July 9, 2012

Karl Smith-Davids, Principal Planner
Office of Planning - City of Atlanta
55 Trinity Avenue, Suite 3350
Atlanta, Georgia 30303
404-330-6145

Project: Circle Terminus, 3280 Peachtree Road
No: 10196-00
Re: SAP Application 12-073

This letter is intended to serve as the revised Project Narrative to accompany the Special Administrative Permit filing for the proposed Circle Terminus Development. I am filing this application on behalf of the developer of the project, Crescent Resources and the property owner, 3280 Peachtree I, LLC. The project is planned as an addition to the existing Terminus Planned Development located at the Northeast corner of the intersection of Peachtree Road and Piedmont Road, in Buckhead. The proposed development consists of approximately 350 apartments, 460 structured parking spaces and associated amenities.

The Circle Terminus development is bound exclusively by private drives, Highland, Terminus Drive, Terminus Place and Tower Place Drive. Due to its current use and existing streetscape character, we have selected Terminus Drive as the primary street, lined with active uses. This streetscape has been planned as the "front door" to the development. In response to the character of the existing streets, we have also proposed active uses at each of the intersections, to better integrate the apartment community with the rest of the development, promote pedestrian activity and provide better access for the residents.

In the Development Review Committee Meeting held on June 7 we received several constructive comments which have been addressed in our resubmittal, to be presented on July 11.

In order to meet the development targets for the site and in accordance with the SPI District regulations, the development is planned to bridge over Highland Drive. This street currently serves an important entry point to the entire development, and provides connectivity to the adjacent developments. Glazing and active uses, as well as a visible stair to the amenity deck have been added to the facades facing Highland Drive. These street facades are planned to exceed the minimum fenestration requirements for private drives. Light wells from the amenity terrace with skylights have been provided. Parking deck screening is planned at this location, as well as generous sidewalks and feature lighting elements. Street lights and bike racks have been incorporated, and the structural columns have been relocated.

A variation is requested for the required height of this overpass, as the street rises over 8 feet across the site, and the required clear height of 24 feet is provided at one end of the overpass. Fire trucks and other vehicles will be able to pass under the structure, as a minimum height of 14 feet will be maintained.
Due to the configuration of the site, it is necessary to line portions of the existing private drives with parking structures. Parking screening is planned along all of the streets as indicated on the building elevations, as well as intense landscaping between the building and sidewalk. Deck screening has been provided and clearly illustrated on the elevations. All street facades are planned to exceed the minimum fenestration requirements for private drives.

The Façade on Terminus Drive has been revised to address the 18 foot ceiling height requirement for primary streetscapes. The street is lined with active uses that exceed the minimum fenestration requirements. Two-level townhome-style residential units with compliant stoops have also been added to this facade.

Per the committee’s request, loading has been relocated from the spaces previously indicated on Highland Drive to a dedicated service drive.

The DRC expressed concerns about the pet walk area. This area has been expanded, and additional Pet Walk facilities are being provided in the complex.

Finally, the Committee expressed concerns about the design of the streetscape and an “internal-focus” to the design of the project. There are some significant two level openings from the amenity areas to the surrounding district. More detailed landscape drawings have been provided that better describe the character of the sidewalk treatment, indicate the external seating and gathering areas provided on the street level, and illustrate some of the sustainable features incorporated in the design of the site.

Thank you for your consideration. Please do not hesitate to contact me with any questions or concerns.

Thanks,

Jay Silverman
Senior Associate
Lord, Aeck & Sargent, Inc.
TERMINUS DRIVE

FENESTRATION CALCULATIONS:
1/2 HEIGHT AT STREET LEVEL SPACE: OVERALL FACADE LENGTH IS 133:
TOTAL WIDTH OF WINDOWS AT STREET LEVEL IS 112:
PERCENTAGE OF FENESTRATION AT STREET LEVEL IS 64%.
HIGHLAND DRIVE LOOKING TOWARD TOWER PLACE

PHOTOGRAPHS OF RESIDENT PARKING

ARCHITECTURE

CIRCLE

TERMINUS

CRESCE NT RESOURCES

LORD · AECK · SARGENT
LEASING CORNER AT TERMINUS DRIVE