

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-12 Design Review Committee

Date: May 7, 2014

Committee Members Present

Denise Starling, BATMA

Sally Silver, NPU-B

Andrea Bennett, NPU-B

John Crocker, MARTA

Peter Davis, NPU-B

Committee Members Absent

Jim Feldman, BCID

Michael McLean, BCID

City Staff Members Present

Karl Smith-Davids

1. 1:30 Proposed Development Address: City Place Amli – Parcel D

Applicant: Cooper Carry, Goodman Fred Schreiber

SAP#:

Project Scope: Second Review

Variation Requested:

Description: 180 units high rise concrete 60 units wood frame surrounding parking deck.

Modifications - Since previous submittal changes include addition of height to incorporate higher unit ceilings, modifications to parking deck to mitigate light spillage to neighbor The Grandview. Additional landscaping incorporated along with cutoff filters on lights and precast spandrel panels 42 inches in height on parking structure to block headlights from cars circulating within deck. Shifted core of building one bay to facilitate circulation. Reconfigured dog park area to maintain access to conservation easement. Dog park serves both properties A and D. Incorporating right in left out turn restrictions to impede cut through traffic from service vehicles to neighboring properties.

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Additional Recommendations:

- Rework pedestrian ramps to align with sidewalks rather than directing pedestrian toward center of roadway.
- Incorporate curb cut rather than apron design on north park Drive.

Additional Considerations:

- City notes based upon past experience that colonnade design does not function well for tenant or retail space often resulting in a maintenance issue. Recommend reconsideration of this design feature and possible elimination.

2. 2:00 Proposed Development Address: City Place – Parcel A

Applicant: Smith Dalia, Fred Schreiber

SAP#:

Project Scope: Second Review

Variation Requested:

Description:

Changes: Focused on articulation along East Paces Ferry and Roxboro to break up the feel of the building. Incorporated several new design elements to accommodate this. Defined three major elements and raised parapet to further define. Modified East Paces Ferry corner to emphasize gateway to community.

Recommendations on Variations:

- Reduction of loading spaces. Recommendation approve
- Reduction of floor to ceiling height requirement on East Paces Ferry. Recommend approval as applicant has modified plans to visually articulate this height.
- Supplemental zone – in several areas the building encroaches approximately two feet into the supplemental zone. The committee recommends approval of this request, however recommends the applicant modify designs to find the space needed to eliminate the need for this variation.

Recommend Changes:

- Screening of dumpster to include opaque materials. Revise notes on plans to remove “open.”

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- Coordinate with Jonathan Lewis at City of Atlanta to ensure connectivity with PATH400 through on street East Paces Ferry connection.

3. **2:30 Proposed Development Address: Atlanta Financial Center**

Applicant: Antrell Gales

SAP#:

Project Scope: Office Space Buildout

Variation Requested:

No plans were provided for this project and based upon the input from the applicant, an SAP is not expected to be necessary for this project.