

SPI-12 Development Review Committee

MEMORANDUM

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

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

Date: August 7, 2013

Committee Members Present

Denise Starling, BATMA

Sally Silver, NPU-B

Peter Davis, NPU-B

Andrea Bennett, NPU-B

Committee Members Absent

Chuck Winstead, BCID

Jim Feldman, BCID

City Staff Members Present

Karl Smith-Davids

Nina Gentry

1. Proposed Development Address: Atlanta Tech Village

Applicant: Erin Greer, Gensler

SAP#: 13-094

Project Scope:

Variation Requested:

The applicant provided an overview of the changes to the proposed development highlighting the inclusion of a food truck loading pulloff from the Buckhead Loop/Lenox Road, the need to reduce the number of spaces designated for loading from two to one designated loading area along Piedmont Road, the incorporation of four electric vehicle charging stations and a new plaza in the front of the building.

Committee Recommendations:

While the committee commends the creativity and generally likes the concept of a food truck pull off, the committee does not support the location for this element and recommends that it not be incorporated.

SPI-12 Development Review Committee

The committee recommends the applicant maintain the existing two areas for loading in the front and instead use the existing structure to modify the cantilevered deck to expand across the front of the building rather than out into the loading area.

The committee recommends the applicant provide the screening necessary between the Loading zone and the street and indicated its willingness to allow a reduction to the amenity zone to achieve proper screening however maintaining the ten foot walk zone.

2. **2:30 Proposed Development Address: Skyhouse**

Applicant: Novarre Group, Jim Borders /Kimley Horn Emmy Montagne

SAP#: not filed

Project Scope: new construction apartments

Variation Requested:

The applicant presented the development which includes a 26 story apartment development with a mix of one two and three bedroom units although predominantly one bedroom. The first floor is a common area, there is a rooftop amenities deck, open air terrace, tennis court on top of the parking structure. Loading occurs between the building and the parking deck, future interparcel access with the remainder of the site toward Peachtree is contemplated as is a shared driveway with the future development to the south. The building is to be energy star certified and have a valet recycling program.

Recommendations:

- The committee recommends the applicant entertain more significant integration with the MARTA pedestrian bridge adjacent to the development, preferably providing direct controlled access to the bridge for the residents.
- Open Space Sec. 16-18L.008(1) – A minimum of 20% of the site must be open space.
- 16-18.007(4) – a Pet walk area a minimum of 500 square feet must be provided.
- 16-18L.011(2) – Major Sidewalk Level Façade – 50% of the major sidewalk level requires fenestration. Where the sidewalk level does not align with the internal space on the southern edge of the Stratford face, the committee recommends the integration of display space for public art.
- The primary building entrance on Stratford should be architecturally articulated to give it more significance.
- 16-18L.011(3) Minor sidewalk level fenestration and use requirements should be satisfied.

SPI-12 Development Review Committee

- Parking Deck Screening/Décor. The committee strongly recommends that the northern side of the parking deck be treated artistically to enhance the pedestrian experience connecting to the MARTA pedestrian bridge. Additionally, the western side of the deck facing GA400 should be screened with a vegetative buffer to provide an attractive perspective of the building from the highway as this is a major point of entry to the community.
- Parking deck fenestration requirements – the committee recommends approval of a variation to not include fenestration on the western side of the deck facing GA400.
- Traffic. Although not in the purview of this committee, the traffic projections were discussed. The applicant noted that Stratford was anticipated to be retrofitted by the CID as a result of a previous DRI with a right turn lane onto Peachtree.
- Bicycle Parking – Sec 16-18L.017 – Bicycle parking – one space for every 5 units maximum of 50. 364 units = 72.8. 50 spaces should be provided.
- Transit Station Parking – Sec 16-18L.016(7) allows for designated MARTA parking to be provided in transit station areas. The Buckhead station is one of the lowest utilized in the MARTA system likely due to the lack of adjacent parking. The committee recommends the applicant take advantage of this flexibility and add designated parking for MARTA patrons.
- Transportation Management Plan – Sec 16-18L.018 – developments over 50,000 of gross leasable floor area are required to become members of the Transportation Management Association (BATMA).
- Loading – Sec 16-18L.012 – 3 loading spaces are required by code. The developer plans to use one of the designated spaces to house a compactor and has requested a variation. The committee recommends approval of this variation.
- Curb Cuts – 16-18L.014(2b) Curb cuts allowed maximum of 36 feet per street frontage. The proposed development is likely to exceed this, however, the exact calculation was not available and the southern curb cut is anticipated to be a shared driveway with the future adjacent development. The committee is comfortable with the concept of this variation upon the provision of exact dimensions.
- Sec 16-18L.019 – Roof Surface must achieve a minimum initial SRI Solar SRI of 78.
- The committee recommends the inclusion of a robust recycling program, such as a valet service, that makes it very easy for residents to recycle.
- The committee recommends the incorporation of public art into the development – particularly along the access to the MARTA station.

SPI-12 Development Review Committee

- The committee recommends the inclusion of electric vehicle charging stations.
- The committee requests the developer return to the DRC as the connectivity to MARTA is such a significant consideration.

3. 3:00 Proposed Development Address: 3393 Peachtree - Zinburger

Applicant: Stephanie Loew

SAP#: 13-104

Project Scope: new restaurant

Variation Requested:

New 30-seat restaurant, outdoor lounge area with fire pit and gas torchers. Outdoor area to have chrome and canvas railing, canvas awnings.

Recommendations:

Sec 16-18L.010(4)(a)(iii) – railings must not exceed 42 inches in height and must be 60% open. The committee recommends the applicant meet this requirement by resizing the canvas or alternating canvas and railing installations.

4. 3:30 Proposed Development Address: Lenox Square Residential

Applicant: Simon/Related Group/Carl Westmoreland

SAP#: not filed – preliminary review

Project Scope: New residential Construction

Variation Requested:

2 building phased development. Phase I = 400 feet in height, Phase II 450 feet in height. 750 units.

Recommendations:

- The DRC commends the developer on the creativity used to address the parking deck structure.
- The committee recommends the designer pay particular attention to the treatment of the northwestern corner of the site – specifically incorporating the entrance from the proposed PATH400 trail to the mall as well as considering the views from the Peachtree Park neighborhood across GA400 and ensuring the loading area does not feel like the back of house for this significant point of entry.

SPI-12 Development Review Committee

- The committee recommends the designer develop an interim facing for the eastern elevation of the parking deck to enhance the aesthetic quality until such time as the second phase of the development is constructed.
- The committee notes that the Bloomingdales signage on the parking deck will likely not be allowed as it is off-site advertising and while this is not the purview of the DRC recommends the designer look into this consideration.
- The committee recommends the designer pay particular attention to facilitating the PATH400 connectivity to the Lenox MARTA station and incorporate landscaping that provides a pleasant experience and enhances the current sidewalk along GA400.
- The committee recognizes issues related to the designation of a major sidewalk frontage since Lenox Square Parkway is a private road. The committee is in agreement that this roadway is the appropriate sidewalk frontage.
- Transportation Management Plan – Sec 16-18L.018 – developments over 50,000 of gross leasable floor area are required to become members of the Transportation Management Association (BATMA).
- The committee recommends the inclusion of a robust recycling program, such as a valet service, that makes it very easy for residents to recycle.
- The committee recommends the incorporation of public art into the development – particularly along the access to the MARTA station.
- Bicycle Parking – Sec 16-18L.017 – Bicycle parking – one space for every 5 units maximum of 50. 50 spaces should be provided. Additionally, this is a site anticipated incorporate bike sharing facilities to serve the PATH400 trail.
- 16-18.007(4) – a Pet walk area a minimum of 500 square feet must be provided.

The committee looks forward to seeing the next versions of these plans upon further refinement and recommends the developer coordinate with Peachtree Park neighborhood as well.