

DEVELOPMENT TOTALS

Office- 400k sf (new office)
235k sf (existing office to remain)
261k sf of existing office to be demolished
resulting in a 139k sf net increase.

Retail- 400k sf

Hotel- 400 rms

Condo- 1,500 units - 1,805,000 sf

Apartment- 1,500 units - 1,550,000 sf

Site Boundary
Ex. Creek

Proposed Traffic
Signal with
DRI

Site Boundary

SITE DATA

Site Acreage- 34.84 AC

Density Totals-

Office- .26 FAR (new office)
.42 FAR (new & existing office to remain)

Retail- .26 FAR

Hotel- .32 FAR

FAR for all non residential - .99 FAR

Residential Density- 97units/acre

Note: All calculations based on gross land area.

PROPOSED DEVELOPMENT

Office/Hotel/Retail

Street Level Retail

Hotel/Office/Retail

Residential/Retail

Parking Deck

Public Open Space

Amenity Terrace

of Stories

Phase 1- preliminary boundary

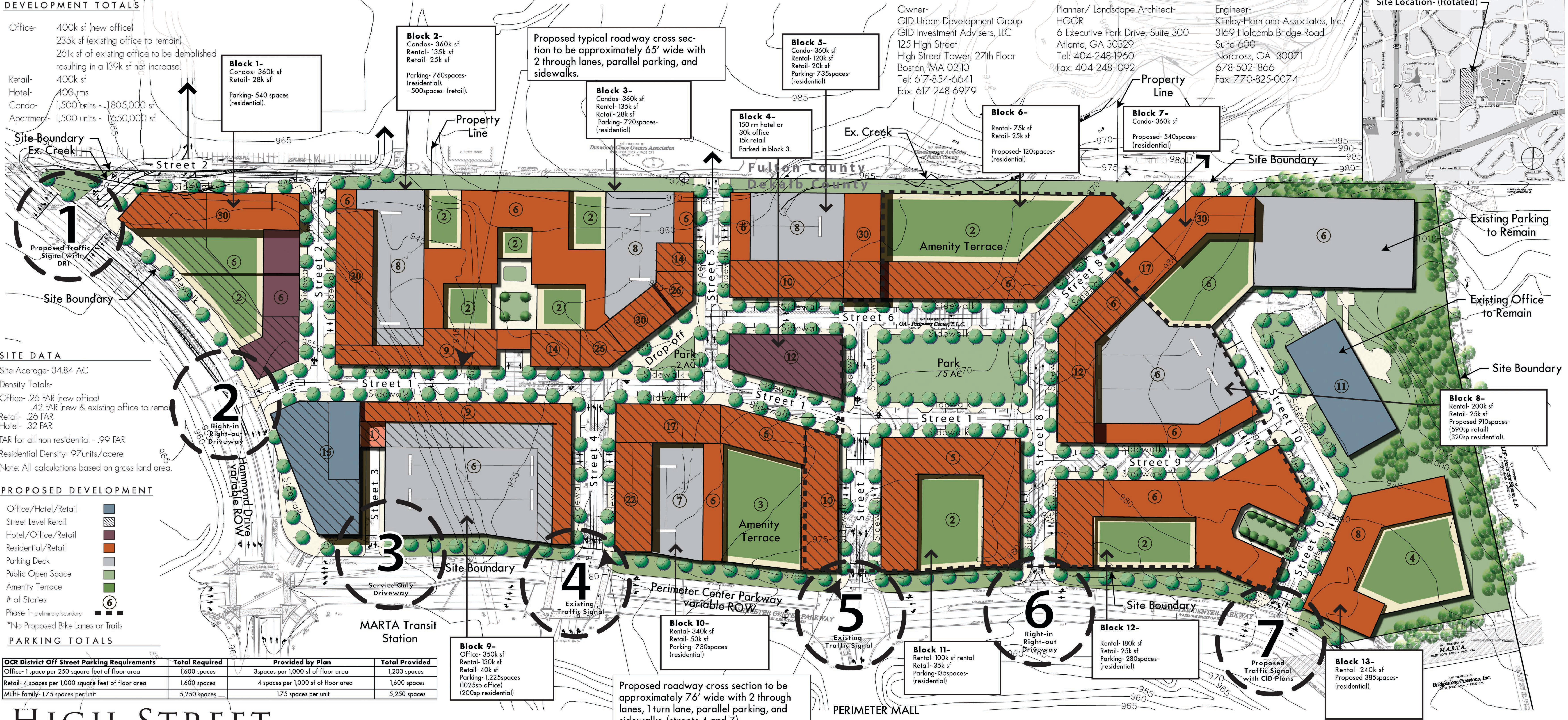
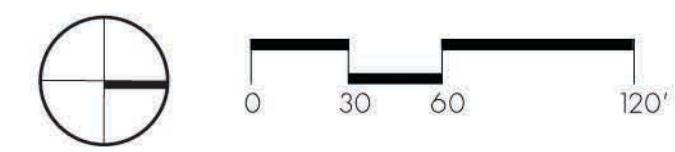
*No Proposed Bike Lanes or Trails

PARKING TOTALS

OCR District Off Street Parking Requirements	Total Required	Provided by Plan	Total Provided
Office- 1 space per 250 square feet of floor area	1,600 spaces	3spaces per 1,000 sf of floor area	1,200 spaces
Retail- 4 spaces per 1,000 square feet of floor area	1,600 spaces	4 spaces per 1,000 sf of floor area	1,600 spaces
Multi- family- 1.75 spaces per unit	5,250 spaces	1.75 spaces per unit	5,250 spaces

HIGH STREET DRI # 1432

PROPOSED SITE PLAN
DEKALB COUNTY, GEORGIA - July 18th, 2007



Block 2-
Condos- 360k sf
Rental- 135k sf
Retail- 25k sf

Parking- 760spaces-
(residential).
- 500spaces- (retail).

Proposed typical roadway cross section to be approximately 65' wide with 2 through lanes, parallel parking, and sidewalks.

Block 3-
Condos- 360k sf
Rental- 135k sf
Retail- 28k sf
Parking- 720spaces-
(residential)

Block 5-
Condo- 360k sf
Rental- 120k sf
Retail- 20k sf
Parking- 735spaces-
(residential)

Block 4-
150 rm hotel or
30k office
15k retail
Parked in block 3.

Block 6-
Rental- 75k sf
Retail- 25k sf
Proposed- 120spaces-
(residential)

Block 7-
Condo- 360k sf
Proposed- 540spaces-
(residential)

Block 8-
Rental- 200k sf
Retail- 25k sf
Proposed 910spaces-
(590sp retail)
(320sp residential).

Block 10-
Rental- 340k sf
Retail- 50k sf
Parking- 730spaces
(residential)

Block 11-
Rental- 100k sf rental
Retail- 35k sf
Parking- 135spaces-
(residential)

Block 12-
Rental- 180k sf
Retail- 25k sf
Parking- 280spaces-
(residential)

Block 13-
Rental- 240k sf
Proposed 385spaces-
(residential).

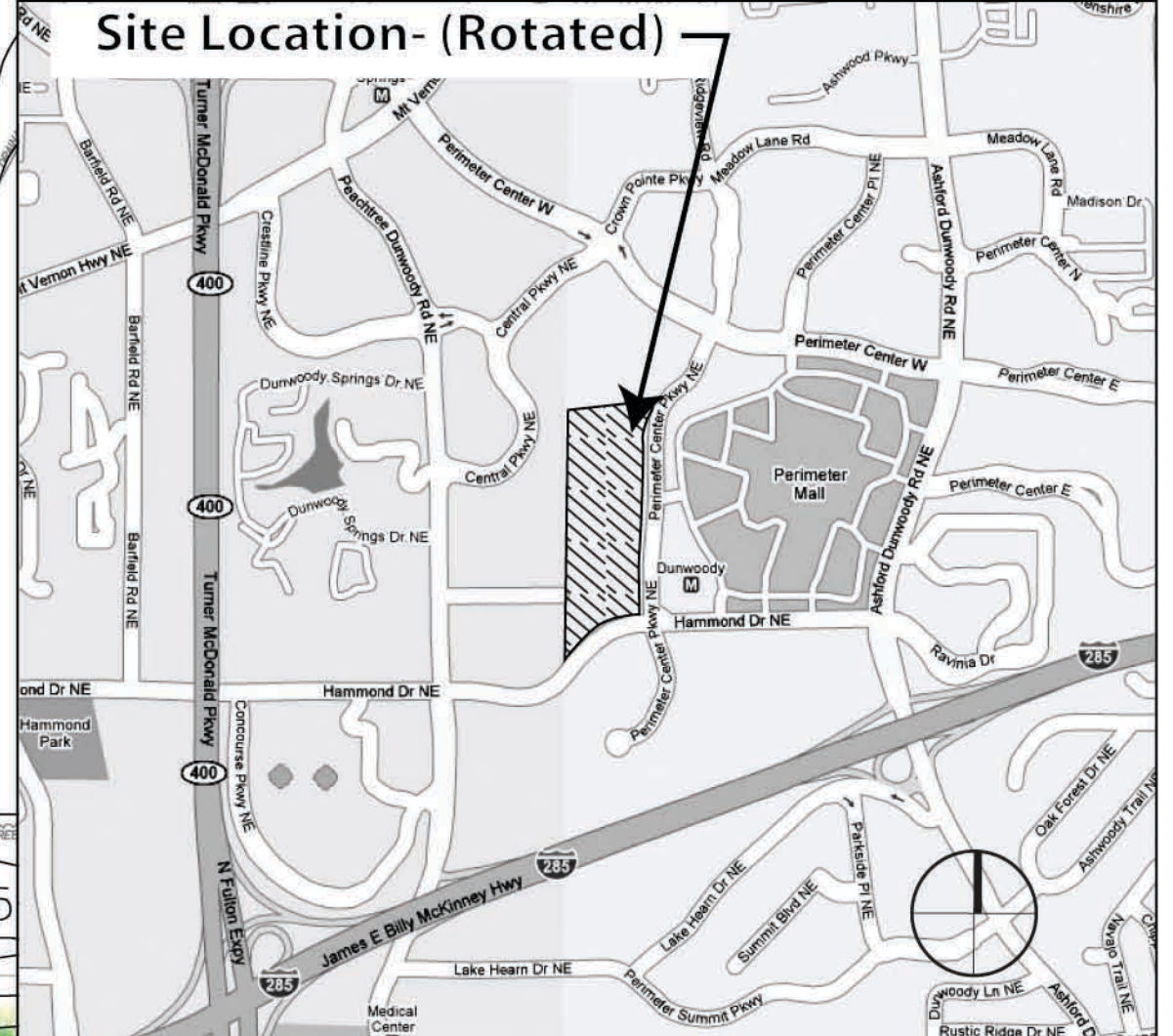
Block 9-
Office- 350k sf
Rental- 130k sf
Retail- 40k sf
Parking- 1,225spaces
(1025sp office)
(200sp residential)

Proposed roadway cross section to be approximately 76' wide with 2 through lanes, 1 turn lane, parallel parking, and sidewalks. (streets 4 and 7)

Owner-
GID Urban Development Group
GID Investment Advisers, LLC
125 High Street
High Street Tower, 27th Floor
Boston, MA 02110
Tel: 617-854-6641
Fax: 617-248-6979

Planner/ Landscape Architect-
HGOR
6 Executive Park Drive, Suite 300
Atlanta, GA 30329
Tel: 404-248-1960
Fax: 404-248-1092

Engineer-
Kimley-Horn and Associates, Inc.
3169 Holcomb Bridge Road
Suite 600
Norcross, GA 30071
678-502-1866
Fax: 770-825-0074



Existing Parking to Remain

Existing Office to Remain

Site Boundary

BRIDGESTONE FIRESTONE, INC.
DEED BOOK 8154 / PAGE 424

HUGHES | GOOD | O'LEARY & RYAN

GID URBAN DEVELOPMENT GROUP

HGOR