

## SPI-12 Design Review Committee

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### AGENDA

Date: October 3, 2012

Location: 3340 Peachtree Road, Suite #1515, Atlanta, GA 30326

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1. **1:30 Proposed Development Address: Circle Terminus**

**Applicant:** Crescent Resources/LAS Architects, Jay Silverman

**SAP#:**

**Project Scope:**

**Variance Requested:** Fenestration variation

2. **2:00 Proposed Development Address:**

**Applicant:**

**SAP#:**

**Project Scope:**

**Variance Requested:**

3. **2:30 Proposed Development Address:**

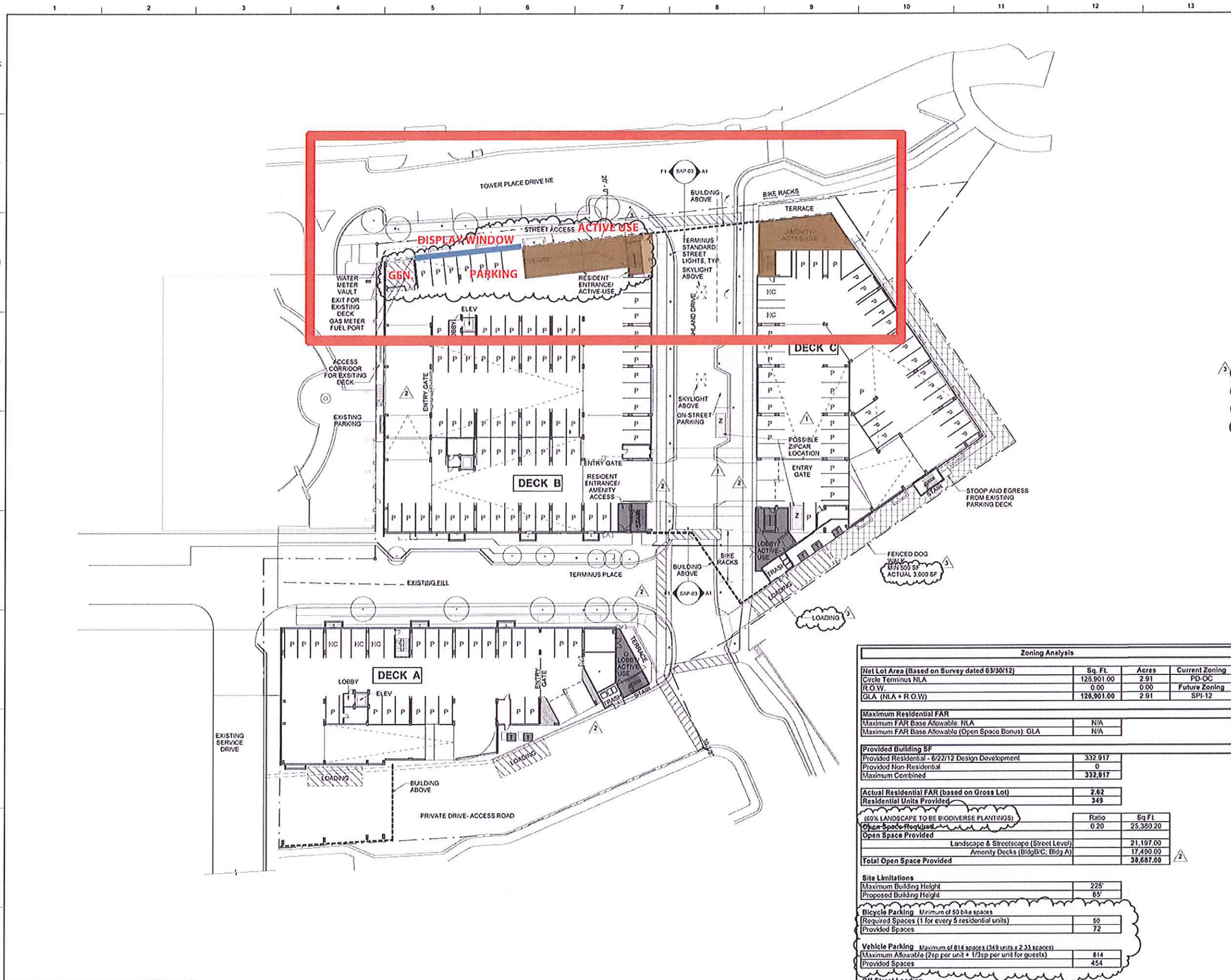
**Applicant:**

**SAP#:**

**Project Scope:**

**Variance Requested:**

C:\AS\_CADD\10196-09\HATCH\_CIRCLE.rvt  
9/11/2012 9:43:00 AM



**A1** STREET-LEVEL PARKING PLAN  
0 30 60 FT

**MATERIAL KEYNOTES**

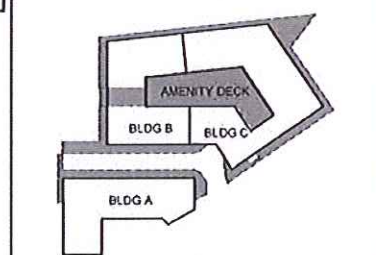
1 WINDOWS / DOOR GLASS TO BE CLEAR OR TINTED GLASS AT > 50 TRANSMITTANCE OR LIGHT REFLECTANCE FACTOR < 10  
 2 MINIMUM 75% OF NON-PENETRATED / RENEWABLE ENERGY FLAT ROOF SURFACE TO ACHIEVE A MINIMUM OF 75 SOLAR SRI  
 3 MINIMUM 60% OF LANDSCAPE AREA TO BE BIODIVERSE PLANTINGS (NON TURF GRASS)  
 4 STREET TREES - RED MAPLE (RED SUNSET)

**GENERAL NOTES**

- WINDOWS / DOOR GLASS TO BE CLEAR OR TINTED GLASS AT > 50 TRANSMITTANCE OR LIGHT REFLECTANCE FACTOR < 10
- MINIMUM 75% OF NON-PENETRATED / RENEWABLE ENERGY FLAT ROOF SURFACE TO ACHIEVE A MINIMUM OF 75 SOLAR SRI
- MINIMUM 60% OF LANDSCAPE AREA TO BE BIODIVERSE PLANTINGS (NON TURF GRASS)
- STREET TREES - RED MAPLE (RED SUNSET)

Zoning Analysis			
Net Lot Area (Based on Survey dated 03/30/12)	Sq. Ft.	Acres	Current Zoning
Circle Terminus NLA	126,901.00	2.91	PD-OC
R.O.W.	0.00	0.00	Future Zoning
GLA (NLA + R.O.W.)	126,901.00	2.91	SPI-12
<b>Maximum Residential FAR</b>			
Maximum FAR Base Allowable: NLA	N/A		
Maximum FAR Base Allowable (Open Space Bonus): GLA	N/A		
<b>Provided Building SF</b>			
Provided Residential - 6/22/12 Design Development	332,917		
Provided Non-Residential	0		
Maximum Combined	332,917		
<b>Actual Residential FAR (based on Gross Lot)</b>			
Residential Units Provided	349		
<b>(60% LANDSCAPE TO BE BIODIVERSE PLANTINGS)</b>			
Open Space Required	Ratio	Sq. Ft.	
Open Space Provided	0.20	25,380.20	
<b>Open Space Provided</b>			
Landscape & Streetscape (Street Level)		21,197.00	
Amenity Decks (Bldg B; Bldg A)		17,490.00	
<b>Total Open Space Provided</b>		<b>38,687.00</b>	
<b>Site Limitations</b>			
Maximum Building Height	225'		
Proposed Building Height	65'		
<b>Bicycle Parking</b> Minimum of 50 bike spaces			
Required Spaces (1 for every 5 residential units)	50		
Provided Spaces	72		
<b>Vehicle Parking</b> Maximum of 814 spaces (349 units x 2.33 spaces)			
Maximum Allowable (2sp per unit + 1/3sp per unit for guests)	814		
Provided Spaces	454		
<b>Off-Street Loading</b>			
Required Spaces (12x35')	3		
Provided Spaces (12x35')	3		

**SHEET SPECIFIC NOTES**



**OPEN SPACE DIAGRAM**

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ARCHITECTURE  
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REVISION	DATE	DESCRIPTION
1	03/11/12	GEN COMMENTS
2	06/14/12	RES. AMTAL
3	06/11/12	RES. AMTAL

CRESCENT RESOURCES



SHEET TITLE  
**STREET-LEVEL PARKING PLAN**  
SCALE (UNITS)

JOB NAME  
Crescent Resources  
Circle Terminus  
3280 Peachtree Road  
Atlanta, Georgia

ISSUE DATE  
07/12/12  
JOB NO  
10196-00  
EVS NO  
SAP-02



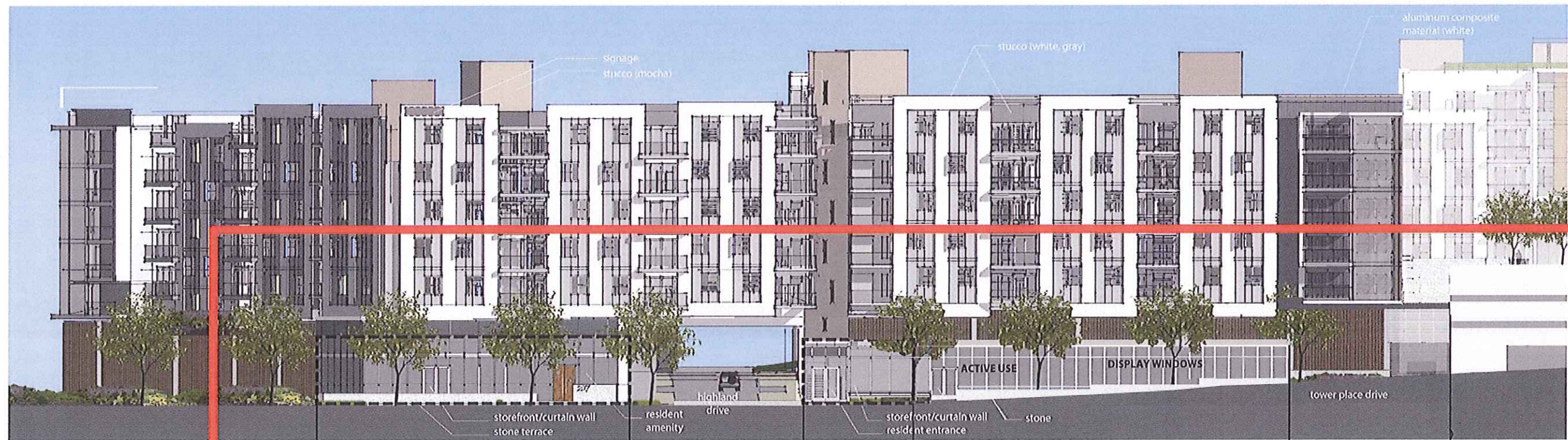
FOR CONSTRUCTION



140' - OVERALL FACADE

FENESTRATION CALCULATIONS: MAJOR SIDEWALK-LEVEL FACADE (50% FENESTRATION REQ.)  
 HORIZONTAL LENGTH OF FACADE IS 140'. TOTAL HORIZONTAL LENGTH OF GLASS AT STREET LEVEL IS 100'.  
 PERCENTAGE OF FENESTRATION AT STREET LEVEL (between 3' and 10' above grade): 71% PROVIDED.

F1 BLDG A/B - WEST FACADE - TERMINUS DRIVE  
 0 16 FT



47' - STOREFRONT

115' - STOREFRONT

216' - OVERALL FACADE

FENESTRATION CALCULATIONS: MAJOR SIDEWALK - LEVEL FACADE (75% FENESTRATION REQUIRED)  
 OVERALL LENGTH OF FACADE IS 216'. TOTAL HORIZONTAL LENGTH OF GLASS AT STREET LEVEL IS 162'.  
 PERCENTAGE OF FENESTRATION AT STREET LEVEL (BETWEEN 3' AND 10' ABOVE GRADE): 75% PROVIDED

A1 BLDG B/C - NORTH FACADE - TOWER PLACE  
 0 16 FT

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 ARCHITECTURE  
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REVISIONS  
 2/17/12 DRG COMMENTS

PROJECT TITLE  
 EXTERIOR ELEVATIONS  
 SCALE (A1):

JOHN NAME  
 Crescent Resources  
 LOCATION  
 Circle Terminus  
 Enter address here  
 ISSUE DATE  
 05/31/12  
 JOB NO  
 10198-00  
 DWG NO

SAP-03

NOT FOR CONSTRUCTION

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ARCHITECTURE

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

October 2, 2012

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

This letter is intended to serve as the updated Project Narrative to accompany the additional variation request for 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 354 apartments, 454 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 SAP approval process, you and your staff determined that the project is required to identify an additional major street facade to serve Buildings B and C, in addition to Terminus Drive at Building A. We have selected Tower Place Drive to accomplish this objective.

We are requesting a variation from the DRC from the storefront Street treatment requirement for a Major Street facade on Tower Place Drive. Due to the existing nature of Tower Place Drive, including the surrounding building street treatments and the topography, we are requesting a reduction in the street level active use space requirements outlined in the ordinance.

The Tower Place Drive Street level facade has been improved from the drawings that were previously approved by the DRC. This has been accomplished through the addition of active use, in the form of a gallery space, additional glazing and entrance treatment along the majority of the Building B facade in addition to the double height space provided along the Building C facade. This would further activate the Tower Place Drive street scape. We believe that these approaches meet the spirit of the ordinance without placing an undue requirement on our project, in light of the existing conditions on this private street.