

# AGENDA

## CITY OF ATLANTA'S MIDTOWN SPI-16 & SPI-17 DEVELOPMENT REVIEW COMMITTEE MEETING

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**DATE:** TUESDAY, MAY 11, 2021  
**TIME:** 5:00 PM  
**LOCATION:** Online via 'GoToMeeting'

**\*\* NOTE: Published agenda times are provided for planning purposes only and are mere approximations. \*\***

### SPI-16

**5:00** **UPDATED APPLICATION: Toll Brothers – 1018 West Peachtree St.**

**Project Type:** Revisions to phase a previously approved dual tower mixed-use residential project north of 10<sup>th</sup> Street between West Peachtree St. and Spring St. The current scheme proposes Phase One including a 37-story market rate housing tower of 376 units for a total of 381,900 residential SF. Approximately 4,900 total SF of ground floor commercial uses are found at the southeast corner of the building while the lobby is located at the northeast building corner. The site is accessed via a E-W driveway from West Peachtree St. along the southern property line. A centralized podium parking provides ~435 parking spaces over nine (9) levels. Phase Two includes a 35-story student orientated tower of 349,000 SF with leasing and lounge areas fronting Spring St. This phase would be accessed via Spring St. and be fully connected to the same E-W driveway along the southern property line connected to a shared expanded nine (9) level parking deck of 615 spaces. Recent modifications resulting from earlier DRC comments include relocating outdoor dining along West Peachtree St. in conjunction with improved pedestrian, bike, and truck circulation.

**Applicant(s):** Jessica Hill, Morris Manning & Martin, LLP, [jhill@mmmlaw.com](mailto:jhill@mmmlaw.com)  
Ben Audrain, WDG Architecture, [baudrain@bwdarch.com](mailto:baudrain@bwdarch.com)  
Christopher Gilchrist, Toll Brothers, [cgilchrist@tollbrothers.com](mailto:cgilchrist@tollbrothers.com)

**5:45** **UPDATED APPLICATION: Portman – 1020 Spring St.**

**Project Type:** Updates to the 30-story (~385' tall) ~560,000 SF office building proposed a part of the unified plan for the site incorporating the historic H.M. Patterson & Son-Spring Hill Chapel building and garden. The overall site is located north of 10<sup>th</sup> St. between Spring St. and Williams St. with the 17-story office building above a 13-story parking podium proposed along Williams St. (as viewed from Williams St.) at the western edge of the site. Notable changes to the previously approved master plan include the adjoining of two curbcuts along Williams St., the relocation and redesign of a pedestrian stair facing Williams St., a refined plaza including better defined outdoor dining areas (at the upper plaza level), and multiple architectural refinements in the office and parking podium building that holds a total of ~1,682 spaces.

**Applicant(s):** Joshua Gately, Portman Holdings, [jgately@portmanholdings.com](mailto:jgately@portmanholdings.com)  
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The Midtown SPI-16 and Piedmont SPI-17 Development Review Committees (DRC) are the City of Atlanta's advisory committees providing formal recommendations to the Office of Zoning and Development on all Special Administrative Permit (SAP) Applications within both zoning districts. The Development Review Committees are not Midtown Alliance Committees.