

Mixed Use Development

DRC SUBMISSION

REGENT
— PARTNERS —

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.

213087.00

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October 1, 2014



MIXED USE DEVELOPMENT



GA 400 SOUTH BOUND

Marta Pedestrian Bridge

Property Line

PEACHTREE ROAD

OPEN SPACE/
PEDESTRIAN ACCESS

EXISTING
OFFICE BUILDING

PROPOSED
MIXED USE
DEVELOPMENT

Service

Dog Park

Existing
Residential/Office
Building

Existing
Retail
Building

Existing Parking Deck

To / From Tower Place Drive

Existing Parking Deck

Existing
Greenspace

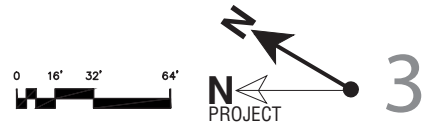
DRIVE
Planned Path-400 route

Existing
Residential
Building

Existing Hotel

MIXED USE DEVELOPMENT

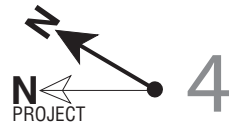
Site Plan

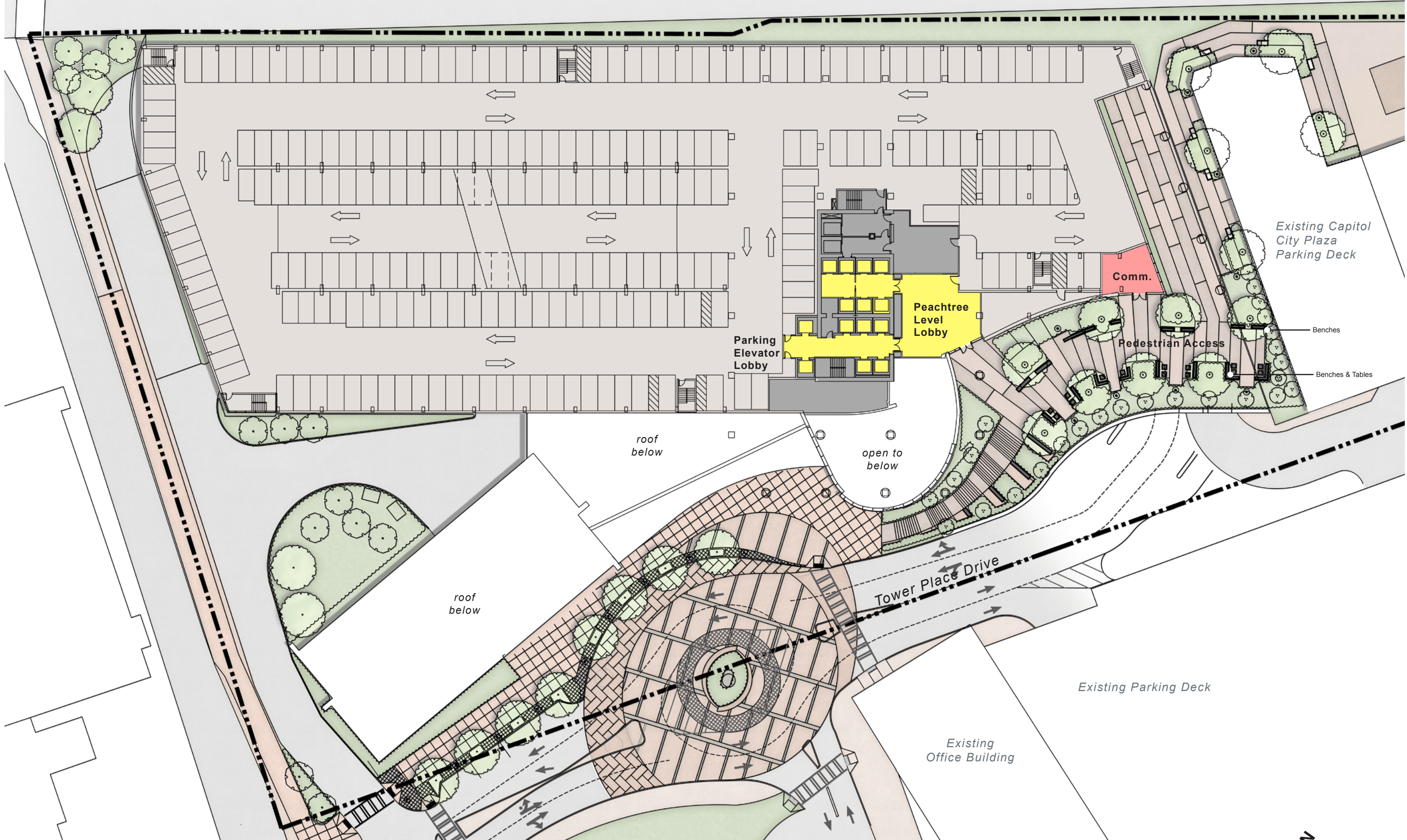




MIXED USE DEVELOPMENT

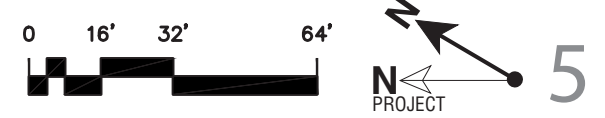
Tower Place Dr Level Plan

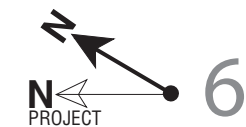
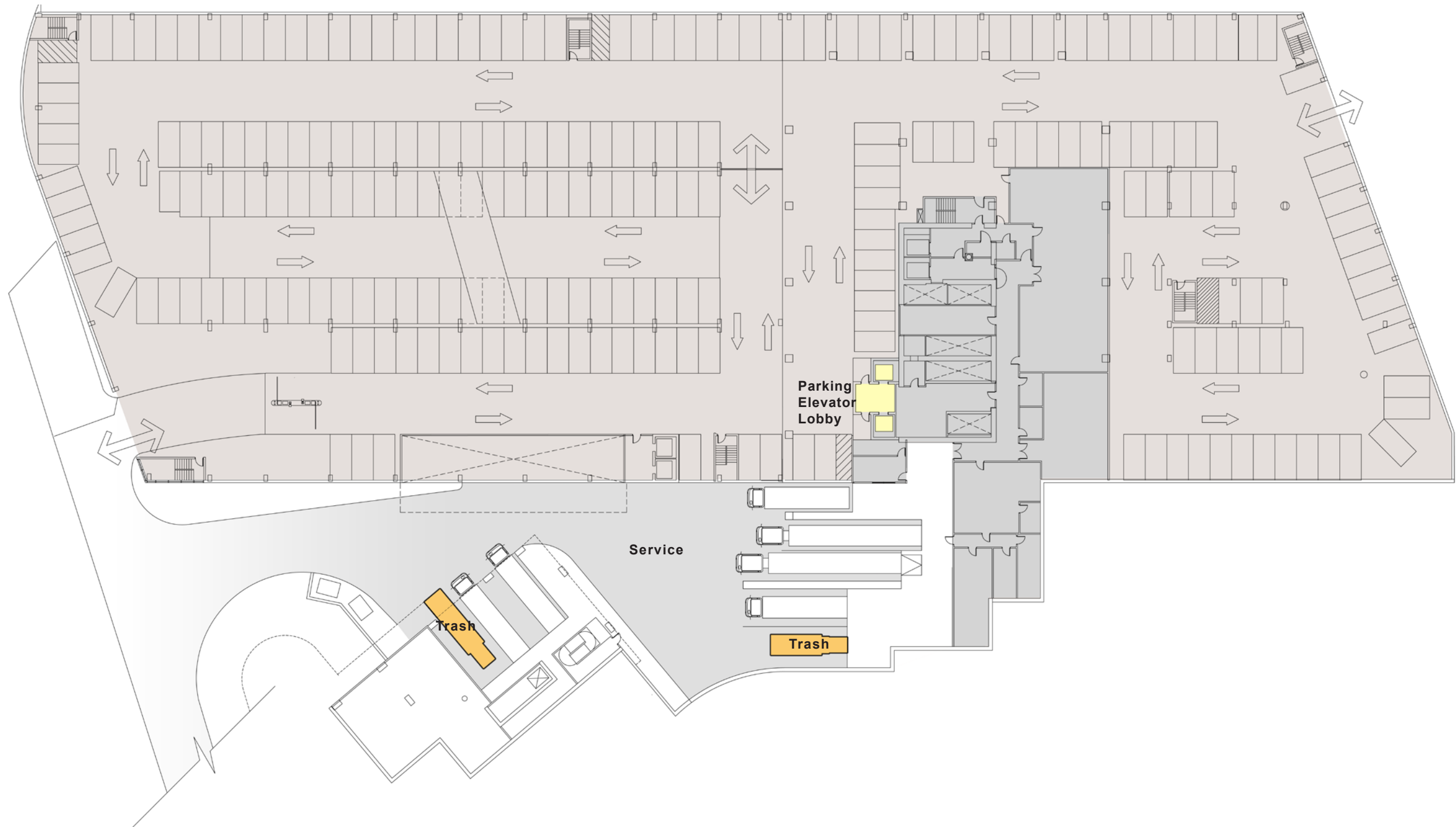




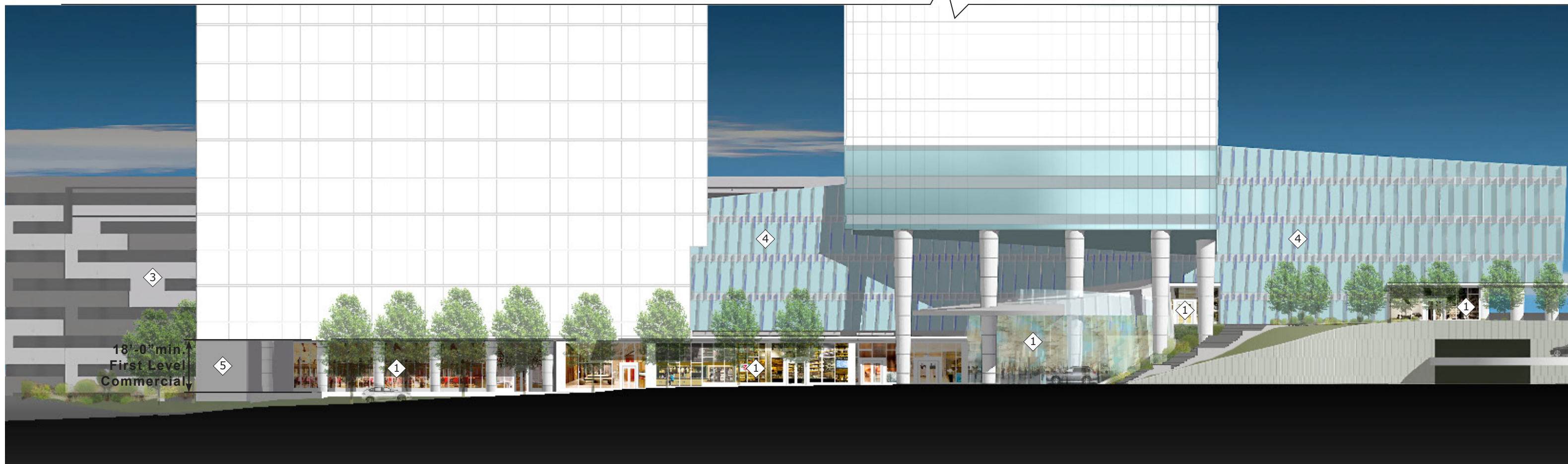
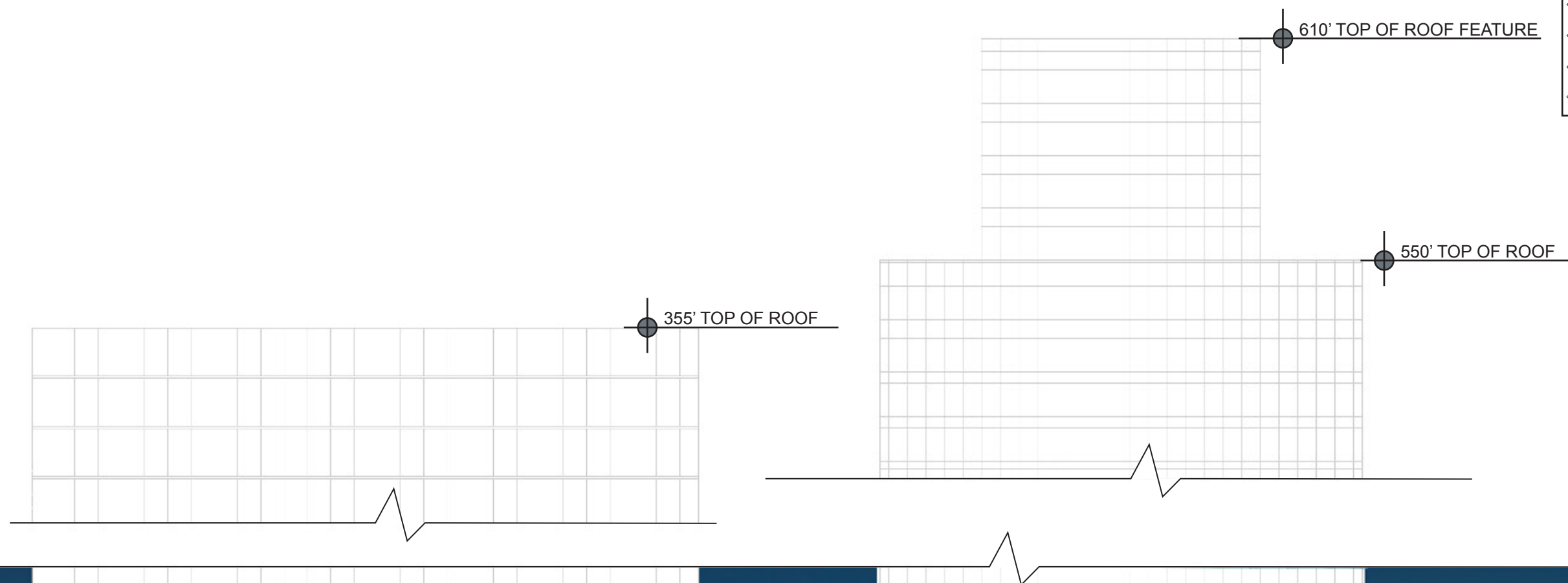
MIXED USE DEVELOPMENT

Peachtree Road Level Plan





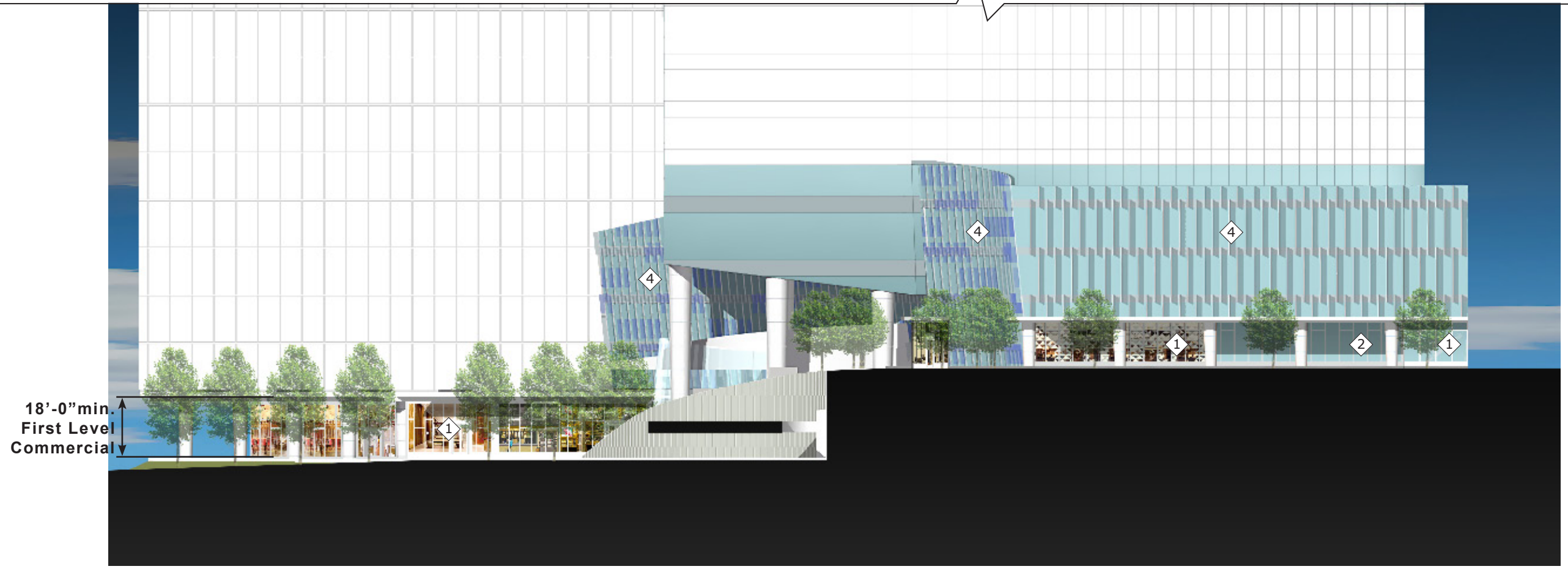
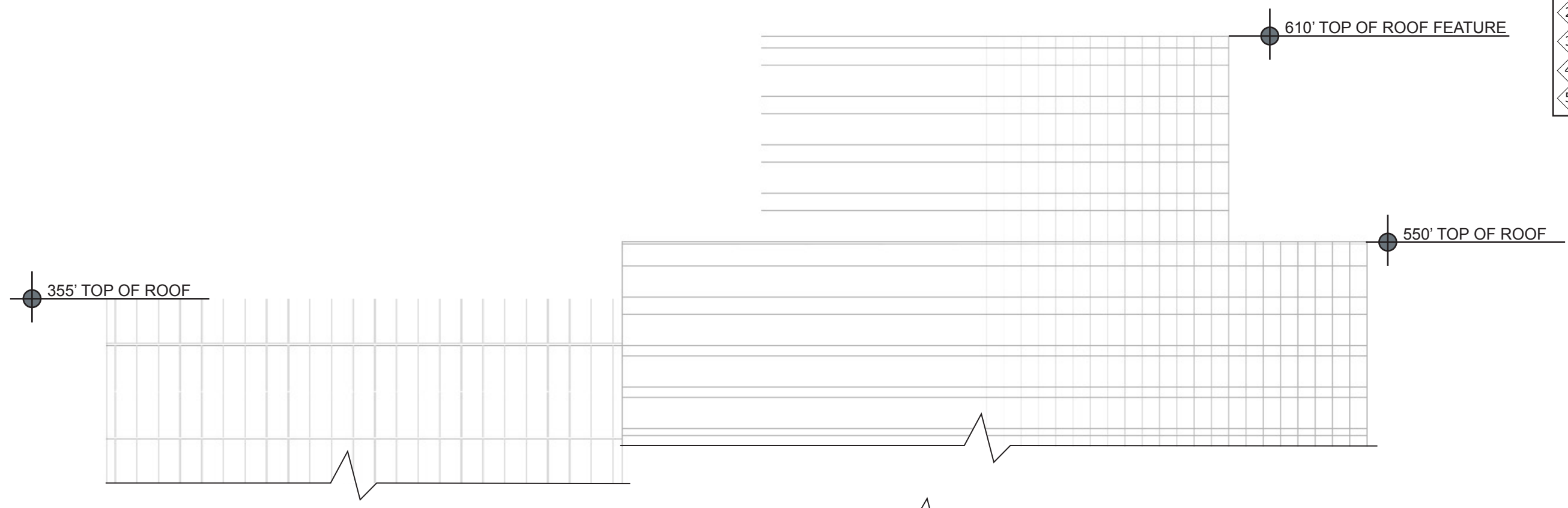
- ① Ultra-clear Low-E Vision Glazing
- ② Spandrel Glazing
- ③ Opaque Spandrel Material
- ④ Decorative Parking Deck Facade
- ⑤ Opaque Facade



MIXED USE DEVELOPMENT

West Elevation 0 8' 16' 32' 7

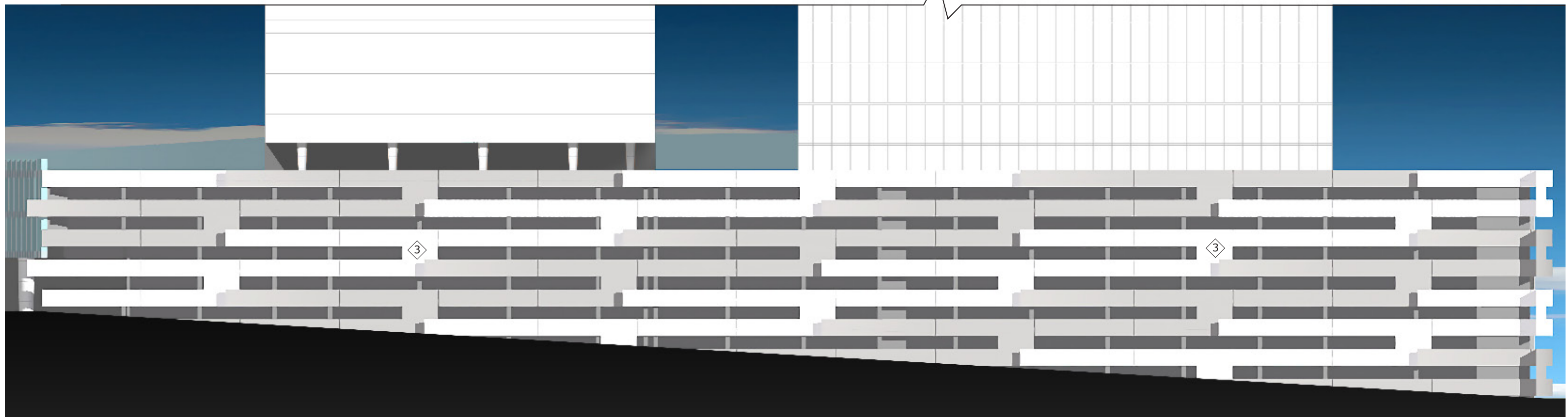
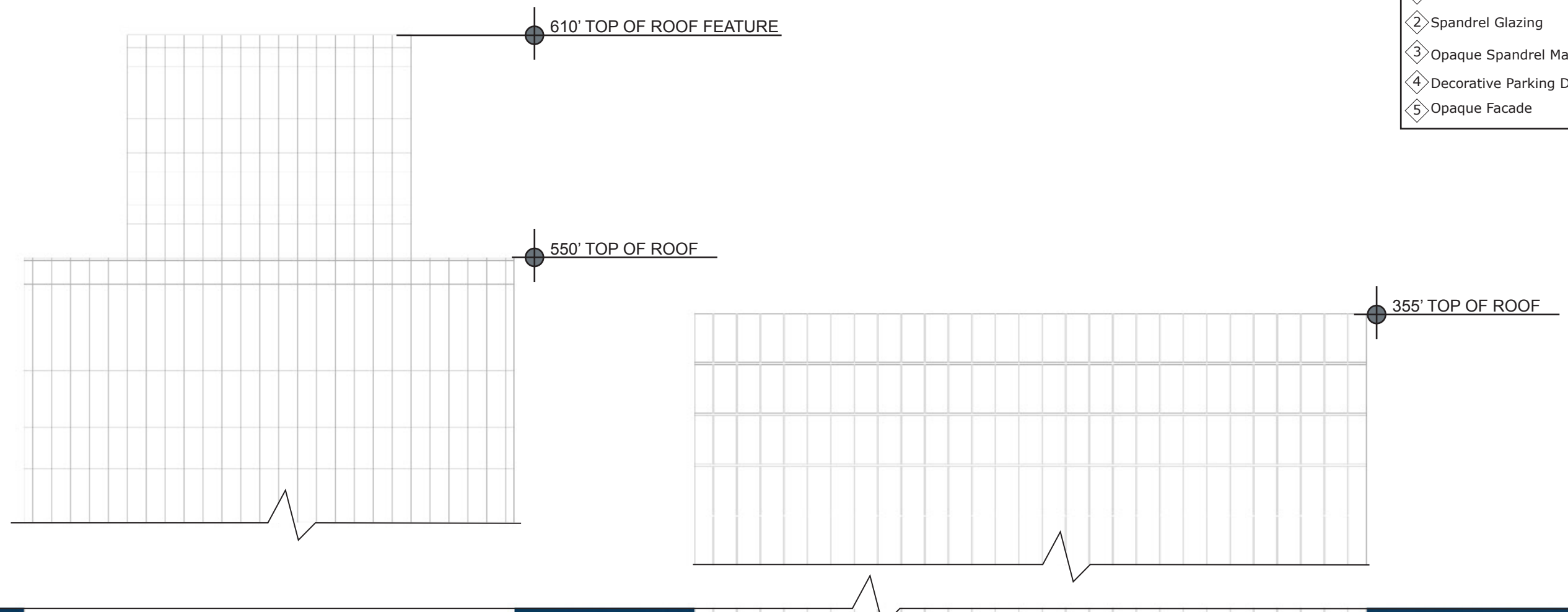
- ① Ultra-clear Low-E Vision Glazing
- ② Spandrel Glazing
- ③ Opaque Spandrel Material
- ④ Decorative Parking Deck Facade
- ⑤ Opaque Facade



MIXED USE DEVELOPMENT

South Elevation  8

- ① Ultra-clear Low-E Vision Glazing
- ② Spandrel Glazing
- ③ Opaque Spandrel Material
- ④ Decorative Parking Deck Facade
- ⑤ Opaque Facade

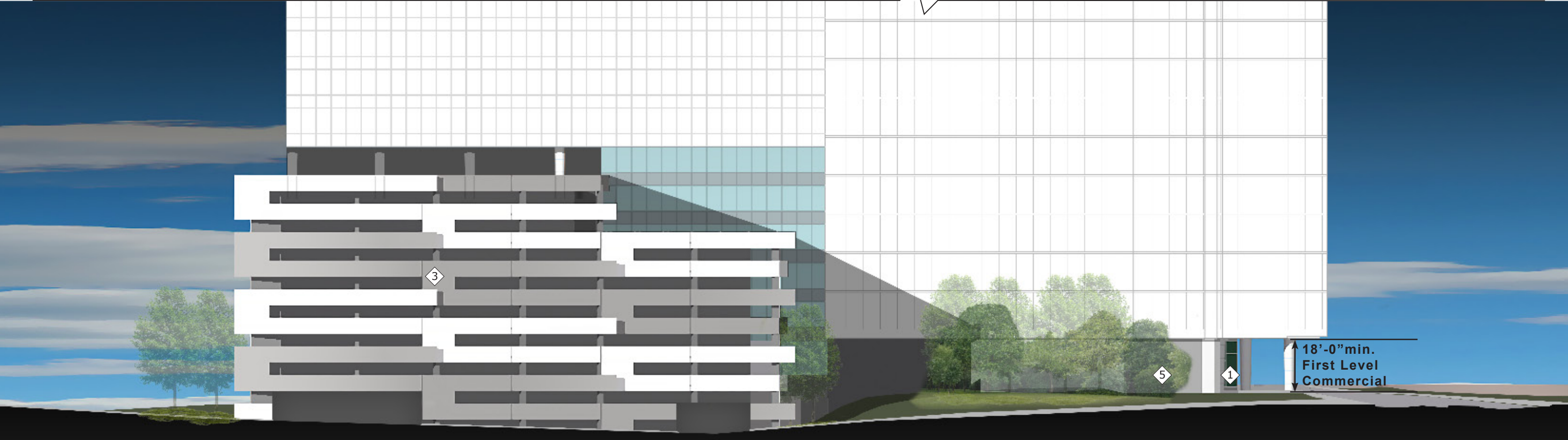
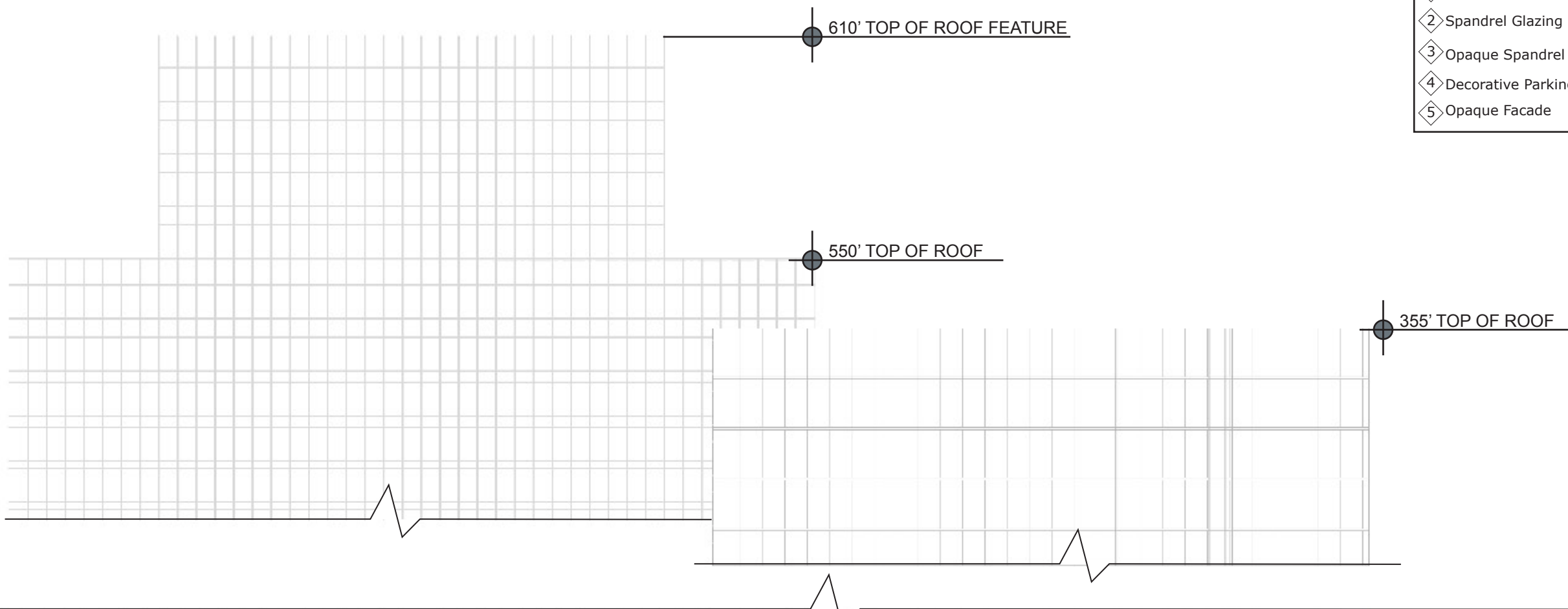


MIXED USE DEVELOPMENT

East Elevation



- ① Ultra-clear Low-E Vision Glazing
- ② Spandrel Glazing
- ③ Opaque Spandrel Material
- ④ Decorative Parking Deck Facade
- ⑤ Opaque Facade



MIXED USE DEVELOPMENT

North Elevation 10

PROJECT SUMMARY

This SAP application proposes the redevelopment of an existing parking lot with a new mixed use development consisting of a podium parking deck with a residential tower and a combined office and residential tower. Ground floor commercial uses will be provided along portions of the private drive that provides the primary access to the site.

The site is part of a lot that is bound by Peachtree Road, Georgia 400, the MARTA walkway and Tower Place Drive, a private drive that acts as a public street. The existing Capital City Plaza office building is located along the Peachtree Road frontage and is owned by a third party. Due to existing topographic conditions, vehicular access to the development site from Peachtree Road is not possible, however an enhanced pedestrian connection will be provided as demonstrated on the plans included in the application.

As a part of this application, the applicant requests a modification to the block area map to separate out the development site from the balance of the lot and also from the balance of Tower Place. The plans enclosed include the identification of the new block area, which yields a 144,000 square foot block bound by Georgia 400, the MARTA walkway, Tower Place Drive and a pedestrian way.

SPI – 12, Sub Area 1, Buckhead Central Core Variation Requests

1. **Section 16-18L.014(b)(i) – Maximum 36’ Curb Cut Width.** This application requests a variation to increase the maximum combined width of curb cuts accessing the parking area from 36 feet. The project has parking area entrances off the service drive abutting the MARTA walkway and also at the terminus of Tower Place Drive. The scale of the development and limited vehicular access points necessitate that the curb cut on Tower Place Drive exceed the curb cut width. Enclosed in the application as required by Section 16-18L.014(b)(iii) is documentation from a certified traffic engineer proving the need for the increased dimensions.
2. **Section 16-18L.015(2)(a) – Minimum Vertical Clearance of 18 Feet.** The applicant requests a variation to the requirement to provide a minimum vertical clearance of 18 feet for the pedestrian way proposed on the eastern portion of the block. The pedestrian way proposed will extend an existing pedestrian plaza abutting the Capital City Plaza office building on Peachtree Road down to the existing private Tower Place Drive and the front entrance of the proposed development. The new pedestrian way area will be a minimum of 45 feet wide and will be enhanced with outdoor seating and landscaping. To facilitate the 45 foot width, the applicant carved out two levels of the parking deck, creating a partially covered pedestrian area that is 12’-6” clear and 13’-8” outside beam areas. The covered pedestrian area will provide a sheltered refuge for pedestrians in addition to the minimum 15 foot wide unobstructed pedestrian path required by the same section. To

require the applicant to carve out an additional level of the parking deck would impose an unreasonable hardship on the applicant, particularly since the clear area is taller than typical floor to ceiling heights in any development.