



# DESIGN GUIDELINES.

## SPI-12 EXPANSION + UPDATE.

MAY 2012

# STATEMENT OF INTENT.

The intent of the council in establishing the SPI-12 Buckhead/Lenox Stations SPI District is as follows:

1. Preserve, protect and enhance the district as a local, regional and national premier destination for business, living and visiting;
2. Preserve and protect the adjacent single-family residential neighborhoods which adjoin the Buckhead/Lenox Stations District including Brookhaven, Buckhead Forest, North Buckhead, Peachtree Park, Pine Hills and Ridgedale Park;
3. Ensure the overall aesthetic of the built environment is urban in nature and extremely high in quality;
4. Implement local plans and policies within the district, including the Comprehensive Development Plan and the District 7 Community Greenspace Action Plan.
5. Provide housing opportunities that reflect a rich diversity of incomes and ages;
6. Promote the district as a lifelong living community providing residential opportunities for all stages of life;
7. Preserve and continue to facilitate the mixture and connectivity of commercial uses and residential uses via a dense street network throughout the district;
8. Significantly increase the amount of open space throughout the district;
9. Promote future development that is sustainable and environmentally sensitive including encouraging green building standards and incorporating alternative energy sources;
10. Ensure the planting of trees on all district streets and in all open spaces;
11. Encourage the development of communal spaces through the use of public sidewalks, plazas, parks and public art;
12. Discourage the creation of above ground stormwater retention facilities except when properly designed as publicly accessible amenities;
13. Facilitate safe and convenient pedestrian circulation and minimize conflict between pedestrians and vehicles;
14. Ensure that area block infrastructure is adequate to facilitate mobility and connectivity of proposed intensities of uses;
15. Ensure pedestrian connectivity enables successful connections to the adjacent areas outside of the district;
16. Encourage the creation of vibrant streets through the provision of active street uses and engaging street fronting building design;
17. Accentuate Peachtree Road as a marquis and prominent boulevard;
18. Preserve and continue the area as a transit oriented district through the facilitation of high densities;
19. Encourage the use of various transportation alternatives including bus, rail, walking and biking;
20. Encourage the participation in and support of the local Transportation Management Association to further aid in the reduction of single occupancy vehicle traffic congestion; and
21. Minimize excessive parking requirements and encourage shared parking for compatible uses.

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# DEFINITIONS.

REFERENCE SEC.16-18L.005

## ACTIVE USES

The sidewalk-level uses regulated in sec. 16-18L.011 for the purposes of creating vibrant and pedestrian-oriented sidewalks and streets within the district.

## BLOCK AREA

The total area (in square footage) within a block perimeter continuously bounded by any of the following street types as defined in this Chapter: Peachtree Road, Primary Streets, Local Streets, Pedestrian Ways, and private streets that function as a public street. Block area measurements shall utilize the back edge of curb of the adjacent street types, or the back edge of the adjacent pedestrian way, for purposes of defining the perimeter of the block. Georgia State Route 400, the MARTA northern concourse pedestrian bridge and the SPI 12 district boundary, when no intervening street exists, shall be permitted to count as streets for purposes of the section 16-18L.007 block area calculation.

## BUILDING FOOTPRINT, SIDEWALK LEVEL

The conditioned floor of a building located at the sidewalk level. For buildings with more than one sidewalk level, the portion of such building located at the primary building façade shall be used.

## BUILDING FOOTPRINT, TOWER LEVEL

The conditioned floors of a building located in excess of 125 feet in height above the defined sidewalk level as established by this district.

## DIRECTOR

The Director of the Office of Planning or designee.

## LOCAL STREETS

Those public streets or portions of public streets that constitute the minor roadways of the district and that are designated as Local Streets on map Attachment "B", the SPI-12 Buckhead/Lenox Stations Street Framework Map.

## MIXED-USE DEVELOPMENTS

Notwithstanding the provisions of section 16-29.001(24), mixed-use development is development containing more than one principal use on the same development site.

## NON-RESIDENTIAL USES

The specific uses and provisions corresponding to all other uses except for residential and dwelling uses as identified in the SPI-12 Buckhead/Lenox Stations Table of Uses.

## OPEN SPACE

That portion of a development dedicated to passive or active pedestrian activities and amenities and meeting the requirements of section 16-18L.008.

## PEACHTREE FRONTAGE AREA

That area designated as such on map Attachment "C", the Buckhead/Lenox Stations Height Framework Map that lies within 300 feet of the outer edge of the Peachtree Road right-of-way.

## PEACHTREE CORRIDOR PROJECT

The reconstruction of a portion of Peachtree Road within this district to better accommodate pedestrians bicyclists and mass transit facilitated through coordination of the Buckhead Community Improvement District, the City of Atlanta and the Georgia Department of Transportation.

## PEDESTRIAN PATH

A path for pedestrian traffic within a Pedestrian Way meeting the requirements of section 16-18L.015(2).

## PEDESTRIAN WAY

An external area permitting public accessibility to pedestrian-only traffic, containing an unobstructed pedestrian path and meeting the requirements of section 16- 18L.015(2).

## PET-WALKING AREA

The dedicated area of a parcel set aside for the purposes of satisfying the daily exercising regimens necessary for pets.

## PLAZA

The dedicated area between the primary building facade and the adjacent walk zone incorporated into larger scale non-residential developments for the purposes of facilitating pedestrian movement and establishing visual points of interest.

## PRIMARY STREETS

Those streets or portions of streets that constitute the major thoroughfares of the district and that are designated as Primary Streets on map Attachment "B", the SPI-12 Buckhead/Lenox Stations Street Framework Map.

## PRIVATE STREETS THAT FUNCTION AS A PUBLIC STREET

This term shall refer to private streets, drives or pedestrian ways that meet the applicable requirements of sections 16-18L.009 through 16- 18L.011 and 16-18L.015.

## REGIONAL SHOPPING CENTER

One or more attached buildings containing primarily retail establishments which exceed 800,000 square feet of gross leasable floor area.

## RESIDENTIAL USES

The specific uses and provisions corresponding to residential and dwelling uses as identified in the SPI-12 Buckhead/Lenox Stations Table of Uses.

## SIDEWALK-LEVEL

Any building floor located within five vertical feet of the adjacent sidewalk, supplemental zone or pedestrian way and meeting the requirements of section 16-18L.011.

## SCREEN WALL EXTENSIONS

A wing wall extension of a building façade matching the material and design of the adjacent adjoining building and not located within an open space, sidewalk or supplemental zone.

## SUPPLEMENTAL ZONE

The area located between any sidewalk walk zones and/or pedestrian paths and a building façade.

## TRANSIT STATION AREA

The area nearest the district MARTA stations designated as the transit station area on map Attachment "C", the SPI-12 Buckhead/Lenox Stations Height Framework Map.

## TRANSITIONAL HEIGHT LINE

The boundary located along the center line of the segment of Roxboro Road specifically demarcated on map Attachment "C", the SPI-12 Buckhead/Lenox Stations Height Framework Map, representing the area of the district in need of protection from building shadowing and massing.

# DEVELOPMENT REVIEW COMMITTEE.

## PURPOSE

A Development Review Committee has been established as an advisory group for the sole purpose of providing, to the Director of the Office of Planning, formal comments on special administrative permit applications within SPI-12.

## MEMBERS

The SPI-12 Buckhead/Lenox Stations DRC consists of 7 members representing each of the following:

- 2 representatives from either the Buckhead Heights neighborhood, the North Buckhead neighborhood, the Peachtree Park neighborhood, or the Pine Hills neighborhood, or the Ridgedale Park neighborhood, as appointed by NPU B. Current representatives may not be from the same neighborhood.
- 2 District commercial property owner representatives, as appointed by the Buckhead Community Improvement District (BCID).
- 1 District commercial property owner representative, as appointed by the Buckhead Area Transportation Management Association (BATMA).
- 1 MARTA representative, as appointed by MARTA.
- 1 representative from City Council District 7, as appointed by the City Council District 7 member.

## SCHEDULE

The SPI-12 Buckhead/Lenox Stations DRC shall convene monthly, as needed, to comment on special administrative permit applications within the District.

## REVIEW PERIOD

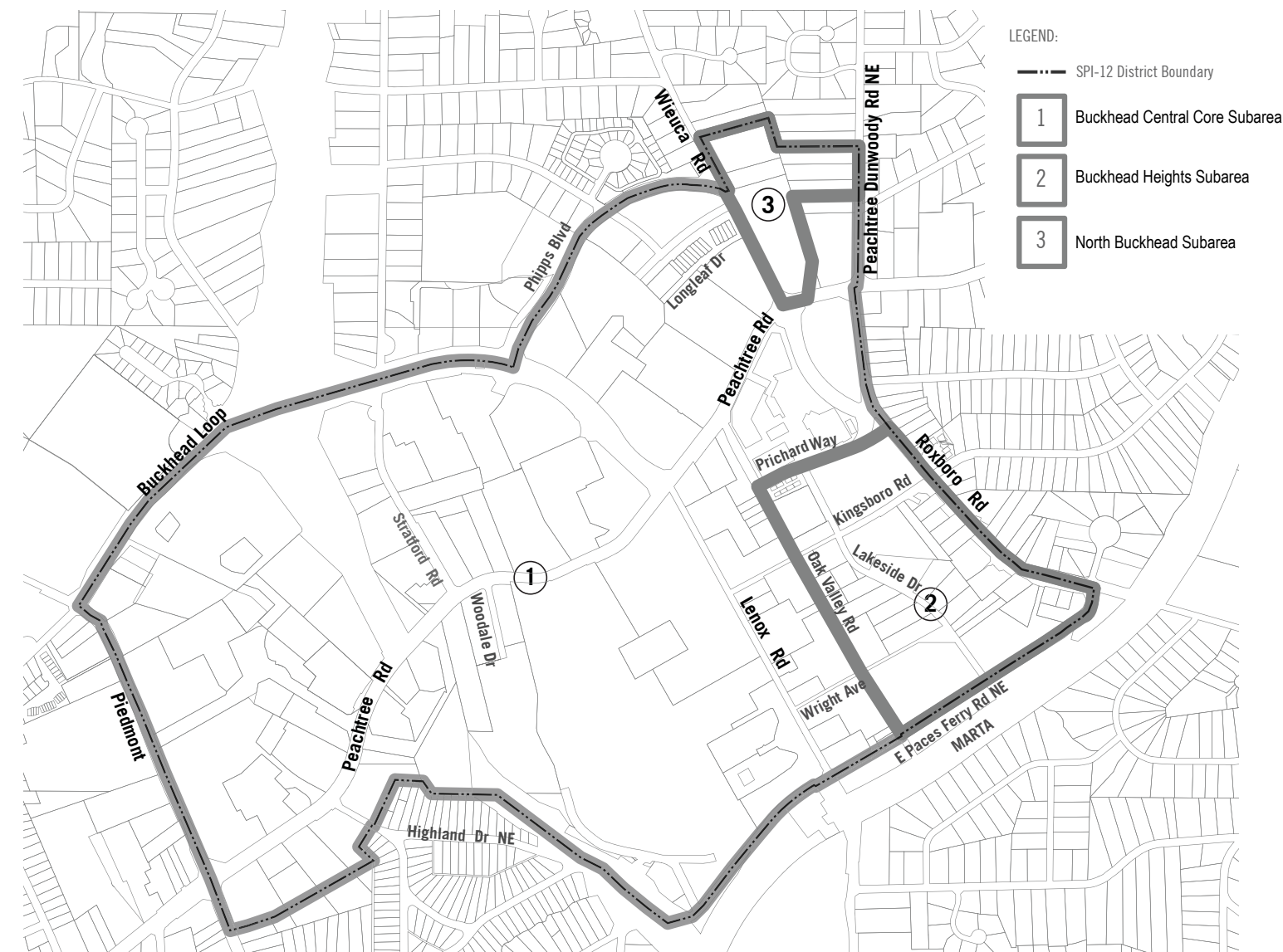
The SPI-12 Buckhead/Lenox Stations DRC and each organization represented on the DRC shall have a time period of 10 days from the date of the DRC meeting for a particular special administrative permit to submit written recommendations to the Director of the Office of Planning on that permit application.

## NOTIFICATION

The Office of Planning shall notify the applicant of the special administrative permit of the time and date that any application requiring variations will be presented to the SPI-12 Buckhead/Lenox Stations DRC.

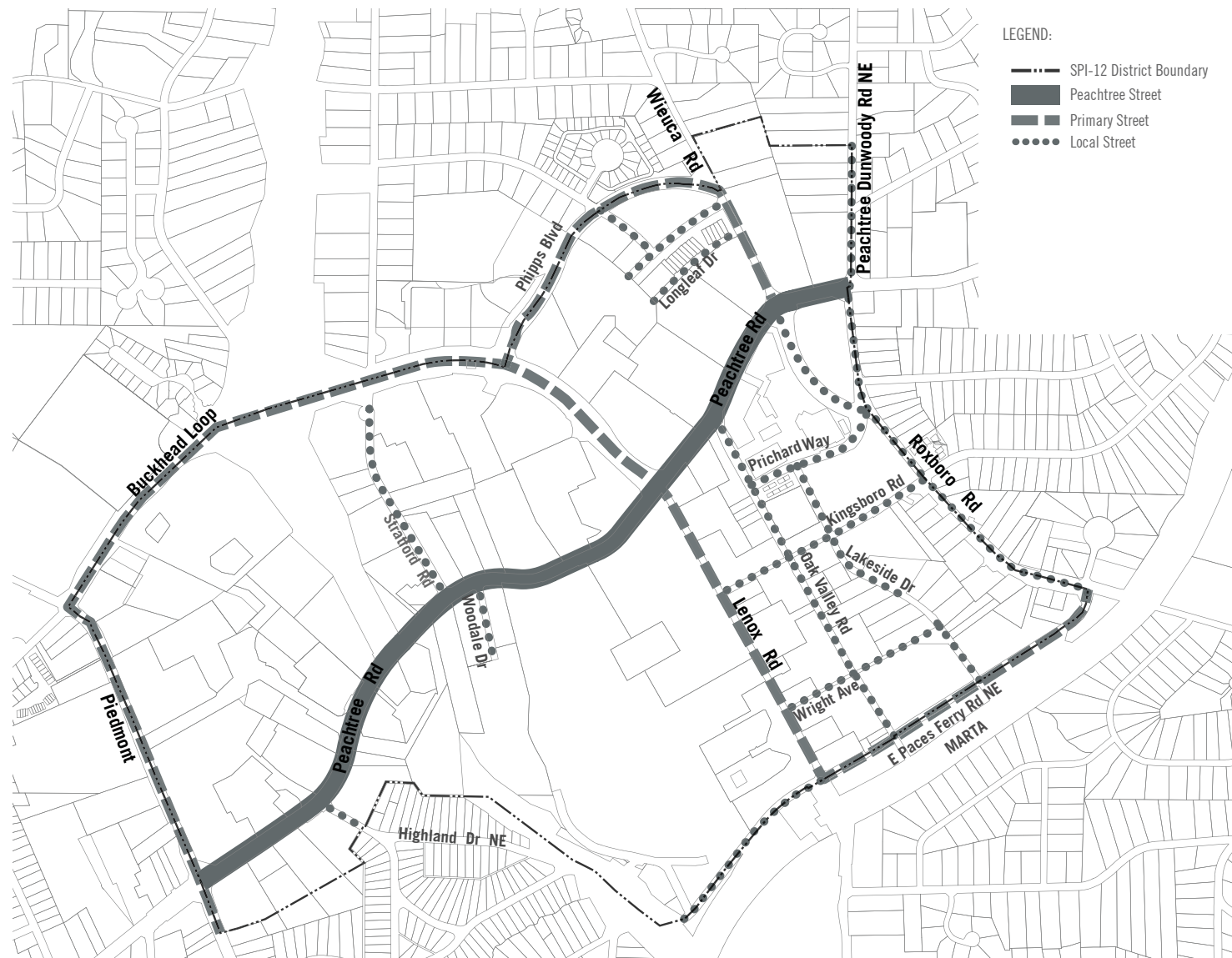
# SUBAREA MAP.

REFERENCE SEC.16-18L.003



# STREET FRAMEWORK MAP.

REFERENCE SEC.16-18L.003.



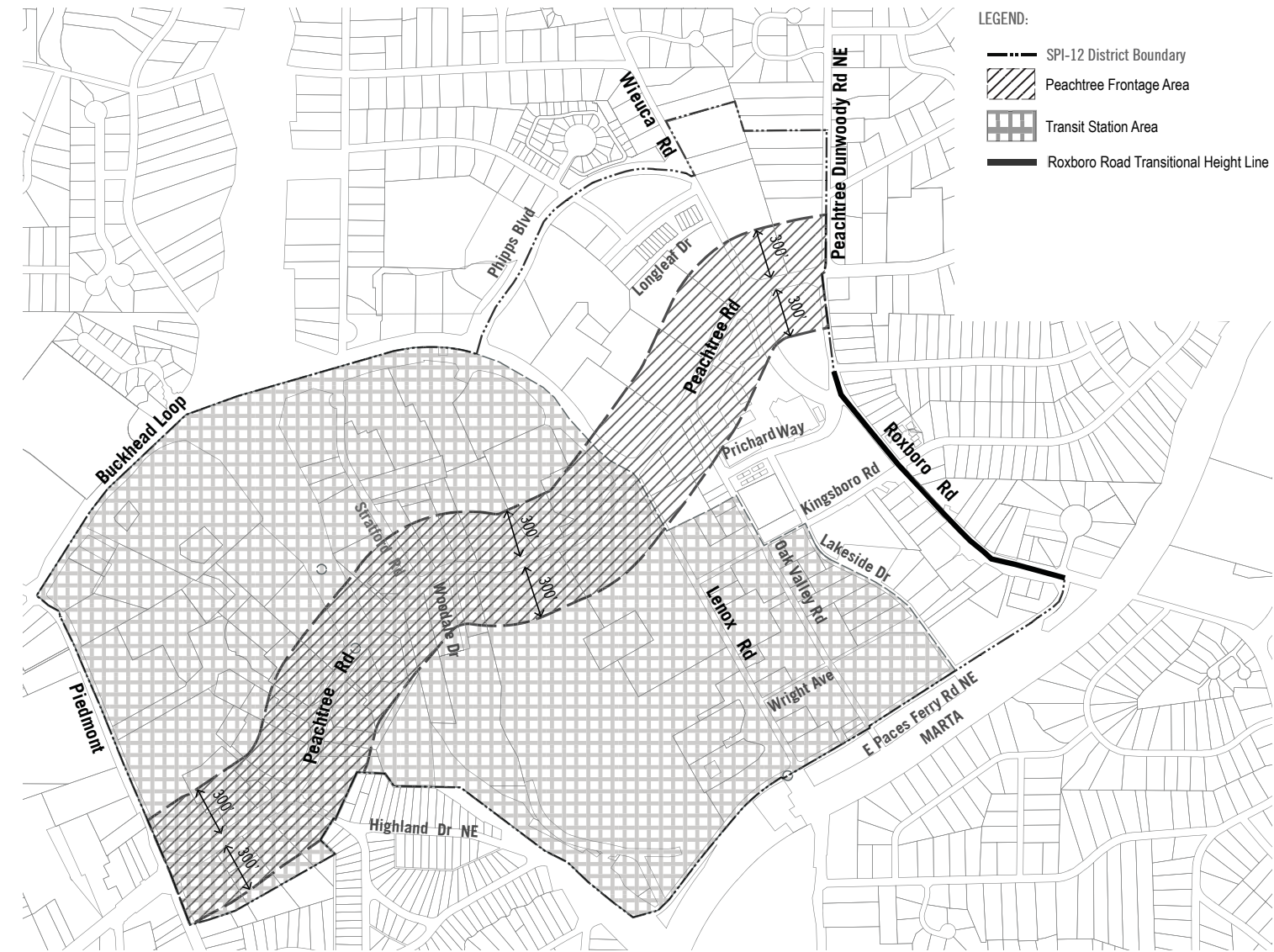
- LEGEND:
- SPI-12 District Boundary
  - Peachtree Street
  - Primary Street
  - ... Local Street

Transitional Height requirements also apply to this district. See Section Section 16-18L.007(5).



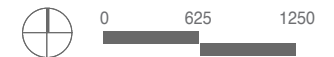
# HEIGHT FRAMEWORK MAP.

REFERENCE SEC.16-18L.007



- LEGEND:
- SPI-12 District Boundary
  - ▨ Peachtree Frontage Area
  - ▣ Transit Station Area
  - Roxboro Road Transitional Height Line

Transitional Height requirements also apply to this district. See Section Section 16-18L.007(5).



# INCENTIVIZED PLAZAS MAP.

REFERENCE SEC.16-18L.020.



Transitional Height requirements also apply to this district. See Section Section 16-18L.007(5).



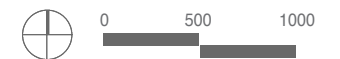
# BLOCK AREA MAP.

REFERENCE SEC.16-18L.007.



The Block Area Map illustrates current blocks within the district that meet this district's Block Area definition, as of the date of adoption of these SPI-12 District regulations. The director shall maintain public records of future block area alterations or recalculations authorized by SAP consistent with SPI-12 requirements, and shall periodically update the Block Area Map to reflect said changes.

Transitional Height requirements also apply to this district. See Section Section 16-18L.007(5).



# BLOCK MEASUREMENT.

REFERENCE SEC.16-18L.007.

## FORMULAS

### BLOCK AREA HEIGHT FORMULA

$$(160,000 \text{ sf} / \text{Block Area}) \times 225 \text{ ft} = \text{Allowable Height}$$

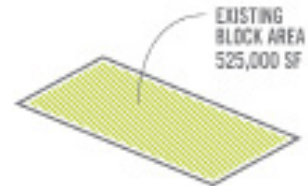
### SUNLIGHT PRESERVATION FORMULA

$$\text{Ground Floor Building Area} \times 65\% = \text{Max. Tower Floorplate}$$

## PROCESS

### STEP ONE

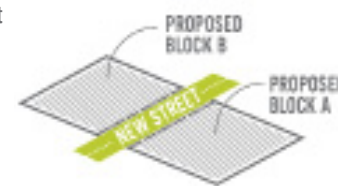
Calculate existing block area



Example Project  
Block: 500 ft x 1,050 ft  
Total Area: 525,000 sf

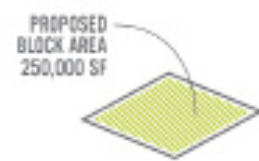
### STEP TWO

Introduce new street or pedestrian way connection



### STEP THREE

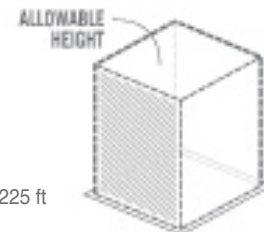
Calculate proposed block area



Example Project  
Block: 500 ft x 500 ft  
Total Area: 250,000 sf

### STEP FOUR

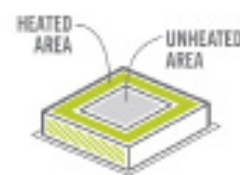
Calculate block height using the block area height formula<sup>1</sup>



Example Project  
 $(160,000 \text{ sf} / 250,000 \text{ sf}) \times 225 \text{ ft}$   
Block Height: 144 ft  
Allowable height + block height = Building height  
 $225 \text{ ft} + 144 \text{ ft} = 369 \text{ ft}$

### STEP FIVE

Calculate ground floor heatable area<sup>2</sup>



Example Project  
50,000 sf

### STEP SIX

Calculate tower floorplate using sunlight preservation formula<sup>3</sup>

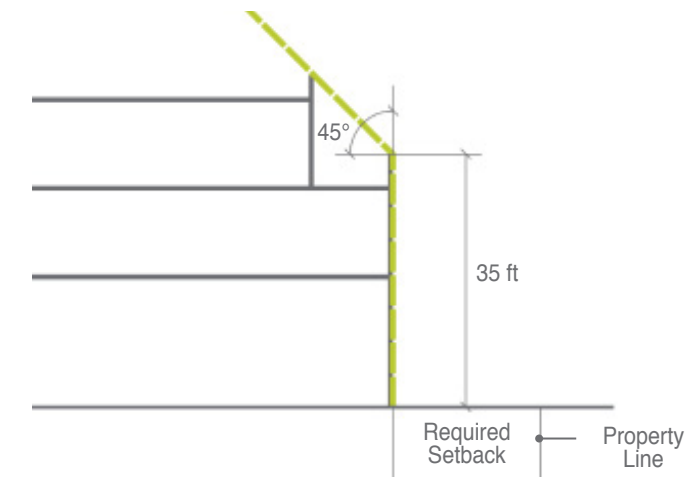


Example Project  
 $50,000 \text{ sf} \times 65\%$   
Total Floorplate: 32,500 sf

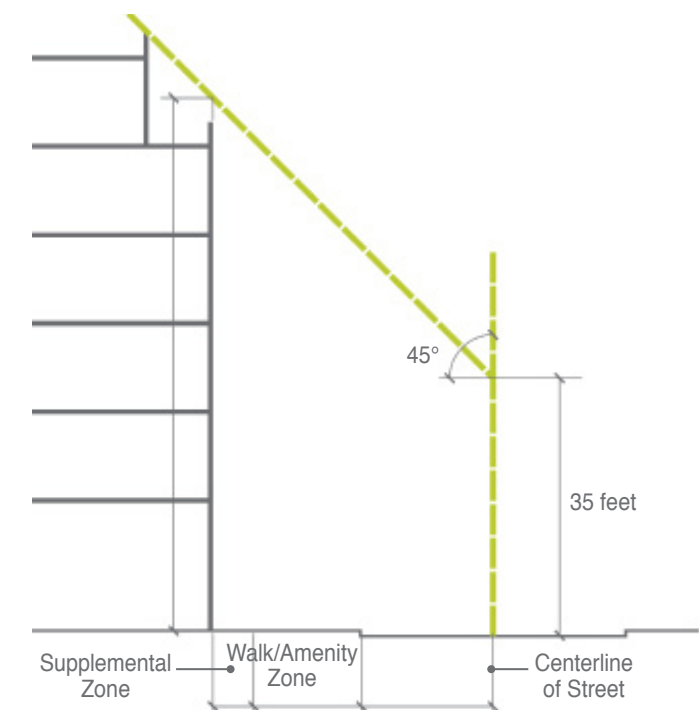
# TRANSITIONAL HEIGHTS.

REFERENCE SEC.16-18L.007.

## ADJOINING R1 THROUGH RG WITHOUT AN INTERVENING STREET

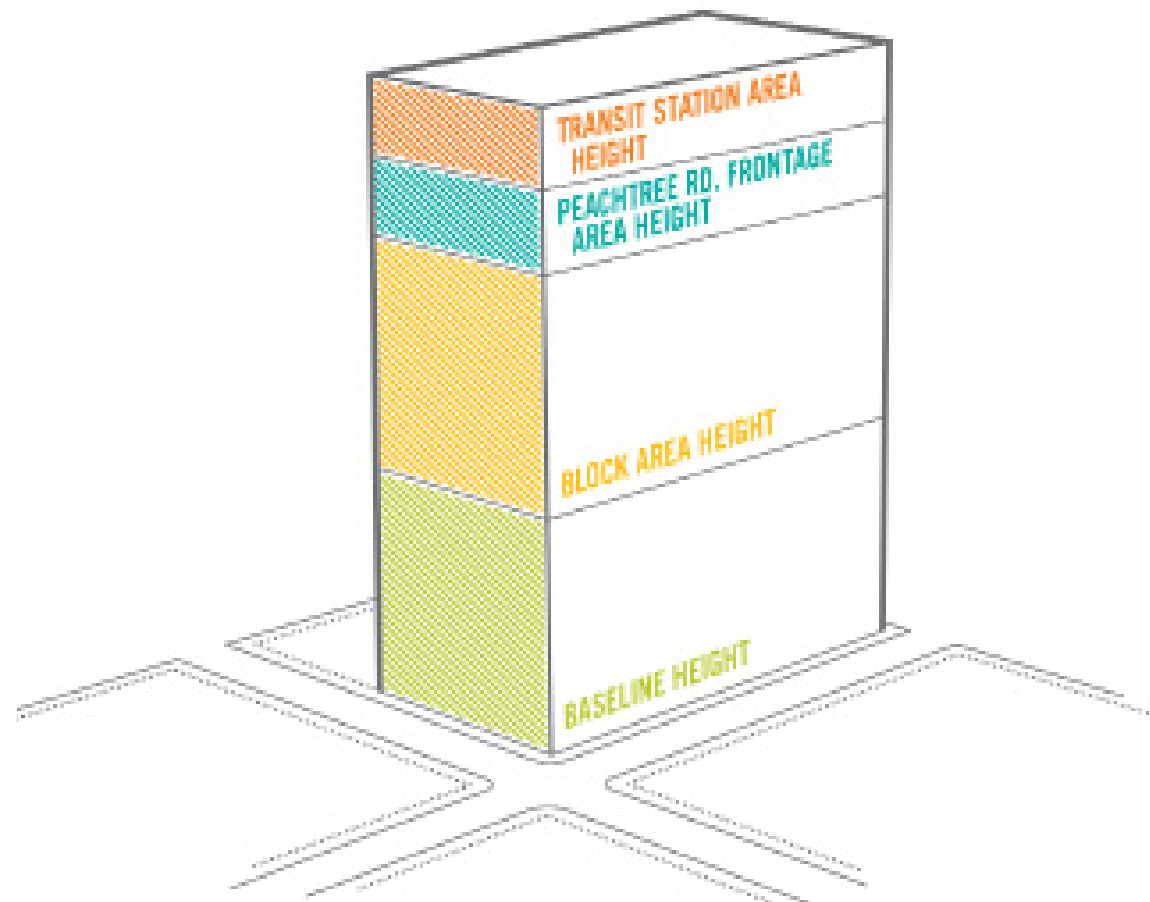


## ROXBORO ROAD TRANSITIONAL HEIGHT LINE



# BUILDING HEIGHT.

REFERENCE SEC.16-18L.007.

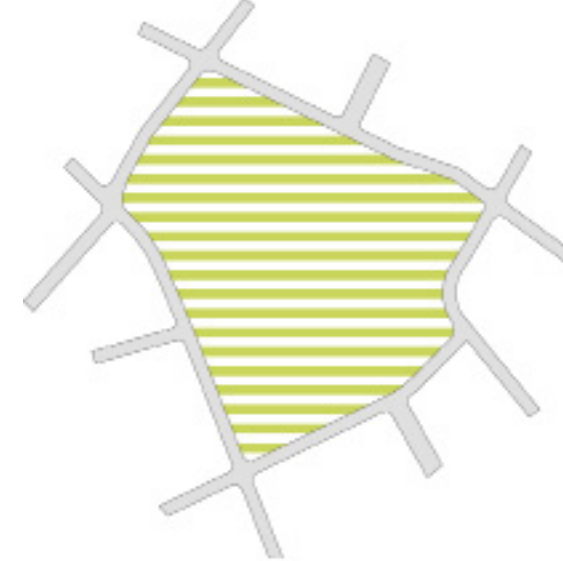


BUILDING HEIGHT	SUBAREA 1 & 2
Baseline Height	225 ft
Block Area Height	225 ft
Peachtree Frontage Area Height	75 ft
Transit Station Area Height	100 ft
Combined Height	600 ft

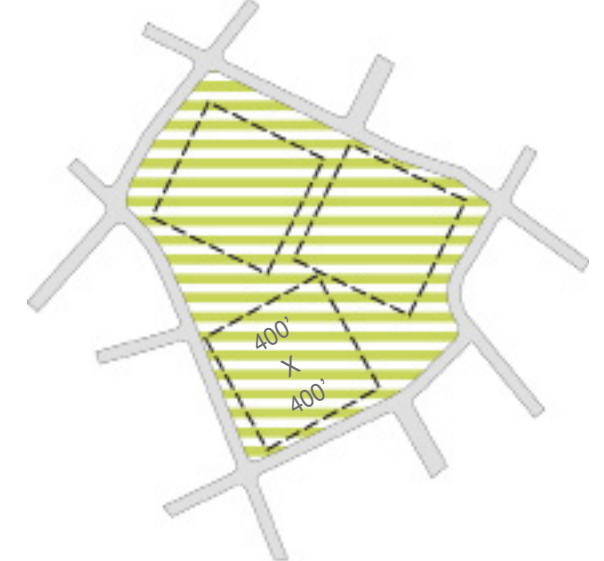
# BLOCK CONCEPT.

REFERENCE SEC.16-18L.007.

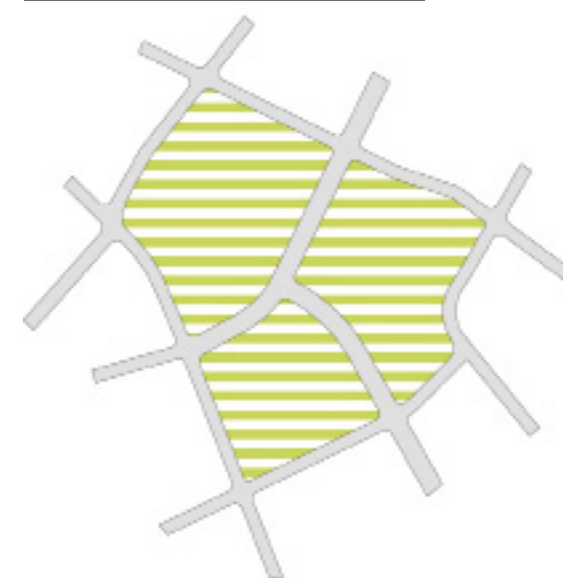
1. EXISTING SITE



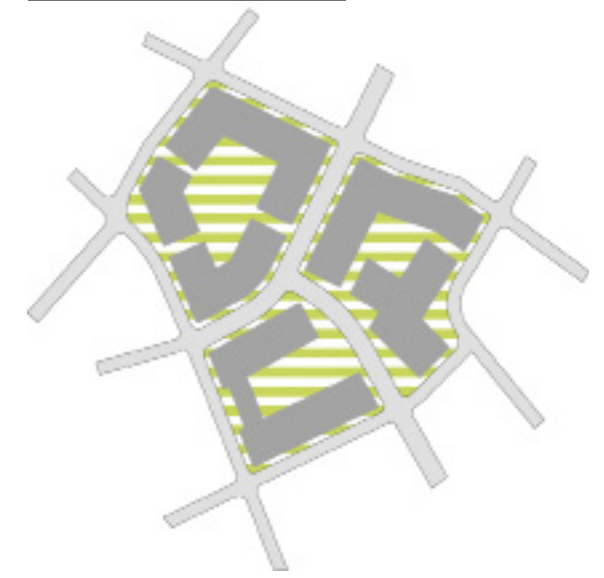
2. 160,000 SF BLOCK



3. MAKE CONNECTIONS



4. PLACE BUILDINGS

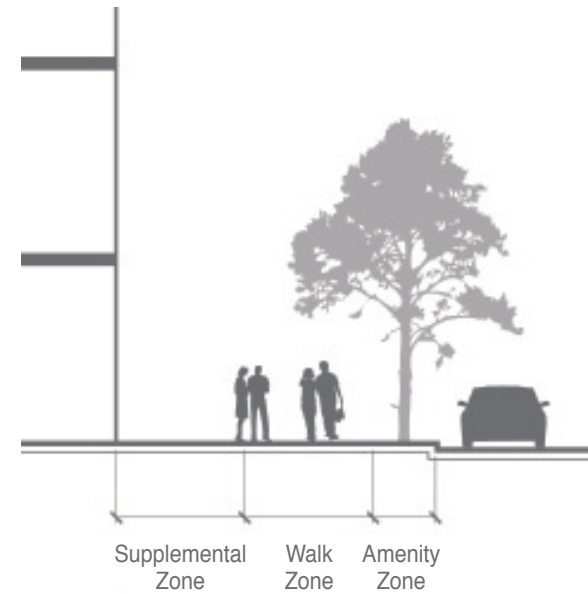




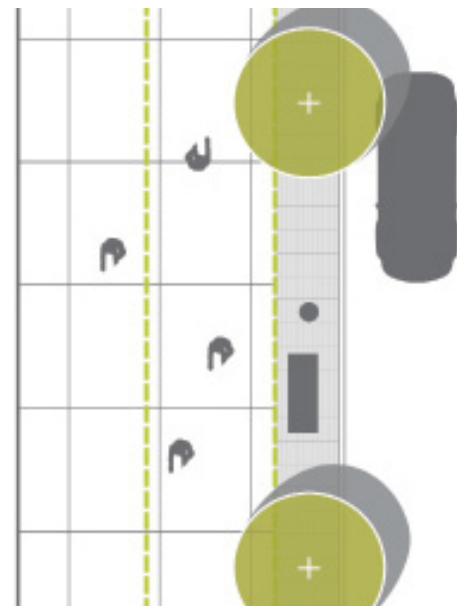
# SIDEWALKS

REFERENCE SEC.16-18L.009 & SEC.16-18L.010.

## SIDEWALK & SUPPLEMENTAL ZONES



Supplemental Zone    Walk Zone    Amenity Zone



### SIDEWALKS

STREET TYPE	WALK ZONE [MINIMUM]	AMENITY ZONE [MINIMUM]
Peachtree Rd	15 ft	5 ft
Primary Street	10 ft	5 ft
Local Streets	10 ft	5 ft

### SUPPLEMENTAL ZONE

STREET TYPE	MINIMUM	MAXIMUM
Peachtree Rd	15 ft	25 ft
Primary Street	10 ft	25 ft
Local Streets	-	25 ft

### DESCRIPTION

- The amenity zone is located immediately adjacent to the curb. Width shall be measured from back (building side) of curb to the walk zone. This zone is reserved for the placement of street trees and street furniture including utility and light poles, public art, waste receptacles, fire hydrants, traffic signs, traffic control boxes, newspaper boxes, transit shelters and similar elements in a manner that does not obstruct pedestrian access or motorist visibility. Such elements, where installed, shall be of a type specified by the director in accordance with uniform design standards for placement of such objects in the public right-of-way.
- The walk zone is located immediately contiguous to the amenity zone and shall be a continuous hardscape with a consistent cross-slope not exceeding 2%. No fixed elements, including pole mounted signage, traffic control boxes or other utility structures, shall be placed above ground in the walk zone for a minimum height of 8 feet.

# SIDEWALKS.

REFERENCE SEC.16-18L.009. & SEC.16-18L.010.

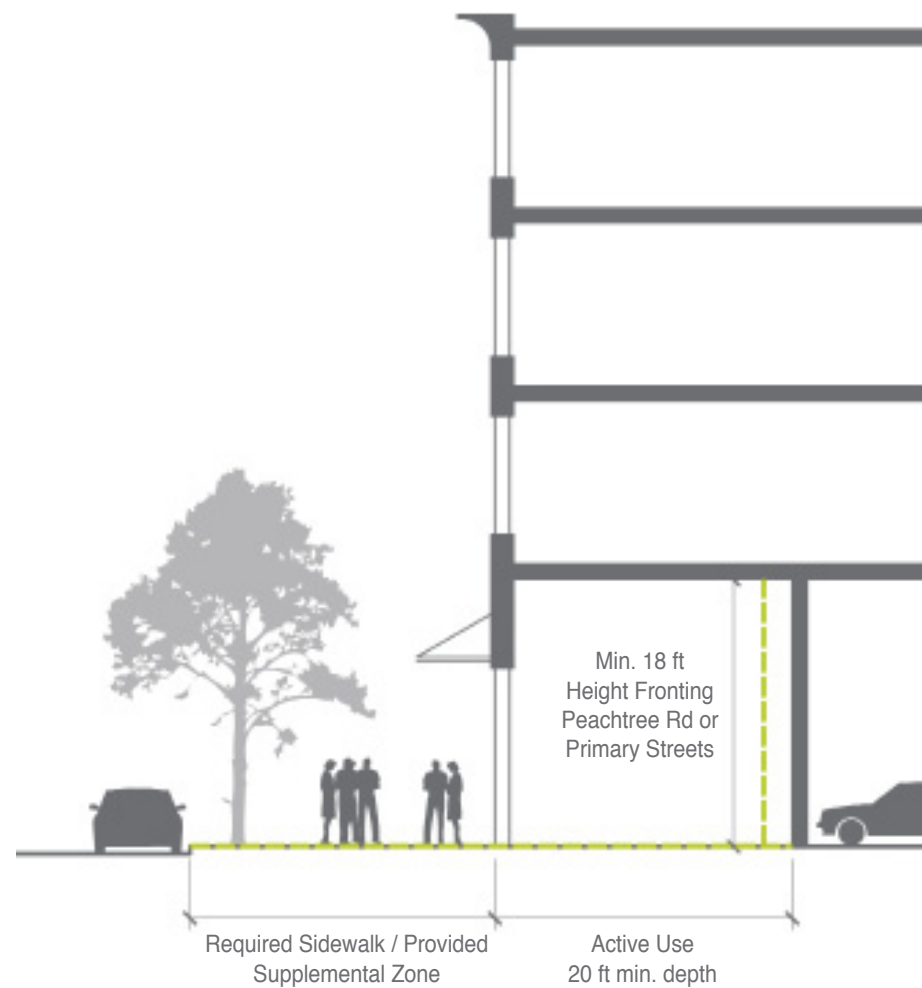


[A] Bicycles in the Amenity Zone, [B] Residential Stoops in the Supplemental Zone, [C] Walk Zone, [D] Outdoor Dining in the Supplemental Zone

# BUILDING-TO-STREET.

REFERENCE SEC.16-18L.011.

## RELATIONSHIP OF BUILDING TO STREET



### DESCRIPTION

- All buildings shall have a minimum of 1 building facade meeting the major sidewalk-level building façade requirements. All other building facades shall be considered as minor sidewalk-level building facades.
- Active uses shall be provided within major sidewalk-level buildings and parking structures for the entire length of said building façade except ingress and egress points into parking structures or loading areas.
- Minimum sidewalk-level floor to ceiling height for primary sidewalk-levels fronting Peachtree Road and primary streets shall be 18 feet, as measured vertically from the ground floor to the structural ceiling, not including drop ceilings or other interior ceiling treatments within the sidewalk-level floor space.
- Sidewalk-level active uses shall not include parking, non-residential storage areas, driveways, or queuing lanes parallel to the adjacent street.
- Active uses shall be provided for a minimum depth of 20 feet, as measured from the sidewalk-level building facade.

# BUILDING-TO-STREET.

REFERENCE SEC.16-18L.011

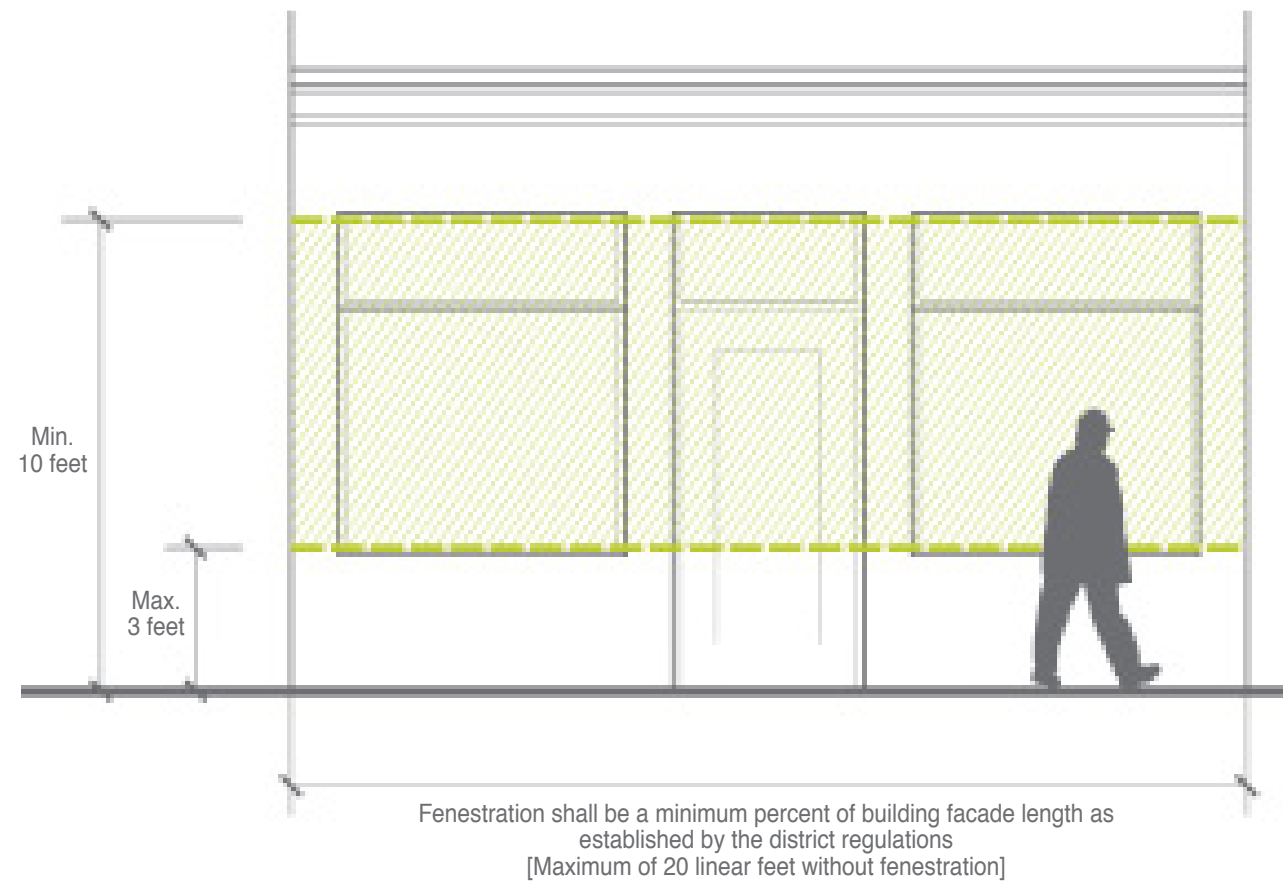


[A] Residential with Ground Floor Retail, [B] Commercial with Ground Floor Commercial, [C] Residential with Ground Floor Commercial

# FENESTRATION

REFERENCE SEC.16-18L.011.

## FENESTRATION REQUIREMENTS



### DESCRIPTION

- Windows and door glass shall utilize clear glass or tinted glass. Tinted glass shall have a transmittance factor of 50% or greater and shall have a visible light reflectance factor of 10 or less. Painted glass, reflective glass or other similarly treated or opaque windows are not permitted.
- Fenestration for display windows or cases shall allow visibility into the window or case for a minimum depth of 18 inches, measured from the interior windowpane.
- Fenestration for all other non-residential storefront windows shall allow visibility into the building for a minimum depth of 10 feet when located along Peachtree Road and primary streets, and 5 feet along all other streets, measured from the interior windowpane and shall be internally illuminated.
- Minor sidewalk-level building facades (when not located on Primary Streets) shall have a minimum of 25% facade fenestration. Artistic wall murals, architectural treatments and other forms of building articulation that do not utilize glass shall be permitted to account for a maximum of 50% of this requirement. Entrances shall only be required when active uses are provided and no other entrance is provided along another facade.

# FENESTRATION.

REFERENCE SEC.16-18L.011



[A] Minor Sidewalk-Level Building Facades may use architectural treatment to meet fenestration requirements, [B] Parking Structure fenestration, [C] Commercial fenestration, [D] Commercial fenestration

# OPEN SPACES.

REFERENCE SEC.16-18L.008.

## OPEN SPACE

USES	BUCKHEAD CENTRAL CORE SUBAREA	BUCKHEAD HEIGHTS SUBAREA	NORTH BUCKHEAD SUBAREA
Residential & Dwelling Uses	20%	25%	65%
Non Residential Uses (Commercial & Retail Uses)	15%	Not Applicable	Not Applicable
Non Residential Uses (All Other Uses)	10%	Not Applicable	Not Applicable

## DESCRIPTION

- The required open space shall be satisfied only through the use of the following elements: yards, amenity zones, walk zones, supplemental zones, outdoor dining, plazas, parks, landscaped areas, rooftops, public art and pet areas, and shall not include any heated interior spaces and private drives or streets designed for predominate vehicular use.
- A minimum of 60% of landscaped areas shall be in bio-diverse planting of native and adapted plants other than turf grass.
- Stormwater ponds functioning as management facilities designed to control stormwater runoff from multiple buildings or properties according to current City of Atlanta Stormwater Design Manual requirements may be permitted to be counted towards required open space.
- Pedestrian ways may be credited towards required open space.
- Up to 1,500 square feet of required open space area may be utilized for public art display areas.
- No more than 30% of the required open space area may be utilized for outdoor dining areas.
- Required open space may be transferred to offsite parcels within SPI-12.
- For residential uses with more than 40,000 square feet of floor area, a minimum of 500 square feet of designated pet-walking areas shall be provided unless pets are prohibited from such development as confirmed by written documentation. Off-site locations may be utilized in lieu of meeting this requirement on-site, however, such off-site locations shall be within 1,000 feet from any building's pedestrian entrance as measured along areas permitted for pedestrian access.
- Plaza areas at a minimum size of 2,500 square feet are eligible for open space incentives.
- Plaza areas at a minimum size of 5,000 square feet, in addition to open space incentives, may gain an additional building height of 50 feet for portions of buildings located within 800 feet of the Plaza area and immediately adjacent to the Plaza area with no public streets separating them.
- Green Developments are eligible for either an expedited permitting process or additional 30 feet of building height. Green Developments are those that are in excess of 100,000 square feet of floor area that: Utilize non-potable water sources for 100% of all outdoor water use; Provide verification of an Analysis of the City Energy Code that demonstrates a 10% reduction of energy use, in comparison to the City Energy Code requirements; Provide open space at least 10% above open space requirements; and provide a minimum of 3 electric vehicle charging stations.



[A] Sidewalk + Tree Zone, [B] Greenroof, [C] Courtyard, [D] Tree Zone, [E] Pet Walk Area

# STORMWATERMANAGEMENT AS OPEN SPACE.

REFERENCE SEC.16-18L.008.



# SIGNAGE.

REFERENCE SEC.16-28A.010.(13)



## MONUMENT SIGNS

- A permanent sign not attached to a building and constructed directly and continuously upon the ground or grade-level support structure with no separation between the sign and the ground or grade-level support structure.
- Monument signs shall not exceed 18 feet in length and 2 feet in width measured from the outer edges of the monument sign, and 5 feet in base height measured from the lowest point of the elevation of the nearest sidewalk clear zone or pedestrian path to the highest point of the monument sign. A vertical extension shall be permitted above the 5 feet maximum base height provided such extension does not exceed a total height of 18 feet (including the base height), 8 feet in length and 2 feet in width, all measured in the same manner as stated above. Such signs, when located in the supplemental zone, shall not be situated in a manner that prohibits pedestrian circulation.