 775 household units directly fronting two MARTA bus stops is highly transit-supportive in keeping with regional transportation policies.

The proposed comprehensive internal pedestrian network is strongly supportive of regional multi-modal transportation and walkability policies; the inclusion of crosswalks across Woodcock Road at the Frontage Road and driveway A would better link the project to surrounding uses,

The proposed off-site pedestrian walkways providing access to the adjacent Mercer University wetlands and forest areas, as well as a future connection to the Peachtree Creek Greenway, are strongly supportive of regional environmental goals.

The project is expected to generate a total of 3,970 daily new vehicular trips; several roadway/intersection improvements are proposed to mitigate the impact of these trips.

A total of 1,020 parking spaces in structured decks are proposed which is less than half of the maximum allowed and is supportive of regional multi-modal transportation policies.

The project will include bicycle parking spaces and EV charging spaces as required by DeKalb County which is supportive of regional multi-modal transportation policies.

General Comments

The Atlanta Region's Plan, developed by ARC in close coordination with partner local governments, is intended to broadly guide regional development in the 12-county metro region to ensure that required infrastructure and resources are in place to support continued economic development and prosperity. The Plan assigns a relevant growth management category designation with accompanying policy recommendations to all areas in the region. This DRI site is designated Regional Employment Corridor; corresponding policy recommendations are provided at the end of these comments.

The project will add 775 residential units to an area now exclusively used for office and educational uses which creates an ability walk or take short trips to some employment destinations and Mercer University. Two MARTA bus stops in front of the property provide immediate transit access. Care should be taken to ensure that the structured parking deck facades are properly designed to screen their utilitarian function.

Transportation and Mobility Comments

ARC's Transportation Access and Mobility Group comments will be provided in the Final Report.

The project is expected to generate a total of 3,970 new vehicular trips. Several roadway/intersection improvements are identified to reduce the impact of these new trips on surrounding roadways.

The project's will create 775 new household units directly fronting two MARTA bus stops which is highly supportive of regional transportation policies.

The proposed comprehensive internal pedestrian network is strongly supportive of regional multi-modal transportation and walkability policies. However, there are no proposed pedestrian crosswalks across

Woodcock Boulevard linking the project to adjacent office and commercial uses. Crosswalks should be provided across Woodcock Boulevard at the Frontage Road and driveway A to link the project to surrounding uses.

A total of 1,020 parking spaces in structured decks are proposed which is less than half of the maximum allowed and is supportive of regional multi-modal transportation policies. Parking deck facades should be designed to match building facades or at a minimum properly screen this utilitarian use.

In addition to standard vehicle parking, the proposed development will include a minimum of 1 bicycle space per 20 vehicle spaces (up to 50 bicycle spaces), dedicated parking for alternative charging vehicles, and dedicated loading/unloading spaces, per code. Ideally, bike and EV parking spaces can be maximized for further support of multi-modal transportation goals.

Care should be taken to ensure that the development promotes an interconnected, functional, clearly marked and comfortable pedestrian experience on all streets, 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.

ARC Natural Resource Group Comments

ARC's Natural Resources Group full comments will be provided in the Final Report.

Other Environmental Comments

The re-use of the existing large surface parking areas is highly supportive of regional stormwater and redevelopment goals.

The proposed off-site pedestrian walkways providing access to the adjacent Mercer University wetlands and forest areas, as well as a future connection to the Peachtree Creek Greenway, are strongly supportive of regional environmental goals.

The project can further support The Atlanta Region's Plan in general by incorporating other aspects of regional 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.

Unified Growth Policy Considerations: Regional Employment Corridors

According the Atlanta Region's Plan, Regional Employment Corridors represent the densest development outside of the Region Core. Regional Employment Corridors connect several Regional Centers with the Region Core via existing capacity transportation facilities. These areas contain a large share of the region's jobs in a relatively small land area. These areas are also increasing in both housing and job density and are experiencing increased redevelopment and new uses in traditionally employment-focused areas.

There is a lack of accessible public greenspace within Regional Employment Corridors, which affects the overall aesthetics and quality of life for residents and workers.

The intensity and land use of this proposed project strongly aligns with The Atlanta Region's Plan's recommendations for Regional Employment Corridors. The project's reuse of an existing site, provision of substantial new housing adjacent to employment and transit, and connection to preserved greenspace all respond to Regional Employment Corridor and other regional policies and recommendations. Dekalb County staff and leadership, along with the applicant team, should collaborate closely to ensure maximum sensitivity to the needs of nearby local governments, stakeholders, and natural systems.

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	CITY OF CHAMBLEE
CITY OF DORAVILLE	CITY OF BROOKHAVEN	CITY OF TUCKER
GWINNETT COUNTY	FULTON COUNTY	MARTA

For questions, 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 #3783

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: Apex Audubon
 Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 3355 Northeast Expressway Atlanta, GA 30341
 Brief Description of Project: Proposed 700 residential units and 20,000 SF of retail space on approximately 7.24-acres

Development Type:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input 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 checked="" 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.): 700 multi-family residential units and 20,000 SF of retail space.

Developer: Alpha Capital Partners, LLC

Mailing Address: Beacon 1,44 Abele Road, Suite 44

Address 2:

City: Bridgeville State: PA Zip: 15017

Telephone: 678-940-9729

Email: pcables@alpharesidential.com

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

If yes, property owner: 3395 Northeast Expressway, LLC; 3375 Northeast Expressway, LLC;

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:

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: 2026

Overall project: 2026

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DRI #3783

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: Apex Audubon
DRI ID Number: 3783
Developer/Applicant: Alpha Capital Partners, LLC
Telephone: 678-940-9729
Email(s): pcables@alpharesidential.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: \$310,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$193,750

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): 115,088 SF pf existing office space in three (3) buildings to 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)? 0.23 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)? 0.19 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.) 3,970 net new daily trips, 346 AM peak hour trips, 333 PM peak hour 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 impact study prepared by Kimley-Horn and Associates.

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 2,044 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

85%

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:Stormwater detention and runoff reduction will be designed and implemented per DeKalb County code.

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:

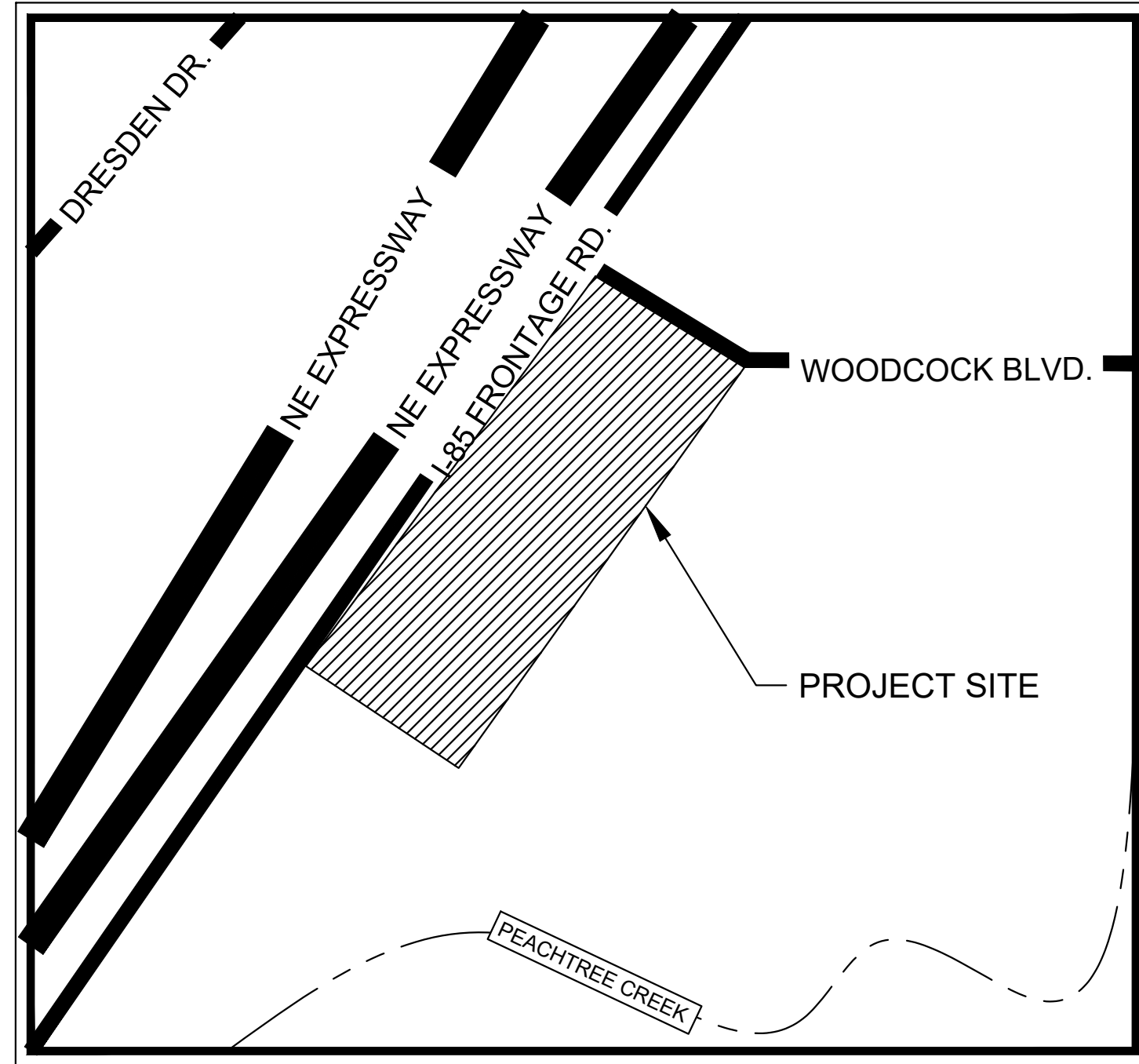
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PROJECT CONTACTS

TRAFFIC CONSULTANT: KIMLEY-HORN & ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: (770) 619-4280
CONTACT: HARRISON FORDER, P.E.
JOHN WALKER, P.E., PTOE

CIVIL CONSULTANT: KIMLEY-HORN & ASSOCIATES, INC.
817 W. PEACHTREE ST. NW
THE BILTMORE, SUITE 601
ATLANTA, GA 30308
PHONE: (404) 419-8700
CONTACT: KATE TRIPLETT, P.E.

CLIENT: ALPHA CAPITAL PARTNERS
BEACON 1, 44 ABLE ROAD, SUITE 44
BRIDGEVILLE, PA 15017
PHONE: (678) 940-9729
CONTACT: PAUL CABLES



VICINITY MAP



DEVELOPMENT SUMMARY:

SITE SUMMARY:

PARCEL ID: 18-267-01-004 (3355 NE EXP)
18-267-01-008 (3375 NE EXP)
18-267-01-007 (3395 NE EXP)

CURRENT ZONING: OFFICE INSTITUTIONAL (OI)
PROPOSED ZONING: HIGH DENSITY RESIDENTIAL (HR - 3)

SITE AREA: 7.24 ACRES

OPEN SPACE: 15%
MAXIMUM LOT COVERAGE: 85%

MAXIMUM BUILDING HEIGHT: 8 STORIES OR 100 FEET
MAXIMUM BUILDING HEIGHT IF BONUS IS ACHIEVED: NO LIMIT

BUILDING SETBACK:
FRONT A: 0 FT
SIDE B: 0 FT
REAR C: 20 FT

ALL BUILDING SETBACKS ARE MEASURED FROM EXISTING RIGHT-OF-WAY LIMITS.

PROPOSED LAND USES & DENSITIES:

MULTIFAMILY RESIDENTIAL: 775 UNITS
MAXIMUM: 120 UNITS PER ACRE
CURRENTLY PROPOSED: 108 UNITS PER ACRE

LEASING AND AMENITY: 20,000 SF
APPROX. TOTAL GROSS SF PER BUILDING: 467,200 SF

PROPOSED FLOOR AREA RATIO: 3.0

PARKING SUMMARY:

MINIMUM REQUIRED PARKING: 1,263 SPACES (TOTAL)
MULTIFAMILY (775 UNITS): 1,183 SPACES (1.50 UNIT)
RETAIL/RESTAURANT (20,000 SF): 40 SPACES (1/500 SF)

MAXIMUM ALLOWED PARKING: 2,425 SPACES (TOTAL)
MULTIFAMILY (775 UNITS): 2,325 SPACES (3.0 UNIT)
RETAIL/RESTAURANT (20,000 SF): 100 SPACES (1/200 SF)

PROPOSED PARKING: 1,020 SPACES
MULTIFAMILY: 980 SPACES (1.26 UNIT)
RETAIL/RESTAURANT: 40 SPACES (1/500 SF)
ON-STREET: 14 SPACES
DECK C.A.: 26 SPACES

REZONING NOTES:

- CONCEPTUAL SITE PLAN ONLY. FINAL SITE PLAN AS TO BUILDING LOCATION TO BE APPROVED BY THE BOARD OF COMMISSIONERS.
- THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS.
- IT IS UNDERSTOOD THAT THE SITE MUST COMPLY WITH ALL APPLICABLE ADA STANDARDS, INCLUDING PARKING AND CONNECTIVITY, AND WILL BE DESIGNED AND DETAILED AS SUCH.
- EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED OFF AERIAL INFORMATION, THE DEKALB COUNTY GIS SYSTEM, AND SURVEY PROVIDED BY LAND SURVEYING DATED 08/25/2022.
- THIS SITE IS IN A 500-YEAR FLOODPLAIN.
- THIS SITE DOES NOT CONTAIN STATE WATERS.
- THIS SITE DOES NOT CONTAIN A CEMETERY.
- ALL TREES ON SITE WILL BE REMOVED AS PART OF THE PROPOSED DEVELOPMENT, BUT THE PROPOSED SITE WILL MEET ALL DEKALB COUNTY LAND DEVELOPMENT REGULATIONS ASSOCIATED WITH LANDSCAPING AND TREE REMOVAL/REPLACEMENT.

SITE PLAN LEGEND:

- PROPERTY LINE
- 20 FT REAR BUILDING SETBACK LINE
- REGULATORY FLOODWAY
- FLOOD HAZARD ZONE X
- STANDARD DUTY CONCRETE SIDEWALK
- PARKING COUNT
- STREET TREE
- STREET LIGHT

VARIANCE REQUEST SUMMARY:

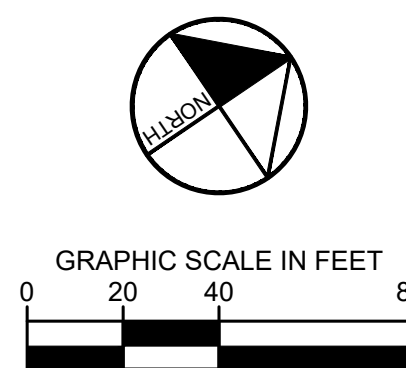
VARIANCES:
• VARIATION FROM MINIMUM MULTI-FAMILY PARKING REQUIREMENT OF 1.50 SPACES PER UNIT TO 1.20 SPACES PER UNIT.

NOTE:

THE PROJECT INTENDS TO ACHIEVE THE MAXIMUM BONUS RESIDENTIAL DENSITY FOR THE REGIONAL CENTER CHARACTER AREA. THIS INCREASES THE BASE MAX 60 DWELLING UNITS PER ACRE TO 120 UNITS PER ACRE. THE PROJECT INTENDS TO ACHIEVE THE FULL 100% BONUS THROUGH A MIX OF ENHANCEMENTS.

BASE DENSITY: 60 UNITS PER ACRE
BUS SHELTER: +12 UNITS PER ACRE (20% BONUS)
PUBLIC ART: +12 UNITS PER ACRE (20% BONUS)
PARKING GARAGE: +12 UNITS PER ACRE (20% BONUS)
LEED BUILDINGS: +30 UNITS PER ACRE (50% BONUS)
TOTAL: 126 UNITS PER ACRE

TOTAL MAXIMUM DENSITY WITH BONUS: 120 UNITS PER ACRE
PROPERTY AREA: 7.24 AC.
MAXIMUM UNITS: 7.24 AC X 120 UNITS = 869 UNITS



Kimley»Horn

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THE BILTMORE, SUITE 601
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PHONE: (404) 419-8700
WWW.KIMLEY-HORN.COM

ALPHA CAPITAL PARTNERS

BEACON 1, 44 ABLE ROAD, SUITE 304
BRIDGEVILLE, PA 15017

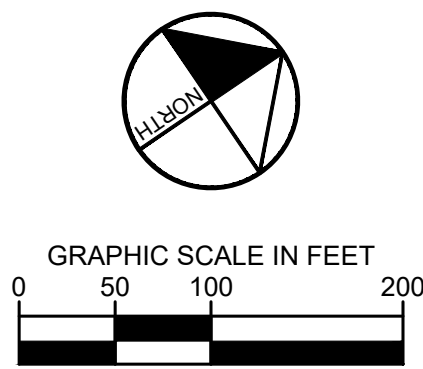
APEX AUDUBON DRI #3783
3355 NORTHEAST EXPRESSWAY
ATLANTA, GA 30341
DEKALB COUNTY



GSWCC CERT. (LEVEL II): 00000XXXXX
DRAWN BY: ALB
DESIGNED BY: ALB
REVIEWED BY: KRT
DATE: 08/24/2022
PROJECT NO.: 014869001
TITLE:

DRI SITE PLAN

SHEET NUMBER
C0-20



This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SHEET NUMBER
C0-21