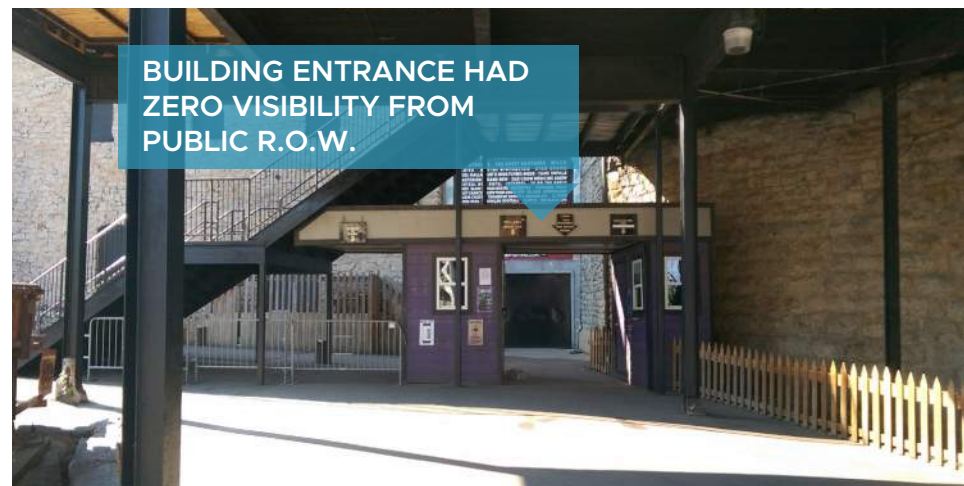




SIGNIFICANT PAVING CONTRIBUTED TO STORMWATER RUNOFF ALONG NORTH AVE.

DuPre Excelsior Mill, built in the 1890s in Atlanta's Old Fourth Ward, was a wood-shaving factory later repurposed as a pizzeria and Masquerade music venue. Before reuse, the site was nearly fully paved bordered by invasive plants.



BUILDING ENTRANCE HAD ZERO VISIBILITY FROM PUBLIC R.O.W.



BELTLINE EASTSIDE TRAIL ABOVE

## Project Background



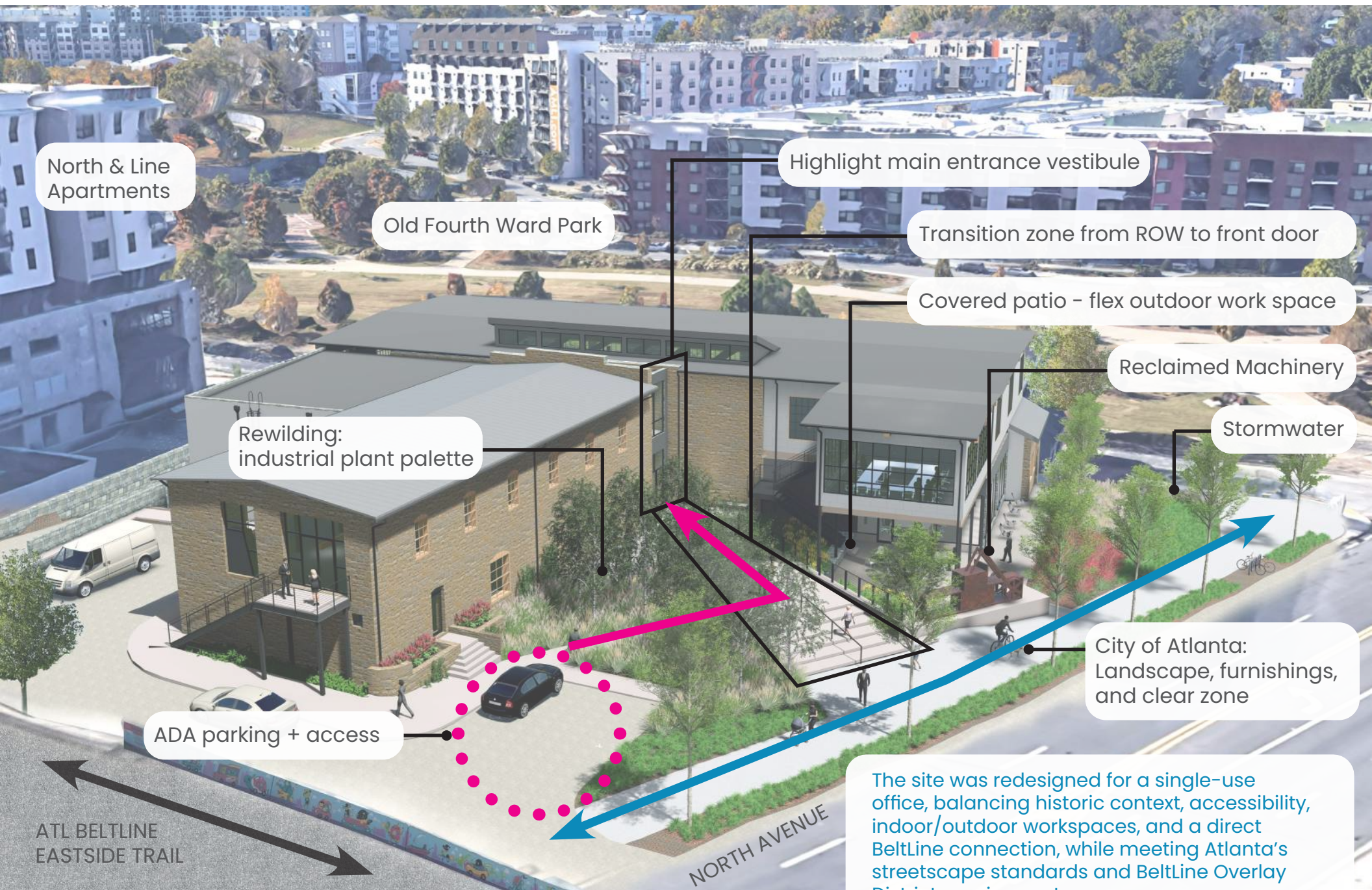


Many original machines and materials from the former Excelsior Mill remained on-site, inspiring the design team to highlight these historic elements and reflect the site's industrial heritage.

## Reclaimed Materials







North & Line  
Apartments

Old Fourth Ward Park

Highlight main entrance vestibule

Transition zone from ROW to front door

Covered patio – flex outdoor work space

Reclaimed Machinery

Stormwater

Rewilding:  
industrial plant palette

City of Atlanta:  
Landscape, furnishings,  
and clear zone

ADA parking + access

ATL BELTLINE  
EASTSIDE TRAIL

NORTH AVENUE

The site was redesigned for a single-use office, balancing historic context, accessibility, indoor/outdoor workspaces, and a direct BeltLine connection, while meeting Atlanta's streetscape standards and BeltLine Overlay District requirements.

**Bringing the Vision to Life**





Upper terrace:  
wide promenade +  
entrance + bike parking

+908.00 el.

Lower terrace:  
front porch + covered patio

+904.00 el.

+905.50 el.

With a 4-foot grade change between building levels, the site was terraced to establish a hierarchy of spaces and define distinct outdoor rooms and uses.

## Connectivity + Transitions

After



Reclaimed machinery

Underground storm structure

Before



Direct connection to  
O4W Park + Angier Ave.

At the prominent low point where Angier Ave. meets North Ave., non-historic barrier walls were removed to improve connectivity. An underground stormwater system was installed at this corner to manage runoff and enhance site drainage.

**Stormwater + Corner Plaza**



After

Before



Clearly defined  
entrance access

Bike parking

Wide concrete  
promenade  
entrance

Building entrance  
previously hidden  
by exterior stairs

The once-indistinct main entrance was redefined by a 15' concrete promenade that opens views to a new glass vestibule, clearly marking entry from the public right-of-way. Bike parking near the entrance supports BeltLine commuters.

## Building Entrance



Before

After



Previously the site was paved up to the building facade.

Covered patio functions as outdoor workspace

Over 15 mid-canopy and 16 overstory trees were planted on-site

The design transformed a 99% asphalt lot into a 65% permeable site with added planting beds. A birch grove frames the covered patio, the focal point at the end of the accessible path from ADA parking.

**Removing Asphalt Paving**





Seatwall

Granite Fines

Repurposed mill machinery honors the site's excelsior history. A concrete plinth with corten edging and uplighting showcases the piece, defines the main entrance, and functions as a retaining edge for ADA-compliant slopes.

## Historical Homage



### TREES:

*Betula nigra* (N)  
*Liriodendron tulipifera* (N)  
*Magnolia virginiana* (N)  
*Ulmus americana* (N)

(N) = GA Native

### SHRUBS/GRASSES:

*Aronia arbutifolia* (N)  
*Aspidistra elatior*  
*Baptisia australis* (N)  
*Farfugium japonicum*  
*Fothergilla gardenii* (N)  
*Hesperaloe parviflora*  
*Ilex glabra* (N)  
*Carex* (N)  
*Deschampsia*  
*Panicum* (N)

Fothergilla

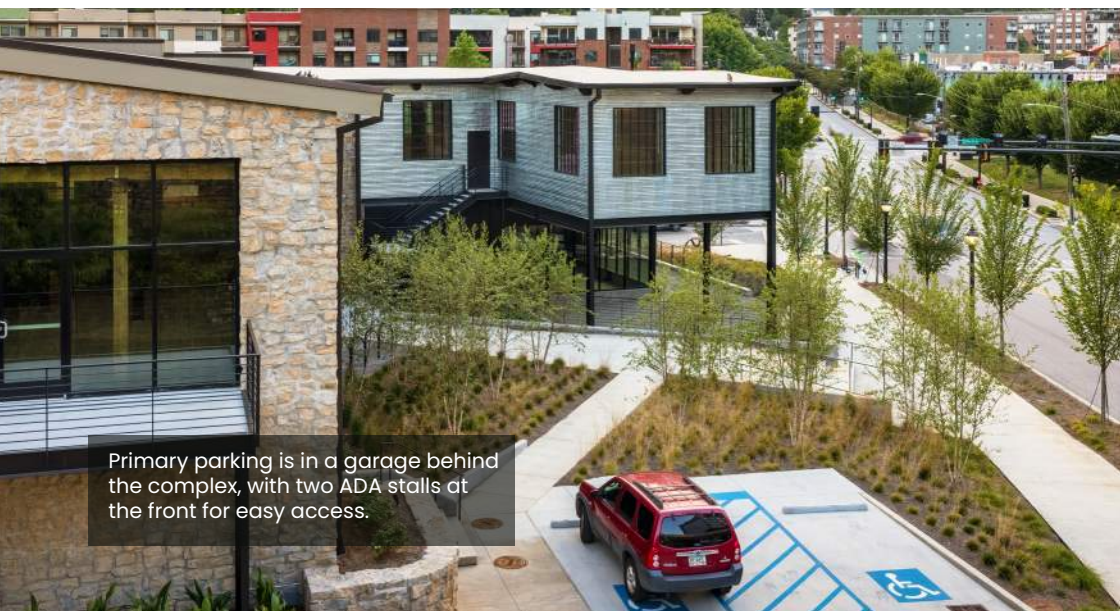
*Betula nigra* is a native tree that can be commonly found growing near old mills.

The predominantly native landscape features low-maintenance perennials, shrubs, and grasses that reflect the rugged, utilitarian character of mill environments. Linear and grid planting patterns evoke the structured, mechanical nature of mill work.

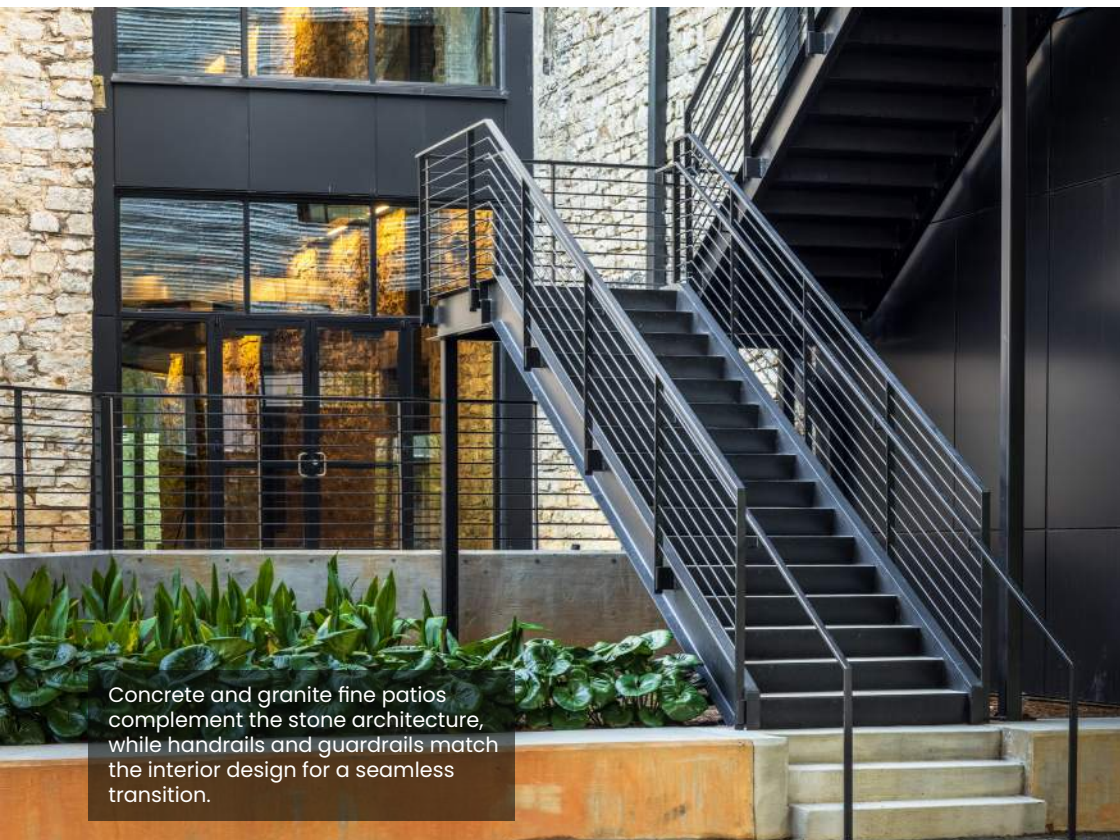
## Industrial Plant Palette

Soft, feathery or textural plants like *Deschampsia* contrast yet harmonize with hard industrial surfaces.

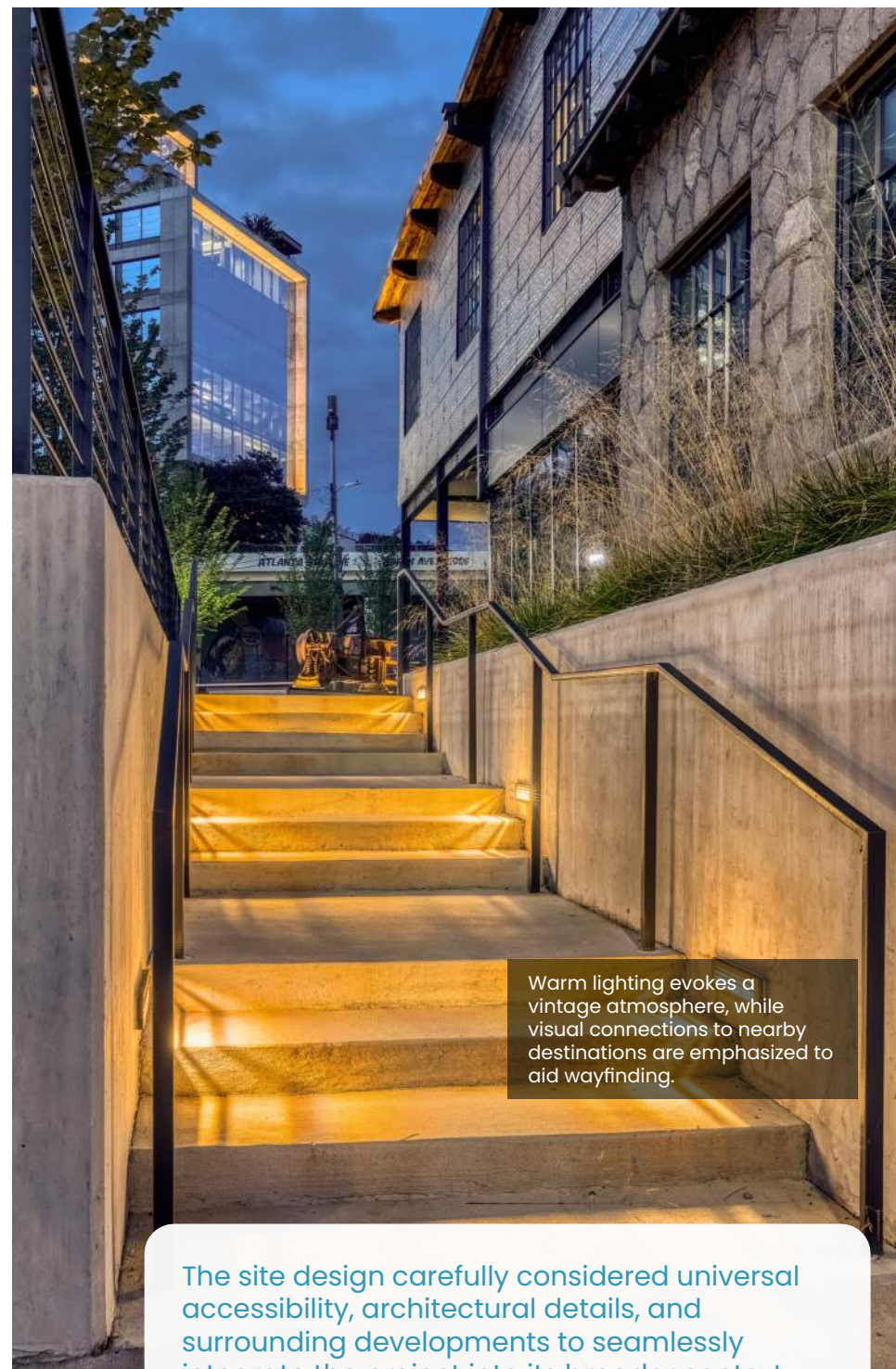




Primary parking is in a garage behind the complex, with two ADA stalls at the front for easy access.



Concrete and granite fine patios complement the stone architecture, while handrails and guardrails match the interior design for a seamless transition.



Warm lighting evokes a vintage atmosphere, while visual connections to nearby destinations are emphasized to aid wayfinding.

The site design carefully considered universal accessibility, architectural details, and surrounding developments to seamlessly integrate the project into its broader context.

## Context Sensitive Detailing