



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: 4/11/2005

ARC REVIEW CODE: Q504111

TO: Mayor Evelyn Kennedy
ATTN TO: Kathy Brannon, City Manager
FROM: Charles Krautler, Director

NOTE: This is digital
signature. Original on file.

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments regarding related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: Miller Station Condominiums
Review Type: Marta Corridor Area Plan

Description: An area plan review for the Miller Station Condominiums. The proposed development will consist of 7,695 square feet of general retail, a 4,684 square foot restaurant, and 83 condo units. Total parking includes 221 spaces on site.

Submitting Local Government: City of Chamblee
Action Under Consideration: Approval
Date Opened: 4/11/2005
Deadline for Comments: 4/21/2005
Earliest the Regional Review can be Completed: 4/21/2005

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF DORAVILLE

ARC TRANSPORTATION PLANNING
METRO ATLANTA RAPID TRANSIT AUTHORITY

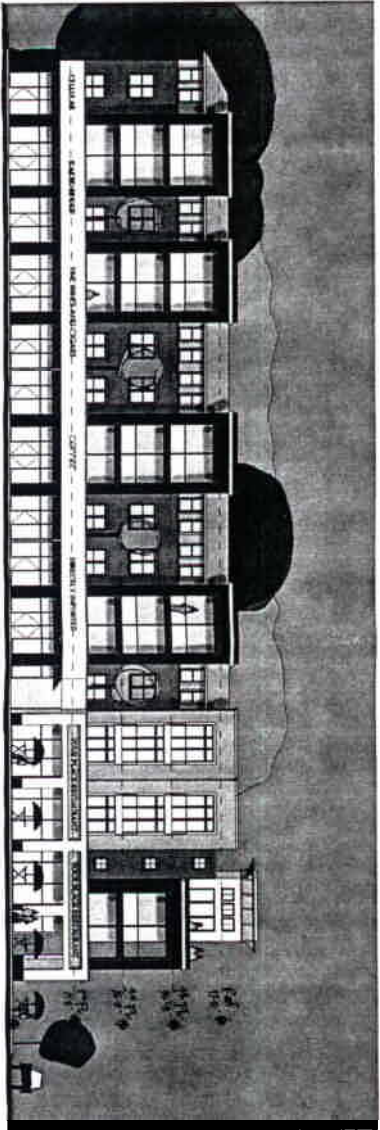
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
DEKALB COUNTY

Attached is information concerning this review.

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. If the ARC staff does not receive comments from you by 4/21/2005, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/qualitygrowth/reviews.html> .

DEKALB COUNTY, CITY OF CHAMBLEE, GEORGIA



PEACHTREE ROAD ELEVATION

DRAWING INDEX

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SITE DATA

CURRENT ZONING: MC - MID CITY DISTRICT
LOT SIZE: 0.4369 SQ 186 ACRES

BUILDING DATA:

1 BUILDING
22000 SF BUILDING FOOTPRINT (ENCLOSURE COVERED AREA) /
4 FLOORS TOTAL
FIBER FLOORS
4444 SQUARE FEET RESIDENTIAL
7475 SQUARE FEET GENERAL RETAIL COVERED PARKING
RECREATION FLOORS 37 CHOCOLATE UNITS, INTERACTIVE CENTER, ARTS CENTER,
POOL, AND LANDSCAPED TERRACE
THIRD FLOOR 38 CHOCOLATE UNITS
FOURTH FLOOR 38 CHOCOLATE UNITS

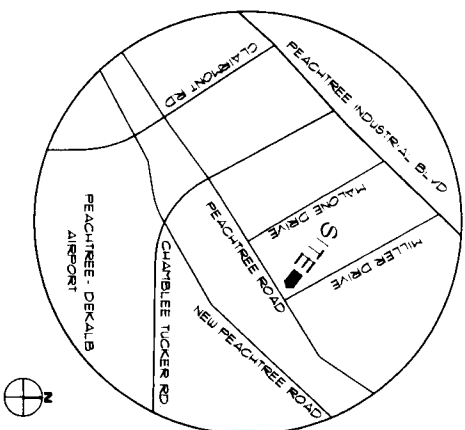
TOTAL 44 CHOCOLATE UNITS, 22000 SQUARE
FOOT, 400,000 GALLONS OF WATER
22000 SQUARE FEET RETAIL

PARKING DATA:

PARKING DATA:

[illegible]

SITE LOCATION MAP



TEXTURAL DESCRIPTION OF PROJECT:

MILLER STATION IS A FOUR STORY CONDOMINIUM BUILDING IN THE HEART OF CHAMBLEE'S MID-CITY DISTRICT, LOCATED ACROSS PEACHTREE ROAD FROM THE CHAMBLEE MARTA STATION AND ACROSS MILLER DRIVE FROM THE LOFTS AT 5300 PEACHTREE. IN COMBINATION WITH 5300 PEACHTREE, MILLER STATION WILL REDEFINE THE MILLER-PEACHTREE INTERSECTION, PROVIDE A FRAME FOR THE MARTA STATION, AND HELP PRESENT CHAMBLEE AS A TRANSIT ORIENTED DESTINATION WITHIN ATLANTA.

MILLER STATION'S GROUND FLOOR IS 82,918 SQUARE FEET OF NON-RESIDENTIAL USES, AND EQUALS 45% OF THE TOTAL BUILDING. THIS FLOOR IS COMPOSED OF 16,955 SQUARE FEET OF RETAIL SHOPS ALONG PEACHTREE ROAD, A 4,684 SQUARE FOOT RESTAURANT AND SIDEWALK CAFE ON THE CORNER OF PEACHTREE AND MILLER, RESIDENTIAL LOBBIES, AND COVERED PARKING. PARKING IS DISGUISED FROM THE STREET, AND IS DIVIDED INTO ALL ACCESS RETAIL PARKING AND SECURED RESIDENTIAL PARKING. TWO RESIDENTIAL LOBBIES LEAD RESIDENTS AND GUESTS TO THE UPPER RESIDENTIAL FLOORS.

CONDOMINIUM UNITS RANGE FROM ONE BEDROOM UNITS OF 915 SQUARE FEET TO A SPECTACULAR 1559 SQUARE FOOT TWO BEDROOM UNIT ON THE CORNER OF PEACHTREE AND MILLER. UNITS ARE OPEN 'SOFT LOFT' STYLE WITH HARDWOOD FLOORS, 10' CEILINGS, AND PRIVATE BALCONIES. INTERIOR FEATURES INCLUDE INTERIOR BRICK WALLS, GRANITE COUNTERS, STAINLESS STEEL GAS APPLIANCES, HOME NETWORKING SYSTEMS, AND UPGRADED LIGHTING. CONDOMINIUM AMENITIES INCLUDE COMMUNITY WIRELESS INTERNET, CONCIERGE DESK WITH DRY-CLEANING DROP-OFF, BICYCLE STORAGE, FITNESS CENTER WITH YOGA/ AEROBICS ROOM, MEDIA ROOM WITH FULL AUDIO/ VISUAL EQUIPMENT AND SERVING KITCHEN, AND FLEXIBLE CLUB ROOM.

THE LOWEST LEVEL OF RESIDENTIAL CONDOMINIUMS IS LOCATED ON THE SECOND FLOOR, WHERE A SOUTH-FACING LANDSCAPED TERRACE AND POOL DECK OFFER A QUIET AND PRIVATE RETREAT FROM THE STREET ACTIVITY BELOW. SECOND FLOOR CONDO OWNERS WHO FRONT ON PEACHTREE OR MILLER WILL HAVE PRIVATE OUTDOOR TERRACES OVERLOOKING THE STREET SCENE BELOW. THIRD AND FOURTH FLOOR CONDOMINIUMS WILL OFFER SPECTACULAR STREET OR COURTYARD VIEWS AND HAVE SAME-FLOOR ACCESS TO CLUB ROOM AND MEDIA ROOM AMENITIES. ALL RESIDENTIAL, RETAIL, AND RESTAURANT EQUIPMENT IS LOCATED ON THE BUILDING'S ROOF TO PROVIDE A PEDESTRIAN FRIENDLY STREET AND KEEP RESTAURANT EXHAUST ABOVE RESIDENTS.

MILLER STATION'S EXTERIOR USES FAMILIAR RETAIL AND RESIDENTIAL FORMS ALONG WITH A COMFORTABLE MATERIAL PALETTE TO RECALL MULTI-USE BUILDINGS FROM OUR PAST. BRICK, STUCCO, WOOD (FIBER CEMENT) TRIM, AND METAL HANGAR ROOFS BRING TO MIND GREAT WALKABLE AND VIBRANT COMMUNITIES LIKE NEW YORK'S GREENWICH VILLAGE, BOSTON'S HARBARD SQUARE, AND ATLANTA'S HISTORIC NEIGHBORHOODS LIKE CANDLEY PARK AND GRANT PARK.

THE ARCHITECTURAL
DRAWINGS WERE
PREPARED BY
CHARTER DESIGN GROUP, L.L.C.
FOR THE PROJECT
MILLER STATION
5256 PEACHTREE ROAD
CHAMBLEE, GEORGIA 30341



CHARTER DESIGN GROUP, L.L.C.

MILLER STATION
5256 PEACHTREE ROAD
CHAMBLEE, GEORGIA 30341

PROJECT
DESCRIPTION

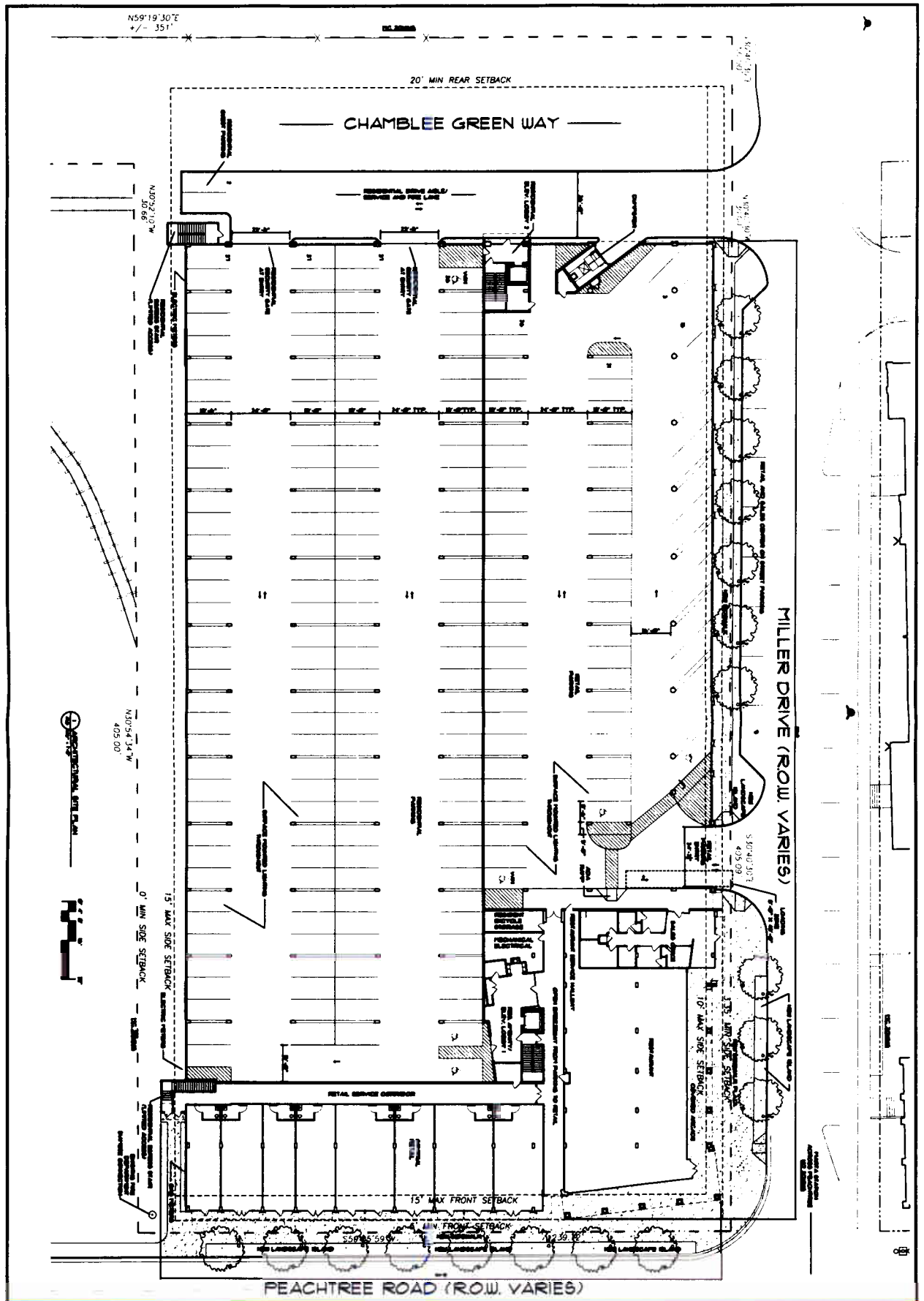
Date: 27 May 2009

Owner: 8 NORTH

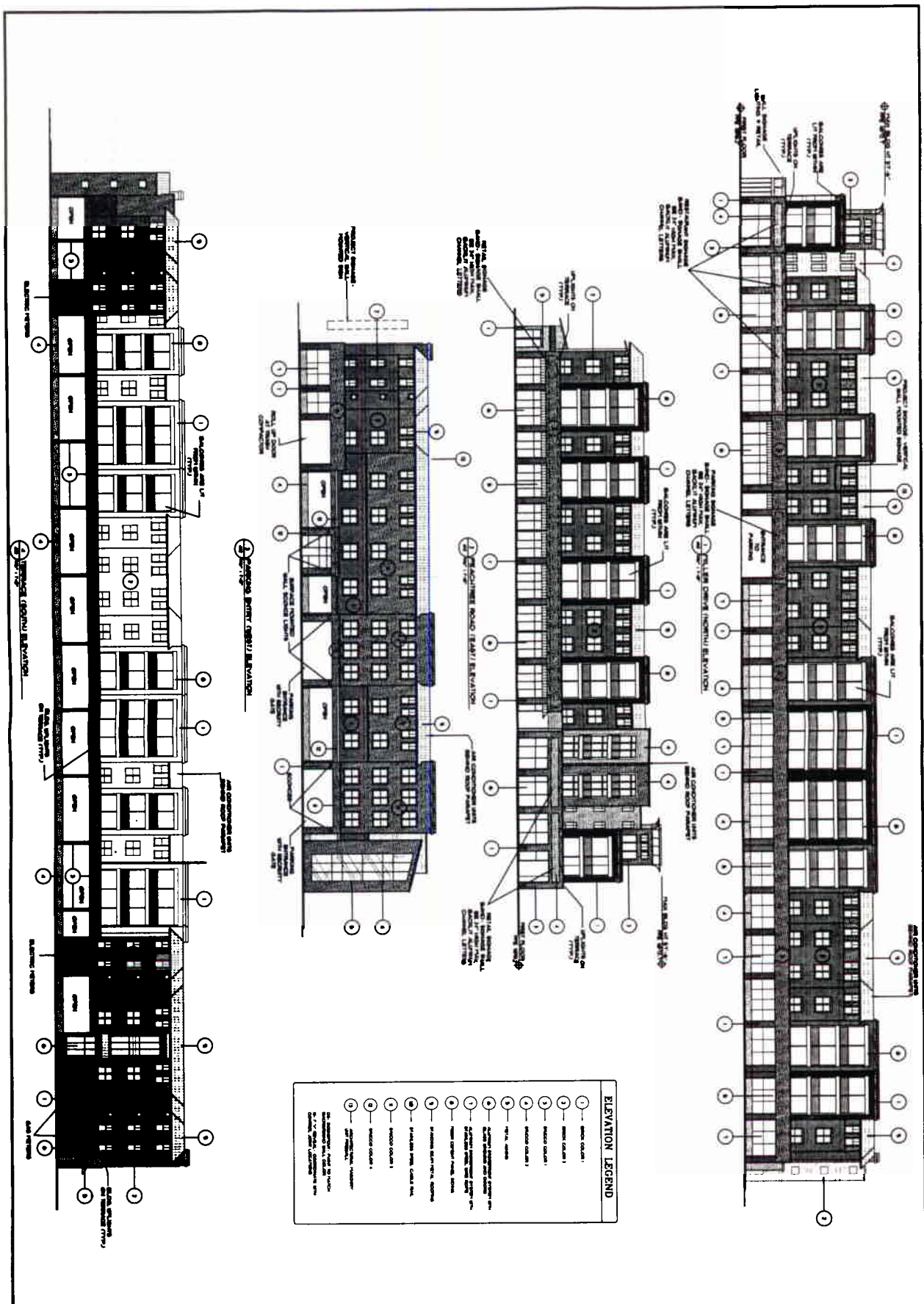
C.C. 8 NORTH

Project: 3004-09

Sheet: A02







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EQUIPMENT NOTE:
 ALL REFRIGERATING, CONDENSING, AND MECHANICAL EQUIPMENT
 ARE LOCATED ON ROOFING DECK

