

Presenting



# Olive & Pine

A merged use development at

6 Olive Street, Avondale Estates  
DeKalb, Georgia

## Mann Mechanical Building

For over half a century, the Mann family engineered and innovated in the field of mechanical systems, of where this is the site these systems were fabricated.

The long history of Mann Mechanical Building celebrates innovation, maker space and the patina it leaves behind.

The vision of Olive & Pine is to create a place here that would honor its past and explores the relationship between making & consumption.

# History of Mann



### Preservation

Respect the history and heritage of the site.

Much of the building will be left preserved. Thorough cleaning and re-detailing to provide a gallery type place for curated new tenants.

### Consumption

Reduce energy demand and optimize natural resources.

Design of new spaces will not include unnecessary HVAC areas to lower energy demand, working with biophilic disciplines to offset and provide comfort.

### Merged Use

Combine programmatic use of time and space.

Shared spaces will be encouraged and planned among tenants to lower investment and life cycle operation costs.

# Design Pillars

# LESS IS MORE



## Open Pavilion

The main feature of Olive & Pine will be the open pavilion that sweeps through the entire building.

It provides ample space for different activities in its natural indoor and outdoor settings. Line between makers and consumers will be blurred to create a community space for casual gathering to deep dive debate.

# Building



## Maker

Making is not exclusive to chef, carpenter, or tailor.

Architect, manager, analyst, builder, driver, and marketer all contribute to the making process. We acknowledge and value everyone working at Olive & Pine as makers.

# Work Space

A photograph of a modern, open-plan office space. The room features a curved white desk with several black office chairs. The space is filled with numerous potted plants in various colors and sizes, creating a lush, green environment. Large windows in the background offer a view of the city at night. The ceiling has exposed wooden beams and yellow structural elements. The text "Work Space" is overlaid in a large, green, serif font.

## Attractor

"Just put a pub at the corner",  
says Ellen Dunham-Jones, GaTech School of Architecture  
Professor and Director of the Urban Design Program.

Olive & Pine would likely do just that, and a few other  
retailers that complement each other - collectively the  
attractor of the community.

# Retail Space



## Less for More

Olive & Pine understands what works for tenants, from leasehold investment to all inclusive life cycle expenses, support, and marketing. We will work hand in hand with you to realize your ideal space.

Our goal is to create a holistic development and a sustainable business model that businesses would thrive and community would enjoy.

# Programs

Additional parking at adjacent lot

Olive Street

**PUBLIC**  
**IN & OUT**

**COFFEE &  
FLOWER**

**C**  
**STORE**

**GALLERY**

**A R C  
H I T  
E C T**

**IN & OUT**

**PRIVATE**

**L A W N**

**OASIS**

**IN THIS SEVEN DAYS  
MERGED USE SPACE.**

**CHEERFUL DOG  
LISTENS TO  
GOOD MUSIC**

**CHEERS FOR  
COLD BEER**

**LUNCH**

**TOY  
STORY**

**DINNER**

**VENUE**

**AUTO**

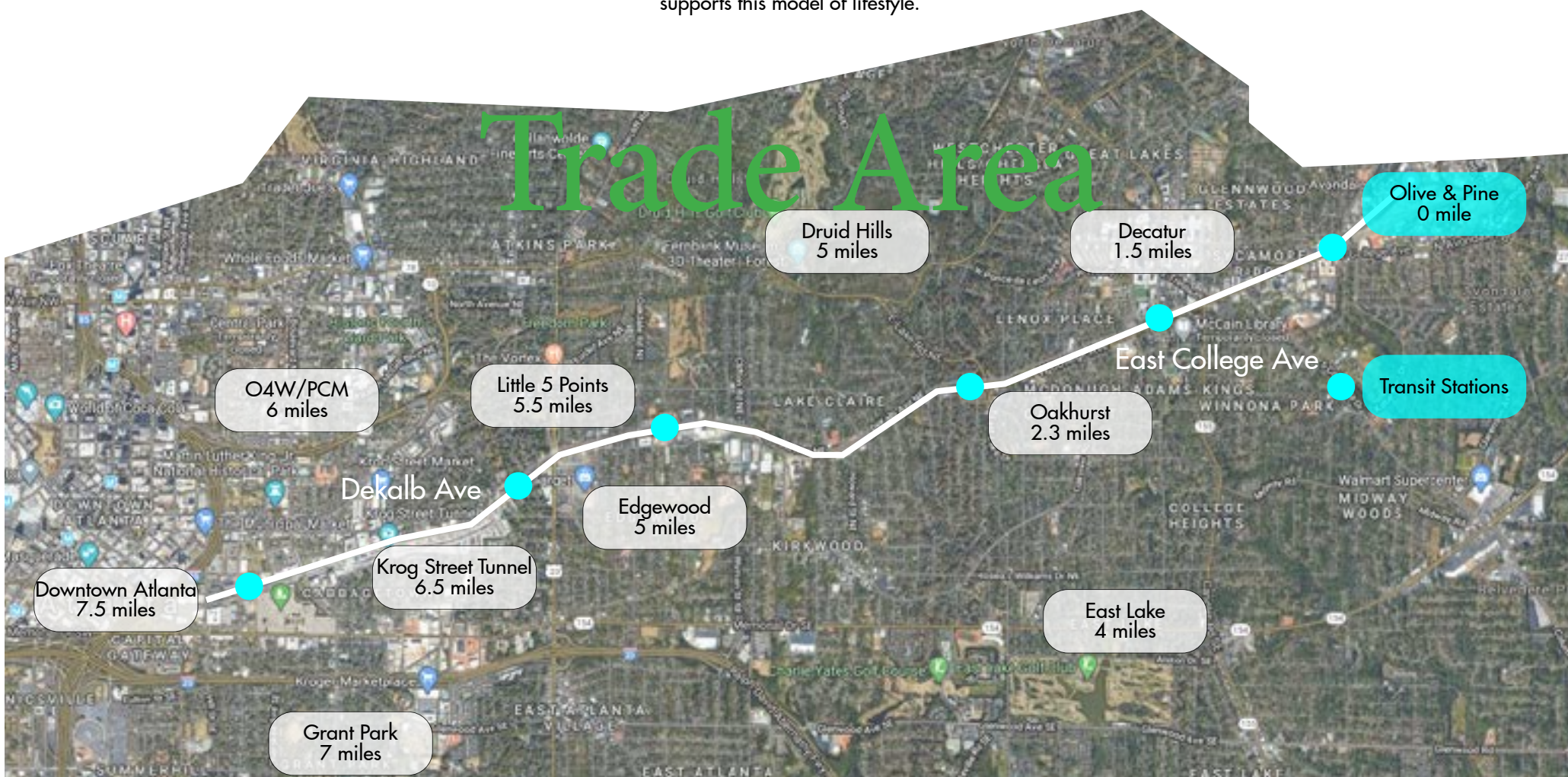
Pine Street

## East Side Atlanta

East side Atlanta is one of the most explosive growth area in the past ten years; it connects many communities through the Dekalb/E. College Ave. corridor and the Marta train line.

Avondale Estates sits on the eastern edge of this corridor. It is a 20th century suburbia matching towards a 21st century model community by adding density along the mass transit line, acting to promote a carbon conscious living.

Olive & Pine is honored to be a part that supports this model of lifestyle.





## Steven Chan Sai-Hong

Earning his Master's & Bachelor's degrees in Architecture & Building Development at Georgia Tech and coming from a two generations construction family in Hong Kong, Chan has in the past twenty five years ideated, branded, designed, and constructed over forty restaurants, single family houses, and warehouse adaptive reuse projects in the Atlanta area. In 2015, Chan sold the Tin Drum Asiacafe chain he founded and recently opened Pancake Social in Ponce City Market.

Chan believes the built environment can affect people's lives positively through the innate affinity of itself and the programming it contains.

## Cole Vickers

Cole earned his Civil Engineering degree from Auburn University and has been in the commercial construction business for twenty years. With over \$350M in construction experience, Cole is an expert in site management, quality control, estimating, and project administration. Cole's company Metro Green Construction has successfully executed many projects for a variety of corporate clients. Today the company holds commercial GC licenses in nine states.

Cole is a member of the U.S. Green Building Council as a LEED AP Building Design + Construction Professional. He is the president and NPU-E representative for the Atlantic Station Civic Association.

## Danny England

Danny is a registered architect, earning both his Master's and Bachelor's degrees in Architecture from Georgia Tech. In design, Danny focuses on material assemblies and detailing as a primary language of architecture. Danny's firm Office Of Design is known for its modern design in hospitality, adaptive re-use, and historic preservation. Awards include the Emerging Voices award by the AIA Atlanta and the Decatur Historic Preservation Board for its work in rehabilitation and restoration work.

Danny is the At-Large Director for AIA Georgia and holds a sitting position on the Fayette County Planning and Zoning Commission.

## Andrew Rutledge

Andrew is a registered architect, earning his degree in Architecture from Auburn University. He is the founding partner of the award winning architecture firm Office of Design, based in Decatur Georgia. Andrew is committed to shaping the public realm of Architecture with buildings which are responsive and collaborative to their specific sense of culture and place.

Andrew is a commissioner on the City of Decatur Zoning Board of Appeals and was previously the Chair of the Decatur Historic Preservation Commission.

# Team





# Thank You

For more information please contact

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