

FEE: \$2500 REZ
 \$2160 (SIGNED X \$135)
 \$4660
 20 AD
 \$4680



PRE-APPLICATION FORM LAND USE PETITIONS AND VARIANCE PETITIONS

Purpose & Process

A Pre-Application Meeting provides you the opportunity to present a conceptual plan and letter of intent to a representative of the Community Development Department. This meeting benefits you, the applicant, by receiving general comments on the feasibility of the plan, the process(es)/procedure(s) and fees required to process and review the application(s). To schedule a meeting contact a member of the Planning and Zoning Department by calling (404) 637 - 0500. This form will be completed during the pre-application meeting, and must be submitted at the same time you submit your application in order for your submittal to be deemed complete.

Applicant Name: EUEP, LLC Phone: 404-727-8439

Applicant E-mail: sara.lu@emory.edu Fax: _____

Representative Name: Jessica Hill Phone: 404-504-7754

Representative E-mail: jhill@mmmlaw.com Fax: _____

Site Address: Executive Park Parcel Size: 60.08 acres

Tax Parcel #: See Attached List City Council District: 4

Existing Zoning and Case Number: OCR, RZ 14-24 + O-I Proposed Zoning: OCR MAYBE MPD

Comprehensive Plan Character Area Map Designation: Buford Highway Corridor

Application Type: ☒ Rezoning ☐ Special Land Use Permit ☐ Variance ☐ Special Exception

Variance Type: ☐ Administrative ☐ Zoning Board of Appeals ☐ Stream Buffer

Overlay District: ☐ Brookhaven-Peachtree Subarea I ☐ Brookhaven-Peachtree Subarea II *Buford Hwy

Additional Studies: ☐ Trip Generation Report ☐ Traffic Impact Study
☒ Development of Regional Impact Review ☐ Environmental Impact Review

Proposal Description: Mixed use development on four parcels with
office, medical service, hospital, commercial, hotel and
multifamily units

Applicant Signature: [Signature] Date: 4/22/2019

Planner Signature: [Signature] Date: 04/22/19

Tax Parcel List

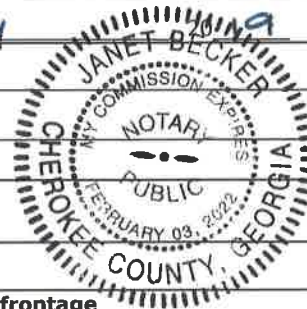
EUEP, LLC Properties in Parcels A, B, C and D

<u>Owner/Address</u>	<u>Property Address</u>	<u>Parcel ID</u>
EUEP, LLC 100 Water Tower Place Building A, Suite 115 Atlanta, Georgia 30322 Attn: Sara Lu Email: Sara.lu@emory.edu Phone: (404) 727-8439	1330 Executive Park Dr.	18 156 03 006
	1306 Executive Park Dr.	18 156 03 007
	1344 Executive Park Dr.	18 156 03 010
	2 Executive Park E	18 156 06 012
	11 Executive Park W	18 153 01 008
	1972 Hawks Lane	18 153 01 010
	20 Executive Park Dr.	18 153 01 018
	10 Executive Park W	18 153 01 019
	1550 Sheridan Rd.	18 153 01 017
	57 Executive Park S	18 155 07 001
	0 Executive Park S	18 155 07 002
	17 Executive Park Dr.	18 153 10 002
	50 Executive Park S	18 154 05 017



Amendment Application

Applicant Information	Name: EUEP, LLC		
	Address: 100 Water Tower Place, Building A, Suite 115, Atlanta, Georgia 30322		
Owner Information	Phone: 404-727-8439	Fax:	Email: sara.lu@emory.edu
	Owner's Name: EUEP, LLC		
Property Information	Owner's Address: 100 Water Tower Place, Building A, Suite 115, Atlanta, Georgia 30322		
	Phone: 404-727-8439	Fax:	Email: sara.lu@emory.edu
	Property Address: Executive Park		Parcel Size: 60.08 acres
	Parcel ID: See Attached List		
	Current Zoning Classification: OCR + O-I		
Questionnaire	Requested Zoning Classification: OCR		
	Is this development and/or request seeking any incentives or tax abatement through the City of Brookhaven or any entity that can grant such waivers, incentives, and/or abatements?		
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	1. Is the zoning proposal in conformity with the policy and intent of the comprehensive plan?		
	SEE ATTACHED		
	2. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties?		
	SEE ATTACHED		
	3. Will the affected property of the zoning proposal have a reasonable economic use as currently zoned?		
	SEE ATTACHED		
	4. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?		
	SEE ATTACHED		
	5. Are other existing or changing conditions affecting the existing use or usability of the development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?		
	SEE ATTACHED		
	6. Will the zoning proposal adversely affect historic buildings, sites, districts, or archaeological resources?		
	SEE ATTACHED		
7. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?			
SEE ATTACHED			
Affidavit	To the best of my knowledge, this zoning application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Brookhaven Zoning Ordinance.		
	Applicant's Name: EUEP, LLC		Date: 5/1/19
Notary	Applicant's Signature:		Date: 5/1/19
	Sworn to and subscribed before me this 1st Day of May		
	Notary Public: JANET BECKER		
	Signature:		
Fees	My Commission Expires: FEBRUARY 3, 2022		
	<input type="checkbox"/> Application Fee <input type="checkbox"/> Sign Fee (\$135 x number required)* - <input type="checkbox"/> Legal Fee (\$10)		
Fee: \$		Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> CC	Date:



*** One sign is required per street frontage and/or every 500 feet of street frontage**

Tax Parcel List

EUEP, LLC Properties in Parcels A, B, C and D



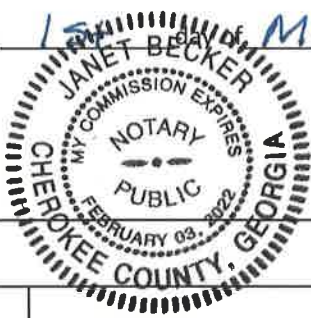
<u>Owner/Address</u>	<u>Property Address</u>	<u>Parcel ID</u>
EUEP, LLC 100 Water Tower Place Building A, Suite 115 Atlanta, Georgia 30322 Attn: Sara Lu Email: Sara.lu@emory.edu Phone: (404) 727-8439	1330 Executive Park Dr.	18 156 03 006
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	20 Executive Park Dr.	18 153 01 018
	10 Executive Park W	18 153 01 019
	1550 Sheridan Rd.	18 153 01 017
	57 Executive Park S	18 155 07 001
	0 Executive Park S	18 155 07 002
	17 Executive Park Dr.	18 153 10 002
	50 Executive Park S	18 154 05 017



Property Owner(s) Notarized Certification

The owner and petitioner acknowledge that this Zoning Map Petition application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application for zoning amendment, and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

EUEP, LLC



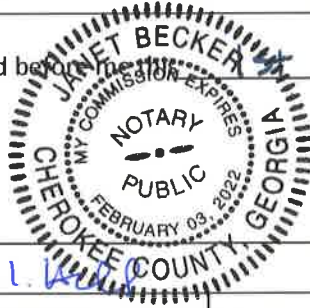
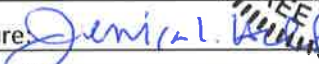
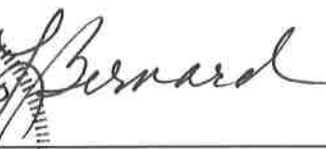

Property Owner (If Applicable)	Signature: 	Date: <u>May 1, 2019</u>	
	Address: 100 Water Tower Place Bldg A, Suite 115	City, State: Atlanta, Georgia	Zip: 30322
	Phone: 404-727-8439		
	Sworn to and subscribed before me this <u>15</u> day of <u>May</u> , 20 <u>19</u>		
Property Owner (If Applicable)	Notary Public: 		
	Signature:	Date:	
	Address:	City, State:	Zip:
	Phone:		
Property Owner (If Applicable)	Sworn to and subscribed before me this _____ day of _____, 20____		
	Notary Public:		
	Signature:	Date:	
	Address:	City, State:	Zip:
Property Owner (If Applicable)	Phone:		
	Sworn to and subscribed before me this _____ day of _____, 20____		
	Notary Public:		



Applicant/Petitioner Notarized Certification

Petitioner states under oath that: (1) he/she is the executor or Attorney-In-Fact under a Power-of- Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

EUEP, LLC

Applicant / Petitioner	Signature: 	Date: 5/1/19	
	Address: 100 Water Tower Place Bldg A, Suite 115	City, State: Atlanta, Georgia	Zip: 30322
	Phone: 404-727-8439		
	Sworn to and subscribed before me this <u>1st</u> day of <u>May</u> , 20 <u>19</u>		
Attorney / Agent	Notary Public: 		
			
	Signature: 	Date: 5/1/19	
	Address: 3343 Peachtree Road	City, State: Atlanta, GA	Zip: 30326
Phone: 404-504-7754			
Sworn to and subscribed before me this <u>1st</u> day of <u>May</u> , 20 <u>19</u>			
Notary Public: 			
			




Campaign Disclosure Statement

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Brookhaven City Council or a member of the City of Brookhaven Planning Commission?

☐ Yes ☒ No

EUEP, LLC

Applicant / Owner	Signature: 
	Address: 100 Water Tower Place, Bldg A, Suite 115, Atlanta, Georgia 30322
	Date: 5/1/2019

If you answered yes above, please complete the following section:

Date	Government Official	Official Position	Description	Amount

Letter of Intent
Rezoning

I. Letter of Intent

The applicant requests a rezoning within the OCR zoning district to replace the current retail and office centric site plan with a revised site plan supporting Emory's long-term vision focused on health care, wellness, research and innovation uses. The majority of the property included in this application is already zoned OCR, however, a 0.1564 acre sliver of property to be rezoned is zoned O-I. In 2009, a 68.26 acre assemblage of properties was rezoned to OCR by a prior owner in DeKalb County as a master planned development with four separate parcels (A-D). In 2014, the City of Brookhaven annexed the 68.26 acre property together with adjacent properties. The zoning conditions applicable to the 68.26 acre property were readopted in by the City of Brookhaven pursuant to application RZ14-24. In 2016 the applicant, an Emory owned entity, purchased the majority of the 68.26 acre property. Since acquisition, the Hawks training facility has been constructed and a multifamily development is under construction on the property owned by the applicant. The current zoning conditions on the 68.26 acre site allow the following development:

Use	Square Footage/Density
Residential	786,625 SF (685 units)
Retail/Commercial	267,375 SF
Office	1,477,755 SF
Flex Office/Retail	70,500 SF
Hotel	190,860 SF (200 keys)
Civic/Public Safety	5,000 SF
Total	2,798,115 SF

The proposed rezoning accommodates a total of 3,174,260 square feet on the property owned by Emory, of which some is already existing, or under construction. The proposed development plan would not be constructed in one phase and instead is proposed to be implemented by Emory over a period of 15 or more years. Details regarding the development proposed are provided on the site plan included in this application.

Below are the responses to the required criteria from the City of Brookhaven zoning ordinance.

1. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan;

The proposed development is in conformity with the policy and intent of the comprehensive plan. The comprehensive plan places the property within the Buford

Highway Corridor character area. This character area promotes a mix of uses and specifically identifies office, hotel, institutional, retail and multifamily uses as appropriate uses within the character area. The proposed uses at the intensity proposed are appropriate and in conformity with the Buford Highway character area.

2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;

The property is located adjacent to Interstate 85 and across North Druid Hills Road from the recently annexed and partially constructed Children's Healthcare development. To the southeast of the property are predominantly retail, restaurant and other commercial uses including the Brighten Park shopping center. Properties located southwest of the property are developed with apartments, office uses, a health club, a church and other similar uses. The La Vista Park single family neighborhood is located south of the property. The mix of uses and intensity of development located in the immediate area is consistent with the development proposal in this application, particularly due to the adjacency to Interstate 85. The proposed development is suitable in view of the use and development of the adjacent and nearby properties.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The property was zoned in 2009 as a part of a master planned center with significant retail and office development entitlements. Since that time, limited redevelopment has occurred on the property. Although the current zoning may accommodate a reasonable economic use, the immediate area already provides significant retail and other commercial offerings. The recent approval of the Children's Healthcare development has transitioned the immediate area to be better suited for the health care, wellness, research and innovation uses that Emory envisions in its master plan. The proposed uses accommodated by the rezoning are more appropriate than the development allowed by the current zoning due to changing market conditions.

4. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

The property is already zoned for significant development and all of the uses proposed in this application are already present in some form in the immediate area of the subject property. The shift in the development program away from a retail centric development to more health care and wellness focused uses complements the uses on the adjacent and nearby property. The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.

5. Whether there are other existing or changing conditions affecting the use and development of the property that provide supporting grounds for either approval or disapproval of the zoning proposal;

The recent approval and construction of the Children's Healthcare medical campus and the proposed interchange improvements at Interstate 85 and North Druid Hills Road reflect recent and proposed changes in the immediate area that support revisiting the

zoning of the subject property. The proximity of the site to Interstate 85 and the interchange supports the intensity and type of development proposed in this application. Further, the acquisition of the property by Emory affords a unique opportunity for Brookhaven to be part of the innovation and development Emory is known for in other jurisdictions in master planned environments.

6. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources; and

The proposed development will not adversely affect historic buildings, sites, districts or archaeological resources.

7. Whether the aesthetic and architectural design of the site is compatible with the intent and requirements of the Comprehensive Plan, the Character Area Study, and any Overlay District.

The aesthetic and architectural design of the site is compatible with the requirements of the Comprehensive Plan, the Buford Highway Character Area and the Buford Highway Overlay. The community vision for the Buford Highway Character Area in the Comprehensive Plan is to provide a transition toward a denser, more walkable urban corridor with compact pedestrian friendly development. Similarly, the Buford Highway Overlay requires implementation of streetscape improvements which are being accommodated by the proposal. The proposed development includes extensive pedestrian amenities including sidewalks and streetscapes on the public rights-of-way as well as interior to the development. The proposal will also embrace the Peachtree Creek Greenway through the center of the project, providing enhanced pedestrian and greenspace opportunities consistent with both the Comprehensive Plan and the Overlay.

8. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The proposed development will not result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. A Development of Regional Impact Review is ongoing as a part of the rezoning application to assess the impact on streets and transportation facilities and identify any necessary improvements. The project will also facilitate alignment of access across North Druid Hills Road with the Children's Healthcare site driveway and signal. All necessary utilities are available to the property. The development proposal does not include any more residential units than the current zoning allows so there will not be any net impact on schools with this application.

Public Participation Plan
Executive Park

Attached hereto is a list of the property owners within 500 feet of the subject property. Also attached is a copy of a form letter that will go to each owner identified, inviting them to a meeting to discuss the rezoning application and the development proposal. The application schedule requires that the meeting be held by June 5, 2019 and the meeting will be held prior to the deadline. The Friday following the meeting, the applicant will submit a report from the meeting together with a sign in sheet identifying those in attendance.

OBJECTID	Parcel Identification Number	Site Address	First Owner Name	Postal Address	Postal City	Postal State	Postal Zip 5	Postal Zip +4
1	18 155 03 013	1136 W DRUID HILLS DR	APG DRUID CHASE LLC	1718 PEACHTREE ST UNIT 100	ATLANTA	GA	30309	
2	18 156 04 004	2061 N DRUID HILLS RD	2014 SE OWNER 4 NDH LLC	4198 COX RD UNIT 201	GLEN ALLEN	VA	23060	
3	18 155 03 001	2069 N DRUID HILLS RD	MOLLY LLC	6 WEST DRUID HILLS DR NE	ATLANTA	GA	30329	
4	18 155 03 006	2801 BUFORD HWY	APG DRUID CHASE LLC	1718 PEACHTREE ST NW UNIT 100	ATLANTA	GA	30309	
5	18 156 04 003	2055 N DRUID HILLS RD	PANJWANI GROUP LLC	615 CROYDON LN	ALPHARETTA	GA	30022	8027
6	18 156 04 002	2081 N DRUID HILLS RD	REALTY INCOME PROPERTIES I LLC	11995 EL CAMINO REAL	SAN DIEGO	CA	92130	2539
7	18 155 03 003	1190 W DRUID HILLS DR	APG DRUID CHASE LLC	1718 PEACHTREE ST UNIT 100	ATLANTA	GA	30309	
8	18 155 03 012	2821 BUFORD HWY	APG DRUID CHASE LLC	1718 PEACHTREE ST UNIT 100	ATLANTA	GA	30309	
9	18 153 01 008	11 EXECUTIVE PARK	EUEP LLC	1440 CLIFTON RD NE UNIT 318A	ATLANTA	GA	30322	
10	18 153 01 012	5 EXECUTIVE PARK	EUEP LLC	1440 CLIFTON RD UNIT 318A	ATLANTA	GA	30322	
11	18 153 06 001	2304 N DRUID HILLS RD	NORTH DRUID YC LLC	3535 PEACHTREE RD UNIT 520-538	ATLANTA	GA	30326	
12	18 153 01 013	16 EXECUTIVE PARK DR	EUEP LLC	1440 CLIFTON RD NE UNIT 318A	ATLANTA	GA	30322	
13	18 153 01 009	10 EXECUTIVE PARK	EUEP LLC	1440 CLIFTON RD NE UNIT 318A	ATLANTA	GA	30322	
14	18 153 10 002	17 EXECUTIVE PARK DR	EUEP LLC	1440 CLIFTON RD UNIT 318A	ATLANTA	GA	30322	
15	18 153 01 011	12 EXECUTIVE PARK DR	GOVERNMENT PROPERTIES INCOME	PO BOX 56607	ATLANTA	GA	30343	607
16	18 153 01 007	9 EXECUTIVE PARK	EUEP LLC	1440 CLIFTON RD NE UNIT 318A	ATLANTA	GA	30322	
17	18 153 01 004	2289 N DRUID HILLS RD	PAK & SAC ENTERPRISES INC	615 CROYDON LN	ALPHARETTA	GA	30022	8027
18	18 153 01 002	2470 BRIARCLIFF RD STE 45	REGENCY RETAIL PARTNERSHIP LP	P O BOX 790830	SAN ANTONIO	TX	78279	
19	18 153 06 005	2320 N DRUID HILLS RD	MLG ATLANTA LLC	300 WILMOT	DEERFIELD	IL	60015	
20	18 153 01 010	1968 HAWKS LN	EUEP LLC	1440 CLIFTON RD NE UNIT 318A	ATLANTA	GA	30322	
21	18 153 01 005	4 EXECUTIVE PARK DR	EUEP LLC	1440 CLIFTON RD NE UNIT 318A	ATLANTA	GA	30322	
22	18 154 05 017	50 EXECUTIVE PARK	EUEP LLC	1440 CLIFTON RD UNIT 318A	ATLANTA	GA	30322	
23	18 154 05 007	59 EXECUTIVE PARK	SNH MEDICAL OFFICE PROPERTIES	PO BOX 56607	ATLANTA	GA	30343	607
24	18 154 05 020	65 EXECUTIVE PARK	HRP NOM 2 LP	PO BOX 56607	ATLANTA	GA	30343	607
25	18 155 07 002	0 EXECUTIVE PARK	EUEP LLC	1440 CLIFTON RD NE UNIT 318A	ATLANTA	GA	30322	
26	18 155 07 003	1236 EXECUTIVE PARK DR	CMP I ATLANTA OWNER LLC	3106 W. BAY TO BAY BLVD UNIT 18TH	TAMPA	FL	33629	
27	18 155 07 001	57 EXECUTIVE PARK	EUEP LLC	1440 CLIFTON RD NE UNIT 318A	ATLANTA	GA	30322	
28	18 156 07 016	2210 N DRUID HILLS RD	MCDONALDS CORPORATION	6220 BROWNS BRIDGE RD	CUMMING	GA	30041	4760
29	18 156 07 004	2226 N DRUID HILLS RD	CHILDRENS HEALTHCARE OF ATL	1660 TULLIE CIR NE	ATLANTA	GA	30329	
30	18 156 06 012	2 EXECUTIVE PARK	EUEP LLC	1440 CLIFTON RD NE UNIT 318A	ATLANTA	GA	30322	
31	18 156 06 009	22 EXECUTIVE PARK	EUEP LLC	1440 CLIFTON RD NE UNIT 318A	ATLANTA	GA	30322	
32	18 156 03 006	1330 EXECUTIVE PARK DR	EUEP LLC	1440 CLIFTON RD NE UNIT 318A	ATLANTA	GA	30322	
33	18 156 06 013	43 EXECUTIVE PARK	EUEP LLC	1440 CLIFTON RD UNIT 318A	ATLANTA	GA	30322	
34	18 156 07 015	2250 N DRUID HILLS RD	BRUNTWOOD ESTATES (U S A) INC	2250 N DRUID HILLS RD NE UNIT 234	ATLANTA	GA	30329	3118
35	18 156 07 014	2260 N DRUID HILLS RD	BRUNTWOOD ESTATES (U S A) INC	2250 N DRUID HILLS RD NE UNIT 234	ATLANTA	GA	30329	3118
36	18 156 07 017	2228 N DRUID HILLS RD	CHILDRENS HEALTHCARE OF ATL	1660 TULLIE CIR NE	ATLANTA	GA	30329	
37	18 156 06 011	1305 EXECUTIVE PARK DR	EUEP LLC	1440 CLIFTON RD NE UNIT 318A	ATLANTA	GA	30322	
38	18 156 07 010	2240 N DRUID HILLS RD	REAL ESTATE ENTERPRISES LLC	1665 TULLIE CIR NE	ATLANTA	GA	30329	
39	18 156 06 014	2227 N DRUID HILLS RD	BANK OF AMERICA NATIONAL ASSOC	101 N TRYON ST	CHARLOTTE	NC	28255	
40	18 156 03 010	1344 EXECUTIVE PARK DR	EUEP LLC	1440 CLIFTON RD NE UNIT 318A	ATLANTA	GA	30322	
41	18 156 06 001	2223 N DRUID HILLS RD	BANK SOUTH CORPORATION	101 N TRYON ST	CHARLOTTE	NC	28255	
42	18 156 07 013	2230 N DRUID HILLS RD	BRUNTWOOD ESTATES (U S A) INC	2250 N DRUID HILLS RD NE UNIT 234	ATLANTA	GA	30329	3118
43	18 156 06 008	24 EXECUTIVE PARK	EUEP LLC	1440 CLIFTON RD UNIT 318A	ATLANTA	GA	30322	
44	18 156 06 006	2207 N DRUID HILLS RD	EUEP LLC	1440 CLIFTON RD NE UNIT 318A	ATLANTA	GA	30322	
45	18 156 03 008	1 EXECUTIVE PARK DR	ARC SBATLGA002 LLC	PO BOX 26665	RICHMOND	VA	23261	
46	18 156 06 010	6 EXECUTIVE PARK DR	EUEP LLC	1440 CLIFTON RD NE UNIT 318A	ATLANTA	GA	30322	
47	18 156 03 007	1306 EXECUTIVE PARK DR	EUEP LLC	1440 CLIFTON RD NE UNIT 318A	ATLANTA	GA	30322	
48	18 156 06 005	2235 N DRUID HILLS RD	EUEP LLC	1440 CLIFTON RD NE UNIT 318A	ATLANTA	GA	30322	
49	18 156 07 012	1379 TULLIE RD	CHILDREN'S HEALTHCARE OF ATLANTA INC	1665 TULLIE CIR	ATLANTA	GA	30329	
50	18 156 03 002	7 EXECUTIVE PARK DR	EXECUTIVE PARK GA PARTNERS LLC	3424 PEACHTREE RD NE UNIT 300	ATLANTA	GA	30326	
51	18 156 02 002	1400 TULLIE RD	REAL ESTATE ENTERPRISES LLC	1665 TULLIE CIR NE	ATLANTA	GA	30329	
52	18 153 01 015	1550 SHERIDAN RD	EUEP LLC	1440 CLIFTON RD NE UNIT 318A	ATLANTA	GA	30322	

Jessica L. Hill, Esq.
404-504-7754
jhill@mmmlaw.com
www.mmmlaw.com

VIA US MAIL

May 6, 2019

RE: Application for rezoning 60 acres within Executive Park (RZ19-____)

Dear Property Owner:

You are receiving this letter because you own property within 500 feet of the above captioned property. An application has been submitted to rezone within the OCR zoning district to replace the current retail/office centric site plan with a revised site plan supporting Emory's long-term vision focused on health care, wellness, research and innovation uses. As a part of the application process, the City of Brookhaven requires that the applicant notify all property owners within 500 feet of the property and schedule a meeting to discuss the proposal. A meeting to discuss the applications and the proposed development has been scheduled for May 20, 2019 at 6 p.m. The meeting will take place at Westminster Presbyterian Church located at 1438 Sheridan Road, Atlanta, Georgia 30324. You are invited to attend this meeting and we hope to see you there.

Sincerely,



Jessica L. Hill
Attorney for Applicant

Environmental Site Analysis

1. Conformance to the Comprehensive Plan

- a. Describe the proposed project and the existing environmental conditions on the site.

The project is in Executive Park along North Druid Hills Road. The proposed rezoning accommodates a total of 3,174,260 square feet on the property owned by Emory, of which some is already existing, or under construction. The proposed development plan would not be constructed in one phase and instead is proposed to be implemented by Emory over a period of 15 or more years. Details regarding the development proposed are provided on the site plan included in this application.

The existing environmental conditions on the site include an unnamed creek, a limited floodplain area, limited wetlands around the creek, existing stockpiles of excess fill material, trees, as well as some existing buildings. The majority of Executive Park is already developed with recent development including the Toll Brothers multifamily development and the Atlanta Hawks Training and Emory Sports Medicine Facility.

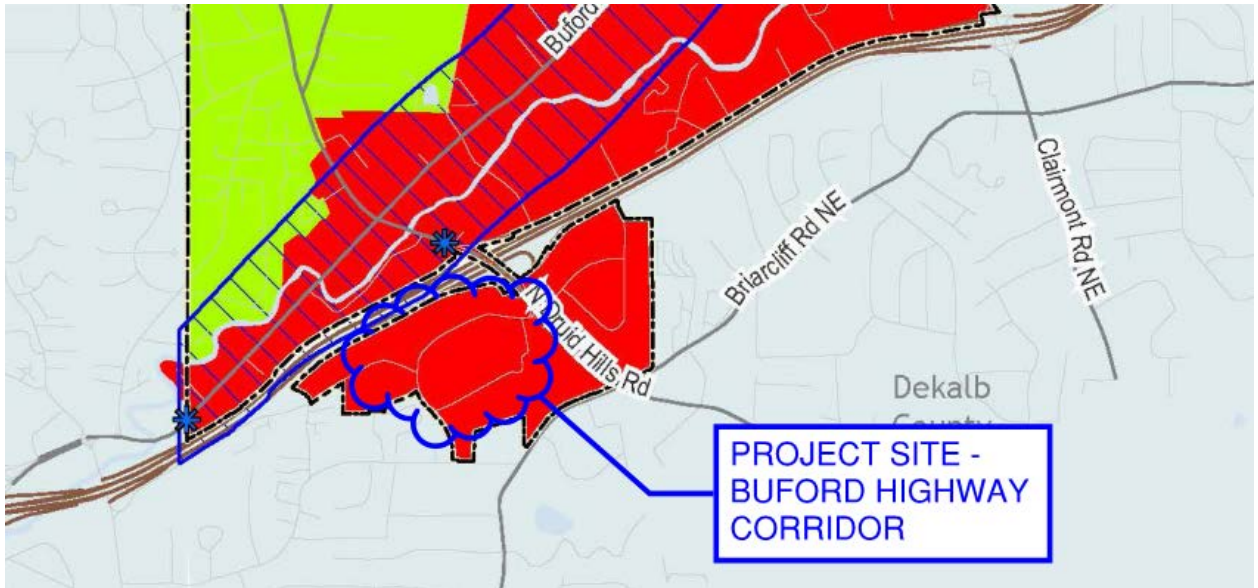
- b. Describe adjacent properties. Include a site plan that depicts the proposed project.

Adjacent properties include a multifamily residential building, a hotel, a shopping center, office buildings, parking decks, banks, and Interstate 85.

- c. Describe how the project conforms to the Comprehensive Land Use Plan.

The proposed development is in conformity with the policy and intent of the comprehensive plan. The comprehensive plan places the property within the Buford Highway Corridor character area. This character area promotes a mix of uses and specifically identifies office, hotel, institutional, retail and multifamily uses as appropriate uses within the character area. The proposed uses at the intensity proposed are appropriate and in conformity with the Buford Highway character area.

- d. Include the portion of the Comprehensive Plan Land Use Map which supports the project's conformity to the Plan.



- e. Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies.

The community vision for the Buford Highway Character Area in the Comprehensive Plan is to provide a transition toward a denser, more walkable urban corridor with compact pedestrian friendly development. Similarly, the Buford Highway Overlay requires implementation of streetscape improvements which are being accommodated by the proposal. The proposed development includes extensive pedestrian amenities including sidewalks and streetscapes on the public rights-of-way as well as interior to the development. The proposal will also embrace the Peachtree Creek Greenway through the center of the project, providing enhanced pedestrian and greenspace opportunities consistent with both the Comprehensive Plan and the Overlay.

2. Environmental Impacts of The Proposed Project

For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect an environmental site feature. Information on environmental site features may be obtained from the indicated source(s).

- a. Wetlands

Per the National Wetlands Inventory, no wetlands are on the project site.

- b. Floodplain

There is a floodplain on the property designated as Zone "X" with a 0.2% annual chance of flood hazard. There is no 100-year flood plain on site and there are no buildings proposed in the 100-year floodplain.

- c. Streams/stream buffers

There is a creek that runs through the property. There are buffers which are all measured from the line of wrested vegetation beginning with is a 25' state buffer, a 50' undisturbed City of Brookhaven vegetative buffer and a 75' impervious buffer. The total buffer width is 75 feet. There are existing improvements that encroach into these buffers.

d. Slopes exceeding 25 percent over a 10-foot rise in elevation

There are existing stockpiles of dirt and debris on site with slopes exceeding 25' over a 10-foot rise in elevation. The proposed development will remove these stockpiles over the full build out period.

e. Vegetation

There is potential habitat for a federally endangered plant species Michaux's sumac (Rhus michauxii) to be located on the project per the United States Fish and Wildlife Service IPaC (Information for Planning and Consultation) database. However, it is not likely due urbanization and recent land disturbances. No critical habitat was identified at this location.

f. Wildlife Species (including fish)

The United States Fish and Wildlife Service IPaC (Information for Planning and Consultation) database indicates the possible presence of species of migratory birds.

g. Archeological/Historical Sites

There are no archeological or historical sites on this property per Georgia's Natural, Archeological, and Historic Resources GIS (GNAHRGIS) database.

3. Project Implementation Measures

Describe how the project implements each of the measures listed below as applicable. Indicate specific implantation measures required to protect environmental site feature(s) that may be impacted.

a. Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors.

Environmentally sensitive areas will be protected with proper erosion control measures in the Manual for Erosion and Sediment Control in Georgia and as required by the NPDES Permit.

b. Protection of water quality

Water quality will be protected by following the Georgia Stormwater Management Manual and meeting the applicable City of Brookhaven Stormwater requirements. Proper erosion control measures will be utilized to protect water quality as required by the associated NPDES Permit.

c. Minimization of negative impacts on existing infrastructure

Existing infrastructure will be left in place, unless it is in need of repair, or it is for the long-term benefit of the overall plan.

d. Minimization on archeological/historically significant areas

There are no archeological/ historically significant areas on site.

- e. Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (e.g., solid waste and wastewater treatment facilities, utilities, airports, and railroads) and industrial (e.g., landfills, quarries and manufacturing facilities) uses.

Only the required utilities will be included in this development. There are not any proposed industrial or qualifying public infrastructure to make this property more environmentally stressed. Stormwater detention and water quality will be provided per the current City of Brookhaven stormwater ordinance.

- f. Creation and preservation of green space and open space

There is proposed green space designated on the site plan including a proposed multi-use trail in the powerline easement.

- g. Protection of citizens from the negative impacts of noise and lighting

The project will be required to adhere to the City of Brookhaven code with respect to noise and lighting requirements.

- h. Protection of parks and recreational green space

There are currently no parks or recreational green space on site.

- i. Minimization of impacts to wildlife habitats

Only the necessary areas required for development will be impacted.

PROPERTY DESCRIPTION
PARCEL A
(Tracts D, E and H on Survey)

Being all that tract or parcel of land lying and being in Land Lot 156, 18th District, City of Brookhaven, DeKalb County, Georgia and being more particularly described as follows:

BEGINNING at the point of intersection of the westerly right-of-way line of North Druid Hills Road a.k.a. Georgia Highway 42 (having an apparent variable width right-of-way) and the northerly right-of-way line of Executive Park Drive NE (having an apparent variable width right-of-way line); thence, leaving the aforesaid right-of-way line of North Druid Hills Road and running with the said line of Executive Park Drive NE

1. South 77° 33' 48" West, 65.18 feet to a concrete monument found; thence,
2. South 87° 44' 39" West, 79.52 feet to a concrete monument found; thence,
3. North 82° 01' 22" West, 103.78 feet to a 1/2-inch rebar found; thence,
4. North 83° 06' 51" West, 10.59 feet; thence,
5. North 82° 12' 03" West, 134.67 feet; thence,
6. 404.52 feet along the arc of a curve deflecting to the left, having a radius of 640.67 feet and a chord bearing and distance of South 79° 22' 31" West, 397.84 feet; thence,
7. South 62° 06' 09" West, 29.27 feet; thence, leaving the aforesaid right-of-way line of Executive Park Drive NE and running with property now or formerly owned by Aspire North Druid Hills Apartments per Deed Book 24548, Page 381 per the Land Records of DeKalb County, Georgia
8. North 28° 15' 55" West, 400.01 feet to a 1/2-inch rebar found on the southerly right-of-way line of Interstate 85 (having a limited access variable width right-of-way; thence, leaving the aforesaid property now or formerly owned by Aspire North Druid Hills Apartments and running with the said right-of-way line of Interstate 85
9. North 68° 05' 17" East, 60.90 feet; thence,
10. South 24° 16' 13" East, 9.89 feet; thence,
11. North 74° 04' 08" East, 203.73 feet; thence,
12. North 57° 53' 27" East, 45.18 feet; thence,
13. South 24° 17' 22" East, 19.77 feet; thence,
14. North 81° 55' 27" East, 217.00 feet to a concrete monument found; thence,
15. South 71° 51' 23" East, 88.82 feet to a concrete monument found; thence,
16. South 52° 23' 43" East, 22.71 feet to a concrete monument found; thence,
17. South 32° 47' 14" East, 103.94 feet; thence, leaving the aforesaid right-of-way line of Interstate 85 and running with property now or formerly owned by ARL SBATLGA002, LLC per Deed Book 23786, Page 35, aforesaid records
18. South 54° 56' 55" West, 59.91 feet; thence,
19. South 28° 21' 57" East, 258.68 feet to a 1/2-inch rebar found; thence,
20. 258.07 feet along the arc of a curve deflecting to the left, having a radius of 332.05 feet and a chord bearing and distance of North 73° 37' 40" East, 251.62 feet to the aforesaid right-of-way line of North Druid Hills Road; thence, leaving the aforesaid property now or formerly owned by ARL SBATLBA002, LLC and running with the said right-of-way line of North Druid Hills Road
21. South 34° 01' 41" East, 14.00 feet; thence,
22. South 03° 24' 07" West, 56.66 feet to the **POINT OF BEGINNING**, containing 221,756 square feet or 5.0908 acres of land, more or less.

PROPERTY DESCRIPTION
PARCEL B
(Tracts A and F on Survey)

Being all that tract or parcel of land lying and being in Land Lots 156 & 153, 18th District, City of Brookhaven, DeKalb County, Georgia and being more particularly described as follows:

BEGINNING at a bent 1/2-inch rebar found at the intersection of the Land Lot Line common to Land Lots 153 & 156, said District, said Section and the westerly right-of-way line of North Druid Hills Road a.k.a. Georgia Highway 42 (having a variable width right-of-way); thence, leaving the aforesaid right-of-way line of North Druid Hills Road and running with the said Land Lot Line

1. North 89° 56' 18" West, 460.03 feet; thence,
2. South 89° 49' 46" West, 199.81 feet; thence, leaving the aforesaid Land Lot Line common to Land Lots 153 & 156 and running with property now or formerly owned by Regency Retail Partnership, LP per Deed Book 24474, Page 324 per the Land Records of DeKalb County, Georgia
3. South 00° 07' 11" West, 156.64 feet; thence,
4. South 00° 01' 46" East, 630.70 feet to a 1/2-inch rebar found; thence, leaving the property now or formerly owned by Regency Retail Partnership, LP and running with property now or formerly owned by CWS Druid Hills, LP per Deed Book 23602, Page 7, aforesaid records
5. South 84° 54' 14" West, 120.06 feet; thence,
6. South 69° 16' 27" West, 554.56 feet to a 1/2-inch rebar found; thence,
7. South 02° 37' 37" West, 380.15 feet to a 1/2-inch capped rebar found (Croy Engineering) on the northerly right-of-way line of Sheridan Road (having an apparent variable width right-of-way); thence, leaving the aforesaid property now or formerly owned by CWS Druid Hills, LP and running with the said right-of-way line of Sheridan Road
8. North 89° 29' 57" West, 199.51 feet to a point on the easterly right-of-way line of Executive Park Drive NE (having a variable width right-of-way); thence, leaving the aforesaid right-of-way line of Sheridan Road and running with the said right-of-way line of Executive Park Drive NE
9. North 01° 31' 03" East, 83.30 feet; thence,
10. North 02° 19' 57" West, 50.00 feet; thence,
11. North 05° 52' 57" West, 50.00 feet; thence,
12. North 10° 08' 57" West, 50.00 feet; thence,
13. North 13° 37' 57" West, 22.26 feet; thence,
14. North 76° 22' 16" East, 2.98 feet; thence,
15. 236.29 feet along the arc of a curve deflecting to the left, having a radius of 689.00 feet and a chord bearing and distance of North 21° 31' 38" West, 235.13 feet; thence,
16. North 31° 34' 01" West, 2.77 feet; thence,
17. North 37° 02' 07" West, 40.62 feet; thence,
18. North 36° 31' 57" West, 50.16 feet; thence,
19. North 39° 42' 57" West, 50.18 feet; thence,
20. North 43° 35' 02" West, 64.35 feet; thence,
21. North 43° 18' 47" West, 73.52 feet; thence,
22. North 46° 41' 13" East, 7.00 feet; thence,
23. North 43° 18' 47" West, 60.00 feet; thence,
24. South 46° 41' 13" West, 10.00 feet; thence,
25. North 43° 07' 06" West, 86.32 feet; thence,

26. North 36° 21' 03" West, 93.04 feet; thence,
27. North 25° 18' 49" West, 17.02 feet; thence, leaving the aforesaid right-of-way line of Executive Park Drive NE and running with property now or formerly owned by Government Properties Income per Deed Book 21049, Page 127 as recorded among the Land Records of DeKalb County, Georgia
28. North 61° 36' 11" East, 402.79 feet; thence,
29. North 28° 52' 48" West, 514.51 feet to a point on the aforesaid right-of-way line of Executive Park Drive NE; thence, running with the said right-of-way line of Executive Park Drive NE
30. North 52° 26' 17" East, 98.19 feet; thence,
31. North 61° 11' 46" East, 430.69 feet; thence,
32. North 61° 06' 23" East, 34.40 feet; thence,
33. North 61° 59' 46" East, 30.42 feet; thence,
34. 103.49 feet along the arc of a curve deflecting to the right, having a radius of 560.71 feet and a chord bearing and distance of North 66° 29' 12" East, 103.34 feet; thence,
35. 253.72 feet along the arc of a curve deflecting to the right, having a radius of 560.71 feet and a chord bearing and distance of North 84° 44' 14" East, 251.56 feet; thence,
36. South 82° 13' 26" East, 130.70 feet; thence,
37. South 82° 15' 15" East, 129.41 feet; thence,
38. South 49° 32' 26" East, 28.17 feet; thence,
39. South 73° 11' 09" East, 38.78 feet; thence,
40. South 73° 12' 04" East, 38.88 feet; thence,
41. North 72° 29' 20" East, 137.61 feet; thence,
42. North 70° 55' 23" East, 60.95 feet to a point of intersection with the aforesaid westerly right-of-way line of North Druid Hills; thence, leaving the aforesaid right-of-way line of Executive Park Drive NE and running with the said right-of-way line of North Druid Hills Road
43. South 59° 21' 36" East, 44.23 feet; thence, leaving the aforesaid right-of-way line of North Druid Hills Road and running with property now or formerly owned by Bank South Corporation per Deed Book 5127, Page 149, aforesaid records
44. South 54° 36' 26" West, 220.48 feet; thence,
45. South 18° 57' 52" East, 199.05 feet; thence,
46. North 57° 13' 08" East, 291.97 feet to a point on the aforesaid right-of-way line of North Druid Hills Road NE; thence, leaving the aforesaid property now or formerly owned by Bank South Corporation and running with the said right-of-way line of North Druid Hills Road
47. South 39° 28' 58" East, 96.52 feet; thence,
48. South 40° 50' 58" East, 100.13 feet; thence,
49. South 42° 42' 58" East, 100.13 feet; thence,
50. South 44° 48' 58" East, 100.13 feet; thence,
51. South 45° 57' 28" East, 35.25 feet to the **POINT OF BEGINNING**, containing 1,733,426 square feet or 39.7940 acres of land, more or less.

PROPERTY DESCRIPTION
PARCEL C
(Tract G on Survey)

Being all that tract or parcel of land lying and being in Land Lot 154, 18th District, City of Brookhaven, DeKalb County, Georgia and being more particularly described as follows:

BEGINNING at the point of intersection of the westerly right-of-way line of Executive Park Drive NE (having an apparent variable width right-of-way) and the southerly right-of-way line of Executive Park Drive South (having an apparent 60' right-of-way line); thence, leaving the aforesaid right-of-way line of Executive Park Drive South and running with the said line of Executive Park Drive NE,

1. South 01° 12' 52" West, 29.26 feet; thence,
2. South 03° 49' 12" East, 50.00 feet; thence,
3. South 08° 34' 12" East, 59.90 feet; thence,
4. South 13° 49' 12" East, 25.63 feet; thence, leaving the aforesaid right-of-way line of Executive Park Drive NE and run with the north side of Executive Park North (having an apparent variable width right-of-way)
5. South 46° 27' 48" West, 64.62 feet; thence,
6. 124.90 feet along the arc of a curve deflecting to the right, having a radius of 290.43 feet and a chord bearing and distance of South 58° 48' 18" West, 123.94 feet; thence,
7. South 71° 08' 48" West, 63.70 feet; thence,
8. 84.65 feet along the arc of a curve deflecting to the left, having a radius of 529.34 feet and a chord bearing and distance of South 66° 32' 18" West, 84.56 feet to a 1/2-inch rebar found; thence,
9. South 61° 55' 48" West, 62.16 feet; thence,
10. 168.70 feet along the arc of a curve deflecting to the left, having a radius of 237.63 feet and a chord bearing and distance of South 41° 34' 48" West, 165.18 feet to a 1/2-inch rebar found; thence,
11. South 21° 13' 48" West, 11.80 feet to a 1/2-inch rebar found; thence, leaving the aforesaid northerly side of Executive Park North and running with property now or formerly owned by Morguard Briarhill per Deed Book 23725, Page 616 as recorded among the Land Records of DeKalb County, Georgia
12. South 89° 45' 31" West, 137.71 feet to a 1/2-inch rebar found; thence,
13. South 00° 20' 12" East, 37.82 feet to a 1/2-inch rebar found; thence, leaving the aforesaid property now or formerly owned by Morguard Briarhill and running with property now or formerly owned by Westminister Presbyterian Church
14. South 89° 45' 29" West, 348.68 feet to a 1/2-inch rebar found; thence,
15. North 00° 19' 08" West, 57.98 feet to a 1/2-inch rebar found; thence, leaving the aforesaid property now or formerly owned by Westminister Presbyterian Church and running with property now or formerly owned by Georgia Housing Finance Authority per Deed Book 7799, Page 200, aforesaid records
16. North 00° 26' 16" West, 344.13 feet to a 1/2-inch rebar found on the aforesaid right-of-way line of Executive Park Drive South; thence, leaving the aforesaid property now or formerly owned by Georgia Housing Finance Authority and running with the said right-of-way line of Executive Park Drive South
17. North 54° 36' 15" East, 11.52 feet to a 1/2-inch rebar found; thence,
18. North 62° 52' 57" East, 47.96 feet; thence,

19. North 63° 35' 57" East, 80.71 feet; thence,
20. North 62° 23' 57" East, 42.81 feet; thence,
21. North 51° 30' 57" East, 60.27 feet; thence,
22. North 42° 44' 57" East, 55.92 feet; thence,
23. North 40° 08' 37" East, 11.59 feet; thence,
24. North 49° 32' 57" East, 23.39 feet; thence,
25. North 62° 05' 58" East, 37.95 feet; thence,
26. North 72° 23' 56" East, 49.39 feet; thence,
27. North 58° 18' 33" East, 12.46 feet; thence,
28. 64.94 feet along the arc of a curve deflecting to the right, having a radius of 238.67 feet and a chord bearing and distance of North 81° 44' 27" East, 64.74 feet; thence,
29. North 89° 32' 57" East, 236.95 feet; thence,
30. South 83° 30' 19" East, 29.25 feet; thence,
31. 83.98 feet along the arc of a curve deflecting to the right, having a radius of 213.54 feet and a chord bearing and distance of South 64° 36' 00" East, 83.44 feet;
32. South 53° 06' 25" East, 41.20 feet; thence,
33. 138.39 feet along the arc of a curve deflecting to the left, having a radius of 231.00 feet and a chord bearing and distance of South 70° 26' 37" East, 136.33 feet to the **POINT OF BEGINNING**, containing 431,645 square feet or 9.9092 acres of land, more or less.

PROPERTY DESCRIPTION
PARCEL D
(Tracts B and C on Survey)

Being all that tract or parcel of land lying and being in Land Lots 154 & 155, 18th District, City of Brookhaven, DeKalb County, Georgia and being more particularly described as follows:

COMMENCING at the point of intersection of the westerly right-of-way line of Executive Park Drive NE (having an apparent variable width right-of-way) and the northerly right-of-way line of Executive Park Drive South (having an apparent 60' right-of-way line); thence, leaving the aforesaid right-of-way line of Executive Park Drive NE and running with the said line of Executive Park Drive South, 103.00 feet along the arc of a curve deflecting to the right, having a radius of 170.29 feet and a chord bearing and distance of North 70° 33' 51" West, 101.44 feet; thence, North 53° 14' 11" West, 41.43 feet; thence, 108.67 feet along the arc of a curve deflecting to the left, having a radius of 274.22 feet and a chord bearing and distance of North 64° 23' 29" West, 107.96 feet to a 1/2 inch rebar found and the **POINT OF BEGINNING**.

Thence, from said **POINT OF BEGINNING** as thus established and continuing with the said right-of-way line of Executive Park Drive South

1. 43.87 feet along the arc of a curve deflecting to the left, having a radius of 180.94 feet and a chord bearing and distance of North 83° 27' 45" West, 43.76 feet; thence,
2. South 89° 35' 31" West, 236.98 feet; thence,
3. 81.83 feet along the arc of a curve deflecting to the left, having a radius of 170.29 feet and a chord bearing and distance of South 81° 47' 01" West, 81.04 feet; thence,
4. South 63° 12' 40" West, 18.78 feet; thence,
5. South 72° 26' 30" West, 49.95 feet; thence,
6. South 62° 08' 32" West, 49.95 feet; thence,
7. South 49° 35' 31" West, 34.92 feet; thence,
8. South 40° 11' 11" West, 15.16 feet; thence,
9. South 42° 47' 31" West, 49.95 feet; thence,
10. South 51° 33' 31" West, 46.16 feet; thence, leaving the aforesaid right-of-way line of Executive Park Drive South and running with the property of Executive Park Commercial Condominium Unit II per Condo Plat Book 219, Page 119 as recorded among the Land Records of DeKalb County, Georgia
11. North 28° 44' 54" West, 357.53 feet to a point on the southerly right-of-way line of Interstate Highway 85 (having a limited access variable width right-of-way); thence, leaving the aforesaid property of Executive Park Commercial Condominium Unit II and running with the said right-of-way line of Interstate Highway 85
12. North 60° 41' 39" East, 24.07 feet; thence,
13. North 61° 00' 29" East, 89.76 feet; thence,
14. North 61° 00' 29" East, 10.15 feet; thence,
15. North 62° 28' 08" East, 489.75 feet to a bent 1/2-inch rebar found; thence, leaving the aforesaid right-of-way line of Interstate Highway 85 and running with property now or formerly owned by CMP I Atlanta Owner, LLC per Deed Book 24662, Page 293, aforesaid records
16. South 28° 44' 54" East, 434.59 feet to a 1/2-inch rebar found; thence,
17. South 03° 37' 09" West, 64.42 feet to the **POINT OF BEGINNING**, containing 230,906 square feet or 5.3009 acres of land, more or less.

Developments of Regional Impact

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

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:

City of Brookhaven

Individual completing
form:

Telephone:

E-mail:

*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:

Emory at Executive Park

Location (Street Address,
GPS Coordinates, or
Legal Land Lot
Description):

See Attached

Brief Description of
Project:

Approximate 58 acre mixed-use development with residential, hotel, hospital, general office, medical office, and retail land uses.

Development Type:

☒ (not selected)

☐ Office

☐ Commercial

☐ Wholesale & Distribution

☐ Hospitals and Health Care Facilities

☐ Housing

☐ Industrial

☐ Hotels

☒ Mixed Use

☐ Airports

☐ Attractions & Recreational Facilities

☐ Post-Secondary Schools

☐ Waste Handling Facilities

☐ Quarries, Asphalt & Cement Plants

☐ Wastewater Treatment Facilities

☐ Petroleum Storage Facilities

☐ Water Supply Intakes/Reservoirs

☐ Intermodal Terminals

☐ Truck Stops

☐ Any other development types

If other development type, describe:

Project Size (# of units, floor area, etc.):	370 residential units, 200 room hotel, 140 bed hospital, 1,184,800 SF general office, 436,000 SF medical office, 20,000 SF retail		
Developer:	Emory University		
Mailing Address:	100 Water Tower Place		
Address 2:			
	City: Atlanta	State: GA	Zip: 30322
Telephone:	404-727-8439		
Email:	sara.lu@emory.edu		
Is property owner different from developer/applicant?	<input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No		
If yes, property owner:			
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No		
If no, in what additional jurisdictions is the project located?			
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No		
If yes, provide the following information:	Project Name: <input type="text"/> Project ID: <input type="text"/>		
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Connect Sewer <input type="checkbox"/> Connect Water <input type="checkbox"/> Permit <input type="checkbox"/> Other <input type="text"/>		
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No		
If yes, what percent of the overall project does this project/phase represent?			
Estimated Project Completion Dates:	This project/phase: 2034 Overall project: 2034		
<div> <input type="button" value="Submit Application"/> <input type="button" value="Save without Submitting"/> <input type="button" value="Cancel"/> </div>			
Back to Top			

Developments of Regional Impact

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

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: City of Brookhaven

Individual completing form:

Telephone:

Email:

Project Information

Name of Proposed Project: Emory at Executive Park

DRI ID Number:

Developer/Applicant:

Telephone:

Email(s):

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:

Up to \$1 Billion

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

Approximately \$7 Million

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):

Approximately 50,000 SF general office and approximately 150,000 SF medical office

Water Supply	
Name of water supply provider for this site:	DeKalb County
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.51 MGD
Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand the existing water supply capacity:	
Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> 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)?	0.42 MGD
Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing wastewater treatment capacity:	
Note: Plant capacity if available. Limited on site infrastructure improvements required to add capacity on site.	
Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> 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.)	Approximately: 26,632 net daily trips 1,841 trips AM peak 2,325 trips PM peak
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Are transportation improvements needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, please describe below:	
Please refer to the Traffic Study performed by Kimley-Horn and Associates.	

Solid Waste Disposal	
How much solid waste is the project expected to generate annually (in tons)?	<input type="text" value="4,722 tons"/>
Is sufficient landfill capacity available to serve this proposed project?	<input checked="" type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing landfill capacity:	
Will any hazardous waste be generated by the development?	<input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> 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?	<input type="text" value="85%"/>
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:	
Stormwater management facilities will be developed in accordance with the Georgia Stormwater Management Manual and the City of Brookhaven Stormwater Ordinance.	
Environmental Quality	
Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	<input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
2. Significant groundwater recharge areas?	<input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
3. Wetlands?	<input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
4. Protected mountains?	<input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
5. Protected river corridors?	<input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
6. Floodplains?	<input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
7. Historic resources?	<input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
8. Other environmentally sensitive resources?	<input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If you answered yes to any question above, describe how the identified resource(s) may be affected:	

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