

REV. 10/02

DEKALB COUNTY

ITEM NO.

BOARD OF COMMISSIONERS

BUSINESS AGENDA / MINUTES

MEETING DATE: November 18, 2008

HEARING TYPE
Preliminary

ACTION TYPE
Resolution

SUBJECT: Authorize a transmittal resolution to Atlanta Regional Commission (ARC) for a major land use amendment (Office Park to Town Center) of the 2025 Comprehensive Plan Future Development Map.

DEPARTMENT: Planning and Development

PUBLIC HEARING: YES NO

ATTACHMENT: YES No

INFORMATION CONTACT: Patrick Ejike
Andrew Baker

PAGES: 11

PHONE NUMBER: 404-371-2155

PURPOSE:

To consider authorizing a transmittal resolution to accept and forward the major land use amendment (Office Park to Town Center) to the Atlanta Regional Commission (ARC) for their required review.

NEED/IMPACT:

The Georgia Planning Act 110-12-1-.08-(3) (a) requires that major amendments that alter the basic tenet of the overall plan or a significant portion of the plan or if they have the potential to affect another local government be submitted to the Atlanta Regional Commission for review. The same chapter also provides changes that would typically qualify as major amendments include: Changes of 10% or greater in the population; Changes that propose more intense or dense uses that are located adjacent or close to another local government; A cumulative increase in the total land area greater than 100 acres; and changes in the planned siting of new or improved water, sewer, or transportation facilities to "new" areas not previously projected to receive such facilities or improvements.

Taylor and Mathis has filed a land use application (LP-08-14883) to request amending the DeKalb County Comprehensive Future Development Map from Office Park (OP) to Town Center (TC). The property located at the southeastern corner of Interstate 85 and North Druid Hills Road. This is also known as the Executive Park site.

The requested Town Center (TC) designation is a high density residential, commercial and mixed-use designation. TC is typically a focal point of several neighborhoods with a concentration of residential, commercial, office and institutional activities. The intent of TC is to concentrate high intensity development and promote more mixed-use development. The maximum allowable density is 60 dwelling units per acre.

RECOMMENDATION (S):

To authorize a transmittal resolution to accept and forward the major land use amendment (Office Park to Town Center) to the Atlanta Regional Commission (ARC) for their required review.

TRANSMITTAL RESOLUTION

**RESOLUTION TO AUTHORIZE THE TRANSMITTAL OF THE
COMPREHENSIVE LAND USE PLAN TO AMEND FUTURE DEVELOPMENT MAP
FROM OP (OFFICE PARK) TO TC (TOWN CENTER)
FOR DEKALB COUNTY, GEORGIA**

WHEREAS, Taylor and Mathis has filed an application to amend the DeKalb County Comprehensive Future Development Map for property located at the southeastern corner of Interstate 85 and North Druid Hills Road;

WHEREAS, the DeKalb County Board of Commissioners has completed the Community Participation, Community Assessment, and Community Agenda documents as part of the 20-year Comprehensive Plan Update; and

WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and

WHEREAS, the Board of Commissioners of DeKalb County, Georgia, determined that it would update and revise the county's official 2005-2025 Future Development and Future Concept Map for the unincorporated areas of DeKalb County; and

WHEREAS, the Georgia Planning Act § 110-12-1-.08-(3) (a) requires that major amendments that alter the basic tenets of the overall plan or a significant portion of the plan or if they have the potential to affect another local government be submitted to the Atlanta Regional Commission for review. The same chapter also provides changes that would typically qualify as major amendments include, but are not limited to:

- 1) Changes of 10% or greater in the population (increase or decrease) on which the plan is based;
- 2) Changes to the Future Development Map that propose more intense or dense uses that are located adjacent to or in close proximity to another local government;
- 3) A cumulative increase in the total land area of a local government jurisdiction of greater than 100 acres;
- 4) Changes in the planned siting of new or improved water, sewer or transportation facilities to "new" areas not previously projected to receive such facilities or improvements; and

WHEREAS, the proposed amendments meet the threshold for Developments of Regional Impact review;

WHEREAS, the DeKalb County Board of Commissioners wishes to consider amending the Comprehensive Plan from Office Park to Town Center through its normal review process;

WHEREAS, the DeKalb County Board of Commissioners review larger areas when providing recommendations on land use amendments;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of DeKalb County, Georgia, hereby authorizes transmittal of the DeKalb County Comprehensive Plan text and maps as amended, associated text and the Future Development Concept Map to the Atlanta Regional Commission with the request that it conduct a review as required by the Georgia Planning Act.

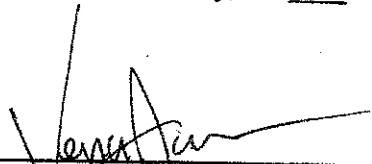
BE IT FURTHER RESOLVED that any and all resolutions or any part thereof in conflict with this resolution are hereby repealed. This resolution shall be effective immediately upon its adoption.

APPROVED by the Board of Commissioners of DeKalb County this 18 day of November, 2008.

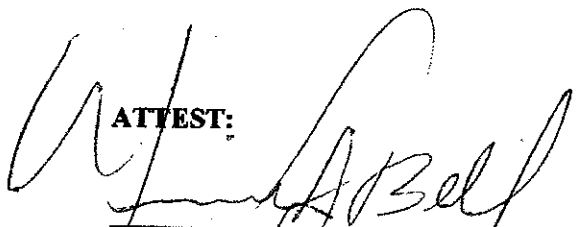


Kathie Gannon
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

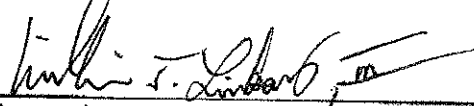
APPROVED by the Chief Executive Officer of DeKalb County, this 24 day of November, 2008.



Vernon Jones
Chief Executive Officer
DeKalb County, Georgia

ATTEST:


Michael J. Bell
Ex-Officio Clerk,
Board of Commissioners
and Chief Executive Officer
DeKalb County, Georgia

APPROVED AS TO FORM:


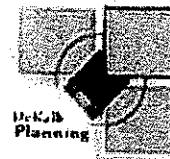
County Attorney
DeKalb County, Georgia



The Honorable Vernon Jones

**DeKalb County Planning & Development
Department**

330 Ponce De Leon Avenue, Suite 500
Decatur, GA 30030
(404)371-2155 or (404)371-2813 (Fax)



Patrick Eike

LAND USE PLAN ANALYSIS

Land Use Case No. : LP-08-14883 **Agenda No. :** N-4

Location / Address: At the southeastern corner of Interstate 85 and North Druid Hills Road. Commission District: 2 Super District: 6

Parcel ID: 18-153-01-005, 18-153-01-007, 18-153-01-008, 18-153-01-009, 18-153-01-010, 18-153-01-011, 18-154-05-007, 18-154-05-017, 18-155-07-001, 18-155-07-002, 18-155-07-003, 18-156-03-002, 18-156-03-006, 18-156-03-007, 18-156-03-008, 18-156-06-001, 18-156-06-005

Request: to amend the Comprehensive Land Use Plan from Office Park to Town Center to be redeveloped into a new mixed use development known as "The Park Druid Hills".

Property Owner: Hrp Nom 2, L.P. & Hub Properties, Ga, Llc

Applicant / Agent: Taylor & Mathis, C/O Carl Westmoreland

Acreage: 68.26

Existing Land Use: Currently, the site is developed as an office park with high rise and low rise office development. The subject parcel has frontage along I-85 and N. Druid Hills Road. Land uses surrounding the subject site are, commercial and office along I-85 and North Druid Hills Road, commercial and multi-family to the southeast along Briarcliff Road. To the south along Sheridan Drive there is single-family, institutional and multi-family.

Surrounding Properties: To the north, office uses along the north side of Executive Park Drive followed by I-85. South, from east to west, of the site are commercial, multi-family, institutional and single-family detached uses ending at the intersection of Sheridan and Chantilly Drive. To the west are office and multi-family uses.

Adjacent Land Use: North: OP, South: OP, East: OP, West: OP,
North-East: HC, South-East: NC, South-West: SUB

Related Rezoning:

Comprehensive Plan Policies:	<input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Inconsistent	<input type="checkbox"/> Activity Center	<input type="checkbox"/> Not in Activity Center
Maximum Allowable Density:	30	Unit per Acre		
Proposed Allowable Density:	60	Unit per Acre		

Planning and Development Department Recommendation:

DEFERRAL. Based on the submitted information, the proposed land use amendment from Office Park (OP) to Town Center (TC) will permit a use that is suitable in the view of the adjacent and surrounding uses. The proposed land use amendment would be consistent with the policies and designation of the comprehensive plan map for the site. Comprehensive plan policies in accordance with Chapter 5 Section 4 state the following:

- (TCCAP1) Promote sense of place initiatives;
- (TCCAP4) Create pedestrian scale communities that focus on the relationship between the street, buildings, streetscaping and people;
- (TCCAP2) Preserve and enhance the integrity and quality of existing residential neighborhoods; and
- (TCCAP5) Create compact mixed use districts and reduce automobile dependency and travel to obtain basic services.

It should be noted however that the proposed development is still under regional review by the Georgia Regional Transportation Authority (GRTA) and the Atlanta Regional Commission (ARC) as a Development of Regional Impact (DRI). A full analysis of the projects impacts and suitability cannot be determined until the DRI review is complete. It is therefore the recommendation of the Planning and Development Department that the application be, "Deferred".

SITE ANALYSIS:

The site is generally located at the North Druid Hills & I-85 interchange and is bordered by I-85 on the north, North Druid Hills road on the east, Sheridan Road on the south, and Chantilly Drive on the west. The site is developed with a high-rise office park (Executive Park complex), one of the region's earliest office park developments. The following internal roads traverse the site: Executive Park Drive, Executive Park South, Executive Park North, Executive Park East, and Executive Park West. The office park contains one (1)- to five (5)-story office buildings and a hotel. Although some parking is decked, parking is provided by surface lots, which take up a significant percentage of the site area. County maps indicate that a blue-line stream is present on the property, and runs generally north-side in the western part of the site.

Land uses on adjoining lots are comprised of the Loehmans Shopping Center to the east and multifamily residential to the south and southwest. Surrounding and nearby land uses are primarily comprised of high-intensity commercial, office, and light industrial developments. The Children's Health Care office and a light industrial park is located across N. Druid Hills to the north. A number of fast-food establishments and retail stores are located along N. Druid Hills Road in the vicinity of the subject property, and the Target shopping center is located within a half mile to the east.

PROJECT ANALYSIS:

Based on the submitted site plan and information, the applicant proposes a mixed use development on four separate tracts totaling 70 acres. The development would include residential, retail, office, hotel and civic uses. Heights would range from 1 to 12 stories where the taller building would be internal to the site and along I-85. The applicant plans to keep some of the existing office buildings while the majority of new development would take place on existing surface parking lots.

At the time of this analysis the proposed development consisted of about 18 new buildings and 7 existing buildings. The projects total square footage would be, 2,818,300 gross square feet including, office, retail, 796 residential units and 170 hotel rooms. Based on the proposed size, the development meets the threshold for a DRI review.

It should be noted that the proposed development is under regional review by the Georgia Regional Transportation Authority (GRTA) and the Atlanta Regional Commission (ARC) as a Development of Regional Impact (DRI). A full analysis of the projects impacts cannot be determined until the DRI is complete and a notice of decision is issued by GRTA and ARC.

LAND USE PLAN ANALYSIS:

The Executive Park site is designated as Office Park (OP) with the Comprehensive Plan. Across North Druid Hills Road, east of the site is designated as Highway Corridor (HC); South and southwest of the site is designated as Suburban (SUB) and east, including the intersection of Briarcliff and North Druid Hills Road, is designated as Neighborhood Center (NC)

The Executive Park South Office Park (OP) designation includes those areas that are primarily used for office purposes that also contain accessory commercial and residential uses. These areas consist typically of campus-style developments characterized by high vehicular traffic, on-site parking, low degree of open space. The density allowed for OP is 18 to 30 dwelling units per acre. The Briarcliff and North Druid Hills Neighborhood Center (NC) designation serves as a focal point for several neighborhoods with a concentration of activities such as general retail commercial, professional office, higher-density housing and appropriate public and open space uses that are easily accessible by pedestrians. This designation is similar to town center, but at a smaller scale. The maximum density allowed for NC is up to 24 dwelling units per acre. The Highway Corridor (HC) designation is intended to designate corridors located adjacent to and/or nearby limited access highways. These areas include developed or undeveloped land on both sides of the designated corridors and have a maximum density of 30 units/acre. The Suburban (SUB) designation is primarily a residential designation that includes typical suburban development patterns. The intent is to protect existing single-family neighborhoods while allowing limited commercial and institutional uses and more traditional neighborhood development in appropriate locations. The maximum density allowed is 8 units per acre.

The requested Town Center (TC) designation is a high density residential, commercial and mixed-use designation. TC is typically a focal point of several neighborhoods with a concentration of residential, commercial, office and institutional activities. The intent of TC is to concentrate high intensity development and promote more mixed-use development. The maximum allowable density is 60 units/acre. The proposed land use amendment from Office Park to Town Center is consistent with the policies and designation of the comprehensive plan map for the site. Comprehensive plan policies in accordance with Chapter 5 Section 4 state the following:

(TCCAP1) Promote sense of place initiatives; (TCCAP4) Create pedestrian scale communities that focus on the relationship between the street, buildings, streetscaping and people;
 (TCCAP2) Preserve and enhance the integrity and quality of existing residential neighborhoods; and
 (TCCAP5) Create compact mixed use districts and reduce automobile dependency and travel to obtain basic services.

The proposed land use amendment should support the existing uses by increasing the mix of uses and the connectivity between uses. These changes should produce a development with improved walkability, vehicular access and improve the balance between jobs and housing.

ZONING CONSISTENCY:

The current zoning districts are O-1 (office -institutional), NS (Neighborhood Shopping), and C-2 (General Commercial). All except NS are consistent with the proposed Town Center Designation. The applicant may have to apply for a rezoning to OCR Office Commercial Residential to better accommodate the developers proposal and provide a more appropriate consistency for the Town Center designation.

DEVELOPMENT:

DEKALB COUNTY PUBLIC WORKS DEPARTMENT:**TRAFFIC:**

Category: MAJOR THOROUGHFARE
 Street Name: North Druid Hills Road Briarcliff Road
 Latest Count: NWB 52110 2006 21460 2006
 Peak Hours 1968
 Volume:
 Existing Number of Lanes: 6 5

AAD
T
VPH

* AADT (Annual Average Daily Traffic)

NB-North Bound, SB-South Bound, EB-East Bound, WB-West Bound, NEB-North East Bound,
 NWB-North West Bound,
 SEB-South East Bound, SWB-South West Bound

WATER:

Size of main serving 8 inches
 Water main is located adjacent to property.

SEWER:

Outfall Serving Project: North Fork Creek
 Is Sewer adjacent to this property? Y
 Treatment Plant: R.M. Clayton WWTP

WASTE GENERATION IF RESIDENTIAL:

Due to the high volume of new development in the area, which causes increased sewer flows, there is no guarantee that sanitary sewer capacity will be available when the subject development comes on line.

DRAINAGE:

Drainage basin affected: North Fork Peachtree Creek
 Percentage of this property covered None
 County maps indicate a blue-line stream on the subject property.

COUNTY DEPARTMENTS / DIVISION COMMENTS OR RECOMMENDATIONS:**DIVISION OF ENVIRONMENTAL HEALTH:**

The Division of Environmental Health must approve any proposed food service operation prior to construction start.

The Division of Environmental Health must approve any proposed swimming pool prior to construction start.

Radon resistant construction is recommended because DeKalb County is classified as a Zone 1 Radon County.

DEKALB COUNTY BOARD OF EDUCATION**SCHOOLS:**

Impact of the proposed development will be estimated in connection with the rezoning applications that will follow this land use map amendment application.

	<u>High School</u>	<u>Middle School</u>	<u>Elementary School</u>
Name of School:	Druid Hills	Shamrock	Sagamore Hills
Recommended Capacity:	1246	1069	429
Latest Enrollments:	1286	989	453

Section 27-829(F) of the Zoning Ordinance, "Written responses for evaluating applications for amendments to the comprehensive and use plan maps," requires a complete written response to each of the following standards and factors for evaluating land applications for amendments to the comprehensive plan land use maps:

- 1 Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby property:**
Based on the submitted information, the application would propose land uses that are suitable with the use and development of surrounding properties since the site and adjacent uses are currently developed primarily as office, commercial and multi-family residential.
- 2 Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property:**
Based on the submitted information, the proposed land use change would not adversely affect the existing or usability of adjacent or nearby properties. The proposed land use change should complement the existing and adjacent uses by increasing the mix of uses and improving the pedestrian and vehicular connectivity between them.
- 3 Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:**
Based on the submitted application, it cannot be determined whether the proposed land use change would not result in burdensome use of existing streets and transportation facilities. It should be noted that the proposed development is under regional review by the Georgia Regional Transportation Authority (GRTA) and the Atlanta Regional Commission (ARC) as a Development of Regional Impact (DRI). A full analysis of the projects impacts cannot be determined until the DRI is complete.
- 4 Whether the amendment is consistent with the written policies in the comprehensive plan text:**
The proposed land use amendment from Office Park to Town Center would be consistent with the policies and designation of the comprehensive plan map for the site. Comprehensive plan policies in accordance with Chapter 5 Section 4 state the following: (TCCAP1) Promote sense of place initiatives; (TCCAP4) Create pedestrian scale communities that focus on the relationship between the street, buildings, streetscaping and people; (TCCAP2) Preserve and enhance the integrity and quality of existing residential neighborhoods; and (TCCAP5) Create compact mixed use districts and reduce automobile dependency and travel to obtain basic services.
- 5 Whether there are environmental impacts or consequences resulting from the proposed change:**
Based on the submitted information, it cannot be determined whether the proposed land use amendment would result in environmental impacts or consequences.
- 6 Whether there are impacts on properties in an adjoining governmental jurisdiction in cases of proposed changes near county boundary lines:**
The proposed land use amendment from Office Park to Town Center does not have an impact on properties in adjoining governmental jurisdictions.
- 7 Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change:**
Yes - The land use amendment for the site would support the existing or proposed development pattern and conditions in the affected area by supporting the policies 2025 Comprehensive Plan (see

Sec. 27-829. (F) 4) and supporting the existing office and commercial uses through mixed use development.

8 Whether there are impacts on historic buildings, sites, districts or archaeological resources resulting from the proposed change:

Based on the submitted information, it cannot be determined rather or not the proposed land use amendment would adversely affect historic buildings, sites, districts or archeological resources.

Planning and Development Department Recommendation:

DEFERRAL. Based on the submitted information, the proposed land use amendment from Office Park (OP) to Town Center (TC) will permit a use that is suitable in the view of the adjacent and surrounding uses. The proposed land use amendment would be consistent with the policies and designation of the comprehensive plan map for the site. Comprehensive plan policies in accordance with Chapter 5 Section 4 state the following:

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It should be noted however that the proposed development is still under regional review by the Georgia Regional Transportation Authority (GRTA) and the Atlanta Regional Commission (ARC) as a Development of Regional Impact (DRI). A full analysis of the projects impacts and suitability cannot be determined until the DRI review is complete. It is therefore the recommendation of the Planning and Development Department that the application be, "Deferred".

ATTACHMENTS:

Zoning Analysis

Letter of Intent

Site Plan

Zoning Map

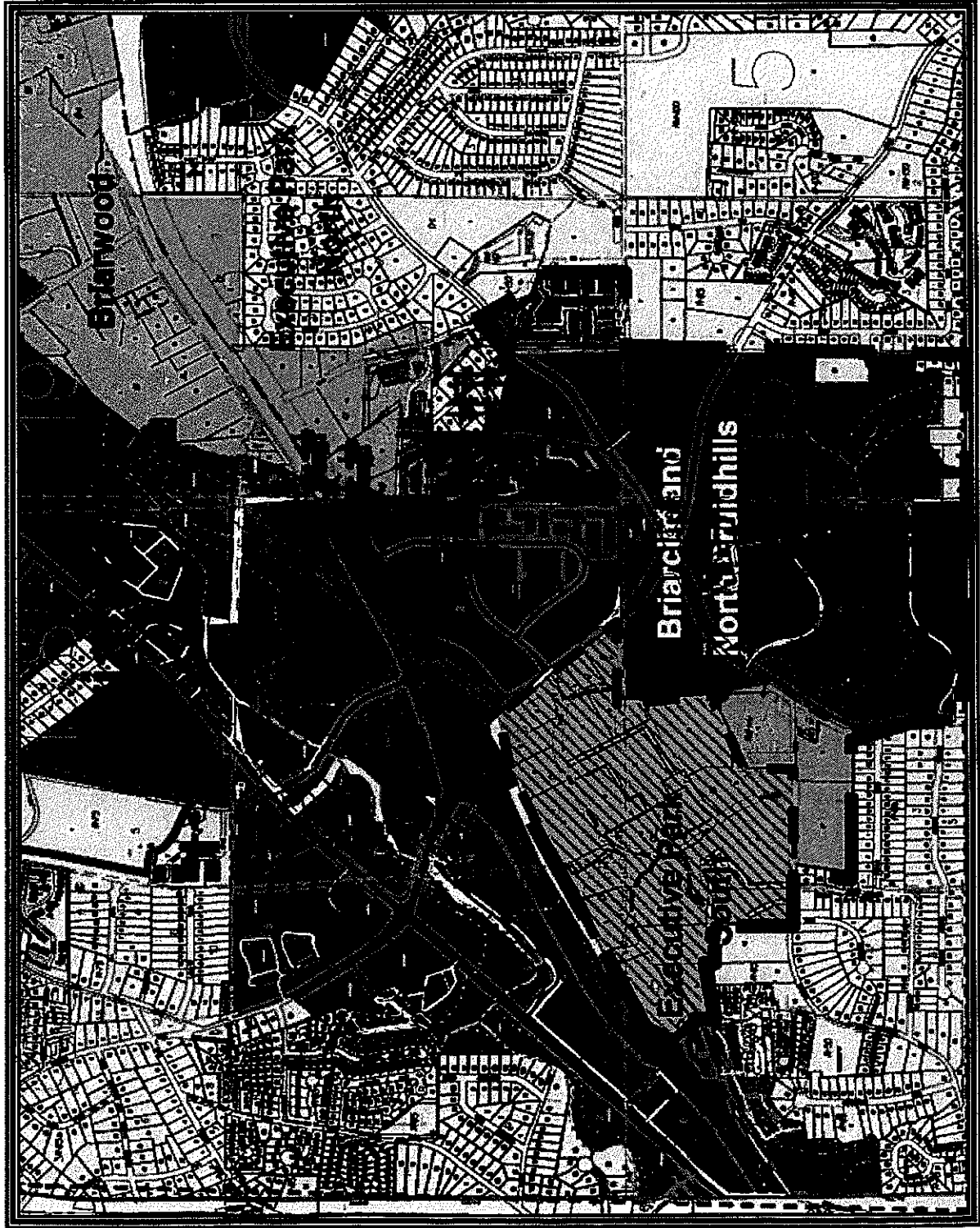
Land Use Map

Pictometry

**Georgia Department of Community Affairs
Justification for Major / Minor Amendment Analysis**

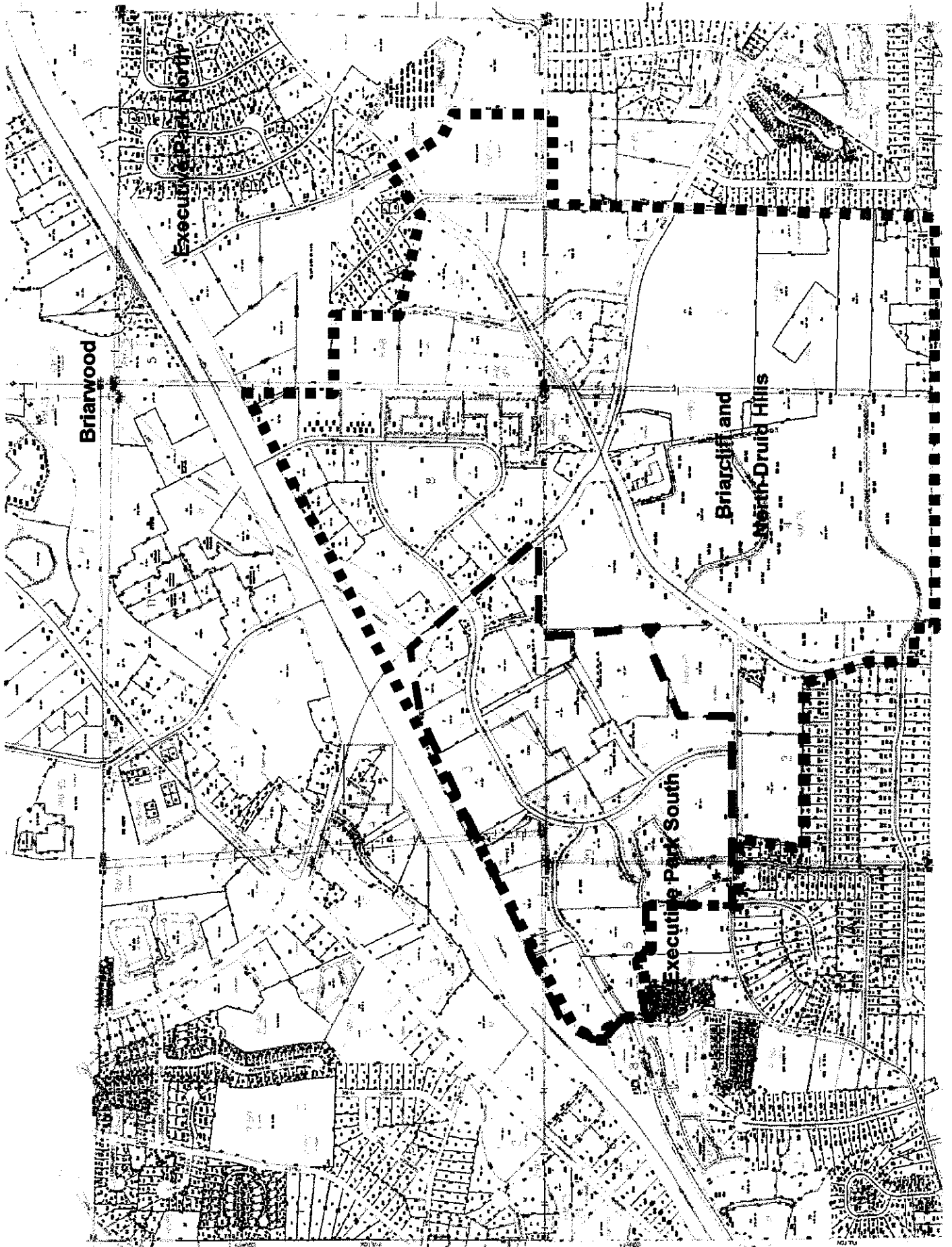
County Action		DCA Justification Criteria	Decision
From	To		
Office Park	Town Center	<input type="checkbox"/> Changes of 10% or greater in the population (increase or decrease) on which the plan is based <input checked="" type="checkbox"/> Changes to the Future Development that propose more intense or dense uses that are located adjacent to or in close proximity to another local government <input type="checkbox"/> A cumulative increase in the total land area of a local government jurisdiction of greater than 100 acres <input type="checkbox"/> Changes in the planned site of new or improved water, sewer, or transportation facilities to "new" areas not previously projected to receive such facilities or improvements. <input checked="" type="checkbox"/> Changes to the Future Development Map that only have an affect on DeKalb County and no other jurisdiction <input type="checkbox"/> Requires a new land use category for DeKalb County	<input checked="" type="checkbox"/> Major Amendment <input type="checkbox"/> Minor Amendment <input type="checkbox"/> Other

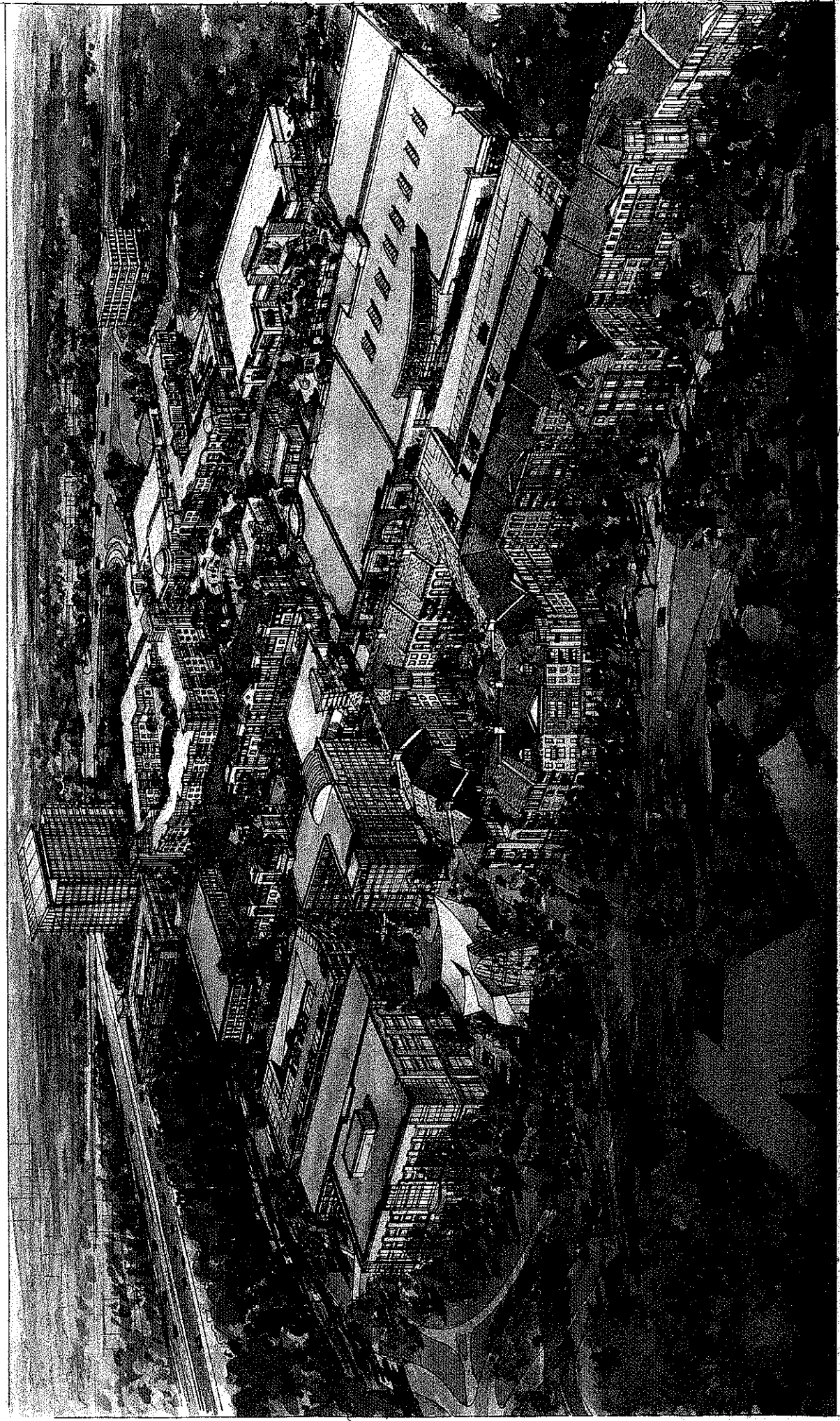
The Park Druid Hills Proposed Land Use Amendment (Executive Park)

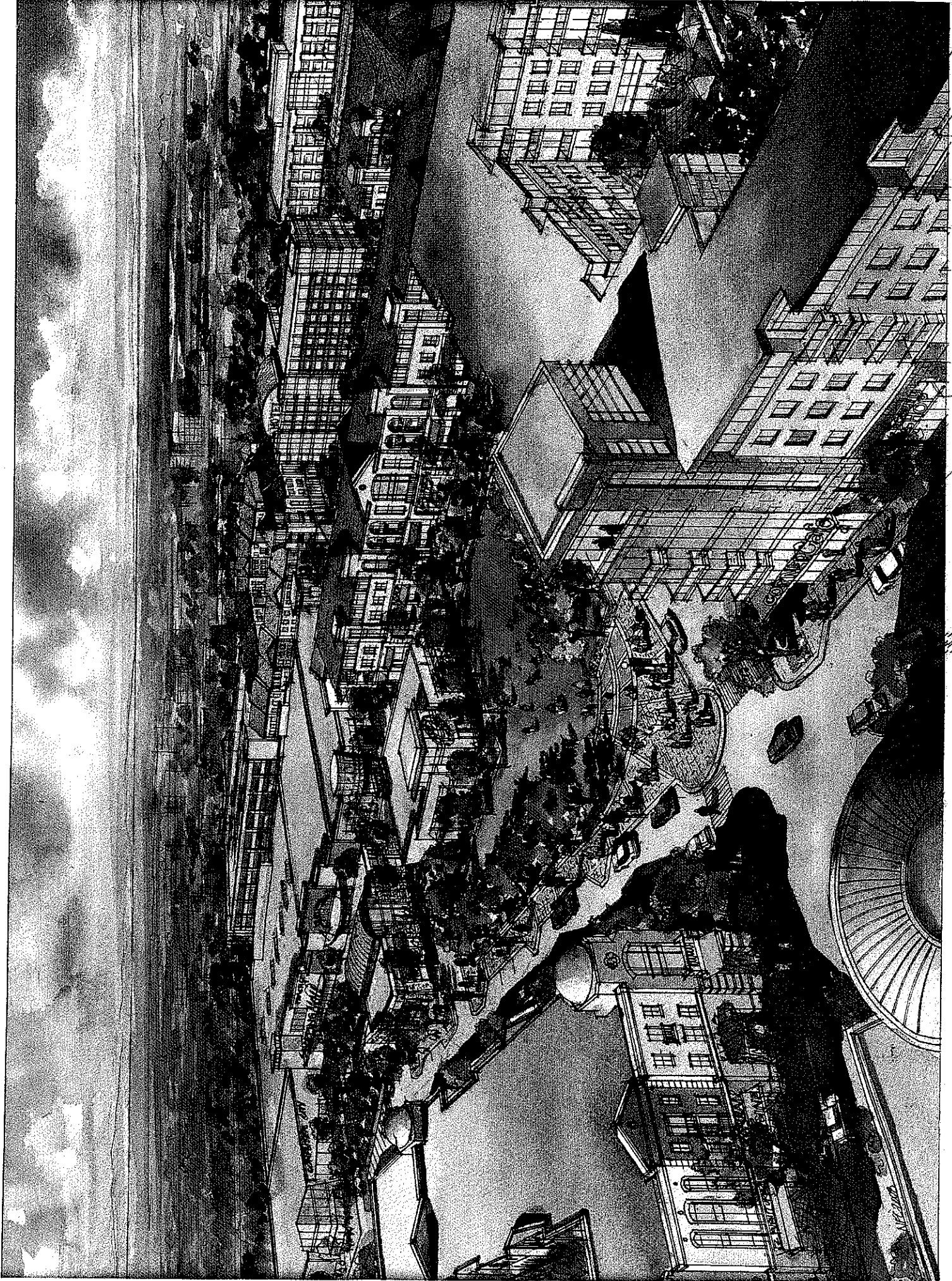


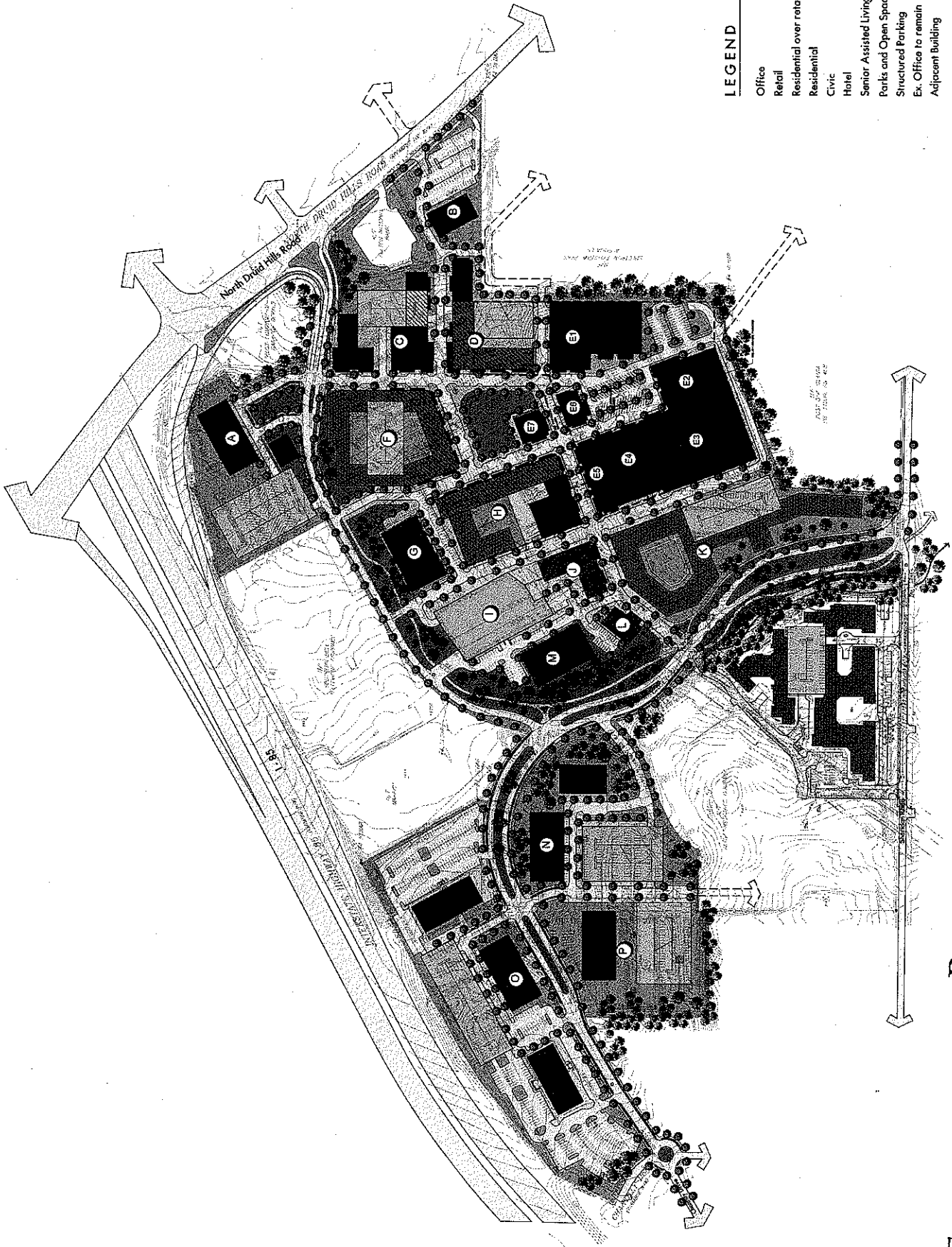
LEGEND

- OP
- CRC
- HC
- NC
- SUB
- COS
- INS
- Extended Area of Change (County Proposal)
- Proposed Land Use change. Applicant# LP-08-14883 From OP to TC









LEGEND

- Office
- Retail
- Residential over retail
- Residential
- Civic
- Hotel
- Senior Assisted Living
- Parks and Open Space
- Structured Parking
- Ex. Office to remain
- Adjacent Building

EXECUTIVE PARK

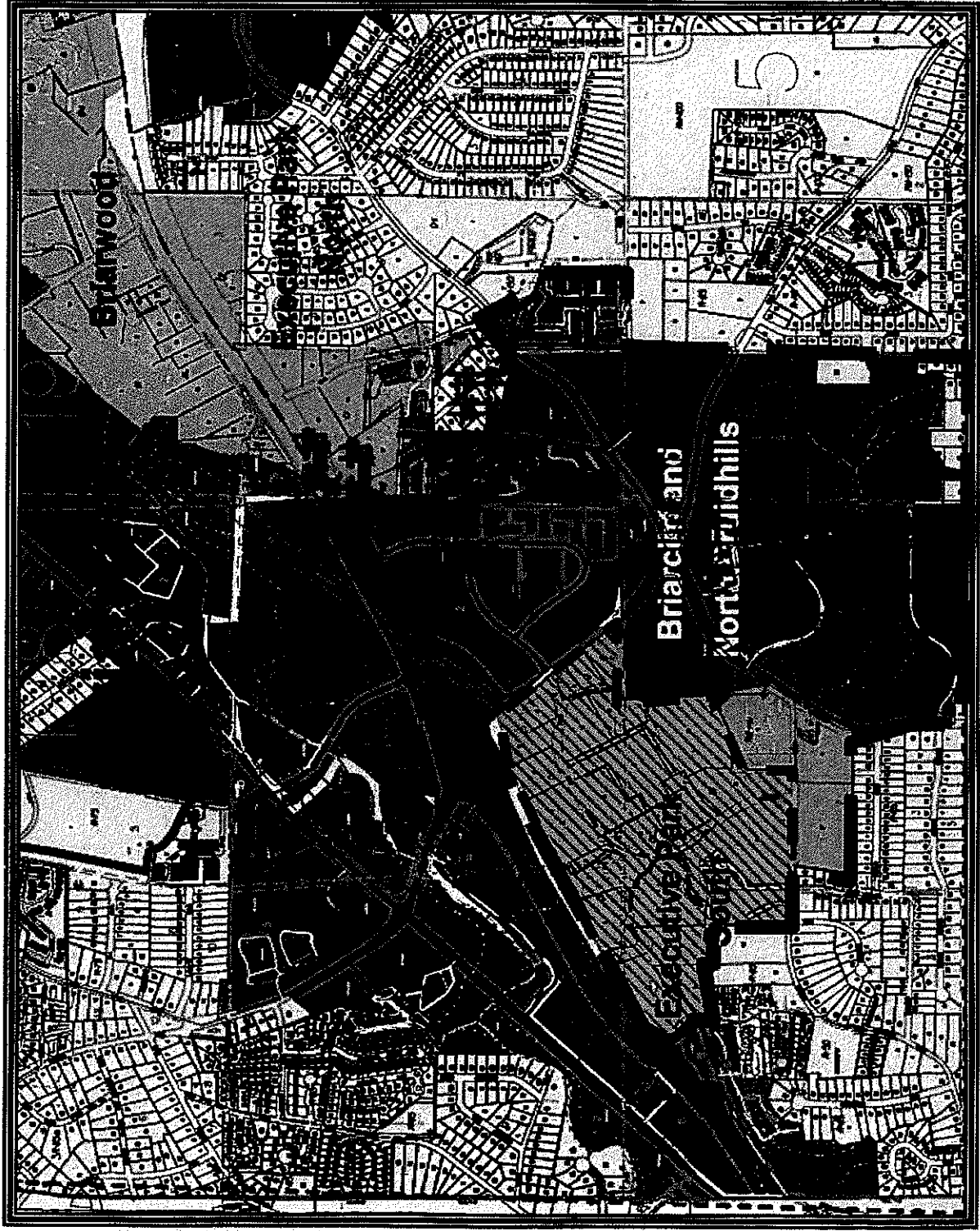
CONCEPT MASTERPLAN
DEKALB COUNTY, GA - December 10, 2007



TAYLOR & MATHIS



The Park Druid Hills Proposed Land Use Amendment (Executive Park)



LEGEND

OP

CRC

HC

NC

SUB

COS

INS

Extended Area of
Change (County
Proposal)

Proposed Land Use
change, Applicant#
LP-08-14883
From OP to TC



STAFF REPORT AND RECOMMENDATIONS

November 10, 2008

Mr. Dick A. Anderson, Executive Director
Georgia Regional Transportation Authority
245 Peachtree Center Avenue, NE, Ste. 900
Atlanta, Georgia 30303-1223

RE: Staff Report and Recommendations – Park at Druid Hills (DRI #1583)

GRTA Staff has reviewed the Park at Druid Hills (DRI #1583) Review Package, and provides this Staff Report and Recommendations pursuant to Section 2-302 of the *Procedures and Principles for GRTA Development of Regional Impact Review ("P&P")*.

PROJECT SUMMARY

Name and Number of DRI	Park at Druid Hills (DRI #1583)
Jurisdiction	DeKalb County
Local Development Approval Sought	Demolition Permit
Location	The site is located southeast of the I-85 / North Druid Hills interchange on Executive Park Drive
Uses and Intensities of Use	850,000 SF of office space 448,000 SF of retail space 5,000 SF of civic space 785 apartment units 20,000 SF of restaurant space 170 Room Hotel
Project Phasing & Build-Out Schedule	2016
Trip Generation (AM Peak / PM Peak, ADT)	1,833/ 1,517/ 22,339
Notice of Decision Issue:	November 18, 2008
STAFF RECOMMENDATION	Approved Subject to the Conditions Provided Within

245 Peachtree Center Avenue, NE
Suite 900
Atlanta, Georgia 30303-1223
404-463-3000
404-463-3060 fax
www.grta.org



STAFF REPORT AND RECOMMENDATIONS

STAFF FINDINGS SUMMARY

Item	Supports Approval	Supports Conditional Approval	Does Not Support Approval	Comments
Internal Circulation § 3-101.A., P&P	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Crosswalks not shown on site plan.
Ingress and Egress § 3-101.B., P&P	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Some driveways along Executive Park Drive have insufficient throat length.
Quality, Character, Convenience, and Flexibility of Transportation Options § 3-103.A.1., P&P	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Vehicle Miles Traveled § 3-103.A.2., P&P	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Relationship Between Location of Proposed DRI and Regional Mobility § 3-103.A.3., P&P	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Relationship Between Proposed DRI and Existing or Planned Transit Facilities § 3-103.A.4., P&P	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Transportation Management Area Designation § 3-103.A.5., P&P	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Offsite Trip Reduction / Techniques § 3-103.A.6., P&P	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Total Reductions: 22.8% reduction in vehicle trips.
Balance of Land Uses – Jobs-Housing Balance § 3-103.A.7., P&P	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Meets 7a.
Relationship Between Proposed DRI and Existing Development and Infrastructure § 3-103.A.8., P&P	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

TECHNICAL COMPLIANCE WITH GRТА DRI REVIEW STANDARDS

The recommendations in this document are based on the information found in the Technical Analysis Transmittal dated April 26, 2008, and a review of the applicant's DRI review package. The Review Package includes the site development plan dated September 17, 2008 and received by GRТА on September 24, 2008, prepared by HGOR, Inc. and, titled "The Park Druid Hills" (Site Plan) and the analysis prepared by Marc R Acampora, LLC dated September 22, 2008 and received by GRТА on October 14, 2008 (together the Review Package).

Technical Analysis Findings:

The technical analyses transmittal reported the improvements that serve the DRI in the build-out year, without regard to whether the improvements are generated as a direct result of the DRI. These improvements are "land transportation service[s] or access improvement[s] which [are] necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI" (Principles and Procedures, Section 1-201.R.) The improvements are either (1) improvements currently in an adopted transportation improvement program (TIP) or regional transportation plan (RTP) or (2) improvements that were identified in the Review Package.

The following improvements in the study network are documented in an adopted TIP or RTP, have been assumed as built in the analyses of the no-build and build conditions for the build-out year, and are planned for completion before the build-out of the proposed project:

Project ID	Description	Sponsor	Completion Date
AR-910	Buford Highway Bus Rapid Transit from Pleasant Hill Road to MARTA Lindbergh Station	GRТА	2026
AT-049	Lenox Road widening from 2 to 4 lanes from Ferncliff to Canterbury	GDOT	2015
DK-076	East Roxboro Road widening from 2 to 4 lanes from Buford Highway to Rockhaven Circle	GDOT	2020
DK-269	Briarcliff Road Corridor Study – North Druid Hills Road to Clifton Road	DeKalb County	2010
DK-274	Lavista Road at Briarcliff Road intersection improvements	DeKalb County	2012
DK-320C	Add sidewalks along Briarcliff Road from Henderson Mill Road to North Druid Hills Road	DeKalb County	2013
DK-324C	Buford Highway streetscape and pedestrian improvements from North Druid Hills Road to Chamblee Tucker Road	DeKalb County	2010
DK-AR-BP055	Clairmont Road from North Druid Hills Road to Buford Highway add sidewalks and crosswalks	DeKalb County	2010
DK-AR-BP057	Lavista Road from Cheshire Bridge Road to Briarcliff Road add sidewalks and crosswalks	GDOT	2011
DK-AR-BP059	Briarcliff Road from North Druid Hills Road to Ponce de Leon Avenue add sidewalks and crosswalks	DeKalb County	2009

The following improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project:

- North Druid Hills Road @ I-85 Northbound Ramps (Intersection 7) – Build a second northbound exclusive right turn lane on North Druid Hills Road at the I-85 Northbound On-Ramp. Re-configure the on-ramp so the dual right turn lanes feed directly to the interstate, with a single lane splitting off to the right to feed the access road.
- Clairmont Road @ Briarcliff Road (Intersection 11) – Construct a southbound exclusive right turn lane on Clairmont Road at Briarcliff Road.
- Briarcliff Road @ Clifton Road (Intersection 14) – Convert the inside southbound through lane on Briarcliff Road at Clifton Road to a second exclusive left turn lane and change the phasing for that movement to protected-only.
- Cheshire Bridge Road @ Sheridan Road (Intersection 22) – Construct a southbound exclusive left turn lane on Cheshire Bridge Road at Sheridan Road.
- Briarcliff Road @ Lavista Road (Intersection 13) – Add a westbound right turn lane on Lavista Road at Briarcliff Road.
- North Druid Hills Road @ East Roxboro Road (Intersection 3) – Add a second northbound through lane from North Druid Hills Road to East Roxboro Road and widen East Roxboro Road to four lanes from North Druid Hills Road to the recently widened section north of West Roxboro Road.
- North Druid Hills Road @ Buford Highway (Intersection 4) – An exclusive right turn lane should be added on the northbound approach on North Druid Hills Road at Buford Highway. On Buford Highway, a second exclusive left turn lane should be added on both the eastbound and westbound approaches, accompanied by protected-only phasing.
- Clairmont Road @ Briarcliff Road (Intersection 11) – Add a second westbound exclusive right turn lane on Briarcliff Road at Clairmont Road.
- Briarcliff Road @ Clifton Road (Intersection 14) – Add a second westbound right turn lane, creating dual right turn lanes, on Clifton Road at Briarcliff
- Lenox Road @ Buford Highway (Intersection 18) – Create eastbound dual right turn lanes (add one right turn lane) on eastbound Buford Highway at Lenox Road. Additionally, add a second eastbound left turn lane from Buford Highway to northbound Lenox Road.
- North Druid Hills Road @ Briarcliff Road (Intersection 9) – Add a second southbound left turn lane, a second southbound right turn lanes, a second westbound right turn lane.

RECOMMENDATIONS

GRTA Staff Recommends that DRI Park at Druid Hills (DRI #1583) be **APPROVED SUBJECT TO THE CONDITIONS PROVIDED BELOW** based on the information provided by the Applicant and Local Government, and the analysis and conclusions provided in this report. Specific recommendations are provided below pursuant to Section 2-302.B., P&P.

Proposed Conditions to GRTA Notice of Decision:

Development Intensity and Use

- Provide a mixture of retail, office, hotel, and residential uses.
- Include the boundaries of Executive Park into the Clifton Road TMA.

Road Connectivity

- All internal intersections must be 200 feet minimum from North Druid Hills Road.
- Provide a direct vehicular connection built to public street standards between Intersection 4 and Intersection 5.
- Align or offset internal intersections by 150 feet.
- Provide inter-parcel access with Bank of DeKalb, Marriott, and Southern Bell Telephone Company.
- Allow future road connections to Street 19, Street 5, Street 12, and Street 16

Parking Facilities

- Provide 2 ingress/egress points for all parking structures.

Pedestrian Facilities

- Provide crosswalks at all driveways and intersections.
- Provide pedestrian sidewalks along both sides of all internal roads.
- Provide pedestrian sidewalks along all property frontage on Druid Hills Road, Executive Park Drive, and Executive Park South.
- Provide bike racks for all uses.
- Provide direct pedestrian connections to all buildings.

Proposed Roadway Improvements as Conditions to GRTA Notice of Decision:

Cheshire Bridge Road @ Chantilly Drive (Intersection 21)

- Signalize if warranted

North Druid Hills Road @ Executive Park Dr (Intersection 8)

- Add additional southbound right turn lane along North Druid Hills Drive creating dual right turns
- No full movement driveways along Executive Park Drive within 250' of North Druid Hills

North Druid Hills Road @ Southern Site Driveway (Intersection 26)

- Signalize if warranted and approved by GDOT
- Provide an exclusive southbound right turn lane along North Druid Hills Drive.
- Provide an exclusive northbound left turn lane along North Druid Hills Drive.

- Provide for a direct vehicular connection between southern site driveway and Executive Park.
- Road between southern site driveway and Executive Park shall be built to public street standards.

Sheridan Road @ Executive Park Drive (Intersection 16)

- Signalize if warranted and approved by DeKalb County
- Provide an exclusive westbound right turn lane along Sheridan Road.
- Provide an exclusive eastbound left turn lane along Sheridan Road.
- Or construct a modern roundabout

Executive Park Dr @ Executive Park South (Intersection 24)

- Signalize if warranted and approved by DeKalb County
- Or construct a modern roundabout

Proposed Conditions Related to Altering Site Plan after GRTA Notice of Decision:

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All "Proposed Conditions to GRTA Notice of Decision" are provided.
- All "Roadway Improvements as Conditions to GRTA Notice of Decision" are provided.

GRTA Review by:

Julie Anne McQueen

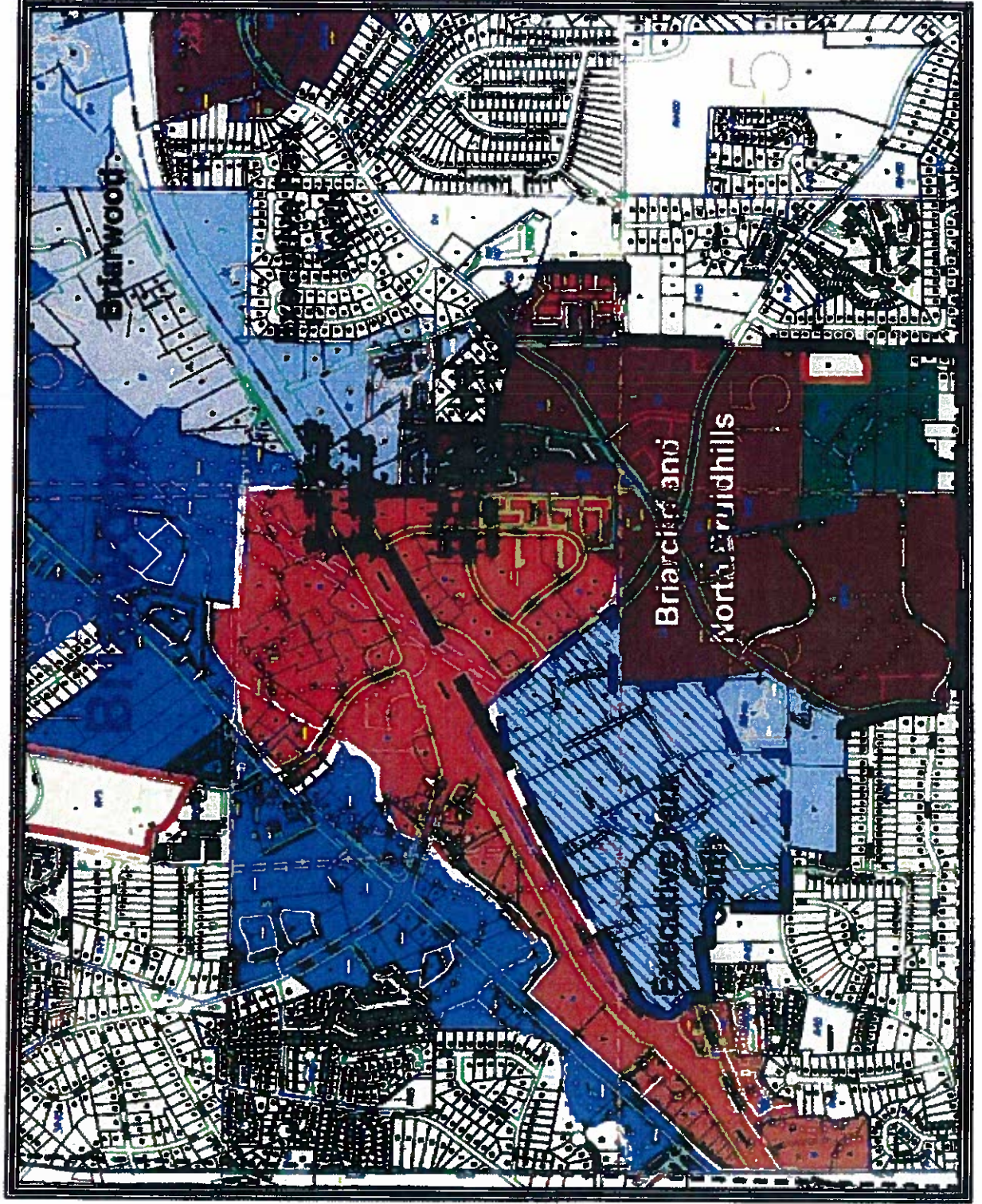
Julie McQueen
Senior Planner

cc:

Kirk Fjelstul, GRTA
Laura Beall, GRTA
Art Gibert, DCA
Haley Fleming, ARC
Steve Walker, GDOT
Mike Lobdell, GDOT District 7

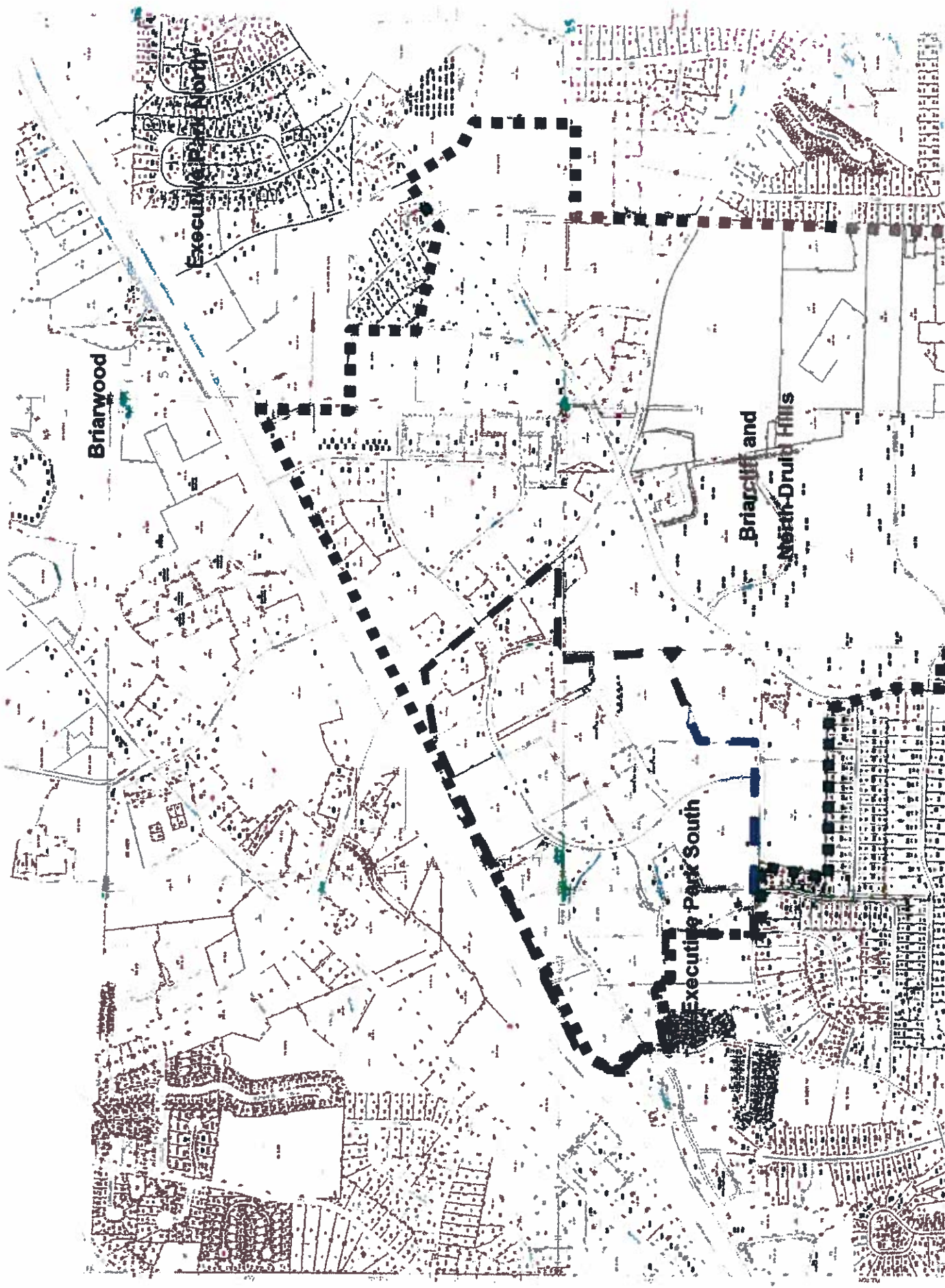
Debbie Schneider, DeKalb County
Shawanna Bowles, DeKalb County
Patrece Keeter, DeKalb County
Marc Acampora, Marc Acampora, LLC
Jessica Hill, Seyfarth Shaw
Cristina Pastore, KHA

The Park Druid Hills Proposed Land Use Amendment (Executive Park)



LEGEND

- OP
- CRC
- HC
- NC
- SUB
- COS
- INS
- Extended Area of Change (County Proposal)
- Proposed Land Use change, Applicant# LP-08-14883
- From OP to TC

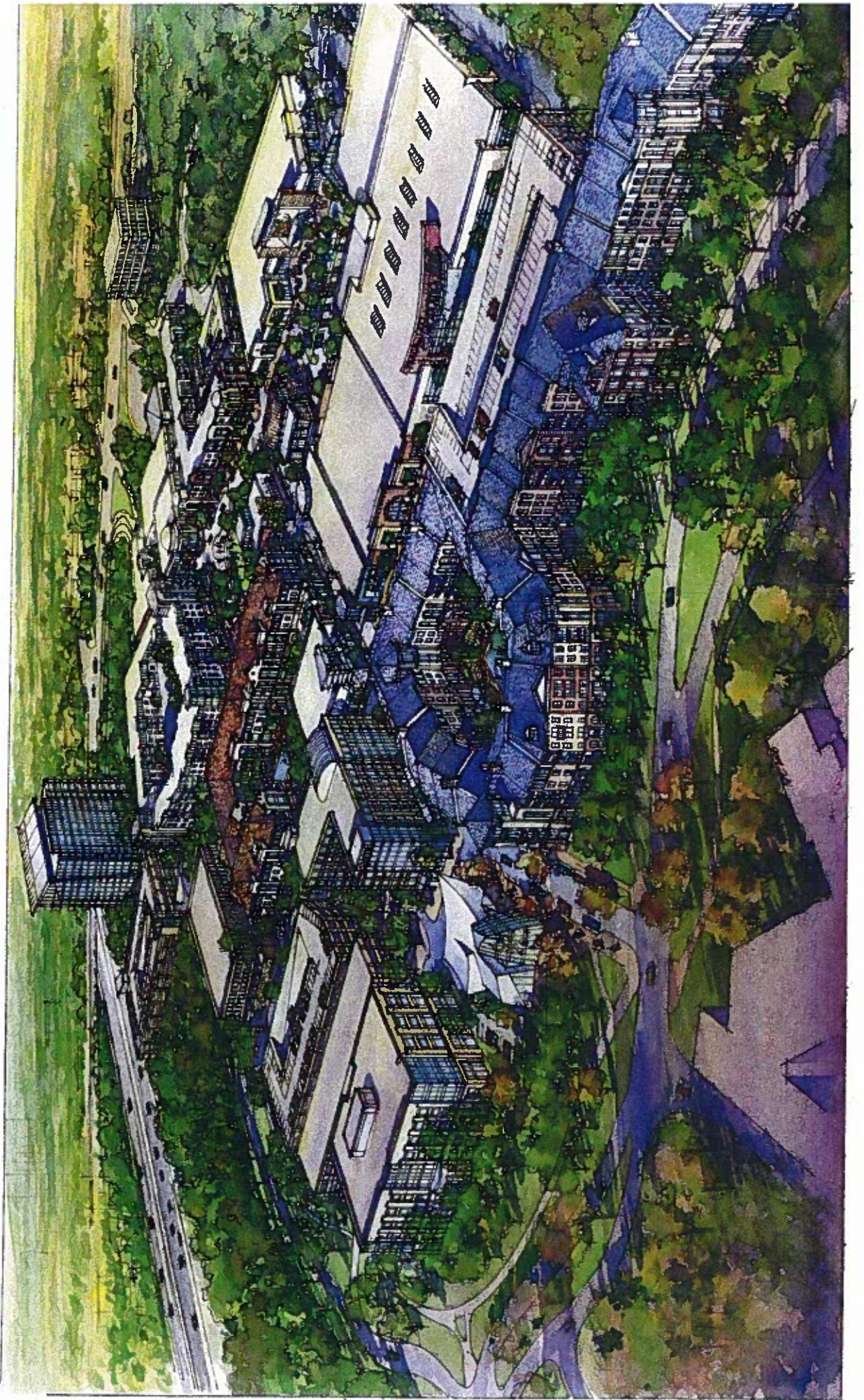


Briarwood

Executive Park North

Executive Park South

Briarcliff and
Near-Druid Hills





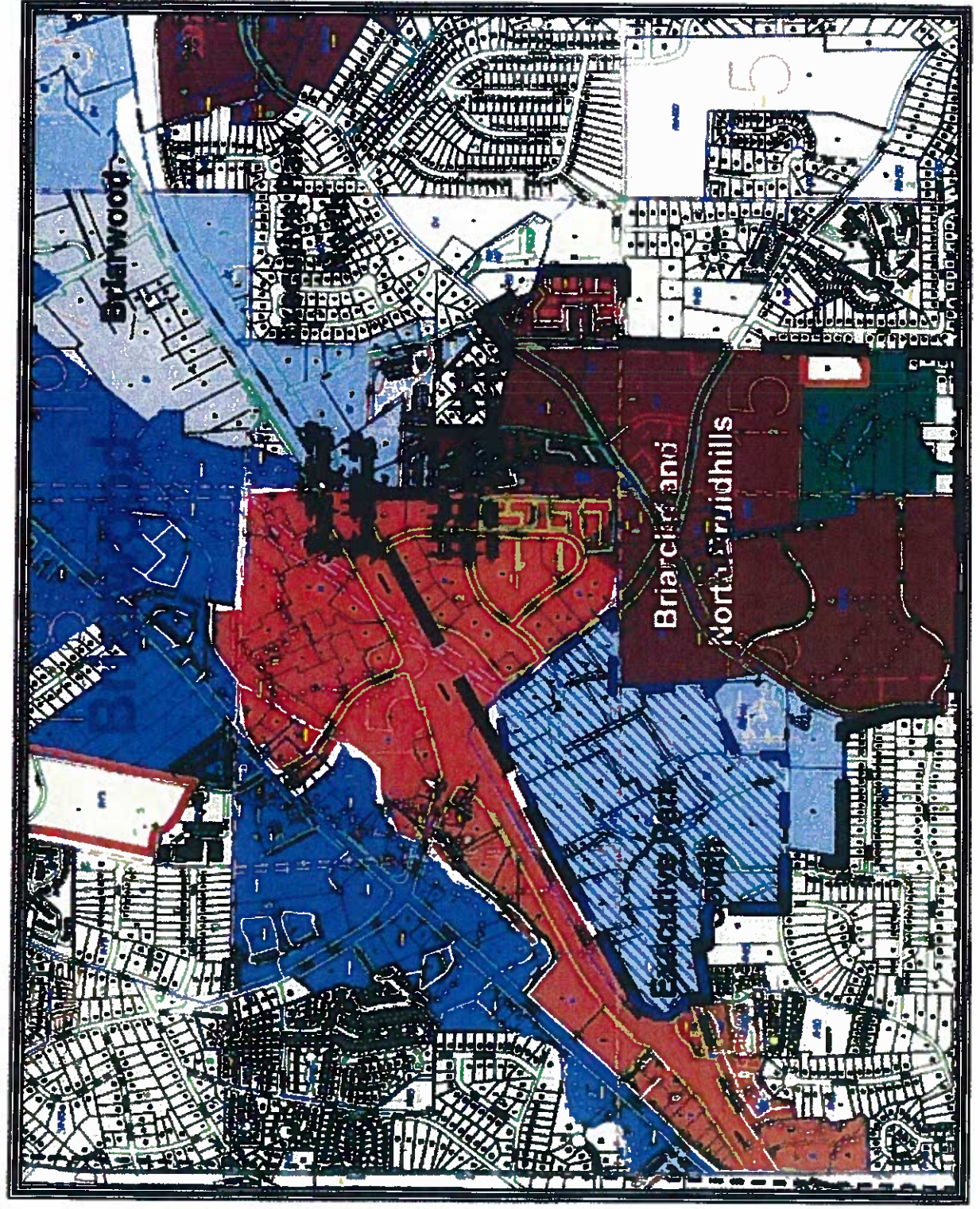


LEGEND

- Office
- Retail
- Residential over retail
- Residential
- Civic
- Hotel
- Senior Assisted Living
- Parks and Open Space
- Structured Parking
- Ex. Office to remain
- Adjacent Building

EXECUTIVE PARK

The Park Druid Hills Proposed Land Use Amendment (Executive Park)



LEGEND

- OP
- CRC
- HC
- NC
- SUB
- COS
- INS
- Extended Area of Change (County Proposal)
- Proposed Land Use change, Applicant# LP-08-14883
- From OP to TC



Current (as is) Version of the DeKalb County 2025 Comprehensive Plan

Includes the following Chapter 4 Sections:

Map 4-1 DeKalb County Concept Map

Table 4-1: Concept Map Key & Description

Map 4-2: DeKalb County Future Development Map

Table 4-4: Character Areas-Central West Planning Area

Map 4-5: Character Areas-Central West Planning Area



Map 4-1 DeKalb County Concept Map

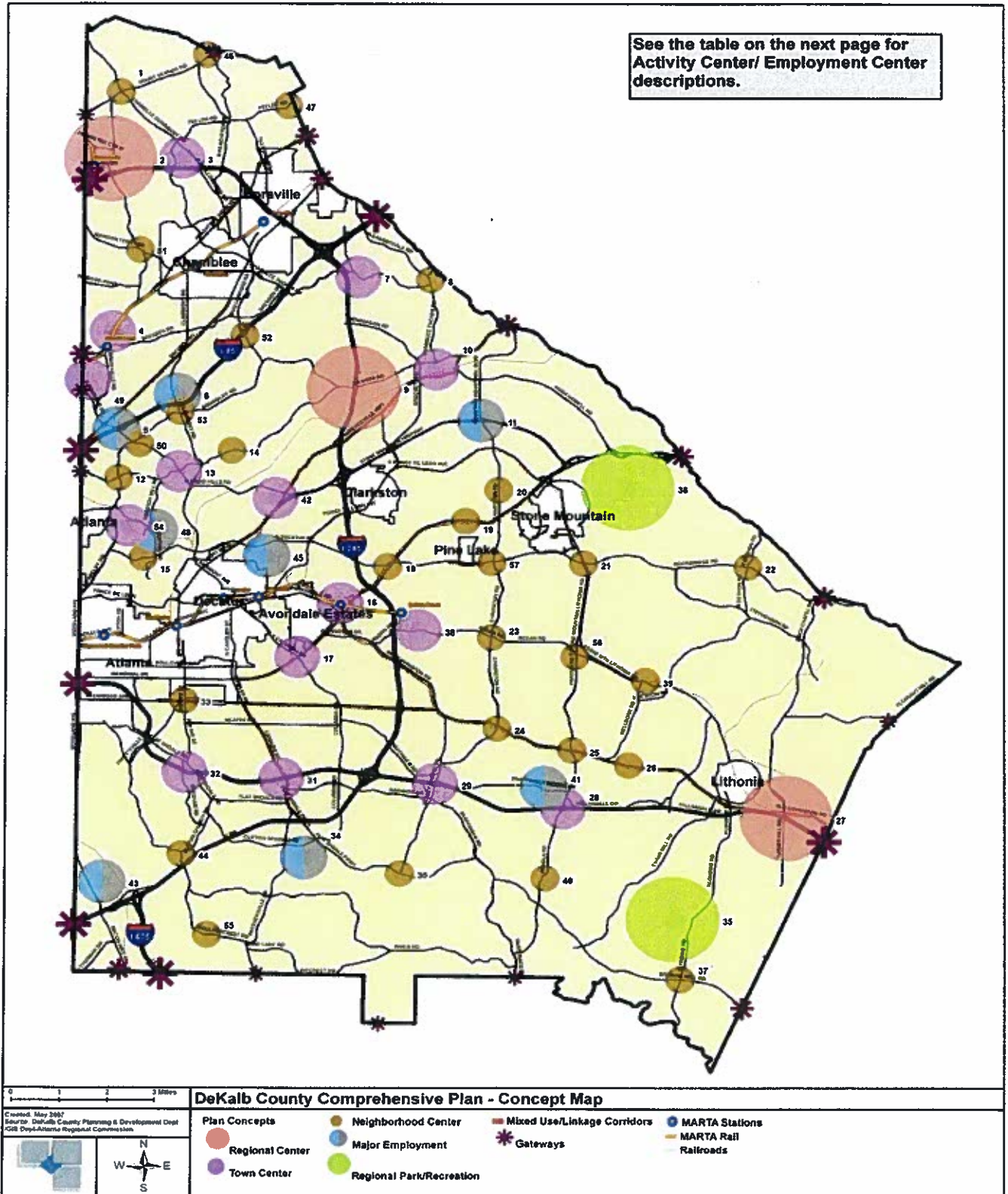


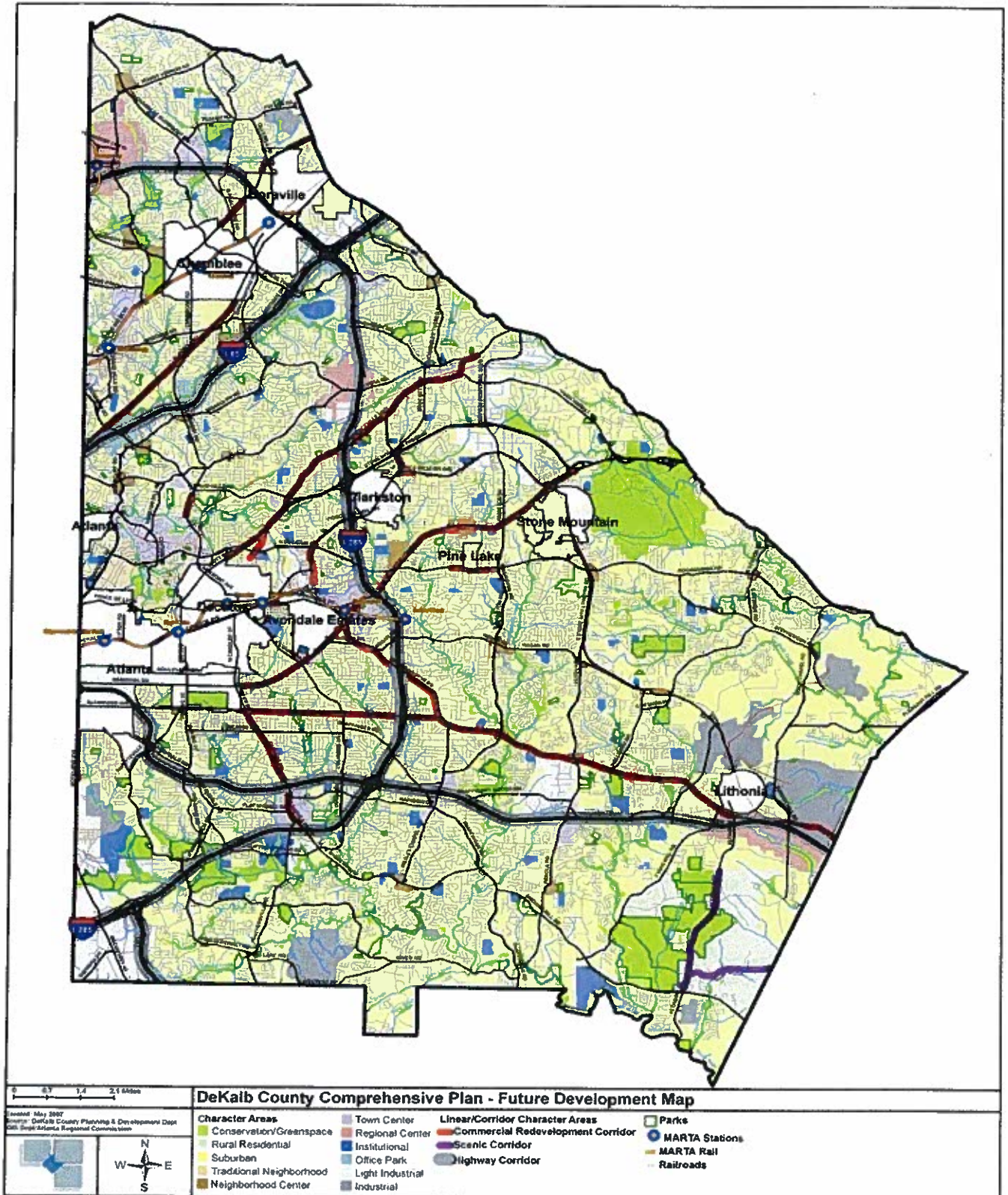


Table 4-1: Concept Map Key & Description

Map ID	Plan Concepts	Name/Location
1	Neighborhood Center	Dunwoody Village
2	Regional Center	Perimeter - LCI
3	Town Center	I-285 & Chamblee Dunwoody Road
4	Town Center	Brookhaven - LCI
5	Major Employment	Executive Park
6	Major Employment	Century Center
7	Town Center	I-285 & Chamblee Tucker Road
8	Neighborhood Center	Pleasantdale Road & Chamblee Tucker Road
9	Regional Center	Northlake - LCI
10	Town Center	Tucker - LCI
11	Major Employment	Stone Mountain Industrial Area
12	Neighborhood Center	LaVista Road & Briarcliff Road
13	Town Center	Toco Hills
14	Neighborhood Center	Oak Grove
15	Neighborhood Center	Emory Village - LCI
16	Town Center	Kensington MARTA Station - LCI
17	Town Center	Avondale Mall
18	Neighborhood Center	Perimeter College/Dekalb Tech
19	Neighborhood Center	Village Square/Value Mall
20	Neighborhood Center	Hairston Road & Central Drive
21	Neighborhood Center	Panola Road & Rockbridge Road
22	Neighborhood Center	Deshon Road & Rockbridge Road
23	Neighborhood Center	Redan Road & Harriston Road
24	Neighborhood Center	Covington Highway & Hairston Road
25	Neighborhood Center	Covington Highway & Panola Road
26	Neighborhood Center	Covington Highway & DeKalb Medical Way
27	Regional Center	Stonecrest
28	Town Center	I-20 & Panola Road
29	Town Center	I-20 & Wesley Chapel Road
30	Neighborhood Center	Fiat Shoals Pkwy & Wesley Chapel Road
31	Town Center	I-20 & Candler Road - LCI
32	Neighborhood Center	I-20 & Gresham Road
33	Neighborhood Center	Eastlake Village
34	Major Employment	Panthersville Road & Clifton Spring Road
35	Regional Park/Recreation	Arabia Mountain Park
36	Regional Park/Recreation	Stone Mountain Park
37	Neighborhood Center	Browns Mill Road & Klondike Road
38	Town Center	Redan Road & Indian Creek Drive
39	Neighborhood Center	Redan
40	Neighborhood Center	Salem Crossing
41	Major Employment	Snapfingerwoods Industrial Park
42	Town Center	North Dekalb Mall
43	Major Employment	I-675/Moreland Avenue Corridor
44	Neighborhood Center	Bouldercrest Road & I-285
45	Major Employment	DeKalb Medical Center
46	Neighborhood Center	Mt Vernon Road & Dunwoody Club Drive
47	Neighborhood Center	Peeler Road & Winters Chapel Road
48	Major Employment	Emory University/CDC
49	Town Center	Lenox Park
50	Neighborhood Center	Briarcliff Road & North Druid Hills Road
51	Neighborhood Center	Ashford Dunwoody Road & Johnson Ferry Road
52	Neighborhood Center	Shallowford Road & I-85
53	Neighborhood Center	Clairmont Road & Briarcliff Road
54	Town Center	Clifton Community Town Center
55	Neighborhood Center	Cedar Grove
56	Neighborhood Center	Panola Road & Redan Road
57	Neighborhood Center	Hairston Road & Rockbridge Road

*As of 5/04/07

Map 4-2 DeKalb County Future Development Map





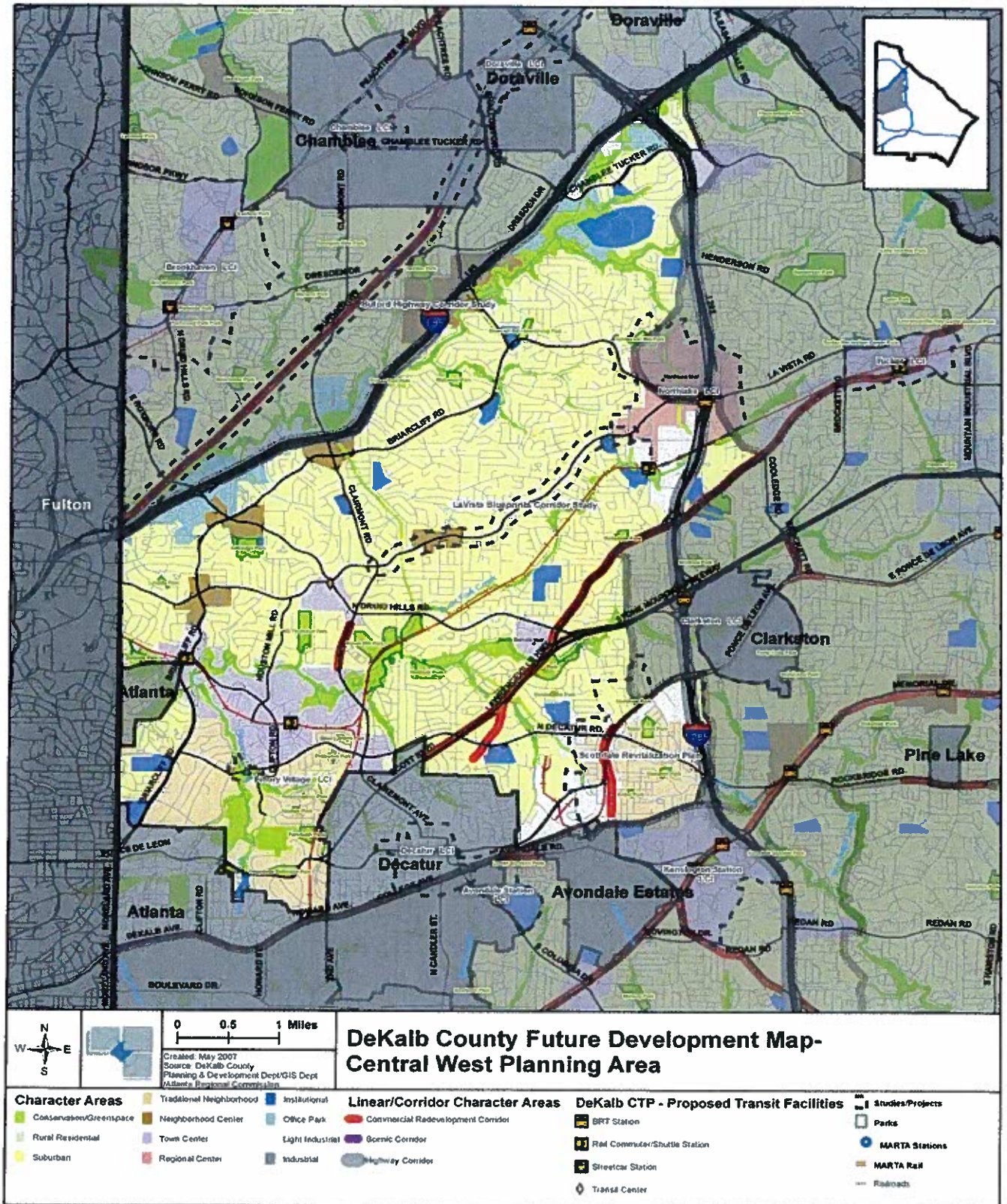
Central West DeKalb Planning Area

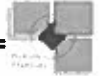
**Table 4-4:
Character Areas - Central West Planning Area**

Character Areas	Planning Area Location/Description
Conservation/Greenspace	Refer to map
Suburban	Most residential sections within planning area
Traditional Neighborhood	<ol style="list-style-type: none"> 1. The Scottdale neighborhood 2. Druid Hills Historic District(s) between Emory University & Atlanta/Decatur
Neighborhood Center	<ol style="list-style-type: none"> 1. Oak Grove Commercial Center (LaVista & Oak Grove Road) 2. Emory Village—This recommendation also supports the Northlake Livable Center Initiative small area study. 3. Briarcliff & North Druid Hills Road 4. Briarcliff & La Vista Road
Town Center	<ol style="list-style-type: none"> 1. Chamblee Tucker & I-285 area 2. I-85 & Shallowford Road 3. Toco Hills (La Vista & North Druid Hills Road) 4. North DeKalb Mall– Druid Hill Road & Lawrenceville Highway 5. Clifton Community Corridor Includes the following: <ul style="list-style-type: none"> • Emory University/CDC/VA Hospital areas • Sage Hill Shopping Center & Zonolite Road industrial area where adaptive reuse of older industrial buildings is taking place. The area also is a potential stop for the proposed Atlanta to Athens Commuter Rail • Clairmont & North Decatur Roads
Regional Activity Center	Northlake Mall and surrounding area. This recommendation also supports the Northlake Livable Center Initiative small area study that will be discussed further in the Supplemental Plan section.
Office Park	<ol style="list-style-type: none"> 1. Executive Park office park around I-85 and North Druid Hills Road 2. Office Parks near Mercer University at Chamblee Tucker & I-85 3. Presidential Plaza at I-85 & I-285
Light Industrial	<p>Light Industrial areas mixed in with warehouse and distribution uses:</p> <ol style="list-style-type: none"> 1. I-85/I285 2. South of the Northlake Mall Area along Montreal Road 3. Ponce De Leon Ave between Decatur and I-285 4. Briarcliff Road & Clifton Road—east of Briarcliff Road
Corridors	Refer to map
Institutional	Refer to map



Map 4-5 Character Areas - Central West Planning Area





Proposed Version of the DeKalb County 2025 Comprehensive Plan

Includes the following Chapter 4 Amendments:

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Table 4-1: Concept Map Key & Description

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Map 4-5: Character Areas-Central West Planning Area



Map 4-1 DeKalb County Concept Map

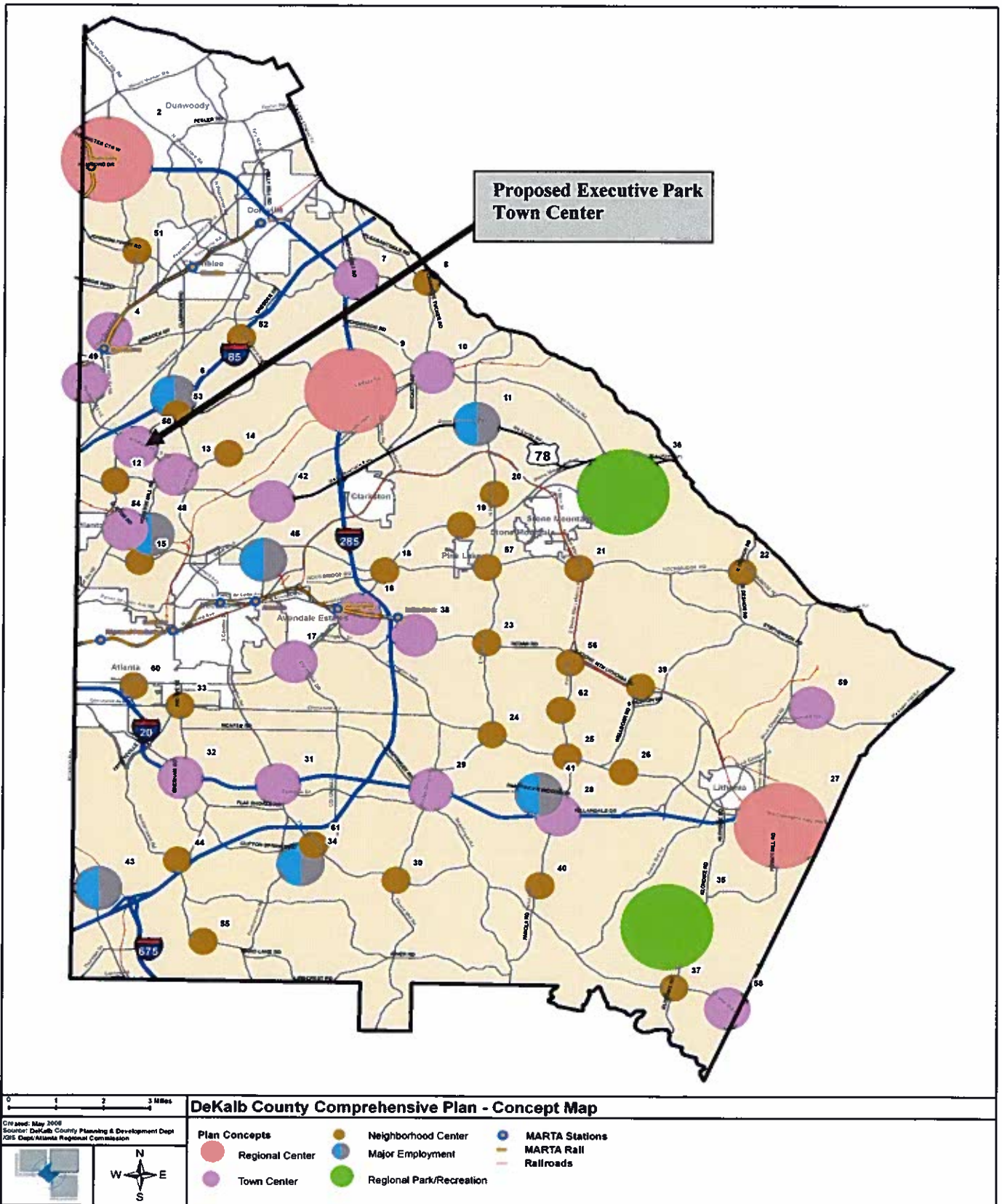




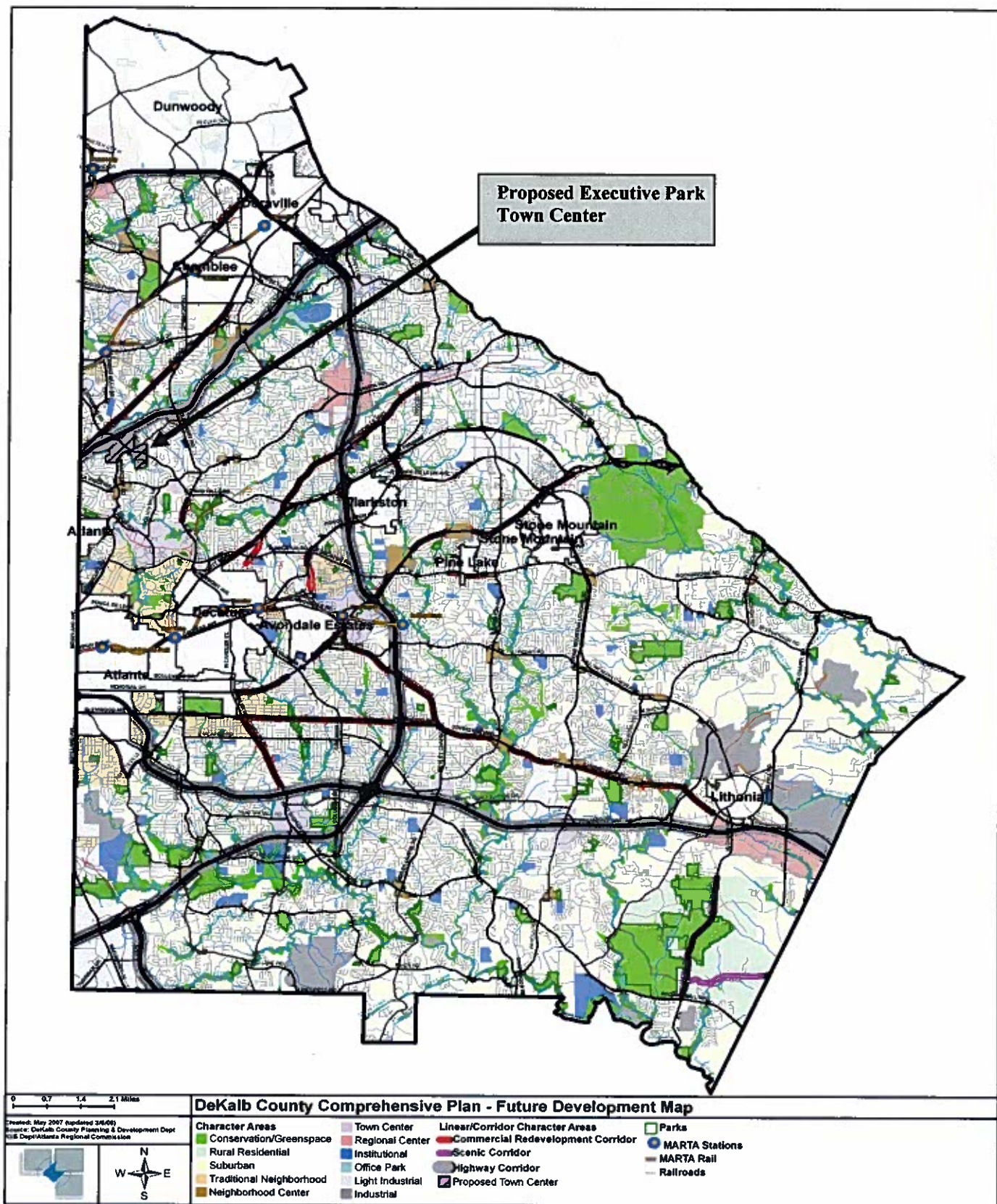
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54	Town Center	Clifton Community Town Center
55	Neighborhood Center	Cedar Grove
56	Neighborhood Center	Panola Road & Redan Road
57	Neighborhood Center	Hairston Road & Rockbridge Road
58	Town Center	Elijah Mountain
59	Town Center	Swift Creek/Tritium
60	Neighborhood Center	Memorial Drive & Wilkinson Drive
61	Neighborhood Center	Flat Shoals Pkwy & Clifton Springs Road
62	Neighborhood Center	Panola Road & Young Road

*As of December 2008



Map 4-2 DeKalb County Future Development Map

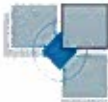




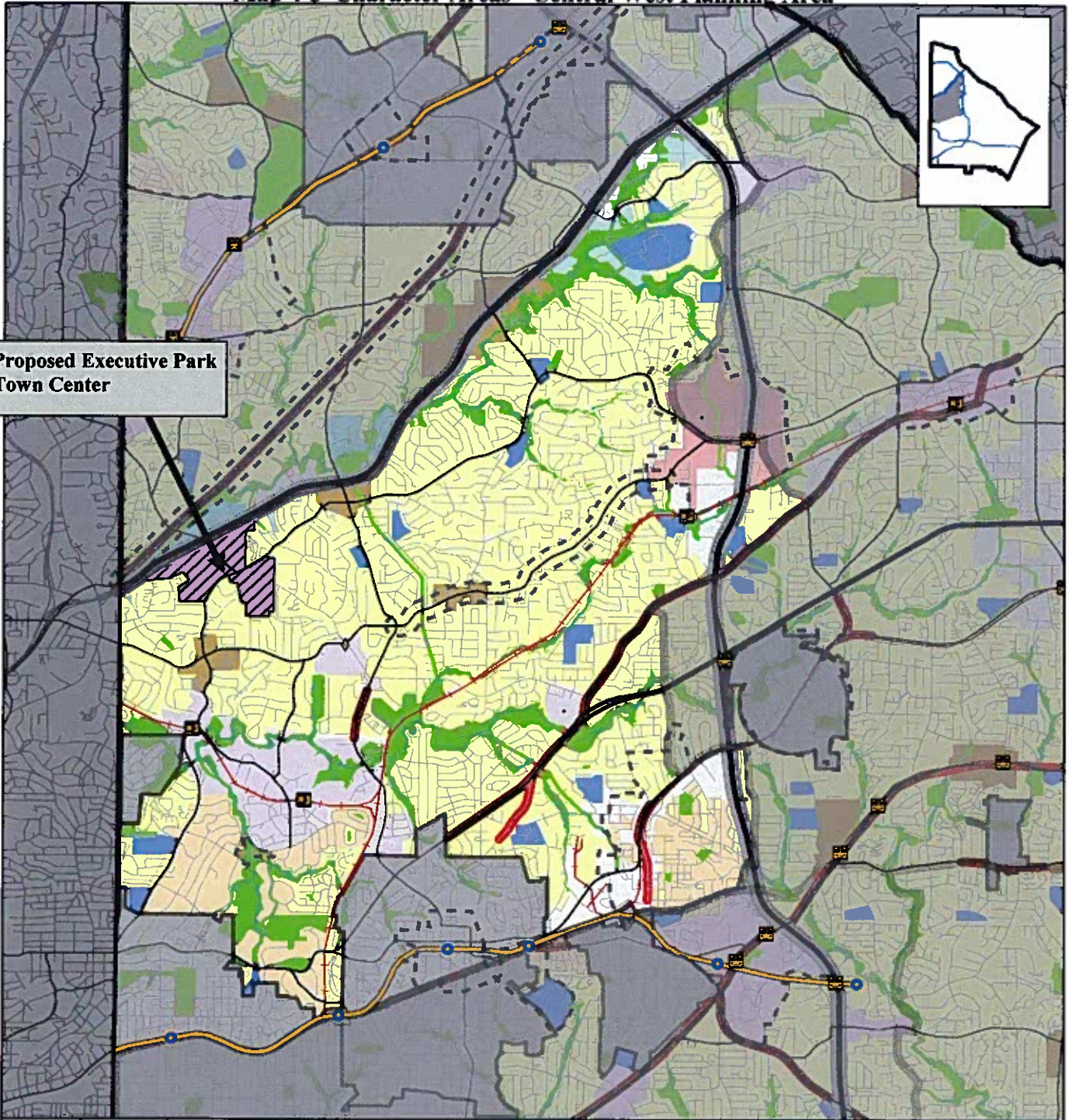
Central West DeKalb Planning Area

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Town Center	<ol style="list-style-type: none"> 1. Briarcliff & North Druid Hills Road 2. Chamblee Tucker & I-285 area 3. I-85 & Shallowford Road 4. Toco Hills (La Vista & North Druid Hills Road) 5. North DeKalb Mall– Druid Hill Road & Lawrenceville Highway 6. Clifton Community Corridor Includes the following: <ul style="list-style-type: none"> • Emory University/CDC/VA Hospital areas • Sage Hill Shopping Center & Zonolite Road industrial area where adaptive reuse of older industrial buildings is taking place. The area also is a potential stop for the proposed Atlanta to Athens Commuter Rail • Clairmont & North Decatur Roads
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Corridors	Refer to map
Institutional	Refer to map



Map 4-5 Character Areas - Central West Planning Area



Proposed Executive Park
Town Center



0 0.5 1 Miles

Created: May 2007
Source: DeKalb County
Planning & Development Dept/GIS Dept
Atlanta Regional Commission

DeKalb County Future Development Map- Central West Planning Area

Character Areas	Linear/Corridor Character Areas	DeKalb CTP - Proposed Transit Facilities	Studies/Projects
<ul style="list-style-type: none"> ■ Conservation/Greenspace ■ Rural Residential ■ Suburban ■ Traditional Neighborhood ■ Neighborhood Center ■ Town Center ■ Regional Center ■ Institutional ■ Office Park ■ Light Industrial ■ Industrial ■ Commercial Redevelopment Corridor ■ Scenic Corridor ■ Highway Corridor ■ Proposed Town Center 	<ul style="list-style-type: none"> ■ Commercial Redevelopment Corridor ■ Scenic Corridor ■ Highway Corridor 	<ul style="list-style-type: none">  BRT Station  Rail Commuter/Shuttle Station  Streetcar Station  Transit Center 	<ul style="list-style-type: none">  Parks  MARTA Stations — MARTA Rail — Railroads