

SPI-9 Development Review Committee

MEMORANDUM

TO: Charletta Wilson-Jacks, Director City of Atlanta Office of Planning

FROM: Denise Starling on behalf of the SPI-9 Development Review Committee

Date: July 10, 2013

Committee Members Present

Denise Starling, BATMA
Sally Silver, City Council District 7
Bob Staisowski, NPU-B
Bonnie Dean, BCID

Committee Members Absent

Dwight Bell

City Staff Members Present

Karl Smith-Davids

1. Proposed Development Address: Peachtree Streetscapes

Applicant: Buckhead CID – Brian McHugh, Shannon Skinner Kimley-Horn

SAP#:

Project Scope: Streetscape

The applicant provided a history of the project summarizing its life through multiple iterations of the SPI-9 zoning ordinance and the Streets of Buckhead/Oliver McMillan development. The application includes streetscaping surrounding the Buckhead Triangle park including Peachtree road, Sardis Way (southern side only), Roswell Road and the first block of East Paces Ferry Road up to Bolling way.

Recommendations:

- The committee recommends the inclusion of significant planters along the amenity zone in front of the Roxy Theater where street trees were not required due to underground utilities.
- The committee recommends the inclusion of a crosswalk and HAWK or rapid flash beacon on the northwest corner of the park at Sardis Way across Roswell to the Buckhead Theater and future hotel development to facilitate pedestrian connectivity to the park. Should GDOT not allow this at this time, the committee recommends the designs be developed to include the future accommodation of the crosswalk.

SPI-9 Development Review Committee

- The committee recommends crosswalks on the northeast corner be aligned with the sidewalks they connect to.
- The committee recommends ADA ramps which align with the sidewalks rather than pushing the pedestrian top the middle of the intersection be incorporated.
- The committee recommends the relocation of the Roswell Road southbound traffic stop bar as far back from the intersection as allowed by GDOT to facilitate more direct pedestrian access.
- The committee recommends the western side of the Triangle park incorporate a 5 foot amenity zone to match all other sides of the park.
- The committee recommends coordination with the Buckhead Atlanta development regarding the East Paces Ferry treatment to ensure there is a smooth and logical transition between streetscape approaches to eliminate a stark transition between the two.
- The committee recommends the applicant time the construction with the Buckhead Atlanta project to minimize disruption to local businesses.
- The committee recommends the incorporation of an understory species of tree rather than an ascending species.

2. Proposed Development Address: Pearsons

Applicant: Chip Pottinger

SAP#:

Project Scope:

The applicant presented plans to modify the existing building to enclose the front arcade and modify the façade to a 2 story structure with retail on the bottom and retail/office on the second floor.

Recommendations:

- Parking must be screened from view by adjacent streets with a 30 to 42" vegetative screen. This needs to be addressed on both frontages. (Sec.18I.023).
- Handicapped parking spaces must be 8'x18' with an adjacent 8' wide loading zone. The applicant needs to revise plans to satisfy these requirements.
- Shift parallel parking spaces to facilitate backing in. Specifically spaces 28-24 should be shifted south toward West Paces to make space #24 longer and spaces 23-20 should be shifted north to make space #23 longer. City standards for parking space size are 8 ½'x18' per space.
- Sidewalk materials must be continued across driveways at the same grade and cross slope. (Sec. 16-18I.020 (1))

SPI-9 Development Review Committee

- Surface parking lot requirements for landscaping must be met (Sec 16-18I.022) Adding additional landscaped islands interspersed through the lot and additional landscaped area behind the Early Street frontage will help achieve this.
- Both entrances must not exceed 24 feet in width for two way operation or 12' for one way operation. (Sec16-18I.020)
- Per Sec 16-18I.010, certain requirements of the zoning ordinance (.015, 016 and .017) do not apply unless improvements/renovations encompass the lesser of 40% or 8,000 addition of space which we don't believe this application does. However, given the importance of pedestrian connectivity and the gap in that connectivity on the side of the development facing Early, it is recommended that the applicant coordinate with the Buckhead Community Improvement District to incorporate this frontage in their streetscape enhancements plan for the Buckhead Village. Early is a Type 4 street which must follow streetscape requirements which include a 4 foot amenity zone, 6 foot sidewalk zone and 5 foot supplemental zone (Sec 16-18I.015 and .016)
- Bicycle parking must be provided pursuant to Sec 16-18I.025 – the greater of either 2 spaces or 1 per 4,000sf.

3. Proposed Development Address 3146 Peachtree (PNC Bank)

Applicant: Trey Bell/ Jake Bendick

SAP#: Not filed – preliminary planning review

Project Scope:

New construction of a bank branch including one drive-through/ATM.

Committee Recommendations:

This is the second meeting with the applicant so prior recommendations and the progress toward those is noted below along with additional recommendations based upon the updated submittal

- Fenestration requirements for the Peachtree and Mathieson facing facades is 65% measured at the sidewalk level. Current plans do not meet this standard and must be revised to do so. (Sec. 16-18I.017).
- Per the ordinance (Sec. 16-18I.017), the entire first floor height must be at least 18 feet which the proposed plans do not satisfy. The committee likes the visual interest created by the height variation and recommends approval or a variation for this element.

SPI-9 Development Review Committee

- Sidewalk materials must be continued across driveways at the same grade and cross slope. (Sec. 16-18I.020 (1))
- ADA accessible ramps must be incorporated at the intersection of Early and Peachtree.
- Surface parking lot requirements for landscaping must be met (Sec 16-18I.022) Adding additional landscaped islands interspersed through the lot and additional landscaped area behind the Mathieson Drive frontage will help achieve this.
- Bicycle parking must be provided pursuant to Sec 16-18I.025 – the greater of either 2 spaces or 1 per 4,000sf.
- The site is bordered by Peachtree must follow the streetscape requirements for a Type 1 street which include 7 foot amenity zone, 13 foot sidewalk zone and 5 foot supplemental zone. (Sec 16-18I.015) *Please note the reference to bicycle lanes which are planned for Peachtree.*
- The committee recommends the applicant coordinate with the Buckhead Community Improvement District regarding potential frontage needs for the planned modifications to Peachtree Road. *The applicant indicated that they attempted to coordinate with the Buckhead Community Improvement District and received no additional guidance as plans for Peachtree Road are not far enough developed to provide input.*
- Correction to previous recommendation. The side of the development facing Mathieson, is a Type 3 (not Type 2 as previously advised) street which must follow streetscape requirements which include a 5 foot amenity zone, 10 foot sidewalk zone and 5 foot supplemental zone. (Sec 16-18I.015)
- Building Setbacks are measured from the back of the required sidewalk and are determined by the Type of Street –Type 1 = 25 feet, Type2=25 feet (Sec. 16-18I.012). Appears to be satisfied.
- Parking requirements are 1 per 200 which is a maximum of 15 spaces and minimum of 11 spaces. The committee recommends the lower end of the allowable range (Sec.18I.023). Parking space sizes are 8 ½'x 18' for regular

SPI-9 Development Review Committee

spaces and less than 25% of the required spaces can be compact which must be 8'x16'

- Signage – no sign plans were presented for review, however, the applicant requested guidance. The Atlanta Sign ordinance Section 16-28A.010(19) includes the requirements specific to SPI-9. The ordinance revisions can be found on [Livable Buckhead.org](http://LivableBuckhead.org) under Community/Landuse planning for further guidance.
- The applicant confirmed the proposed development will likely be LEED certified and as such, the committee recommends the consideration of innovative elements which help in achieving the designation such as electric vehicle charging, impervious surface materials, solar, and rainwater recapture.
- Parking spaces must be screened from adjacent streets using a 30 to 42" high landscape buffer (Sec.18I.023.4). The Early Street face needs additional screening to address spaces 1-3.
- Drive-thru service (Sec 16-18I.020) must be screened from the adjacent Type 1 and Type 2 streets. The committee recommends this requirement be considered satisfied due to the location of the driveway to the rear of the site. Additionally, the committee recommends the applicant consider a reverse of the directional flow through the drive thrus to allow for the required stacking (2 before, one at the window and 6 after the window) and one way operation (in only) of the Peachtree curb cut.
- Surface parking must not be located between the building and the street (Sec 16-18I.023). The Mathieson Drive side violates this requirement as currently designed and the committee recommends the parking lot be shifted west to align with the building façade to mitigate this issue.
- Pedestrian entrances must face and be visible from the street. (Sec 16-18I.017) The current configuration does not satisfy this requirement. The committee recommends the entrance be reworked to mitigate this issue.
- The committee anticipates seeing plan revisions back electronically to reflect recommendations.

SPI-9 Development Review Committee

4. **Proposed Development Address: Buckhead Atlanta**

Applicant: Hunter Richardson/ Emmy Montagne

SAP#:

Project Scope: Restaurant Renovation/Construction

Variation Requested:

In previous reviews of this project, the committee noted concerns about the large number of materials being incorporated into the public realm, the mixture of trees and variety which did not conform to district standards. The applicant brought samples of all materials and provided detailed plans showing the placement of those materials.

Recommendations

- The committee recommends approval of the materials palette.
- The committee recommends the bike racks be changed to a position perpendicular to their current position.
- Sidewalk materials must be continued across driveways at the same grade and cross slope. (Sec. 16-18I.020 (1))
- The committee recommends the trees on either side of Buckhead Ave at the intersection with Peachtree be of consistent size and species.
- The committee recommends all corners of speed table be treated the same with Elms along the sidewalk and Oaks at the intersection corners.
- The committee recommends direct coordination with the Buckhead CID streetscape project to ensure coherent transitions are achieved.
- The committee recommends the applicant incorporate and imbedded material for marking crosswalks rather than thermoplastic striping which looks too stark against the materials palette and quality.

Buckhead Atlanta – Parcel A

Applicant: Hunter Richardson/ Emmy Montagne

SAP#:

Project Scope: Restaurant Renovation/Construction

Variation Requested:

The applicant presented revised concepts for Parcel A which reflect the addition of 20,000 (is this right?) sf of space, including two additional levels and a rooftop terrace accommodating up to 500 people to accommodate the addition of Spanx to the development.

SPI-9 Development Review Committee

Recommendation

The committee reviewed the plans, noting that no changes are being made to the public realm already reviewed therefore recommends support of these changes.

5. Proposed Development Address: 34 Irby

Applicant: Dewayne Martin

SAP#:

Project Scope: Restaurant Renovation/Construction

Variation Requested:

The applicant provided documentation to address the concerns raised in the prior month's communication of recommendations to the City of Atlanta on July 2, 2013 including the following:

1. A revision of the parking plan to reflect a revision of total floor areas to 6600 instead of 6560. The plan indicates the use of 14 spaces at 3191 Paces Ferry Place, 12 spaces at 3215 Cains Hills, 40 spaces at 61 Irby (Henri's) and 58 spaces at 77 West Paces Ferry (Whole Foods)
 2. A revised signed contract for the 40 spaces currently leased through Executive Parking Services at 61 Irby and 12 spaces at 3215 Cains Hill Place.
 3. The EPS contract has been modified to reflect 12 parking spaces rather than 18 spaces.
 4. The contract has been modified to match business hours to the use of the spaces. Sunday through Saturday 9:00pm to 7:00am.
 5. The contract has been modified to remove the previous Appendix A.
- The applicant indicated that the primary spaces being used to satisfy the parking requirements of 66 spaces are those on-site (18), those at 3191 Irby (14) and Whole Foods (58), but additional off site parking above and beyond the required parking is being used at 61 Irby and 3215 Irby.
 - The applicant indicated that all spaces were in the process of being striped and signed according to city requirements.
 - The applicant indicated that demolition of the outdoor deck was underway and that the applicant intended to use the area with portable bars. The committee advised the applicant that an SAP would be required for this activity in addition to alcohol licensing requirements.

SPI-9 Development Review Committee

Recommendation:

The committee finds all issues raised in the July 2 letter to be satisfied, however, did note one item that had been previously overlooked which is proper screening of the dumpster in accordance with Section 16-18I.109 and recommends this be satisfied. Additionally, the applicant was reminded of the need to show a plan for valet operation and to make sure all parking spaces had the appropriate signage.