

February 15, 2017

Office of Planning  
55 Trinity Avenue - Suite 3350  
Atlanta, GA 30303

Re: Comments for SAP Permit BL-15-057  
525 North Ave NE, Atlanta, GA 30308

Dear Office of Planning,

The above referenced SAP Application is located in the Fourth Ward Alliance neighborhood and part of NPU M. The following are our comments concerning this application. We sincerely hope these concerns are addressed before this project moves forward.

Overall project comments;

The previous SAP was approved as an office building and this project is primarily going to be a multi-family apartment complex with a small portion of ground floor retail. Since the site previously had low income housing, the neighborhood wants to see 20% of the new units be offered as affordable, low income units in an effort to offer a variety of housing types in our very popular Old Fourth Ward neighborhood. Our neighborhood prides itself on being diverse & eclectic. Over the past 2 years over 1200 units have come online and they are all market rate. This time next year there will be an additional 600+ units completed and they will all be at market rate.

We also encourage high quality construction that goes beyond the typical balloon framing. We also encourage this development be planned & designed for future condominium conversion.

Site Plan Comments;

- The site plan only shows a 20'-0" landscape buffer on the west property line. Please update the site plan to show the dimension of the building set back. Clearly illustrate that the elevation meets Note 1 requirements for building next to residential property. Also, please include a privacy fence around the dog park.
- We are in favor of the curb cut on North Ave aligning with Kennesaw Ave. However, with the current speed of traffic on North Ave, this new intersection will create a very dangerous condition on North Ave. Therefore at this newly created intersection we demand a new traffic signal with left hand turning arrows and dedicated left hand turning lanes on North Ave for safety and traffic calming.

Elevation Comments;

- North elevation – include accent lighting on the facade to create interest, highlight architectural features, and help convey a residential building.
- West elevation - include accent lighting on the facade to create interest, highlight architectural features, and help convey a residential building.
- A general comment for all elevations is the preference for balconies and for the balconies to extend beyond the face of the building for more visual interest and to add depth to building.

Please have Kimley Horn & Crescent Communities address these concerns before this project is approved to move forward.

Sincerely,

Andrew Pletcher

Fourth Ward Alliance Board Member - Land Use