Piedmont Center

3525 & 3565 Piedmont Road Northeast
Atlanta, GA 30305

DRC SPI-12, Subarea 4 Presentation

September 2, 2026

Owner:

CP Group

SMALLWOOD

Project Narrative

Piedmont Center is an existing approximately 45-acre office campus located along Piedmont Road Northeast (NE) within the SPI-12, Subarea 4 District, comprised of multiple parcels, four of which front Piedmont Road. The scope of work outlined is limited to parcels 3525 Piedmont Road (Buildings 5-8) and 3565 Piedmont Road (Buildings 1and 2).

This Special Administrative Permit application proposes to master plan and redevelop the campus into a mixed-use development. With the incorporation of the proposed freestanding retail buildings, the redevelopment focuses on the frontage along Piedmont Road NE and the existing office courtyards and parking areas at the core of the campus, introducing a new internal drive, six new retail/restaurant pavilions, conversion of and minor addition to an existing ground-floor office space to retail and restaurant use, resurfaced parking decks, and new and renovated public plazas and pedestrian connectivity.

Project Zoning

Variance Requirements:

Sec. 16-18L.007. - Development controls and building heights. 5. Transitional height planes.

a. No portion of any structure shall protrude through a height limiting plane beginning the specified number of feet above the point set forth in subsection 16-18L.007(5)(b) below and extending inward over the SPI-12 district at an angle of 45 degrees. The following districts shall be considered "protected districts" for purposes of this section 16-18L.007(5):

i. R-1 through R-5;

ii. RG-1 and RG-2;

iii. MR-1, MR-2, and MR-MU; and

i. For parcels in an SPI-12 district that are contiguous to a protected district, the transitional height plane shall be measured beginning 35 feet above the required SPI-12 setback or transitional yard adjoining the common property line with such protected district.

ii. For parcels in an SPI-12 district that are not contiguous to but are within 150 feet of a protected district, the transitional height plane shall be measured beginning 15 feet above the nearest lot line of the protected district, provided this transitional height plane shall not extend more than 150 linear feet (measured along the ground) from the protected district up to and into the SPI-12 district. (See diagrams at section 16-29.001(62).)

NO VARIANCE REQUEST IS ANTICIPATED.

Sec. 16-18L.010. - Supplemental zone.

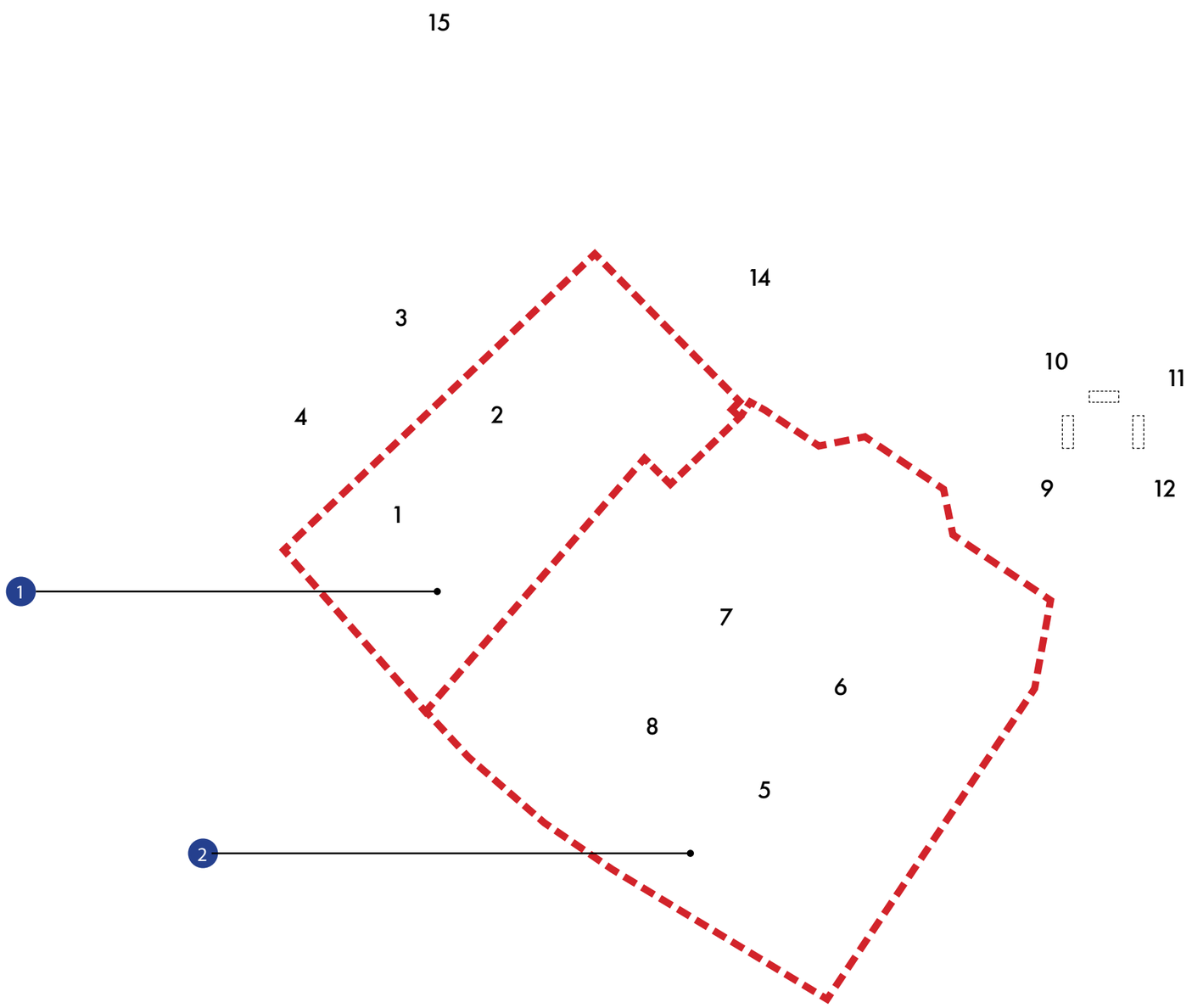
Supplemental zones shall meet the dimensions identified in Table 6: SPI-12 Buckhead/Lenox Stations Supplemental Zone Table, and shall meet the following requirements.

Item #5. *Cantilevered portions of buildings.* A building may cantilever over the supplemental zone, provided there is a minimum vertical clearance of 24 feet above the finished supplemental zone grade.

OWNER IS SEEKING EXEMPTION FROM SEC. 16-18L.010, ITEM NUMBER 5 AS INDICATED ABOVE. THE WINDOW AREA (FENESTRATION) REQUIREMENT ALONG THE PRIMARY ROAD IS BEING MET AND THEREFORE BY REASON OF THE AMOUNT OF GLAZING PROVIDED ON THE SOUTH ELEVATION OF BUILDINGS A, B AND C, A SHADE DEVICE CANTILEVERING OVER THE SUPPLEMENTAL ZONE IS BEING REQUESTED AT A LOWER ELEVATION THAN THE REQUIRED VERTICAL CLEARANCE MINIMUM IN ORDER TO BE EFFECTIVE. REFER TO SOUTH ELEVATIONS OF BUILDINGS A, B, AND C FOR HEIGHT OF SHADE DEVICES PROPOSED.

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Existing Parcels Plan



NOTES

1. 3565 Piedmont Road NE Property
2. 3525 Piedmont Road NE Property

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Site Survey

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Site Survey

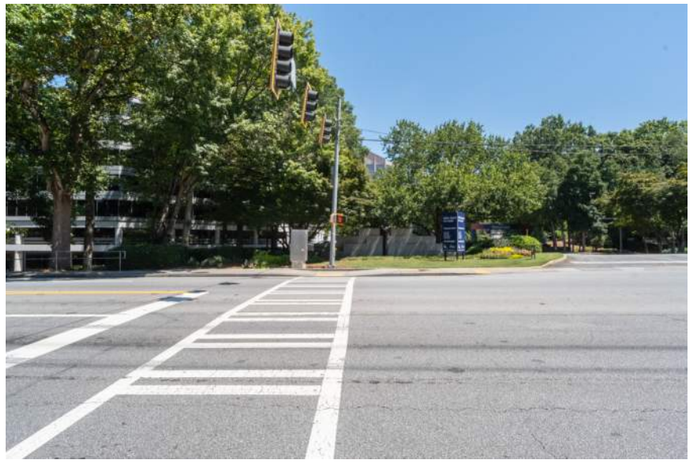
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Site Survey

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Site Photos

Driveway B → southeast





Driveway C → southeast



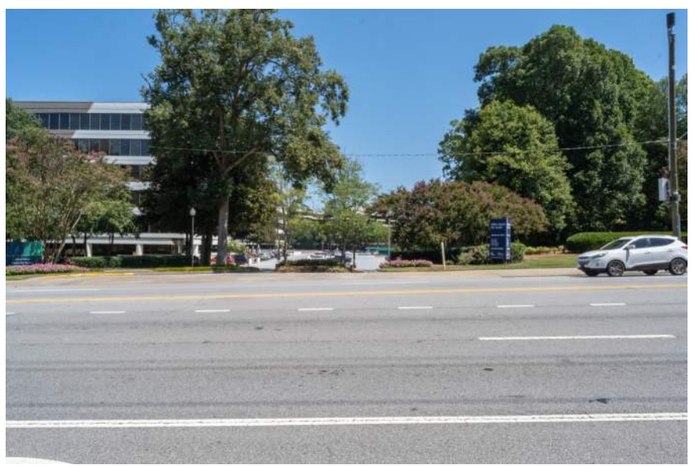


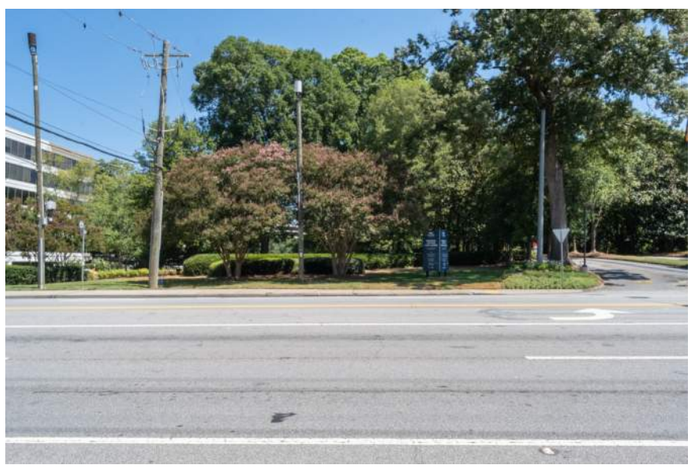
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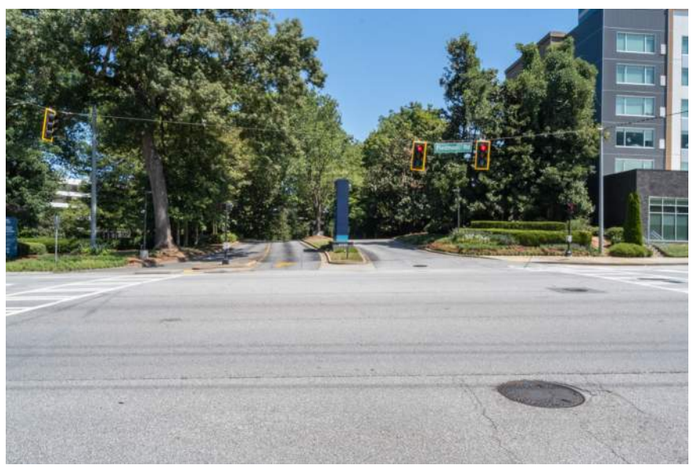
Owner: CP Group

Site Photos

Driveway D → Driveway E







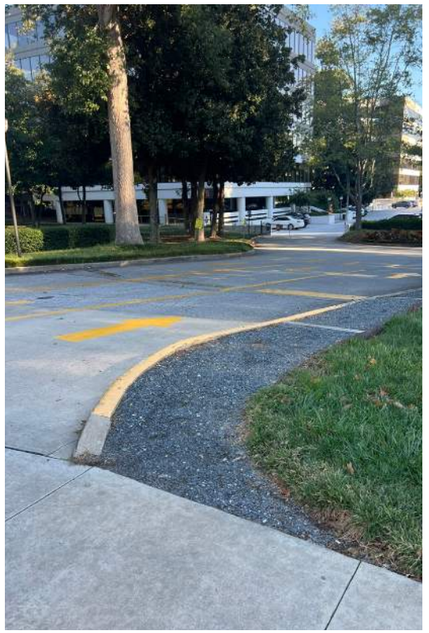
Driveway B



Driveway C



Driveway D



Driveway D



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Site Photos

Driveway D







Area Between Buildings1-4 & 5-8







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Site Photos

Area Between Buildings 1-4 & 5-8







Area Between Buildings 5-8 & Piedmont Road

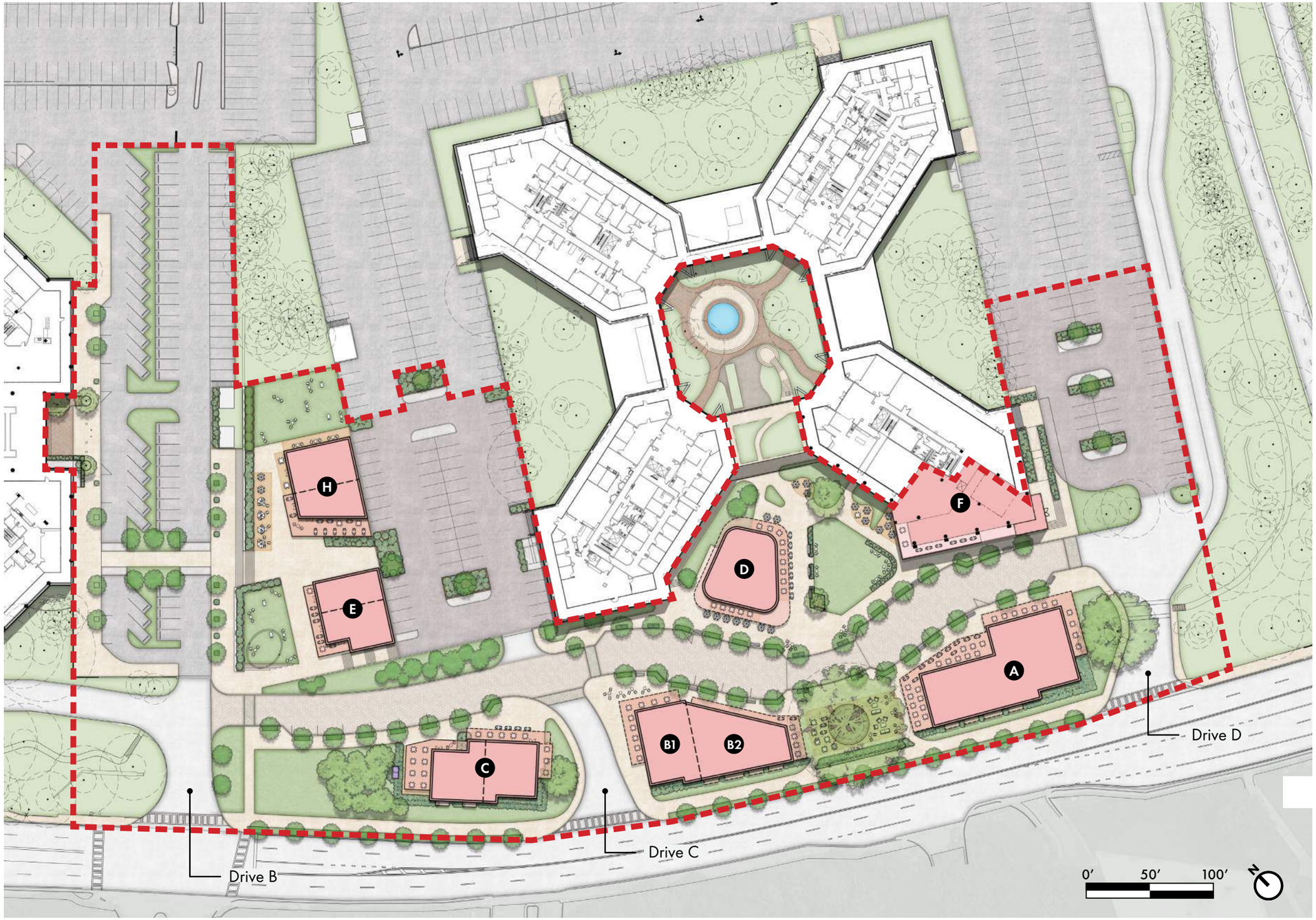






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Proposed Master Site Plan



NOTES

STANDALONE RETAIL		
	Enclosed	*Outdoor*
A	6425 SF	2585 SF
B1 **B2**	2480 SF 3327 SF	870 SF 745 SF
C	3696 SF	1980 SF
D	3050 SF	1790 SF
E	2988 SF	583 SF
H	3131 SF	1700 SF
Total	**25,097 SF**	**10,253 SF**

INT. CONVERSION RETAIL		
	Enclosed	*Outdoor*
F	7375 SF	2250 SF
Retail Total	**32,472 SF**	**12,503 SF**

RETAIL PARKING	
Type of Parking	*Spaces*
Parallel Parking	22 Spaces
East Parking Deck	43 Spaces
West Parking Deck	52 Spaces
Parking Total	**117 SPACES**

Proposed New Trees	**480 CAL. IN. MIN.**

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Proposed Master Site Plan : Aerial View Southeast



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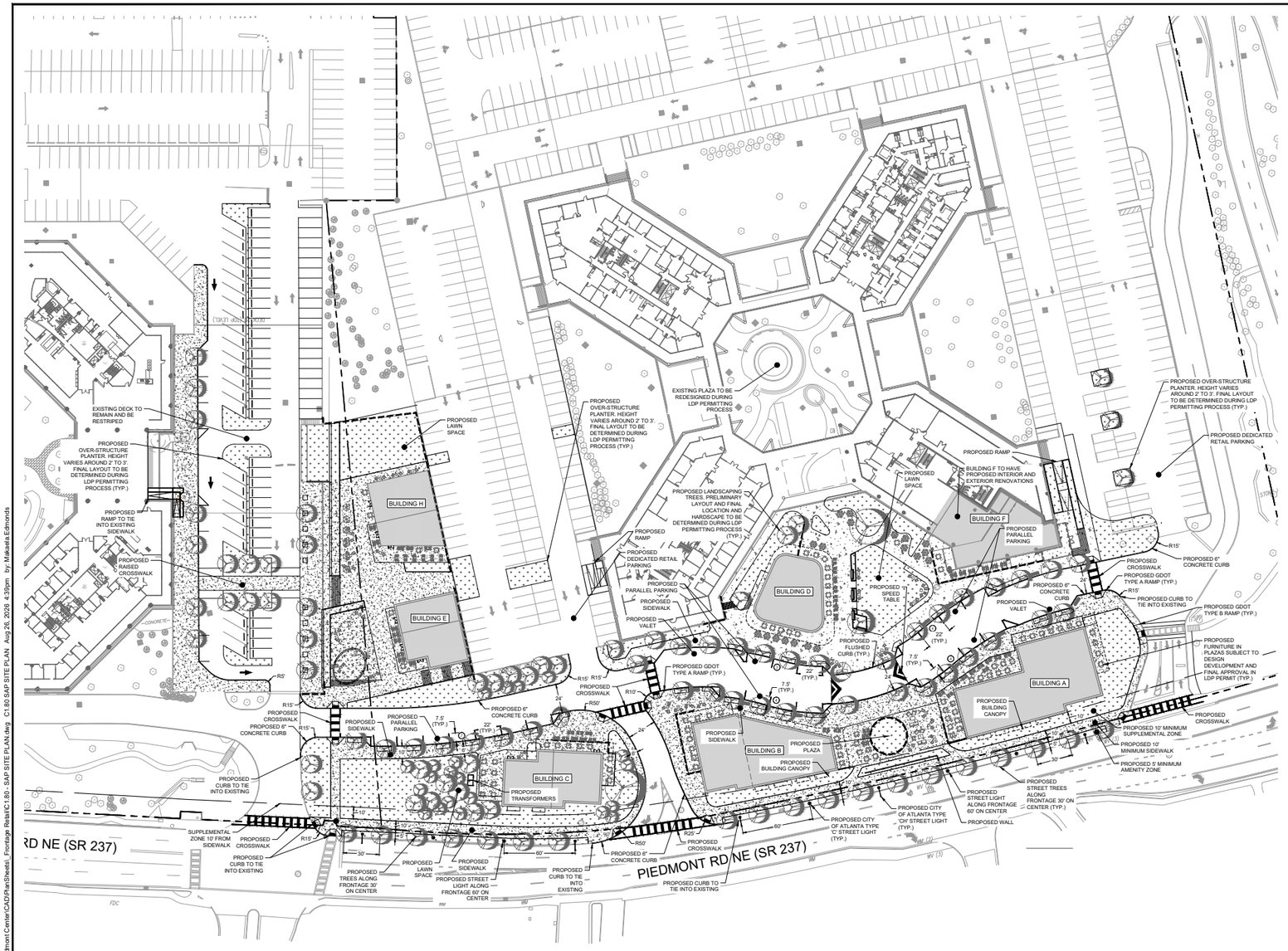
Proposed Master Site Plan : Aerial View Northwest



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SITE INFORMATION

PROPERTY ADDRESS	3525 & 3565 PIEDMONT RD, ATLANTA, GA, 30305
PARCEL NUMBER	170062LL0232 & 170098LL0750
DISTRICT	17TH
LAND LOT	62 & 98
CURRENT ZONING	SPI-12 SA4 (BUCKHEAD/LENOX STATIONS)
PROPERTY AREA	12.73 ACRES
CITY OF ATLANTA SAP NO.	TBD
NET LOT AREA	261,949 SF

DEVELOPMENT SUMMARY

PROPOSED LAND USE AND DENSITIES:

PROPOSED BUILDINGS:	**25,097 GSF**
BUILDING A:	
RETAIL	6,425 SF
BUILDING B:	
RETAIL	5,807 SF
BUILDING C:	
RETAIL	3,696 SF
BUILDING D:	
RETAIL	3,050 SF
BUILDING E:	
RETAIL	2,988 SF
BUILDING H:	
RETAIL	3,131 SF
EXISTING BUILDINGS TO BE RENOVATED:	**7,375 GSF**
BUILDING F:	
RETAIL	7,375 SF
REQUIRED OPEN SPACE:	**39,293 SF**
NON-RES.	39,293 SF (15% OF NLA)
PROVIDED OPEN SPACE:	**114,365 SF**
PRIVATE SIDEWALK	42,032 SF
LANDSCAPED AREAS/PLAZAS	72,333 SF

PARKING SUMMARY

MAXIMUM ALLOWABLE PARKING	**166 SPACES**
RETAIL	166 SPACES (1/200 SF)
PROPOSED PARKING:	**22 SPACES**
PARALLEL	22 SPACES

* ADDITIONAL REQUIRED PARKING AND 5 ADA SPACES WILL LOCATED WITHIN THE EXISTING PARKING DECKS ON CAMPUS

BIKE PARKING

BIKE PARKING REQUIRED:	9 SPACES
BIKE PARKING PROVIDED:	9 SPACES*

* PROVIDED BY BICYCLE RACKS LOCATED ON-SITE AND WITHIN PARKING DECKS

TRUCK LOADING

LOADING REQUIRED:	(2) 12' X 35' SPACES
LOADING PROVIDED:	(2) 12' X 35' SPACES

*LOADING TO BE PROVIDED IN EXISTING LOADING DOCK AREAS ON SITE

SITE NOTES

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY SMALLWOOD, DATED 03.16.2026 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY BLUE LAND WORKS, DATED 02.13.2023.
3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
5. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
6. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
7. PER CITY OF ATLANTA MUNICIPAL CODE SEC 16-18L.009(11), STREETSCAPE IMPROVEMENT REQUIREMENTS ALONG PIEDMONT ROAD INCLUDE STREET TREES PLACED AT MAXIMUM 30' ON CENTER AND STREET LIGHTING PLACED AT MAXIMUM 60' ON CENTER.

SITE NOTES

PROPERTY LINE

CONCRETE SIDEWALK

FLUSH CURB

LANDSCAPE/HARDSCAPE AREA

(##) PARKING COUNT

GRAPHIC SCALE IN FEET
0 20 40 80

811 Know what's below. Call before you dig.

PREPARED BY
Kimley»Horn
1200 PEACHTREE STREET, NE
SUITE 800
ATLANTA, GEORGIA 30309
PHONE 404.418.8700
WWW.KIMLEY-HORN.COM
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PREPARED FOR
SMALLWOOD
3495 PIEDMONT RD NE BLDG 10
ATLANTA, GA 30305
PHONE 404.233.5453

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
PIEDMONT CENTER
3525 & 3565 PIEDMONT RD
ATLANTA, GA 30305

PIN 1 170062LL0232 &
170098LL0750
LAND LOT 62 & 98
17TH DISTRICT

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 033972 CATHERINE R. TARTER

08/26/2026

GSWCC NO. (LEVEL II)	0000072560
DRAWN BY	MLE
DESIGNED BY	WIB
REVIEWED BY	KRT
DATE	8/26/2026
PROJECT NO.	018684004

TITLE:
SAP SITE PLAN

SHEET NUMBER
C1.80

ISSUED FOR CONSTRUCTION

Drawing name: K:\ATL_CIVIL\018684004_Piedmont Center\CAD\Plan Sheets_Frontage Retail\C1.80 - SAP SITE PLAN.dwg Aug 26, 2026 4:39pm by Makaela Edmonds

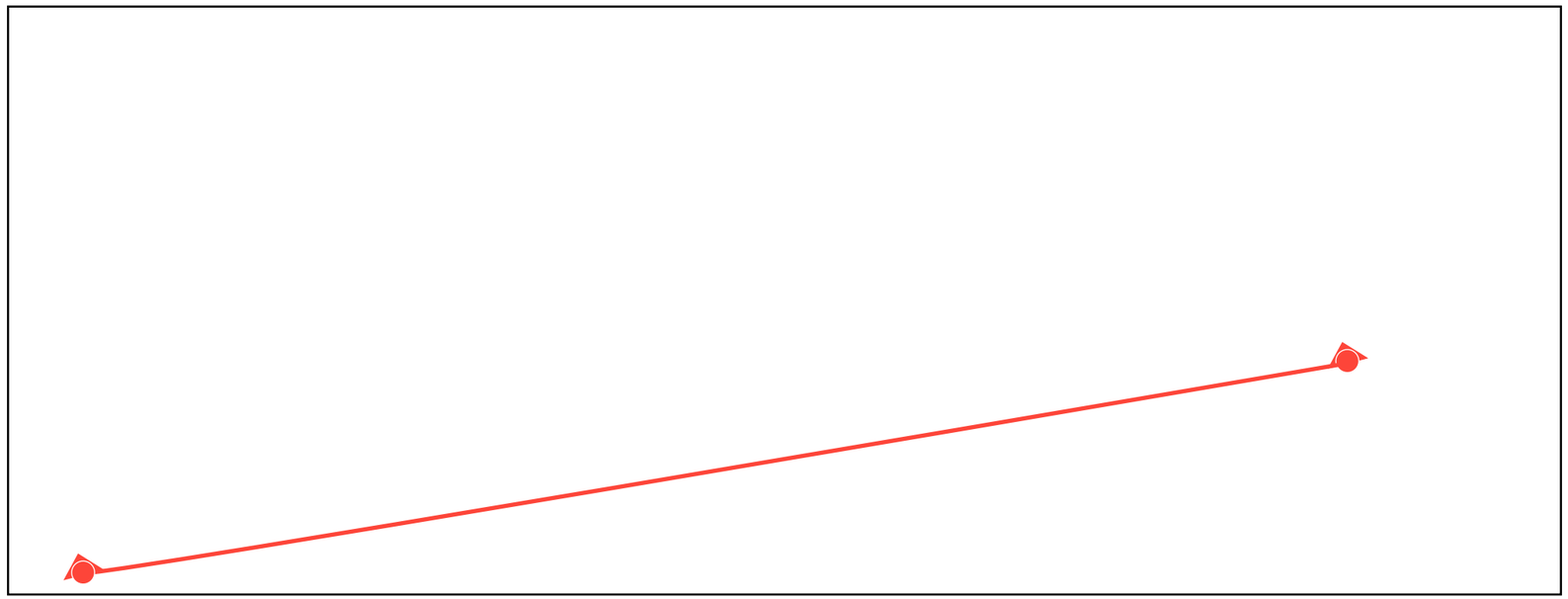
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Piedmont Road Elevation



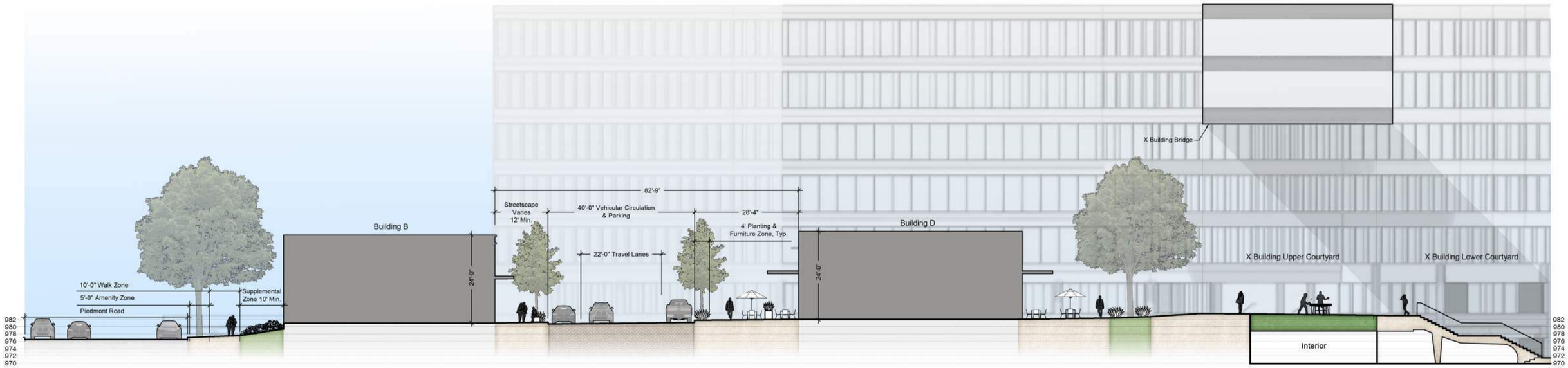


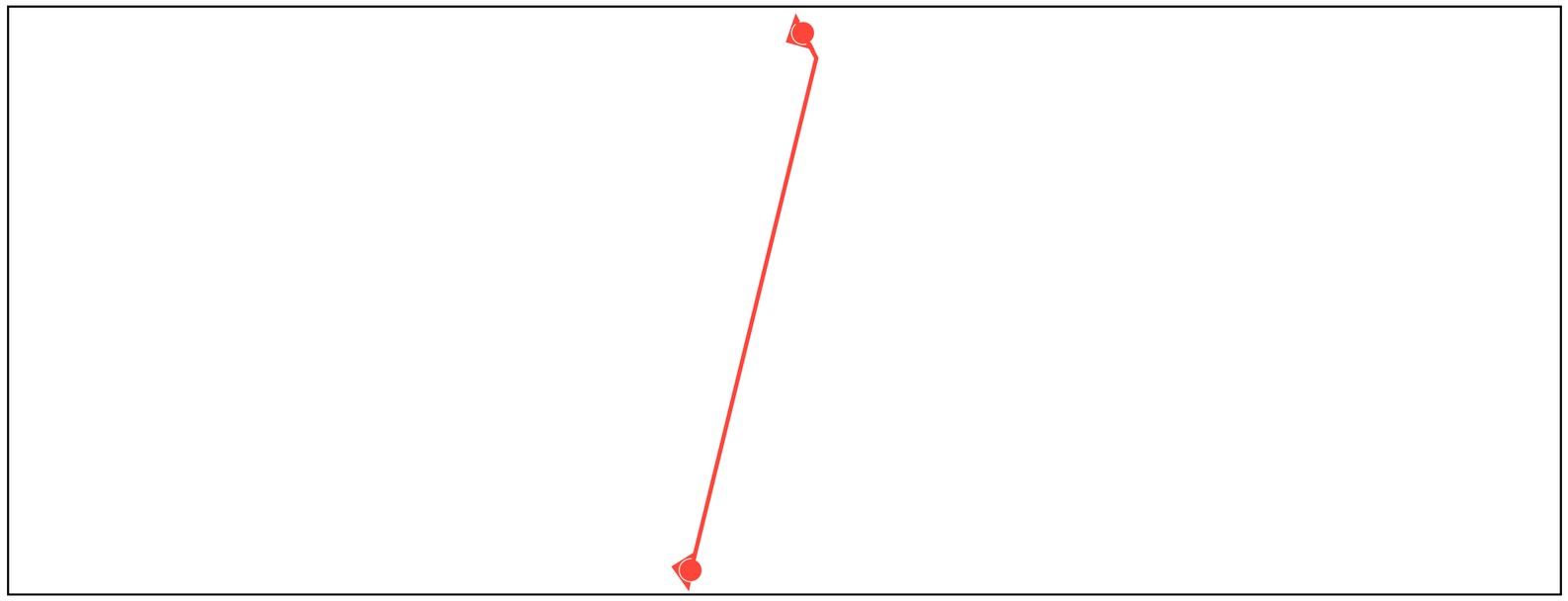
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New Drive Section



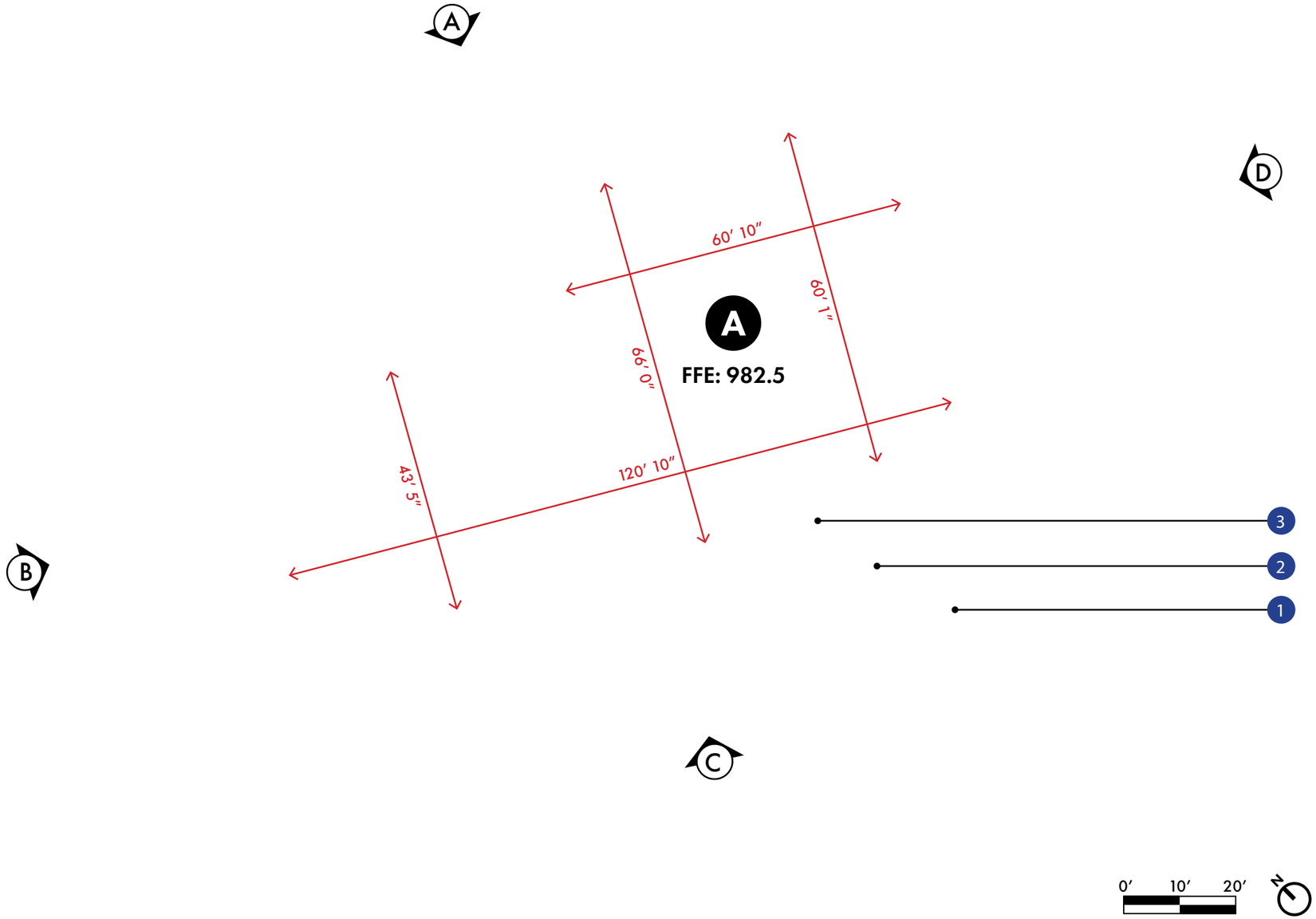


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Building A : Plan



NOTES

1. Amenity Zone (5′)
2. Walk Zone (10′)
3. Supplemental Zone (10′min.)

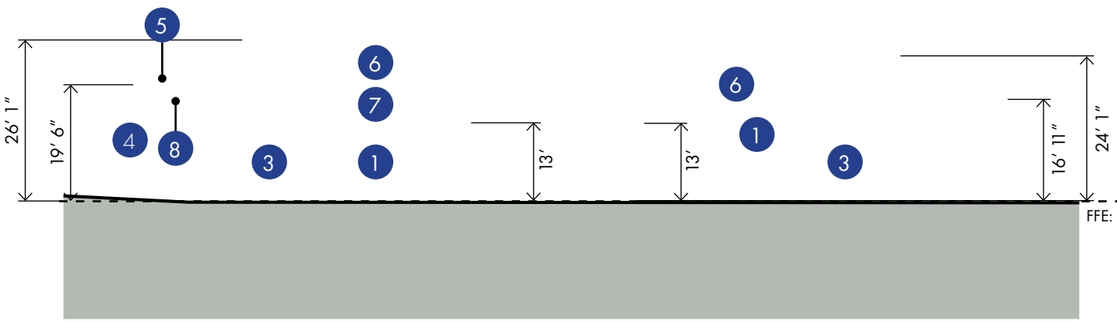
RETAIL AREA SUMMARY

Building	*Enclosed*	*Outdoor*
A	6425 SF	2585 SF

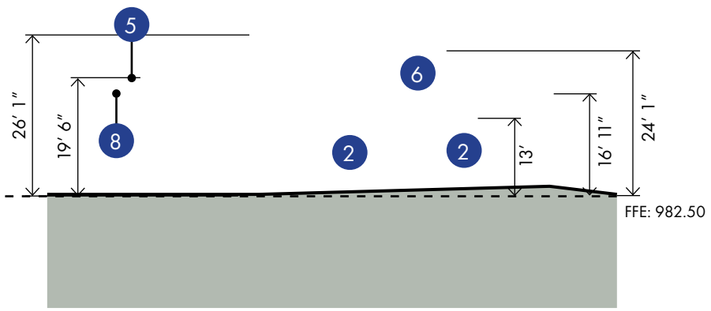
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Building A : Elevations

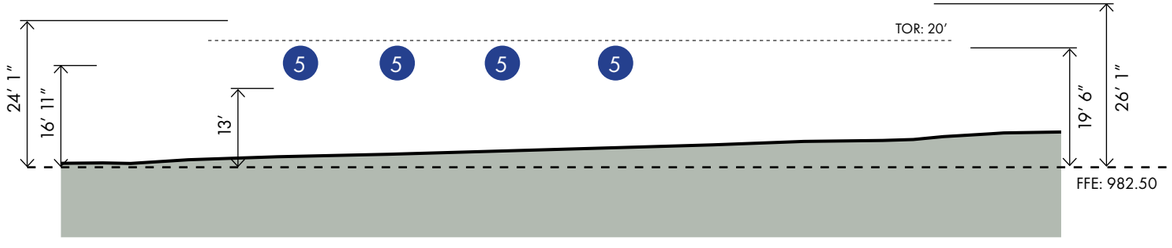
A : North Elevation



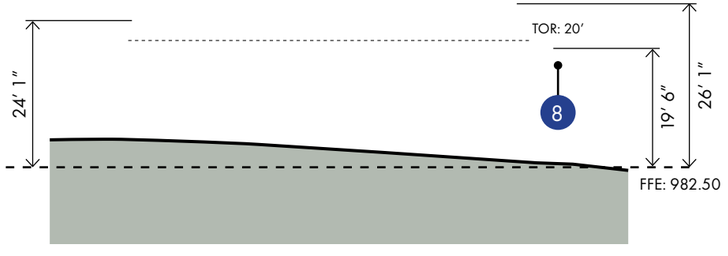
B : West Elevation



C : South Elevation (Piedmont Rd)



D : East Elevation



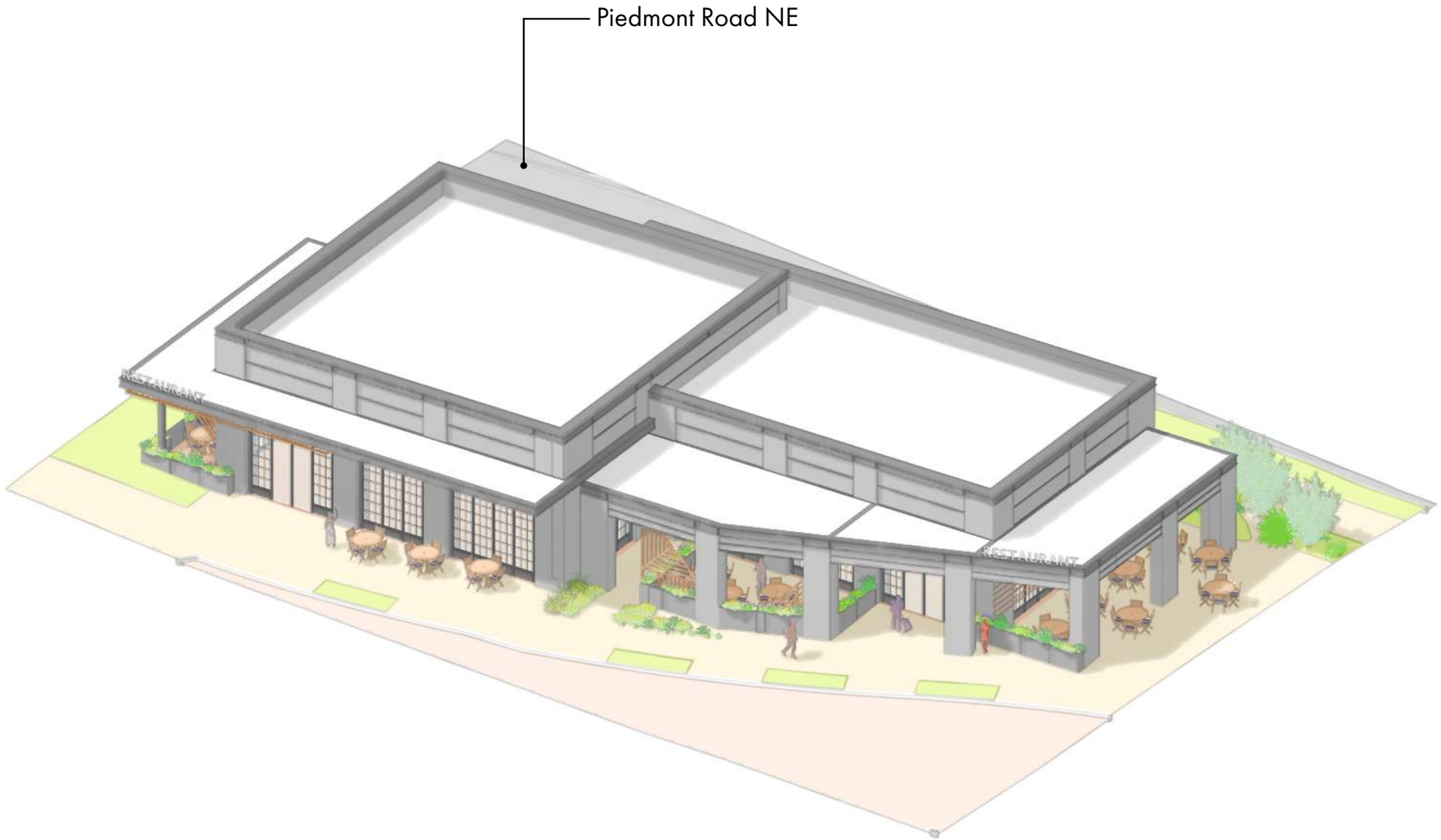
NOTES

1. New Storefront System
2. New Storefront System with operable panels. Reference Narrative.
3. New Storefront System with entrance doors and Storefront System
4. Painted Steel Columns
5. Prefinished Aluminum Canopy C Channel Facia
6. Exterior cladding with Stone 10 finish. Reference Architectural Narrative for Exterior Walls
7. Decorative Cladding. Reference Architectural Narrative.
8. Decorative Exterior Soffit. Reference Architectural Narrative. (Hanging Screen)

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Owner: CP Group

Building A : Isometric View



NOTES

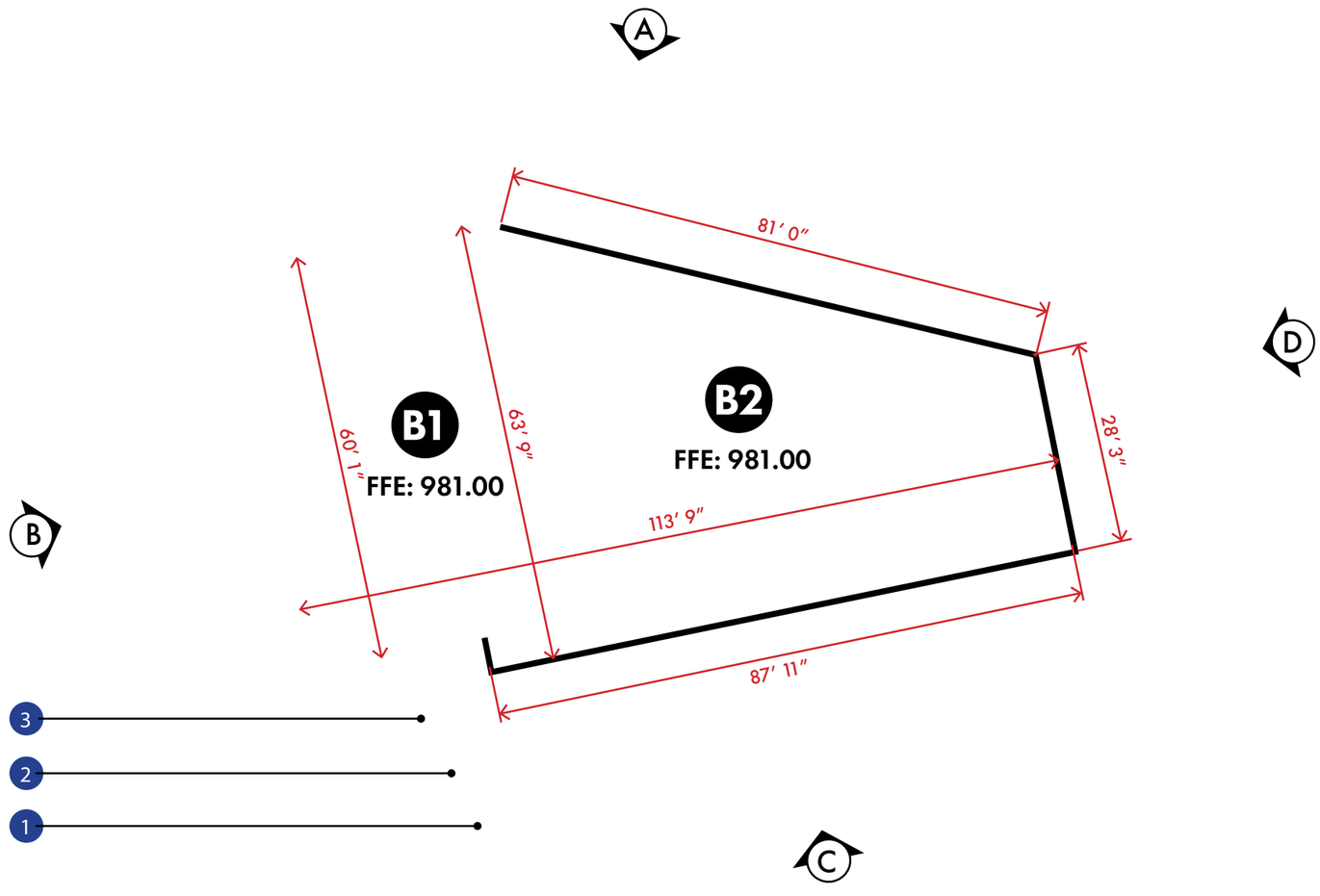
FENESTRATION		
Elevation	*Window*	*%*
North	1031 SF	34%
South	855 SF	29%
East	409 SF	26%
West	403 SF	27%

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Building B : Plan



NOTES

1. Amenity Zone (5′)
2. Walk Zone (10′)
3. Supplemental Zone (10′min.)

RETAIL AREA SUMMARY

Building	*Enclosed*	*Outdoor*
B1	2480 SF	870 SF
B2	3327 SF	*745 SF*
B Total	**5807 SF**	**1615 SF**

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Building B : Elevations

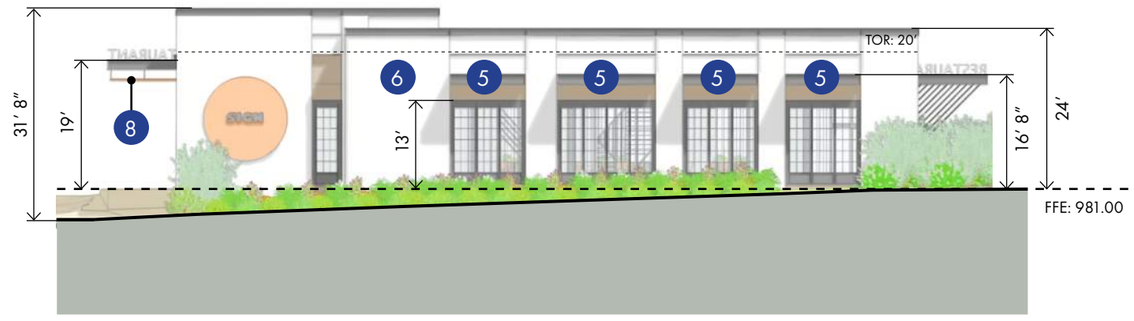
A : North Elevation



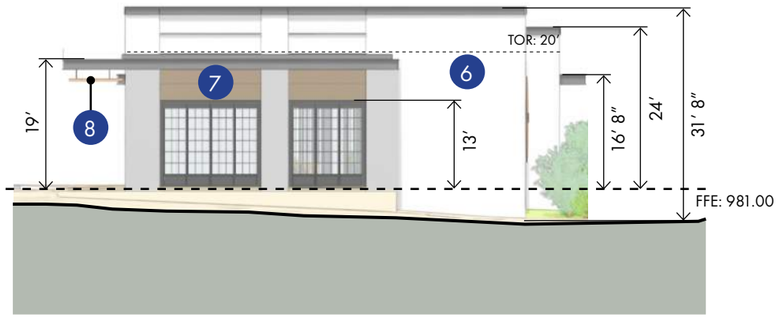
B : West Elevation



C : South Elevation (Piedmont Rd)



D : East Elevation



NOTES

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Building B : Isometric View



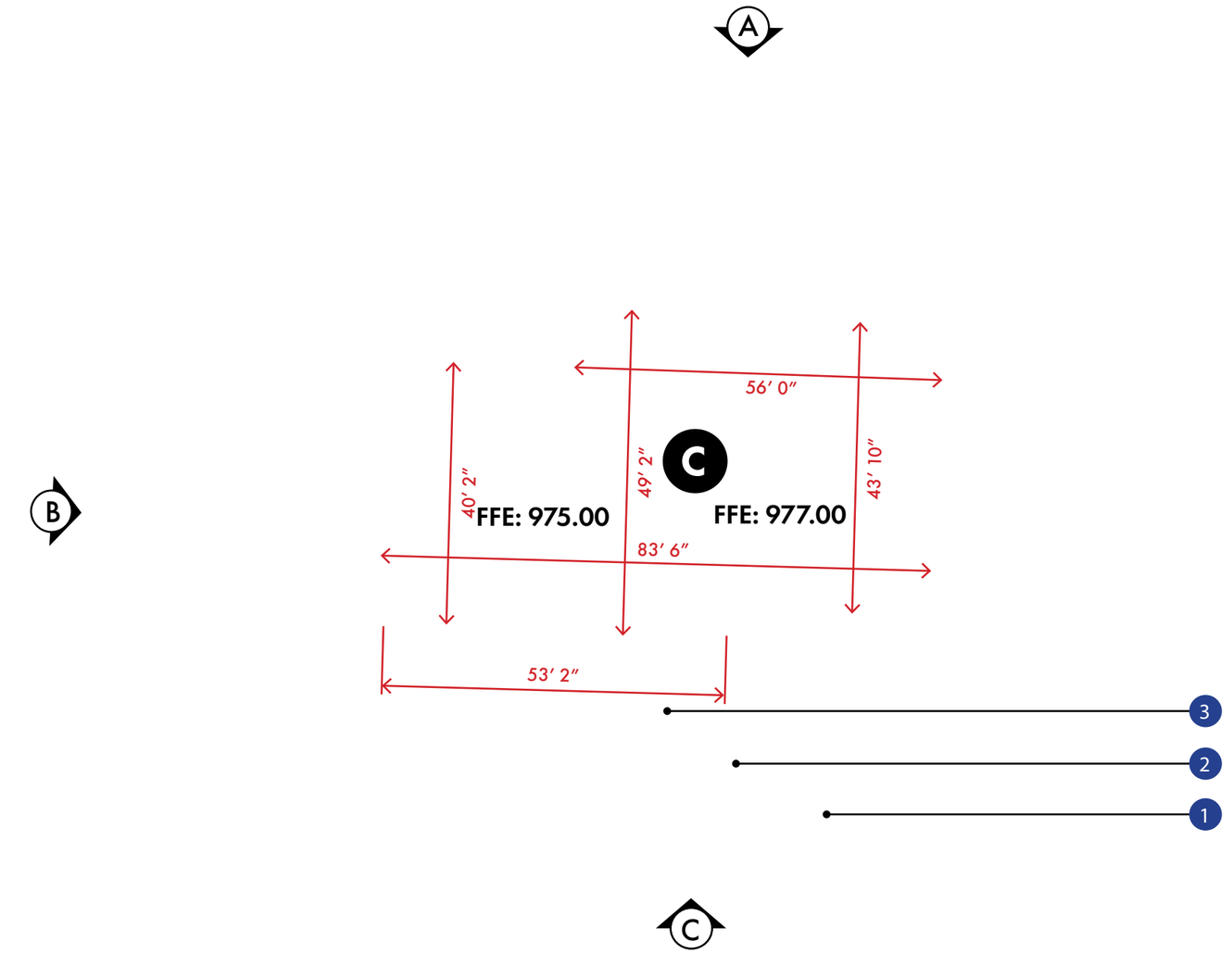
NOTES

FENESTRATION		
Elevation	*Window*	*%*
North	292 SF	25%
South	716 SF	25%
East	156 SF	27%
West	410 SF	26%
Northeast	521 SF	27.5%

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Owner: CP Group

Building C : Plan



NOTES

1. Amenity Zone (5′)
2. Walk Zone (10′)
3. Supplemental Zone (10′min., 25′ max.) Approx. 15′ +/- shown

RETAIL AREA SUMMARY

Building	*Enclosed*	*Outdoor*
C	3696 SF	1980 SF

0′ 10′ 20′

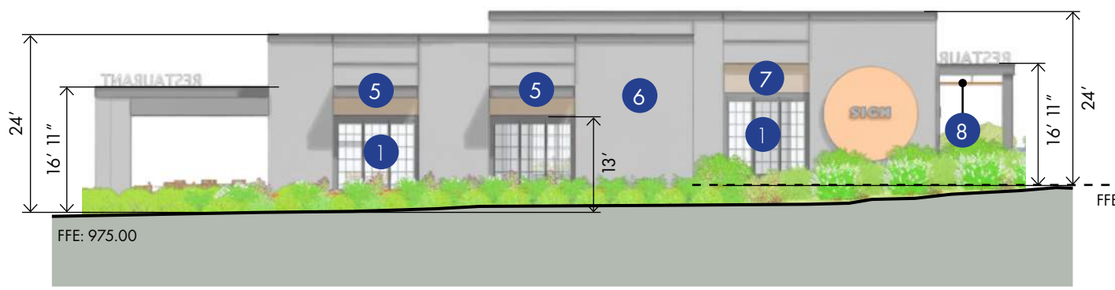
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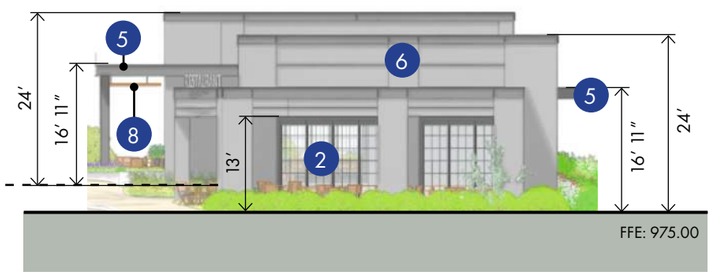
Owner: CP Group

Building C : Elevations

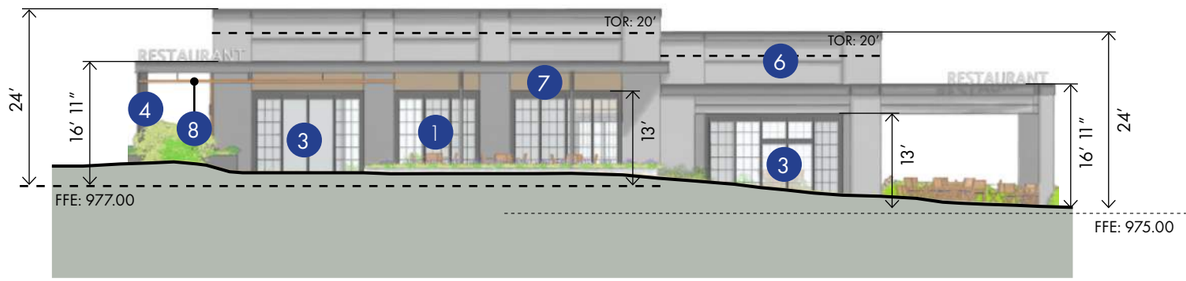
C : South Elevation (Piedmont Rd)



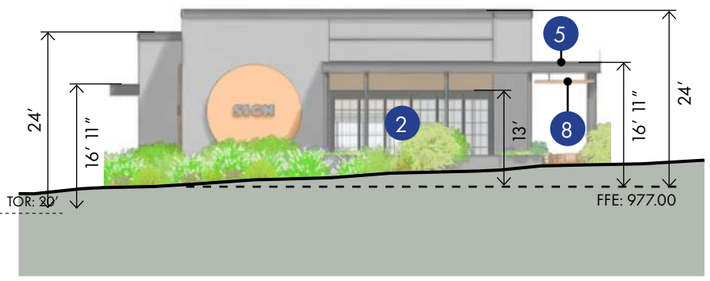
B : West Elevation



A : North Elevation



D : East Elevation



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Owner: CP Group

Building C : Isometric View

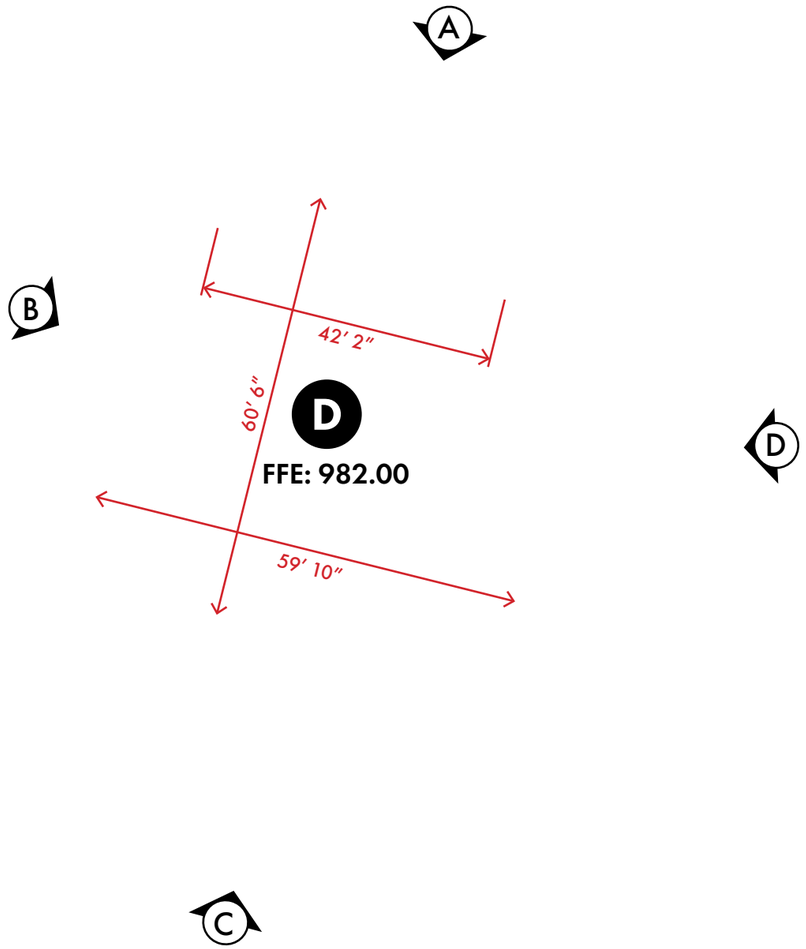


NOTES

FENESTRATION		
Elevation	*Window*	*%*
North	680 SF	32%
South	572 SF	26%
East	287 SF	27%
West	314 SF	35%

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Building D : Plan



NOTES

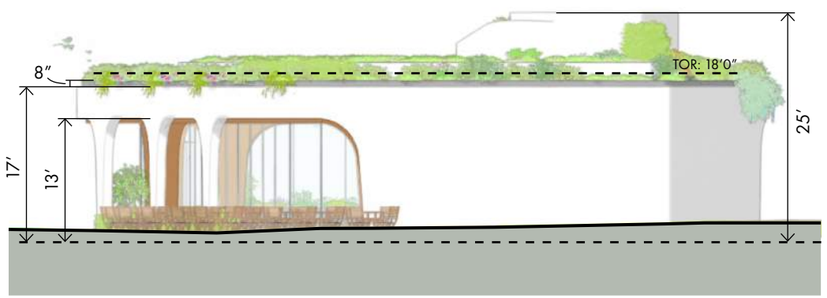
RETAIL AREA SUMMARY		
Building	*Enclosed*	*Outdoor*
D	3050 SF	1790 SF

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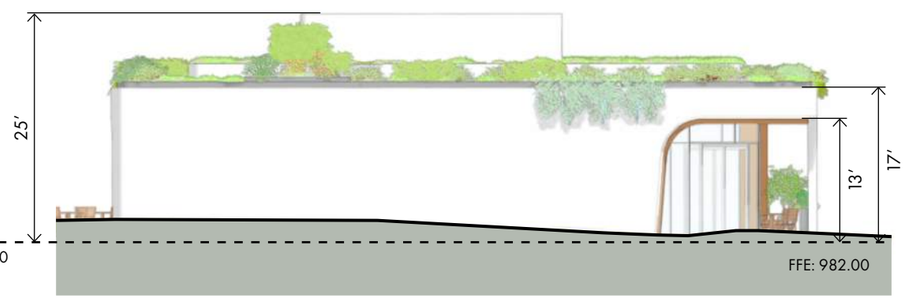
Owner: CP Group

Building D : Elevations

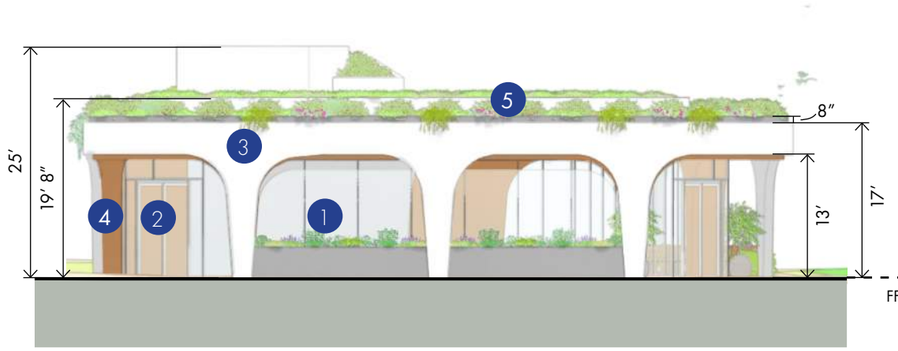
A : North Elevation



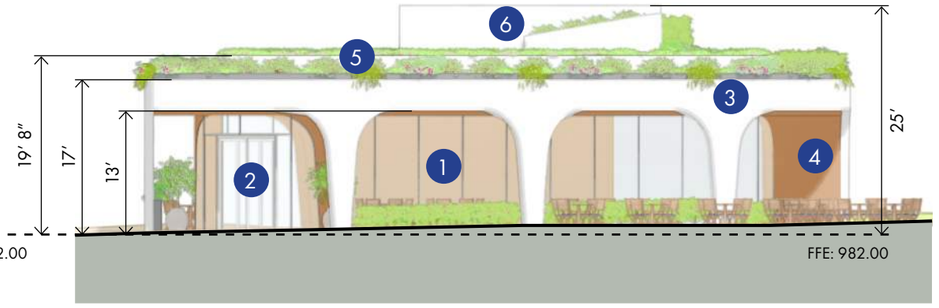
B : West Elevation



C : South Elevation



D : East Elevation



NOTES

1. New Storefront System
2. New Storefront System with entrance doors and Storefront System
3. Exterior cladding with Fine10 finish. Reference Architectural Narrative for Exterior Walls
4. Exterior cladding with Fine10 finish. Reference Architectural Narrative for Exterior Walls
5. Green Roof Trays
6. Roof access enclosure

Piedmont Center

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Owner: CP Group

Building D : Isometric View



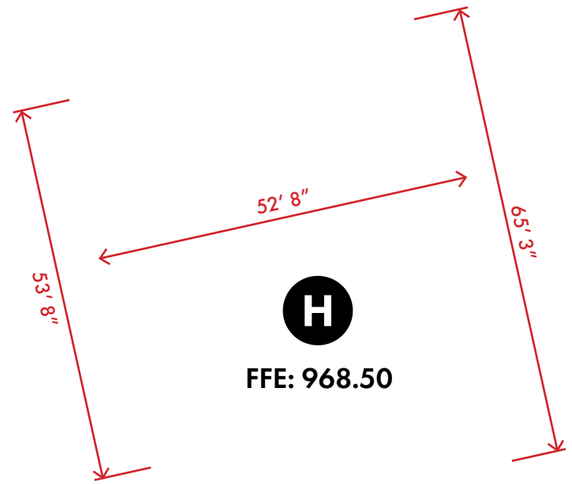
NOTES

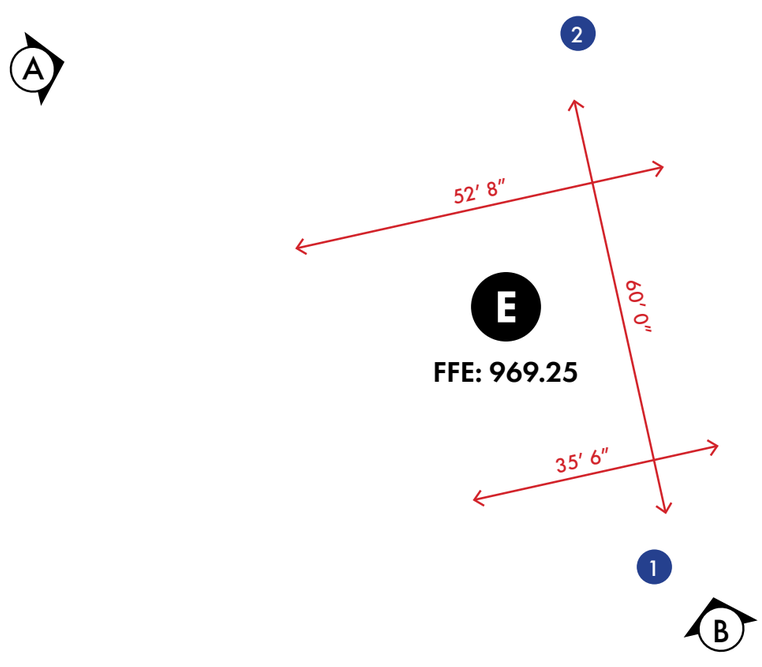
FENESTRATION		
Elevation	*Window*	*%*
North	0 SF	0% n/a
South	751 SF	56%
East	504 SF	33%
West	40 SF	12% n/a

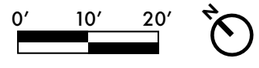
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Buildings E & H : Plan







NOTES

1. New concrete stair. Stair connects plaza level 968 to top of Parking Deck level 980.9
2. New accessible concrete Ramp connection from top of B1-2 Parking Deck to lower Level of B7-8 Parking Deck.

RETAIL AREA SUMMARY

Building	*Enclosed*	*Outdoor*
E	2988 SF	583 SF
H	3131 SF	1700 SF

FENESTRATION - BLDG E

Elevation	*Window*	*%*
North	233 SF	21%
South	145 SF	15%
East	0	0%
West	380	34%

FENESTRATION - BLDG H

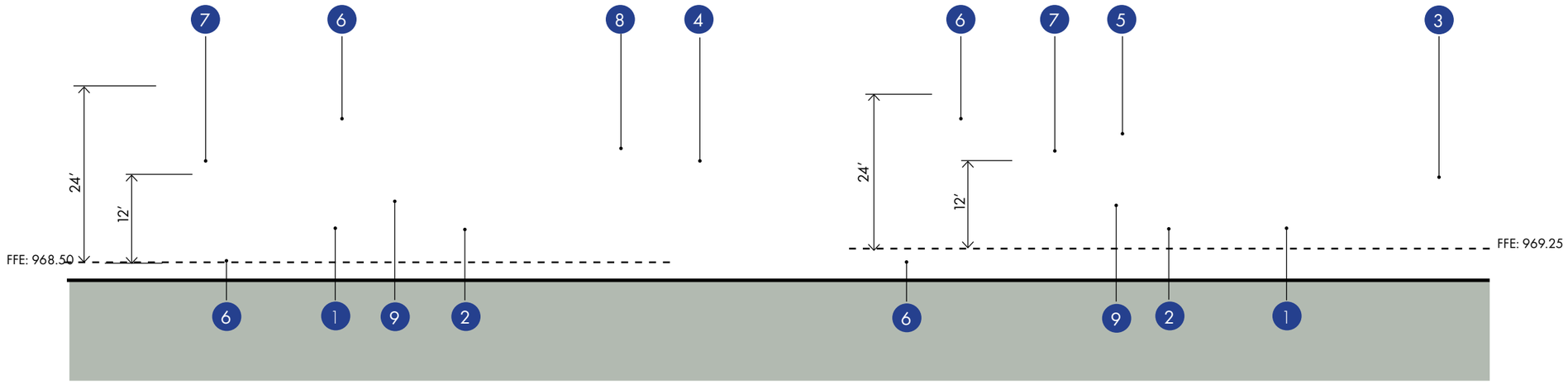
Elevation	*Window*	*%*
North	0 SF	0%
South	305 SF	25%
East	0 SF	0%
West	389 SF	34%

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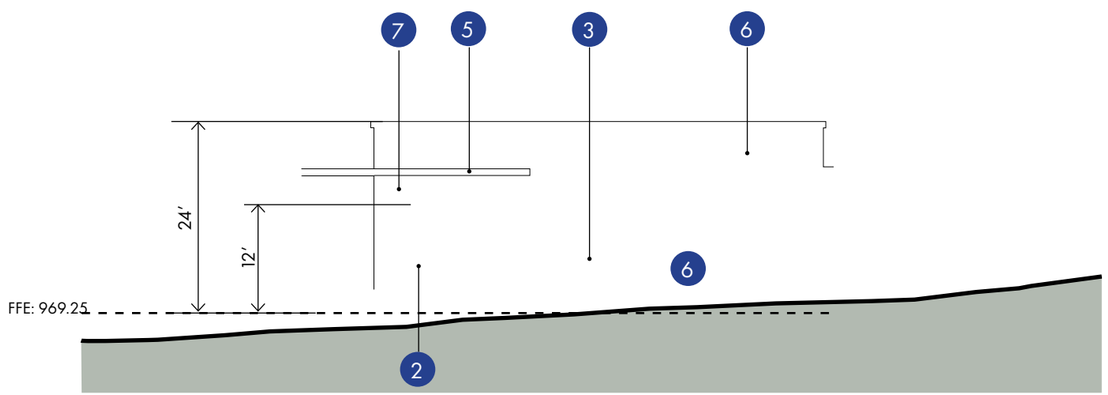
Owner: CP Group

Buildings E & H : Elevations

A : West Elevation



B : South Elevation



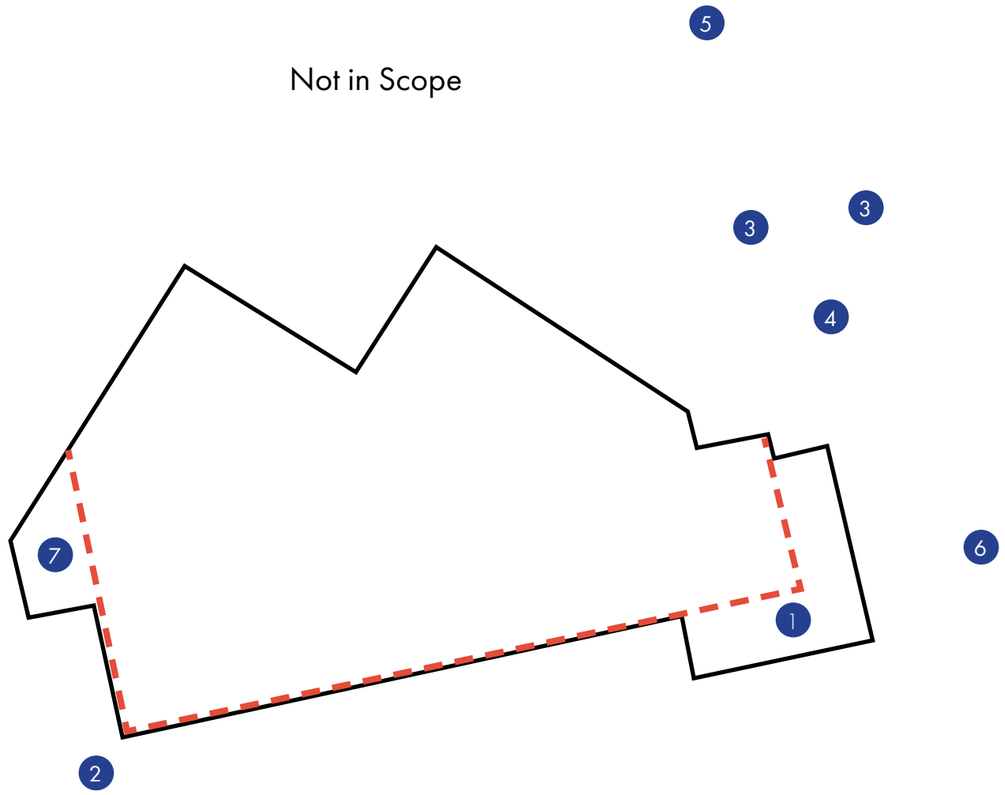
NOTES

1. New Storefront System
2. New Storefront System with entrance doors and Storefront System
3. New Concrete Stairs connecting top of parking deck to retail plaza
4. Columns clad with Brick Masonry Veneer Finish. Reference Architectural Narrative.
5. Prefinished Aluminum Canopy C Channel Facia
6. Exterior cladding with Brick Masonry Veneer Finish. Reference Architectural Narrative for Exterior Walls
7. Decorative Cladding. Reference Architectural Narrative.
8. Decorative Exterior Soffit. Reference Architectural Narrative. (Hanging Screen)
9. Decorative Exterior Lighting

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Retail F (Existing Office Building 5) : Plan



0′ 10′ 20′

NOTES

INT. CONVERSION RETAIL		
	Enclosed	*Outdoor*
F	7375 SF	2250 SF

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Retail F (Existing Office Building 5) : Perspective View



NOTES

1. New Construction of double height lobby beyond existing building envelope.
2. Elevated outdoor dining terrace with glass guardrail.
3. New planter with brick veneer
4. New accessible ramp connection from existing parking deck to finish floor level of existing building 5
5. New stairs
6. New column wraps of masonry veneer finish and cantilevered architectural canopy. Reference Narrative for Exterior Walls.
7. New recessed exterior terrace. Demo of existing enclosed interior office space to create outdoor terrace for office tenants.
8. New louver grilles for restaurant exhaust venting
9. Existing office building exterior glass and skin to remain at level 04 & above.
10. New exterior cladding at level 02 & below with masonry veneer finish. Reference narrative for Exterior Walls.

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Retail F : Isometric View



NOTES

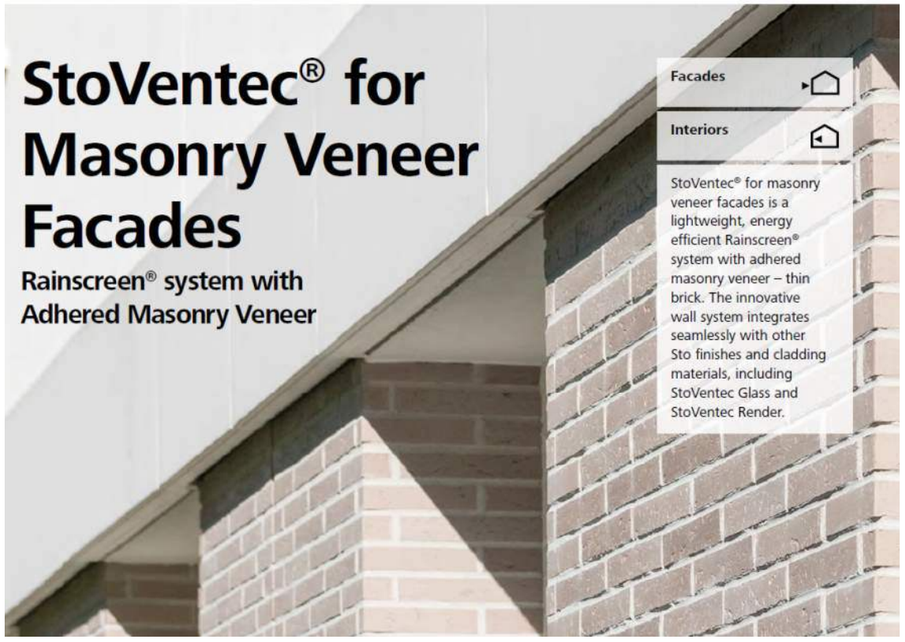
1. New Storefront System
2. New Storefront System with operable panels. Reference Narrative.
3. Decorative Exterior Lighting
4. Prefinished Aluminum Canopy System
5. Prefinished Aluminum Canopy C Channel Facia
6. Exterior Soffit decorative screen
7. New Exterior cladding with masonry finish. Reference Architectural Narrative for Exterior Walls
8. New Exterior cladding with impression: wood finish. Reference Arch Narrative for exterior walls.
9. Opaque Spandrel
10. Glass Terrace railing
11. Prefinished column cover
12. Existing office building skin to remain at levels 04 & above.
13. Louver vents for exhaust venting to be incorporated into transoms at new storefront glazing system.
14. Demo of existing enclosed office space and existing perimeter glazing to create new outdoor terrace for office tenants. New exterior glazing and doors to match existing office building. Apply new traffic topping waterproofing membrane to existing slab. Provide spray foam insulation at underside of structure. Provide exterior soffit at terrace ceiling.
15. New Planter with masonry finish
16. New Storefront system with entrance doors and storefront system.

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Proposed Architectural Materials

sto Building with conscience.

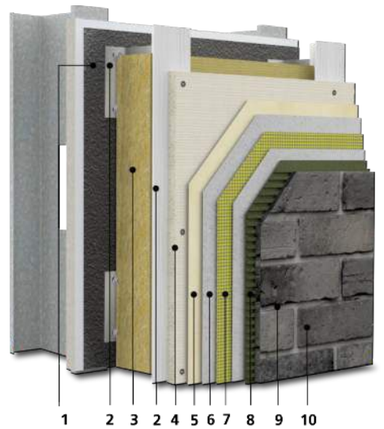






StoVentec®

for Masonry Veneer Facades



Structural Back-up Wall (by others): Steel or wood frame with Glass Mat Gypsum sheathing in compliance with ASTM C1177, code compliant wood-based sheathing (plywood or OSB), concrete or core filled concrete masonry, existing structurally sound, uncoated brick, or other masonry wall construction.

1)	Air and Moisture Barrier: Sto AirSeal®
2)	Sub-construction: StoVentro™ Bracket, StoVentro™ T-Profile, and StoVentro™ L-Profile
3)	Thermal Insulation: Rockwool Cavityrock®
4)	Carrier Board: StoVentec® Carrier Board, with recycled glass granulate and double sided glass fiber mesh reinforcement
5)	Primer: Sto Prime
6)	Base Coat: Sto Primer/Adhesive
7)	Reinforcement: Sto Mesh 6oz
8)	Masonry Veneer Adhesive: StoColl
9)	Masonry Veneer Grout: ANSI 118.7 compliant portland cement-based grout (by others)
10)	Masonry Veneer: thin brick in conformance with ASTM C1088 (by others)

Impression: Stone

Stone provides an elegant aesthetic to a building either as an accent or as a primary facade component. StoSignature, Impression Stone, allows you to create a variety of stone surface textures, ranging from a smooth limestone to a colorful granite. StoSignature gives you the freedom to create your own custom surface aesthetic.

Brochure › Application Guide › Video - StoSignature Stone ›

PRODUCTS

Stolit › Stolit Lotusan ›

Stone 10 | Smooth limestone appearance



Print Texture Sample

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Proposed Architectural Materials



Exterior Facade Lighting



Architectural C Channel
Canopies with Wood Soffits



Storefront Window Systems
with Divided Lites

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