

NORTH DEKALB MALL

NEIGHBORHOOD PRESENTATION 2/22/22



DEVELOPMENT SUMMARY

SITE SUMMARY:
CURRENT ZONING: C-1
PROPOSED ZONING: MU-4
SITE AREA (AC.): 73.11

PROPOSED LAND USES & DENSITIES:
RESIDENTIAL (TOTAL COMBINED): 1,800 DU MAX
MULTIFAMILY: 1,700 DU MAX
TOWNHOMES: 200 DU MAX
RETAIL: 320,000 SF
HOTEL: 150 ROOM
OFFICE: 180,000 SF





LEMON PARK - LOOKING WEST



LEMON PARK - LOOKING EAST



ROAD D + DOG PARK AND TRAIL LOOKING WEST



ROAD D - ELEVATED VIEW OF GREEN SPACE, TRAIL AND TRAIL CONNECTION TO LOWER SITE - LOOKING WEST



TOWNHOMES + TRAIL CONNECTION TO LOWER SITE AT BIRCH ROAD LOOKING WEST



TRAIL CONNECTION TO UPPER SITE AT PROMENADE PARK LOOKING EAST



TRAIL AT TOWNHOMES LOOKING NORTH



ENTRY RETAIL + PLAZA AT MISTLETOE LOOKING SOUTHWEST



ENTRY RETAIL + PLAZA AT MISTLETOE LOOKING SOUTHWEST

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