

DATE: February 17, 2025

TO: Mayor John Park, City of Brookhaven
ATTN TO: Aronda Smith, Planning and Zoning Manager, City of Brookhaven
RE: Development of Regional Impact Review
FROM: Mike Alexander, COO, Atlanta Regional Commission

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: Corporate Square Redevelopment DRI 4320

Submitting Local Government: City of Brookhaven

Date Opened: February 17, 2025 **Deadline for Comments:** March 4, 2025 **Date to Close:** March 5, 2025

Description: A DRI review of a proposal to construct a mixed-use development with 1,624 multifamily units, 176 senior residential units, 200 townhomes, 350 hotel rooms, 30,000 SF of retail, and 100,000 SF of medical office space on a 31.5-acre previously developed site at 3 Corporate Boulevard in the City of Brookhaven in Dekalb County.

PRELIMINARY COMMENTS:

Key Comments

The project is substantially aligned with applicable Regional Employment Corridor growth policies which support the addition of housing and retail to employment-focused areas.

The project's reuse of a previously developed site is highly supportive of regional environmental and placemaking policies.

The project's connection to the nearby Peachtree Creek Greenway is supportive of regional multi-modal transportation policies. The final project design should fully realize this connection and the mobility/access to nature benefits it offers.

The inclusion of a range of housing types is responsive to regional housing policies.

The project is expected to generate a total of 15,284 daily new vehicular trips; several roadway/intersection improvements are proposed to mitigate the impact of these trips.

A total of 2,755 parking spaces are proposed in a mix of surface and structured parking facilities; ideally a shared parking program can reduce the number of required spaces.

No bicycle parking spaces or EV charging spaces are apparent; provision of adequate numbers of both would be 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.

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 new vehicular trips. Several roadway/intersection improvements are identified to reduce the impact of these new trips on surrounding roadways.

The project does not appear to include bicycle parking spaces and EV charging spaces; provision of adequate numbers of both would be supportive of regional multi-modal transportation policies.

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 will be provided in the Final Report.

Other Environmental Comments

The project can 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 the project's substantial parking areas and site driveways, and as part of any improvements to site frontages.

Unified Growth Policy Considerations: Regional Employment Corridor

According to 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 proposed project substantially aligns with The Atlanta Region's Plan's recommendations for Regional Employment Corridors in its provision of housing, office and retail space adjacent to existing employment centers. The project's reuse of a previously developed site is strongly supportive of regional environmental and placemaking policies.

City of Brookhaven 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	DEKALB COUNTY
CITY OF ATLANTA	MARTA	CITY OF CHAMBLEE
CITY OF TUCKER		

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

[DRI Home](#)
[Tier Map](#)
[Apply](#)
[View Submissions](#)
[Login](#)

DRI #4320

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: Brookhaven
 Individual completing form: Aronda Smith
 Telephone: 404-637-0500
 E-mail: planning@brookhavenga.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: Corporate Square Redevelopment
 Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 3 Corporate Boulevard NE Atlanta, GA 30329
 Brief Description of Project: Proposed development consisting of 2,000 residential units (1,624 multifamily, 176 senior residential and 200 townhomes), 350 hotel rooms, 30,000 SF of retail, and 10,000 SF of Medical Office space on 31.55-acre site

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.): 2,000 residential units (1,624 multifamily, 176 senior residential, and 200 townhomes), 350 hotel rooms, 30,000 SF of retail, and 10,000 SF of Medical Office space on 31.55-acre site

Developer: Third and Urban

Mailing Address: 1831 Peachtree Road, Suite A

Address 2:

City: Atlanta State: GA Zip: 30309

Telephone: 2294444905

Email: jonh@thirdandurban.com

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

If yes, property owner: 9 Corporate Square, LLC; Corporate Square Owner, LLC; Government Properties Income Trust, LLC; Krake

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

local government's jurisdiction?

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: 2033

Overall project: 2033

Back to Top



Developments of Regional Impact

[DRI Home](#)
[Tier Map](#)
[Apply](#)
[View Submissions](#)
[Login](#)

DRI #4320

The proposed Loop Road will encroach into the 100-year floodplain along the northern edge of the property. Per previous discussions with the City, roads are allowed in the floodplain and any additional fill would need to be offset with compensatory storage elsewhere on the site.

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: Brookhaven
Individual completing form: Aronda Smith
Telephone: 404-637-0500
Email: planning@brookhavenga.gov

Project Information

Name of Proposed Project: Corporate Square Redevelopment
DRI ID Number: 4320
Developer/Applicant: Third and Urban
Telephone: 2294444905
Email(s): jonh@thirdandurban.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: \$600M

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$8.0 - \$8.5M

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): 630,616 SF Total Office (176,334 SF occupied and 454,282 SF vacant)

Water Supply

Name of water supply provider for this site: DeKalb County Watershed Management

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

0.6 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 Watershed Management

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

0.5 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.)

15,338 daily trips, 914 AM peak hour trips, 1,105 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 see traffic study prepared by Kimley-Horn.

Solid Waste Disposal

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

4,667 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 proposed development has been constructed? Approximately 75% Impervious

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: The applicant is planning to utilize a combination of underground detention ponds, bio retention ponds, and proprietary water quality units to attenuate flow and reduce TSS levels.

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

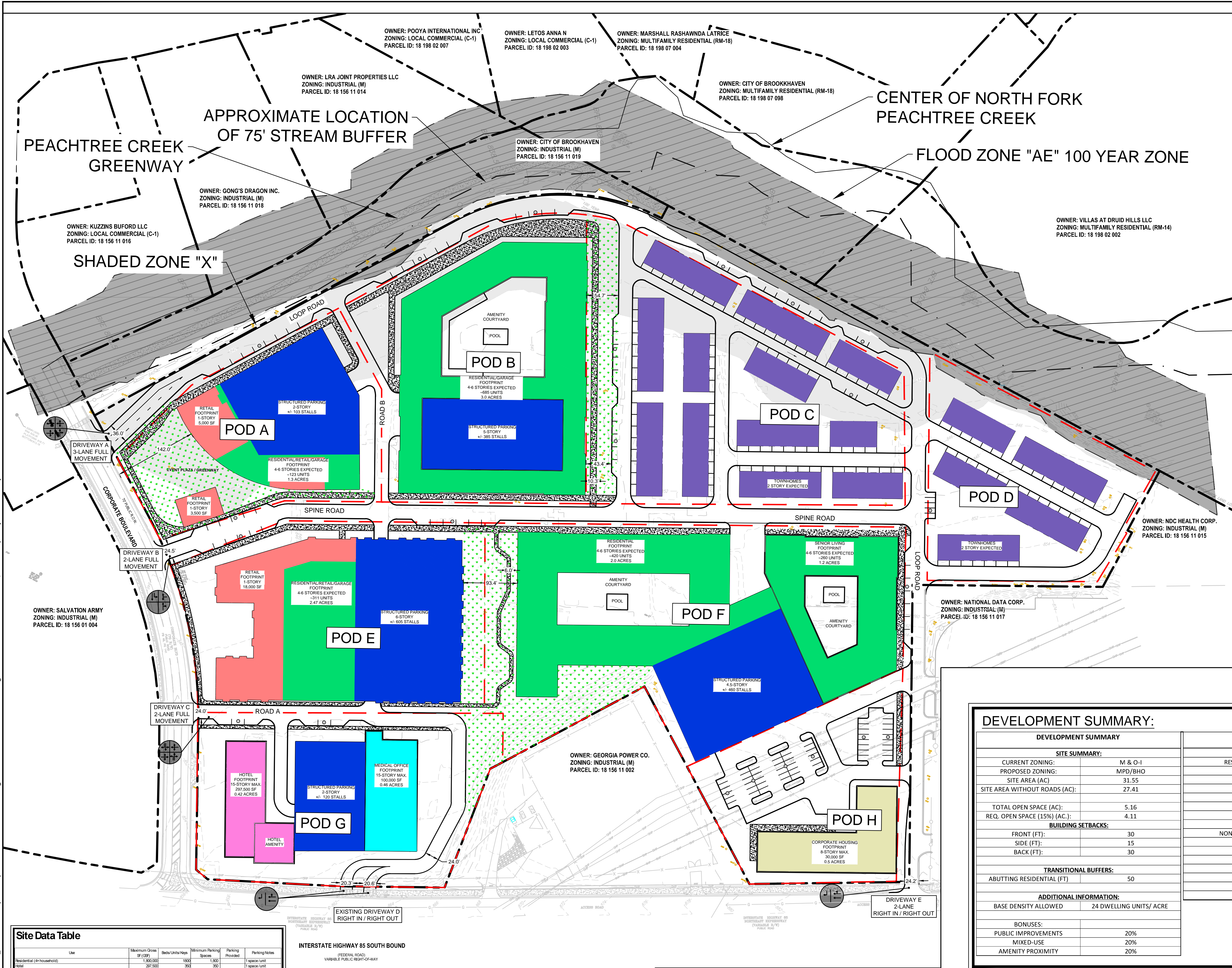
If you answered yes to any question above, describe how the identified resource(s) may be affected:

[Back to Top](#)

[GRTA DRI Page](#) | [ARC DRI Page](#) | [RC Links](#) | [DCA DRI Page](#)

[DRI Site Map](#) | [Contact](#)

Drawing name: K:\ALP_PRJ01773008_Brookhaven Corporate Square\CAD\PlanSheets\Rezoning & DRI\C1-50 - DRI SITE PLAN.dwg C1-50 - DRI SITE PLAN Feb 03, 2025 2:03pm by: bkie.anthony



Site Data Table					
Use	Minimum Gross SF (GFA)	Minimum Units/Spa	Minimum Parking Spaces	Parking Provided	Parking Notes
Residential (4+ household)	1,600,000	1000	1000	1000	1 space/unit
Hotel	200,000	300	300	300	1 space/unit
Retail	24,000	60	25 spaces/1000sf	25	25 spaces/1000sf
Restaurant	6,000	48	8 spaces/1000sf	8	8 spaces/1000sf
Parking				2,788	
Townhouse (400)	640,000	200	200	200	1 space/unit
Office	100,000	300	300	300	1 space/unit
Total Maximum GSF					
2,867,000					
Total Open Space Area (Acres)					
4.11					
Minimum Building Height					
STORIES 4					
Exclusions					
Retail Building Height 1					
Townhouse Building Height 2					
Maximum building height (all other uses and parcels) 15					

INTERSTATE HIGHWAY 85 SOUTH BOUND
(FEDERAL ROAD)
VARIABLE PUBLIC RIGHT-OF-WAY

DEVELOPMENT SUMMARY:

DEVELOPMENT SUMMARY	
SITE SUMMARY:	
CURRENT ZONING:	M & O-1
PROPOSED ZONING:	MPD/BHO
SITE AREA (AC)	31.55
SITE AREA WITHOUT ROADS (AC):	27.41
TOTAL OPEN SPACE (AC):	5.16
REQ. OPEN SPACE (15%) (AC.):	4.11
BUILDING SETBACKS:	
FRONT (FT):	30
SIDE (FT):	15
BACK (FT):	30
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
TOWNHOMES:	63 UNITS/ACRE
TOWNHOMES:	200 DU MAXIMUM
RETAIL:	30,000 SF
HOTEL:	297,500 SF / 350 ROOMS
MEDICAL OFFICE BUILDING:	100,000 SF
NON-RESIDENTIAL FAR:	0.31
NON-RESIDENTIAL USE PERCENTAGE:	20% MINIMUM
PROPOSED BUILDING HEIGHTS:	
RETAIL:	1-STORY (25FT) MAX
MULTI-FAMILY:	8-STORY (75FT) MAX
TOWNHOMES:	4-STORY (45FT) MAX
OFFICE:	15-STORY (150FT) MAX
HOTEL:	15-STORY (150FT) MAX

CLIENT CONTACT:

JON HUANG
THIRD & URBAN
1831 PEACHTREE ROAD, SUITE A
ATLANTA, GA 30309
229-444-4905

SITE PLANNER CONTACT:

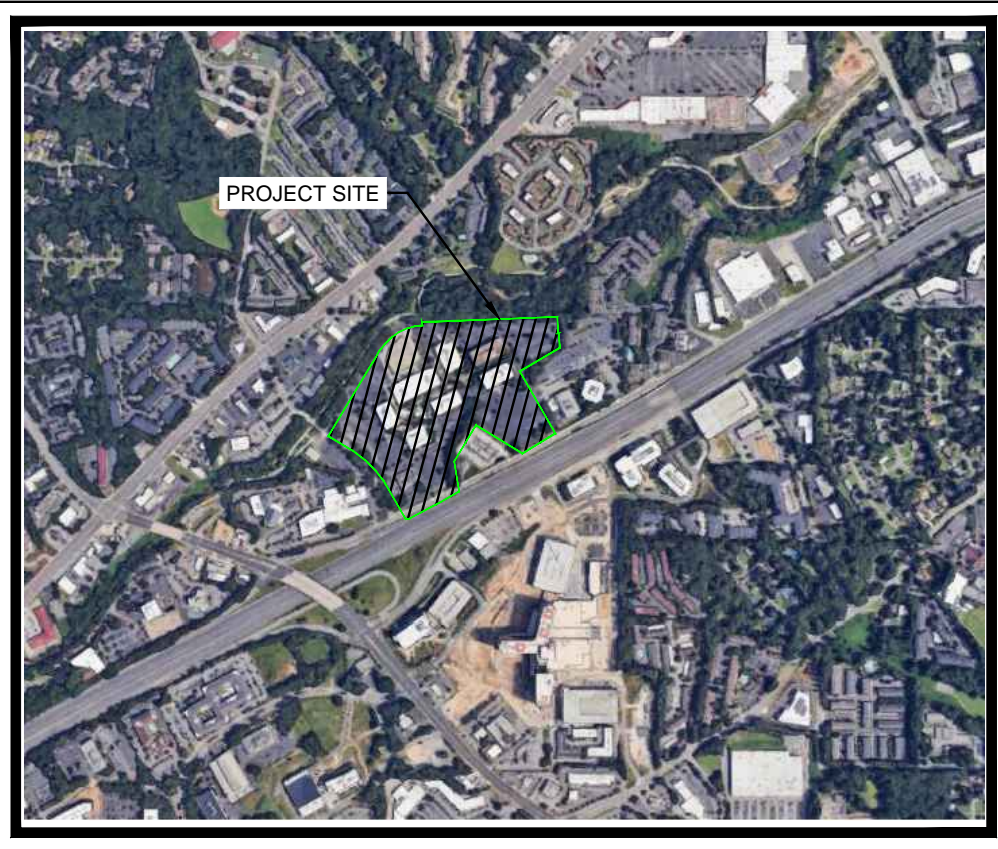
BLAKE ANTHONY, P.E.
KIMLEY-HORN & ASSOCIATES
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
470-273-3826

TRAFFIC ENGINEERING CONTACT:

LANI NEGRILLO, P.E.
KIMLEY-HORN & ASSOCIATES
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
404-445-1896

GEORGIA811.
Know what's below.
Call before you dig.

GRAPHIC SCALE IN FEET
0 40 80 160



VICINITY MAP
NOT TO SCALE

SITE PLAN LEGEND:

- PROPERTY LINE
- POD LOT LINES
- 100 YEAR ZONE "AE"
- 100 YEAR ZONE "X"
- MULTIFAMILY RESIDENTIAL
- TOWNHOME RESIDENTIAL
- PARKING DECK
- MEDICAL OFFICE
- HOTEL
- RETAIL
- CORPORATE HOUSING
- GREENSPACE

DEVELOPMENT NOTES:

- PARKING COUNTS WILL BE DETERMINED AS DESIGN ADVANCES. SHARED PARKING WILL BE UTILIZED AS ALLOWED BY THE CITY OF BROOKHAVEN.
- CAR SHARE/VAN SHARE SPACES WILL BE DETERMINED AS DESIGN ADVANCES.
- LOADING AREAS WILL BE PROVIDED FOR EACH BUILDING.
- DRIVEWAY SIZE WILL BE DETERMINED DURING TRAFFIC STUDY.
- NO TRANSIT ROUTES FRONT THE SITE.

Kimley»Horn

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

THIRD & URBAN
1831 PEACHTREE ROAD, SUITE A
ATLANTA, GA 30309
PHONE: 229 444 4905

**CORPORATE SQUARE
REDEVELOPMENT DRI #4320**
CORPORATE BOULEVARD, BROOKHAVEN, GA 30329
LAND LOT 156, 18TH DISTRICT
PARCEL IDS: 18-156-11-007, 18-156-11-012, 18-156-11-005,
18-156-11-001, 18-156-11-010, 18-156-11-020, 18-156-11-006,
18-156-11-009, 18-156-11-003, 18-156-11-011

PRELIMINARY
NOT FOR CONSTRUCTION

GSWCC NO. (LEVEL II) 00000XXXXX
DRAWN BY EJD
DESIGNED BY MMM
REVIEWED BY DBA
DATE 01/31/2025
PROJECT NO. 017173008
TITLE
DRI SITE PLAN
SHEET NUMBER
C1-50

