

Proposed conditions of rezoning approval for Park Druid Hills
March 12, 2009

General Conditions for Applications N.1: Z-09-14884, N.2: SLUP-09-14888, N.3: Z-09-14885, N.4: SLUP-09-14889, N.7 Z-09-14887 N.8 SLUP-09-14890, N.5 Z-09-14886 and N.6 SLUP-09-14891

1. Upon issuance of a Land Disturbance Permit, owner/developer shall provide to the DeKalb County Public Works Department, Transportation Division, a traffic signal analysis for North Druid Hills Corridor between Buford Highway and Briarcliff Road with a common optimized cycle length for each required analysis period, and prepare a table contrasting the level of service calculated in the GRTA Development of Regional Impact document with the level of service of the common cycle lengths for each analysis period.
2. Any changes to the existing streets and traffic operations systems that affect traffic circulation or public safety within the area covered by the current approved Tax Allocation District must be reviewed by the DeKalb County Public Works Department, Transportation Division, and are subject to traffic review which may include modeling of proposed change.
3. Developer will be required to submit traffic analysis prior to installation of any signals or stop signs which are not stipulated in these conditions for rezoning and issuance of special land use permits.
4. Prior to issuance of a land disturbance permit the owner/developer shall submit for approval of the DeKalb County Department of Planning and Development a multi-modal access plan, prepared at a scale not greater than 1"=100' to demonstrate a unified plan of continuous access to and between all existing and new buildings in the proposed development and adjacent properties. The multi-modal access plan shall cover the entire proposed development along with adjoining streets and any other property lying between the subject property and the nearest public streets on all sides. Connections to available transportation modes, such as driveways, sidewalks, transit stops, and multi-use paths shall be shown along adjacent streets and those entering adjoining properties. Safe and convenient pedestrian pathways shall be provided from sidewalks along streets to each entrance of a new or existing building and between adjacent buildings within the same development. Where an existing or planned public transportation station or stop is within 1,250 feet from any existing or proposed building in the development, the access plan shall show how pedestrians may safely travel from such station or stop to the subject building. Where an existing or planned multi-use path is located within 1,500 feet from an existing or proposed building in the development, the access plan shall show how safe, continuous and convenient bicycle access shall be provide to the subject building.

N.1: Z-09-14884 and N.2: SLUP-09-14888 - Parcel A (4.93 Acres)

Recommend rezoning from O-I to OCR with a Special Use Permit to allow additional height as requested, subject to the following conditions:

1. Substantial compliance on Parcel A with the building layout, public space layout, and land uses depicted on the submitted site plan titled, "The Park Druid Hills Zoning and DRI Site Plan - Amended", prepared by HGOR Planners and Landscape Architects, dated September 17, 2008, last revised March 3, 2009 and stamped as received by DeKalb County on March 6, 2009, including the following:
 - a. A maximum of 300,000 square feet of office space;
 - b. A maximum of 200 hotel units; and
 - c. A maximum of 5,000 square feet of retail/restaurant space.
2. Compliance with the conditions provided by the Georgia Regional Transportation Authority (GRTA) in the Notice to Decision dated 11/18/2008, Attachment A, subject to the limitations placed on allowable modifications to the DRI Plan of Development described in Attachment B.
3. Drainage improvements shall be subject to approval of the Development Division of the Planning and Development Department, and the Drainage Division of the Public Works Department.
4. All service areas and refuse areas shall be screened from view of the public right-of-way and from internal private drives by landscaping, fencing, or building walls.
5. The applicant shall apply for necessary variances and special exceptions in accordance with Chapter 27, the Zoning Ordinance.
6. Maximum building heights on Parcel A shall be in compliance with those depicted on the submitted site plan titled, "The Park Druid Hills Zoning and DRI Site Plan - Amended", prepared by HGOR Planners and Landscape Architects, dated September 17, 2008, last revised March 3, 2009 and stamped as received by DeKalb County on March 6, 2009, as follows:
 - a. Twelve (12) stories – Office building (A.1);
 - b. Ten (10) stories – Hotel (A.2);
 - c. One (1) story – Restaurant/retail building (A.3); and
 - d. Seven (7) stories -- Parking deck (A.1).
7. At least 50 percent of new development and redevelopment in Parcel A shall be for office use as permitted in OCR zoning.
8. At least 10 percent of the land area of this parcel should consist of public space, such as greenways, landscaped areas, trails, parks and plazas.
9. Minimum building height of new buildings shall be 15 ft., as measured to the roof deck.
10. Maximum building height, as measured from the front door of the building, shall be 12 occupied stories or 200 feet.
11. At least one face of each new building shall be placed within 35 feet of a publicly accessible street or drive except as limited by existing power lines, with entrances connected to the street by a sidewalk.

12. Building facades fronting public streets shall be articulated for the first two stories to provide visual relief through the use of elements such as a change of materials, offsets, awnings, colonnades, or canopies.
13. Use of exposed, unpainted concrete modular units (CMU) block is prohibited.
14. All new buildings will attain LEED or equal certification.
15. At least 80 percent of all newly constructed parking spaces shall be provided within parking decks.
16. The facades of parking structures facing public streets shall have architectural spandrel pieces comparable in design with the facades of the adjacent office, retail and hotel buildings or will be wrapped with street-level active uses.
17. New surface parking shall be screened from view by landscaping or other means, to a height of 3 feet.
18. Site improvements will address an integrated strategy for reducing the need for the use of potable water in the irrigation of landscaping. Strategies will include capture of water for irrigation supply, high efficiency irrigation systems, the use of storm water infiltration areas to reduce irrigation demands and the selection of low water demand plan materials suitable for site conditions.
19. New truck loading areas and dumpsters shall be enclosed within buildings or screened from view from I-85 ramps, surrounding streets and public spaces.
20. Outdoor lighting in parking lots shall not exceed 35 feet in height and shall use cut-off fixtures that are designed to eliminate light spillage onto adjacent properties.
21. Outdoor lighting fixtures that are located no more than 20 feet above grade shall be provided to light all sidewalks.
22. A signage master plan in compliance with DeKalb County's sign ordinance shall be prepared, reviewed and approved by the Department of Planning and Development. Signage shall be designed to convey a unified theme for Parcels A-D of the proposed Executive Park redevelopment in terms of common design features, colors and materials.
23. Billboards are prohibited.
24. Transportation improvements shall be in accordance with Attachment A of the GRTA Notice of Decision for DRI #1583 Executive Park issued 11/18/2008.
25. The development of property in Parcel A shall include construction of a street network that is in substantial conformity with the Planning Diagrams produced by HGOR and dated 10/16/08.
26. Master streetscape and landscaping standards for Parcel A shall be prepared and provided to Department of Planning and Development for review and comment prior to issuance of an LDP. The standards shall convey a unified streetscape and public area design for parcels A-D.
27. The characteristics of all new and improved roadways shall be as follows:
 - A. intersection improvements with new traffic signals on mast arms and signal coordination as per the Department of Public Works;
 - B. pedestrian signals and special treatments for high-visibility crosswalks at all intersections to be approved by the Department of Public Works;
 - C. place all utilities (except high voltage Georgia Power transmission lines) underground where located along street frontages;

- D. access management, including restrictions on curb cuts per Attachment A of the GRTA Notice of Decision for DRI #1583 Executive Park issued 11/18/2008 and as required by the DeKalb County Public Works;
- E. provide sidewalks in Parcel A as follows:
 - i. Install 8' wide minimum sidewalk on Executive Park Drive
- F. on-street parking is permitted on internal streets, provided landscaped bump outs are provided at intersections and mid-block crossings;
- G. Provide hardwood trees that are a minimum of 2" caliper and spaced 40 ft. on center located in continuous 6 ft. wide landscape zones that shall be adjacent to all curbs of streets and driveways. In cases where strict application of this condition would require the removal of large or mature trees, this condition will not apply;
- H. Owner/developer shall have a goal of generating vehicular trips from the project comparable to or less than those projected in the Development of Regional Impact report. At the request of the DeKalb County's Public Works Department, Transportation Division but in no event more than five total times, the owner/developer will undertake an analysis of project trip generation as it impacts the North Druid Hills corridor between Briarcliff Road and Buford Highway that is consistent with industry best practices to evaluate performance in achieving this goal. Should the project not achieve this goal, the owner/developer, County Department of Planning and Development, and ARC will jointly develop strategies to achieve the goal which will be implemented by the owner/developer.
- I. Uses, maximum densities and points of vehicular access shall be as shown on the plan entitled, "The Park Druid Hills Zoning and DRI Site Plan - Amended", prepared by HGOR Planners and Landscape Architects, dated September 17, 2008, last revised March 3, 2009 and stamped as received by DeKalb County on March 6, 2009.
- J. The developer shall actively support the organization of a Community Improvement District to fund areawide improvements, public space maintenance, a Transportation Management Association and a transit shuttle system.
- K. Streets and trails within the development and not dedicated to the public will be subject to an easement for public use by vehicular or pedestrian traffic, as appropriate.
- L. No curb cut may exceed 30 feet in width without an intervening median.

N.3: Z-09-14885 and N.4: SLUP-09-14889 – Parcel B (42.97 Acres)

Recommend rezoning from O-I to OCR with a Special Use Permit to allow additional height as requested, subject to the following conditions:

- 1. The subject site shall be zoned OCR (Office-Commercial-Residential) in substantial compliance on Parcel B with the building layout, public space layout, and land uses depicted on the site plan titled, "The Park Druid Hills Zoning and DRI Site Plan - Amended", prepared by HGOR Planners and Landscape Architects, dated September 17, 2008, last revised March 3, 2009 and stamped as received by DeKalb County on March 6, 2009.

2. The total building square footage (excluding parking decks) for Tract B shall be comprised of the following uses and shall not exceed:
 - a. A maximum of 448,000 square feet of retail, restaurant and flex office space;
 - b. A maximum of 232,544 square feet of office space (existing in Buildings 6 and 12); and
 - c. A maximum of 785 multi-family residential units.
3. Allow a total of six (6) parking decks as depicted on the submitted site plan, including the expansion of the existing parking deck serving parcels B.6 and B.9.
4. Compliance with the conditions provided by the Georgia Regional Transportation Authority (GRTA) in the Notice to Decision dated 11/18/2008, Attachment A, subject to the limitations placed on allowable modifications to the DRI Plan of Development described in Attachment B.
5. Drainage improvements shall be subject to approval of the Development Division of the Planning and Development Department, and the Drainage Division of the Public Works Department.
6. All service areas and refuse areas shall be screened from view of the public right-of-way and from internal private drives by landscaping, fencing, or building walls.
7. The applicant shall apply for necessary variances and special exceptions in accordance with Chapter 27, the DeKalb County Zoning Ordinance.
8. A multipurpose trail shall be constructed on Tract B, as shown on the site plan titled “ The Park Druid Hills Zoning and DRI Site Plan - Amended”, prepared by HGOR Planners and Landscape Architects, dated September 17, 2008, last revised March 3, 2009 and stamped as received by DeKalb County on March 6, 2009, subject to review by the Parks and Recreation Department.
9. Maximum building heights on Parcel B shall be in compliance with those depicted on the submitted site plan titled, “The Park Druid Hills Zoning and DRI Site Plan - Amended”, prepared by HGOR Planners and Landscape Architects, dated September 17, 2008, last revised March 3, 2009 and stamped as received by DeKalb County on March 6, 2008, as follows:
 - a. Four (4) stories –Office buildings (B.8 & B.9);
 - b. Five (5) stories – Residential-Multi-Family (B.10);
 - c. Eight (8) stories-Residential Multi-Family (B.11);
 - d. Four (4) stories -Residential: Flats above retail (B.12); and
 - e. Parking decks shall not exceed seven (7) stories.
10. Vertically mixed use is encouraged.
11. At least 25 percent of new and redeveloped floor area in Parcel B should be for residential use. A mix of housing types and price ranges consistent with high-density living is encouraged.
12. Maximum building height, as measured from the front door of the building, shall be 8 occupied stories or 120 feet.
13. Minimum height of new building facades shall be 15 feet as measured to the roof deck.
14. At least 15 percent of the land area within Parcel B should consist of public space, such as greenways, landscaped areas, trails, parks and plazas.

15. At least one face of each new building shall be placed within 35 feet of a publicly accessible street or drive except as limited by existing power lines, with entrances connected to the street by a sidewalk.
16. All new buildings should be interconnected with sidewalks with a pedestrian grid.
17. Building facades fronting public streets shall be articulated for the first two stories to provide visual relief through the use of elements such as a change of materials, offsets, awnings, colonnades, or canopies.
18. Use of exposed, unpainted concrete masonry units (CMU) block is prohibited.
19. All new buildings will attain LEED or equal certification, except buildings that are over 50 percent residential, which shall attain Georgia Power Good Sense Community standards for residential construction, or equal.
20. At least 80 percent of all new parking spaces shall be provided within parking decks and on-street parking.
21. The facades of new parking structures facing public streets shall have architectural spandrel pieces comparable in design with the facades of the adjacent retail and residential buildings or will be wrapped with street-level active uses.
22. New surface parking shall be screened from view by landscaping or other means, to a height of 3 feet.
23. Site improvements will address an integrated strategy for reducing the need for the use of potable water in the irrigation of landscaping. Strategies will include capture of water for irrigation supply, high efficiency irrigation systems, the use of storm water infiltration areas to reduce irrigation demands and the selection of low water demand plan materials suitable for site conditions.
24. New truck loading areas and all dumpsters should be enclosed within buildings or screened from view from I-85 ramps, surrounding streets and public spaces.
25. Outdoor lighting in parking lots shall not exceed 35 feet in height and shall use cut-off fixtures that are designed to eliminate light spillage onto adjacent properties.
26. Outdoor lighting fixtures that are located no more than 20 feet above grade shall be provided to light all sidewalks.
27. A signage master plan in compliance with DeKalb County's sign ordinance shall be prepared, reviewed and approved by the Department of Planning and Development. Signage shall be designed to convey a unified theme for Parcels A-D of the proposed Executive Park redevelopment in terms of common design features, colors and materials.
28. Billboards are prohibited.
29. Developer will clean out the stream that parallels Executive Park Drive and re-landscape along the stream banks subject to approval by the Georgia EPD and the DeKalb County Watershed Management Division.
30. Transportation improvements shall be in accordance with Attachment A of the GRTA Notice of Decision for DRI #1583 Executive Park issued 11/18/2008.
31. The intersection of Sheridan Road and Executive Park Drive shall be re-aligned so that eastbound traffic on Sheridan Park Drive yields to the through movement of southbound Executive Park Drive continuing east to its intersection with Briarcliff Road.

32. The following traffic capacity improvements will be completed on or before the issuance of a Certificate of Occupancy for the building improvements shown on the Master Plan as B.2 through B. 12:
- a. Western Intersection of Executive Park Drive and North Druid Hills;
 - b. Traffic circle on Executive Park Drive between Parcel A and Parcel B;
 - c. Intersection of Executive Park Drive and Executive Park South, final intersection analysis alternative subject to the DeKalb County Department of Public Works, Transportation Division; and
 - d. Intersection of Executive Park Drive and Sheridan Road.

The following traffic capacity improvements will be completed on or before the issuance of a Certificate of Occupancy for the building improvements shown on the Master Plan as B.1:

- a. Eastern Intersection on North Druid Hills at site B.1.
33. The development of property in Parcel B shall include construction of a street network that is in substantial conformity with the Planning Diagrams produced by HGOR and dated 10/16/08.
34. Master streetscape and landscaping standards for Parcel B shall be prepared and provided to Department of Planning and Development for review and comment prior to issuance of an LDP. The standards shall covey a unified streetscape & public area design for parcels A-D.
35. The characteristics of all new and improved roadways shall be as follows:
- A. intersection improvements with new traffic signals on mast arms and signal coordination as per the Department of Public Works;
 - B. pedestrian signals and special treatments for high-visibility crosswalks at all intersections to be approved by the Department of Public Works;
 - C. place all utilities (except high voltage Georgia Power transmission lines) underground where located along street frontages;
 - D. access management, including restrictions on curb cuts per Attachment A of the GRTA Notice of Decision for DRI #1583 Executive Park issued 11/18/2008 and as required by the DeKalb County Public Works;
 - E. provide sidewalks within Parcel B as follows:
 - i. install a minimum 8' wide multi-use trail along the east side of Executive Park Drive and said multi-use trail shall extend eastward to the property line along the existing Sheridan Road frontage;
 - ii. install a minimum 8' wide sidewalk on North Druid Hills; and
 - iii. install 5' wide sidewalks along both sides of local streets
 - F. on-street parking is permitted on internal streets, provided landscaped bump outs are provided at intersections and mid-block crossings;
 - G. Provide hardwood trees that are a minimum of 2" caliber and spaced 40 ft. on center located in a continuous 6 ft. wide landscape zone that shall be adjacent to all curbs of streets and driveways. In cases where strict application of this condition would require the removal of large or mature trees, this condition will not apply;
 - H. Owner/developer shall have a goal of generating vehicular trips from the project comparable to or less than those projected in the Development of Regional Impact report. Annually, the owner/developer will undertake an

analysis of project trip generation as it impacts the North Druid Hills corridor between Briarcliff Road and Buford Highway that is consistent with industry best practices to evaluate performance in achieving this goal. Should the project not achieve this goal, the owner/developer, County Department of Planning and Development, and ARC will jointly develop strategies to achieve the goal which will be implemented by the owner/developer. These annual submissions shall commence upon the issuance of the first certificate of occupancy for the project and continue for five years.

- I. Uses, maximum densities and points of vehicular access shall be as shown on the plan entitled, "The Park Druid Hills Zoning and DRI Site Plan - Amended", prepared by HGOR Planners and Landscape Architects, dated September 17, 2008, last revised March 3, 2009 and stamped as received by DeKalb County on March 6, 2009.
 - J. The developer shall actively support the organization of a Community Improvement District to fund areawide improvements, public space maintenance, a Transportation Management Association and a transit shuttle system.
 - K. Streets and trails within the development and not dedicated to the public will be subject to an easement for public use by vehicular or pedestrian traffic, as appropriate.
 - L. No curb cut may exceed 30 feet in width without an intervening median.
36. The parcel designated as B 12 on the site plan shall not be restricted for use as a surface parking lot for a period longer than 25 years from the date of the commencement of the first retail lease on Parcels B3 or B4.
37. Except where limited by access needs for service and loading areas, building lengths on Blocks B-2 and B-6 shall not exceed 250 feet without the inclusion of a pedestrian way through the buildings. The pedestrian way shall be clearly marked and shall be open for use to the general public. Owner/developer may close the access to these passageways to ensure a secure environment during night hours.
38. The Applicant, its successors, and assigns agree to abide by paragraph 8 of the written agreement between HRP Nom 2, LP and Hub Properties, Ga, LLC, as owners, and the Lavista Park Civic Association concerning the development of the property that is the subject of this application.

N.7 Z-09-14887 and N.8 SLUP-09-14890 – Parcel C (9.91 Acres)

Recommend rezoning from O-I to OCR with a Special Use Permit to allow additional height as requested, subject to the following conditions:

1. The subject site shall be zoned OCR (Office-Commercial-Residential) in substantial compliance on Parcel C with the submitted site plan titled, "The Park Druid Hills Zoning and DRI Site Plan - Amended", prepared by HGOR Planners and Landscape Architects, dated September 17, 2008, last revised March 3, 2009 and stamped as received by DeKalb County on March 6, 2009.
2. The total building square footage (excluding parking decks) for Tract C shall consist of office and related uses and shall not exceed the following:
 - a. Existing 92,558 square foot building;

- b. Two (2) office buildings each consisting of 200,000 square feet; and
 - c. Two (2) parking decks.
3. The conditions provided by the Georgia Regional Transportation Authority (GRTA) in the Notice to Decision dated 11/18/2008, Attachment A, subject to the limitations placed on allowable modifications to the DRI Plan of Development described in Attachment B.
4. Drainage improvements shall be subject to approval of the Development Division of the Planning and Development Department, and the Drainage Division of the Public Works Department.
5. All service areas and refuse areas shall be screened from view of the public right-of-way and from internal private drives by landscaping, fencing, or building walls.
6. The applicant shall apply for necessary variances and special exceptions in accordance with Chapter 27, the DeKalb County Zoning Ordinance.
7. Maximum building heights on Parcel C shall be in compliance with those depicted on the submitted site plan titled, "The Park Druid Hills Zoning and DRI Site Plan - Amended", prepared by HGOR Planners and Landscape Architects, dated September 17, 2008, last revised March 3, 2009 and stamped as received by DeKalb County on March 6, 2009, as follows:
 - a. Six (6) story- Office buildings (C.1.);
 - b. Eight (8) stories –Office buildings (C.2 and C.3.); and
 - c. Parking decks shall not exceed five (5) stories.
8. 100 percent of new development and redevelopment in Parcel D shall be for office use as permitted in OCR zoning.
9. At least 10 percent of the land area of Parcel C should consist of public space, such as greenways, landscaped areas, trails, parks and plazas.
10. Minimum building height of new buildings shall be 15 ft., as measured to the roof deck.
11. Maximum building height, as measured from the front door of the building, shall be 8 occupied stories or 135 ft..
12. At least one face of each new building shall be placed within 35 feet of a publicly accessible street, except as limited by the curvature of Executive Drive South, with entrances connected to the street by a sidewalk. Where the curvature of Executive Drive South prevents the entire façade from meeting this requirement at least a portion of the façade must be placed within 35' and the area between the building and the street must be developed to support the relationship between the building and Executive Drive South.
13. Building facades fronting public streets shall be articulated for the first two stories to provide visual relief through the use of elements such as a change of materials, offsets, awnings, colonnades, or canopies.
14. Use of exposed, unpainted concrete modular units (CMU) block is prohibited.
15. All new buildings will attain LEED or equal certification.
16. At least 80 percent of newly constructed parking spaces shall be provided either within parking decks or as on-street parking.
17. New surface parking shall be screened from view by landscaping or other means, to a height of 3 feet

18. Site improvements will address an integrated strategy for reducing the need for the use of potable water in the irrigation of landscaping. Strategies will include capture of water for irrigation supply, high efficiency irrigation systems, the use of storm water infiltration areas to reduce irrigation demands and the selection of low water demand plan materials suitable for site conditions.
19. New truck loading areas and dumpsters should be enclosed within buildings or screened from view from I-85 ramps, surrounding streets and public spaces.
20. Outdoor lighting in parking lots shall not exceed 35 feet in height and shall use cut-off fixtures that are designed to eliminate light spillage onto adjacent properties.
21. Outdoor lighting fixtures that are located no more than 20 feet above grade shall be provided to light all sidewalks.
22. Outdoor lighting fixtures that are located no more than 20 feet above grade shall be provided along all sidewalks.
23. A signage master plan in compliance with DeKalb County's sign ordinance shall be prepared, reviewed and approved by the Department of Planning and Development. Signage shall be designed to convey a unified theme for Parcels A-D of the proposed Executive Park redevelopment in terms of common design features, colors and materials.
24. Billboards are prohibited.
25. Variable message signboards are prohibited.
26. Transportation improvements shall be in accordance with Attachment A of the GRTA Notice of Decision for DRI #1583 Executive Park issued 11/18/2008.
27. The development of property in Parcel C shall include construction of a street network that is in substantial conformity with the Planning Diagrams produced by HGOR and dated 10/16/08.
28. Master streetscape and landscaping standards for Parcel C shall be prepared and provided to Department of Planning and Development for review and comment prior to the issuance of an LDP. The standards shall convey a unified streetscape and public area design for parcels A-D.
29. The characteristics of all new and improved roadways shall be as follows:
 - A. intersection improvements with new traffic signals on mast arms and signal coordination as per the Department of Public Works;
 - B. pedestrian signals and special treatments for high-visibility crosswalks at all intersections to be approved by the Department of Public Works;
 - C. place all utilities (except high voltage Georgia Power transmission lines) underground where located along street frontages;
 - D. access management, including restrictions on curb cuts per Attachment A of the GRTA Notice of Decision for DRI #1583 Executive Park issued 11/18/2008 and as required by the DeKalb County Public Works;
 - E. provide sidewalks within Parcel C as follows:
 - i. install a 5' wide sidewalk on the north side of Executive Park South
 - F. on-street parking is permitted on internal streets, provided landscaped bump outs are provided at intersections and mid-block crossings;

- G. Provide hardwood trees that are a minimum of 2” caliber and spaced 40 ft. on center located in continuous 6 ft. wide landscape zones that shall be adjacent to all curbs of streets and driveways. In cases where strict application of this condition would require the removal of large or mature trees, this condition will not apply.
- H. Owner/developer shall have a goal of generating vehicular trips from the project comparable to or less than those projected in the Development of Regional Impact report. Annually, the owner/developer will undertake an analysis of project trip generation as it impacts the North Druid Hills corridor between Briarcliff Road and Buford Highway that is consistent with industry best practices to evaluate performance in achieving this goal. Should the project not achieve this goal, the owner/developer, County Department of Planning and Development, and ARC will jointly develop strategies to achieve the goal which will be implemented by the owner/developer. These annual submissions shall commence upon the issuance of the first certificate of occupancy for the project and continue for five years.
- I. Uses, maximum densities and points of vehicular access shall be as shown on the plan entitled, “The Park Druid Hills Zoning and DRI Site Plan - Amended”, prepared by HGOR Planners and Landscape Architects, dated September 17, 2008, last revised March 3, 2009 and stamped as received by DeKalb County on March 6, 2009.
- J. The developer shall actively support the organization of a Community Improvement District to fund areawide improvements, public space maintenance, a Transportation Management Association and a transit shuttle system.
- K. Streets and trails within the development and not dedicated to the public will be subject to an easement for public use by vehicular or pedestrian traffic, as appropriate.
- L. No curb cut may exceed 30 feet in width without an intervening median.

N.5 Z-09-14886 and N.6 SLUP-09-14891 – Parcel D (10.45 Acres)

Recommend rezoning from O-I to OCR with a Special Use Permit to allow additional height as requested, subject to the following conditions:

- 1. Substantial compliance on Parcel D with the building layout, public space layout, and land uses depicted on the site plan titled, “The Park Druid Hills Zoning and DRI Site Plan - Amended”, prepared by HGOR Planners and Landscape Architects, dated September 17, 2008, last revised March 3, 2009 and stamped as received by DeKalb County on March 6, 2009, including:
 - a. Existing 202,663 square feet of office (D.1 and D.2);
 - b. A maximum of 150,000 square feet of office space; and
 - c. 5,000 square feet of new public/public safety space.
- 2. Compliance with the conditions provided by the Georgia Regional Transportation Authority (GRTA) in the Notice to Decision dated 11/18/2008, Attachment A, subject to the limitations placed on allowable modifications to the DRI Plan of Development described in Attachment B.

3. Drainage improvements shall be subject to approval of the Development Division of the Planning and Development Department, and the Drainage Division of the Public Works Department.
4. All service areas and refuse areas shall be screened from view of the public right-of-way and from internal private drives by landscaping, fencing, or building walls.
5. The applicant shall apply for variances and special exceptions for reductions in yard setbacks and parking spaces, in accordance with Chapter 27, the Zoning Ordinance.
6. Maximum building heights on Parcel D shall be in accordance with those depicted on the submitted site plan titled, "The Park Druid Hills Zoning and DRI Site Plan - Amended", prepared by HGOR Planners and Landscape Architects, dated September 17, 2008, last revised March 3, 2009 and stamped as received by DeKalb County on March 6, 2009, as follows:
 - a. Two (2) Five (5) story office buildings (D.1 and D.2);
 - b. Six (6) stories – Office building (D.3); and
 - c. One (1) story – Public/public safety facility.
7. 100 percent of new development and redevelopment in Parcel D shall be for office use as permitted in OCR zoning.
8. At least 10 percent of the land area of Parcel D should consist of public space, such as greenways, landscaped areas, trails, parks and plazas.
9. Minimum building height of new buildings shall be 15 ft., as measured to the roof deck.
10. Maximum building height, as measured from the front door of the building, shall be 6 occupied stories or 100 ft.
11. At least one face of each new building shall be placed within 35 feet of a publicly accessible street, except as limited by the curvature of Executive Drive South, with entrances connected to the street by a sidewalk. Where the curvature of Executive Drive South prevents the entire façade from meeting this requirement at least a portion of the façade must be placed within 35' and the area between the building and street must be developed to support the relationship between the building and Executive Park Drive South.
12. Building facades fronting public streets shall be articulated for the first two stories to provide visual relief through the use of elements such as a change of materials, offsets, awnings, colonnades, or canopies.
13. Use of exposed, unpainted concrete modular units (CMU) block is prohibited.
14. All new buildings will attain LEED or equal certification.
15. At least 80 percent of newly constructed parking spaces shall be provided either within parking decks or as on-street parking.
16. New surface parking shall be screened from view by landscaping or other means, to a height of 3 feet.
17. Site improvements will address an integrated strategy for reducing the need for the use of potable water in the irrigation of landscaping. Strategies will include capture of water for irrigation supply, high efficiency irrigation systems, the use of storm water infiltration areas to reduce irrigation demands and the selection of low water demand plan materials suitable for site conditions.

18. New truck loading areas and dumpsters should be enclosed within buildings or screened from view from I-85 ramps, surrounding streets and public spaces.
19. Outdoor lighting in parking lots shall not exceed 35 feet in height and shall use cut-off fixtures that are designed to eliminate light spillage onto adjacent properties.
20. Outdoor lighting fixtures that are located no more than 20 feet above grade shall be provided to light all sidewalks.
21. Outdoor lighting fixtures that are located no more than 20 feet above grade shall be provided along all sidewalks.
22. A signage master plan in compliance with DeKalb County's sign ordinance shall be prepared, reviewed and approved by the Department of Planning and Development. Signage shall be designed to convey a unified theme for Parcels A-D of the proposed Executive Park redevelopment in terms of common design features, colors and materials.
23. Billboards are prohibited.
24. Variable message signboards are prohibited.
25. Transportation improvements shall be in accordance with Attachment A of the GRTA Notice of Decision for DRI #1583 Executive Park issued 11/18/2008.
26. The development of property in Parcel D shall include construction of a street network that is in substantial conformity with the Planning Diagrams produced by HGOR and dated 10/16/08.
27. Master streetscape and landscaping standards for Parcel D shall be prepared and provided to Department of Planning and Development for review and comment prior to issuance of an LDP. The standards shall convey a unified streetscape and public area design for parcels A-D.
28. The characteristics of all new and improved roadways shall be as follows:
 - A. intersection improvements with new traffic signals on mast arms and signal coordination as per the Department of Public Works;
 - B. pedestrian signals and special treatments for high-visibility crosswalks at all intersections to be approved by the Department of Public Works;
 - C. place all utilities (except high voltage Georgia Power transmission lines) underground where located along street frontages;
 - D. access management, including restrictions on curb cuts per Attachment A of the GRTA Notice of Decision for DRI #1583 Executive Park issued 11/18/2008 and as required by the DeKalb County Public Works;
 - E. provide sidewalks within Parcel D as follows:
 - i. install a 5' wide sidewalk on the north side of Executive Park South
 - F. on-street parking is permitted on internal streets, provided landscaped bump outs are provided at intersections and mid-block crossings;
 - G. Provide hardwood trees that are a minimum of 2" caliber and spaced 40 ft. on center located in continuous 6 ft. wide landscape zones that shall be adjacent to all curbs of streets and driveways. In cases where strict application of this condition would require the removal of large or mature trees, this condition will not apply.

- H. Owner/developer shall have a goal of generating vehicular trips from the project comparable to or less than those projected in the Development of Regional Impact report. Annually, the owner/developer will undertake an analysis of project trip generation as it impacts the North Druid Hills corridor between Briarcliff Road and Buford Highway that is consistent with industry best practices to evaluate performance in achieving this goal. Should the project not achieve this goal, the owner/developer, County Department of Planning and Development, and ARC will jointly develop strategies to achieve the goal which will be implemented by the owner/developer. These annual submissions shall commence upon the issuance of the first certificate of occupancy for the project and continue for five years.
- I. Uses, maximum densities and points of vehicular access shall be as shown on the plan entitled, "The Park Druid Hills Zoning and DRI Site Plan - Amended", prepared by HGOR Planners and Landscape Architects, dated September 17, 2008, last revised March 3, 2009 and stamped as received by DeKalb County on March 6, 2009.
- J. The developer shall actively support the organization of a Community Improvement District to fund areawide improvements, public space maintenance, a Transportation Management Association and a transit shuttle system.
- K. Streets and trails within the development and not dedicated to the public will be subject to an easement for public use by vehicular or pedestrian traffic, as appropriate.
- L. No curb cut may exceed 30 feet in width without an intervening median.