

AGENDA

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

DATE: TUESDAY, JANUARY 10, 2023
TIME: 5:00 PM
LOCATION: 999 Peachtree Street, 5th Floor Conference Center

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

SPI-16

5:00 **NEW APPLICATION: 261 12th St. - Residence**

Project Type: A new five (5) story, three (3) unit residential building along the south side of 12th St. The small 1/8-acre site is located between Piedmont Avenue and Piedmont Park zoned SPI-17, SA-2. At ground-level is a recessed entry lobby, stairs, and two separate elevators for people and autos. Cantilevered above are four (4) floors of residential units. The open-air rooftop level is partially covered and features a small pool. Three (3) surface parking spots and six (6) buried parking spaces (reachable by auto elevator) are accessed by a driveway along the east property line. A dog run, trash service and landscaping are proposed along the west side of the site.

Applicant(s): Jeffrey Baker, Jeffrey Bruce Baker, jeffrey@jeffreybrucebaker.com

5:45 **UPDATED APPLICATION: 1450 West Peachtree St. - 10th Street Ventures & Ryan Companies**

Project Type: An update to the project reviewed in October. The adaptive reuse of the Mastermind building on-site is no longer intended. This allows the overall scale of the building to be reduced from 20 to 17 stories. The site's narrow L-shaped lot fronts West Peachtree St. and 19th St. adjacent to the historic Winnwood Apartments. The current project has 139 residential units, 149 hotel keys, ~6,600 SF co-working office space, and ~5,000 SF public fitness center. It also includes a small café and lobby fronting West Peachtree St. Parking, trash, and loading services are all accessed via 19th St. The partially buried parking podium has 348 spaces. Upper building levels include open-air amenities and a rooftop club room.

Applicant(s): Jessica Hill, Morris Manning & Martin LLP, jhill@mmmlaw.com
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