

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: November 6, 2013

Committee Members Present

Denise Starling, BATMA

Sally Silver, NPU-B

Andrea Bennett, NPU-B

Jim Feldman, BCID

John Crocker, MARTA

Michael McLean, BCID

Committee Members Absent

Peter Davis, NPU-B

City Staff Members Present

Karl Smith-Davids

Tshaka Warren

1. Proposed Development Address: 1000 Park Avenue

Applicant: Sharon Gay/ David Capelli

SAP#:

Project Scope:

Variation Requested: New building Construction under previous plan

The applicant presented the same plans as those provided to the committee on previous visits with updates to the notes sections. The applicant noted it is their intention to travel under the plan approved in 2001 which requires adhering to use, density, location and height designations in those plans. The site plan has been modified to include bicycle parking, a dog walk and loading docks assuming a variation is allowed. There are no connections to the 750 deck shown, while it was noted that discussions are underway. Parking counts stand alone for the proposed development – they are not dependent upon the existing condominium building. After much discussion about the list of variations requested, the committee indicated its displeasure with the

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need for so many and began to look for optional ways to minimize the list. The committee recommended the applicant consider defining the major street façade as the private road accessing the front of the building at the circular drive and Phipps Boulevard as a minor street frontage. The applicant was asked to evaluate this recommendation and develop a list of the variations needed for the project with this approach for submittal to the committee for review prior to the December meeting. Additionally, the applicant was asked to verify the existence of the easements necessary to use Park Avenue.

2. **Proposed Development Address: Capital City Plaza 3350 Peachtree Road**

Applicant: Sean Murphy/John Barton/ Kate Urey/ Princeton Porter/Michael (?)

SAP#:

Project Scope: Addition of front outdoor dining and rework of streetscape.

Variation Requested:

The applicant provided background for the project indicating that it was part of the 15-year lease requirements negotiated with new tenant Pulte homes and as a result on a very fast timeline for development. They noted a goal of repositioning the property to reorient its current orientation from the side to the Peachtree frontage. The building will be renamed 3350 and a comprehensive way finding program is under development with Tower Place 200, Sovereign and 3344. The new café tenant has not been secured at this time, but is likely to be a farm to table operation with a market element incorporated.

The committee recommends the incorporation of potted plants/planters to emulate the streetscape where utility conflicts and curbing prevent relocation of the curb. The committee recommends the applicant be required to incorporate the existing bus stop. The committee recommends the incorporation of a landscaped median on the driveway between 3344 and 3350. The committee made the applicant aware of the proposed sculpture program under development and recommends the applicant incorporate the proposed art.