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October 2, 2014

Karl Smith-Davids
55 Trinity Avenue
Suite 3350
Atlanta, GA 30303

RE: *SAP 14-159 Revision Request – Mixed Use Development*

Dear Karl,

SAP 14-159 - Mixed Use Development was presented to the SPI-12 DRC on Wednesday October 1, 2014. Pursuant to DRC comments, the applicant would like to request an amendment to the SAP application that was submitted on Tuesday September 30, 2014 to remove the variation request for the pedestrian way clearance height.

Please review the enclosed materials for the revisions that address this request. I can be reached at 404-201-6131 if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Shannon Skinner".

Shannon Skinner, PLA
Associate

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 Potential Variation Request

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.