

Underwood Hills residents save green space

Turner

of Underwood Hills news Monday night space that the Hills Neighborhood and its former backie Echols, has g hard to purchase) protect it from

encroaching development.

Echols, an 8-year resident of the neighborhood, told the residents at the association's May meeting that the neighborhood will close in late June on 1.87 acres of the total 2.86 acres of green space available at 1812 Woodland Hills Avenue.

According to Echols, who spearheaded the negotiations to purchase and preserve the property as green space, the 2.86-acre wooded lot, which lies in the center of Underwood Hills, "is the second largest parcel of green space left in the neighborhood."

Echols explained the chronol-

ogy of the long-term negotiations to acquire the property for The Story this week.

Anticipating that one day the owners of the property would want to sell, Echols and Eva Nason, another longtime Underwood Hills resident, placed the property **continued on page 10**

Three friends add spice to Westside

le Mendieta Mitchell estside Tim phone call from his sking him to return to uring his Las Vegas as the breaking point. ho was an operations r six Southeast facili- ded his "corporate ife needed to change. ing to cut his vacation lled his friend, Claude ind they both started ir "pipe dream," start- e restaurant with spice Atlanta, a reality. Big le, a New Orleans- ighborhood joint." is of this dream that 2 while Lannon and at at other people's as turned into some- r, they said—a chance e the neighborhood nd where they live.

ill, a New Orleans o has worked exten- the restaurant arena. e grille's location at lier Road. Together, ind Roussell trans- alian deli Michael into the brightly Mardi Gras bead amily eatery featuring "authentic" Louisiana live crawfish boils k during the season **ued on page 11**



From left to right, Tim Lannon, co-owner of Big Easy Grille and Westside Pizzeria; Ryan Ferrera, co-owner of the pizzeria and Claude Roussell, co-owner of the grille and pizzeria, stand in front of the New Orleans-inspired eatery on Collier Road.

112 residential units and retail planned at 14th, Howell Mill Rd.

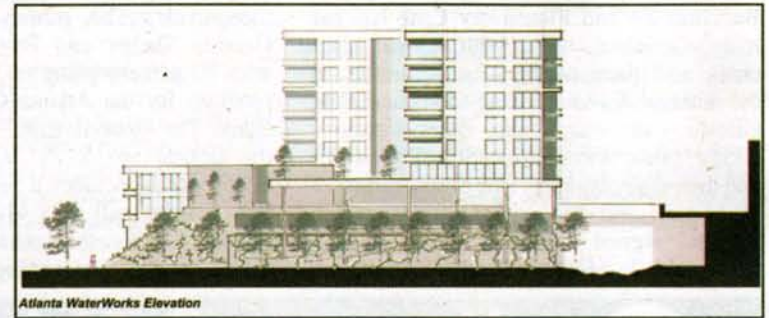
By John Schaffner

Another new mixed-use, residential and retail development has been announced for the west side of Atlanta at the northeast corner of Howell Mill Road and 14th Street; however, the official start of the project is not expected to take place until mid or late 2006.

The project planned by Weaver & Woodbery at 691 14th St. went before Neighborhood Planning Unit E on May 4 and the city's Zoning Review Board May 5 seeking a rezoning of the 1.7-acre site—presently occupied by Metrotainment, a bakery and restaurant associated business, and furniture maker Retro-modern—from I-2 heavy industrial to MRC-3 mixed residential commercial. Both bodies approved the application.

The MRC-3 zoning is consistent with the zoning proposed for the area as part of the Upper West Side Living Centers Initiative, which is presently in the final approval stages.

Chris Faussemagne, director of multi-family projects at Atlanta-based Weaver & Woodbery, told The Story that the plan calls for **continued on page 11**



The architect's renderings above show the Howell Mill Road elevation, at left, and 14th Street elevation, at center, for the 691 14th St. project of Weaver & Woodbery. The rendering to the right shows the project's exterior elevation as it will be seen from the Atlanta Water Works and the railroad tracks.

112 residential units and retail planned at 14th, Howell Mill Rd.

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112 studio, one-bedroom and two-bedroom condominium units in one seven-story and two three-story buildings along with some 14,000 first-floor retail space.

Faussemagne said studio condominium units, which would be about 850 square feet, would be above the retail space in the three-story buildings that will front on 14th Street. Three levels of parking decks for the residential and retail units will be under the buildings and below grade of the property. Weaver & Woodbery said the two three-story buildings fronting 14th Street are being designed as live/work units.

He said the seven-story building, which will front Howell Mill and wrap around to parallel the railroad tracks, would have about 50 percent one-bedroom and 50 percent two-bedroom units, ranging in size from around 950 square feet for the one-bedroom units to 1,200 to 1,350 square feet for the two-bedroom units.

Faussemagne said no prices have been established at this time for the units, since development of the project is not expected to begin until next year.

The NPU-E board members seemed pleased with the development plans presented

to them on May 4 and one member commented the proposed project has "a lot of character."

Richard Cheatham, the Home Park representative to NPU-E, expressed some concern with the 20-foot side setback the site is supposed to have, and he and Weaver & Woodbery agreed that a variance should be sought. Cheatham asked for approval of the project by NPU-E with three conditions. He asked for architectural treatment of the proposed parking deck,

burying of the utility lines underground and that the applicant continue to work with the Home Park neighborhood.

Marietta Street Artery Association representative Curt Flaherty also asked that the air-conditioning/heating equipment be concealed from public view.

Weaver & Woodbery, a real estate development and investment company specializing in residential, commercial and industrial projects, previously was involved

in the redevelopment of the Puritan Mill property in the west Atlanta area near this new project, as well as in the preliminary design and approval processes for another development on the southeast corner of Howell Mill Road and 10th Street, which now is going to be developed by another company.

Weaver & Woodbery's offices are located in the Puritan Mill commercial development at 950 Lowery Boulevard.