

**Atlanta BeltLine Design Review Committee  
October 20, 2021 DRC Recap for Applicants Only**

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**New Business: 667 Cascade Avenue, SE – CRIM & ASSOCIATES**

The property is zoned MRC-1. The scope of work includes adding 1,256 SF of building space to an existing commercial development, the expansion of landscaping along Cascade Avenue, and a series of façade improvements.

Applicant(s): Archie Wanamaker - [archie@crimandassociates.com](mailto:archie@crimandassociates.com)  
Clay Crim - [cgrim@crimandassociates.com](mailto:cgrim@crimandassociates.com)

**Requested Variation(s):**

None Requested

**Recap:** The DRC finds no objection to this SAP.

**New Business: 505 Englewood Avenue SE – ATLANTA HOUSING**

The property is zoned MRC-3-C and MR-2. The scope of work for phase-one is infrastructure only and will include the construction of roads and utilities by Atlanta Housing. The vertical development will be constructed by development partners in subsequent phases will include 600 multi-family units, 228 senior housing multi-family units, 41 single family homes, 38 townhomes, 17,169SF office, and 121,400SF of retail at build out. Subsequent development phases will also be reviewed through the special administrative process.

Applicant(s): Nicole Wesley-Smith - [nicole.wesley-smith@atlantahousing.org](mailto:nicole.wesley-smith@atlantahousing.org)

**Requested Variation(s):**

1. **Section 16-36.013** – BeltLine Sidewalk and Supplemental Table - 5' tree/furniture zone, 10' clear zone, 5' supplemental zone.

This is a request to reduce clear zone from 10' to 6' on all streets except Englewood Avenue E and the east side of a new street on the east part of the development south of Boulevard Crossing Park. Topographic challenges of the site require right-of-way reductions where possible. Additional wide paths are provided for pedestrian connections to the north, south and east. **The DRC supports this variation.**

2. **Section 16-36.013** – BeltLine Sidewalk and Supplemental Table - 5' tree/furniture zone, 10' clear zone, 5' supplemental zone.

This is a request to move the street furniture zone on the west end of Climax Street along Blocks "A" and "E" behind the sidewalk clear zone to preserve existing mature street trees. **The DRC supports this variation.**

3. **Section 16-36.011 (2a)** - Properties adjacent to a public space such as a park space, greenway trail or railroad right-of-way (but not the BeltLine Corridor) shall meet the following requirements: Shall have a minimum 20-foot wide buffer along the property line adjacent to said public space in existence or proposed by the city. Said

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buffer shall be completely landscaped excluding walkways, benches and other such recreational features as approved by the director of the bureau of planning.

This is a request to eliminate the required 20' buffer between the development tract and public space at the west end of Block "B", the south side of Block "D", and the east side of Block "I". The Park spaces are integrated into the overall development plan. The 4.98 acres of park space and stormwater management area will provide seamless pedestrian access. The overall development is under a single ownership, Atlanta Housing. **The DRC did not vote on this variation but will wait until the SAP for those phases of development are submitted, so that the DRC has the full context of the new development in relationship to the planned greenspace.**

**Recap:**

1. The DRC supported the variation for **Section 16-36.013** as requested and supported the variation **for Section 16-36.013** to move the street furniture zone on the west end of Climax Street along Blocks "A" and "E" to protect the mature trees identified.
2. The DRC did not vote on variation **Section 16-36.011 (2a)** regarding the 20' buffer between the development and park space. The DRC explained that it will wait until the SAP for the future phases of development are submitted, so that the DRC has the full context of the new development in relationship to the planned greenspace.
3. The applicant explained that the new roads created will be public streets
4. The applicant noted that they are still in conversation with the Atlanta City Parks to determine the oversight of the new parks.
5. The applicant noted that blocks B and C will be the first phases to go vertical, and that will include multi-family residential and senior housing.
6. The DRC encouraged the applicant to preserve as many large diameter trees as possible.
7. The DRC has no objections to this infrastructure (road/utilities) SAP.

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**New Business: 1104 Avondale Avenue, SE – FLIPPO CIVIL DESIGN**

The property is zoned MR-4A-C. The scope of work includes the development of a rental housing community consisting of 224 rental apartments, 75 rental townhomes, 750 SF of commercial space and 384 parking spaces on an 8.2-acre site. 45 units will meet the affordable housing inclusionary zoning requirement.

Applicant(s): Paul Flippo - [paul@flippocivil.com](mailto:paul@flippocivil.com)

**Requested Variation(s):**

- 1. **Section 16-36.017(3cii)** - Façades along the BeltLine Corridor, any public right-of-way, public park, or private street: Shall meet an active-use depth requirement from said parking structure façade at sidewalk-level, except at ingress and egress points into said parking structures. *Residential uses:* Minimum depth of ten feet.

This is a request to eliminate the active-use depth requirement for the parking deck. The parking deck is located near the dead-end of Lester Avenue and does not propose an active use. **The DRC does not support this variation.**

- 2. **Section 16-36.013** – BeltLine Sidewalk and Supplemental Table - 5’ tree/furniture zone, 10’ clear zone, 5’ supplemental zone.

This is a request to reduce the required sidewalk along Lester Avenue from 10’ to 6’. Lester Avenue is a dead-end street with houses located only on the south side of the street. Lester Avenue has little local pedestrian traffic. The United Avenue and Avondale Avenue sidewalks should be prominent since they will provide the connection to the 8’ wide Beltline spur. **The DRC supports this variation.**

- 3. **Identified in the DRC Meeting/ Section 16-36.017(2.a)**, Driveways or circular drives, except to reach the side yard or rear yard or an on-site parking facility, are not permitted between the sidewalk and a building, and shall be perpendicular to any adjacent street.

This is variation between building 400 and the internal drive that is near Lester Avenue. **The DRC did not vote on this variation but will render a decision once it reviews the updated landscape plan for this area.**

- 4. **Identified in the DRC Meeting/ Section 16-36.017(3cii)** Requires a minimum 10’ active use depth requirement for residential uses. **The DRC did not vote on this variation but will vote after the applicant provides a response on how this can or cannot be achieved.**

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**Recap:**

1. The DRC did not support the variation for Section 16-36.017(3cii) to eliminate the active use for the parking deck, and the committee did support the variation for Section 16-36.013 to reduce the sidewalk to 6' along Lester Avenue. The variations for Section 16-36.017(2.a), and Section 16-36.017(3cii) will be voted on after the committee reviews the revised plans.
2. Increase the distance between the parking deck and building 100. The east elevation for building 100 is incredibly close to the parking deck. Based on new information regarding the southeast property line, the applicant explained that they will evaluate the feasibility of increasing the alley width to 20'.
3. The tenants in building 100 along the east elevation will be directly looking a bare parking deck (west elevation). The DRC asked the applicant to consider a mural, decorative screening, and/or landscaping such as Virginia creeper, which is a climbing vine, to screen the deck. Something must be done to improve this condition.
4. Improve the architectural design of the west and north elevation of building 100. The DRC asked the applicant to identify solutions to improve this design aesthetic by: (1) simplifying the building materials; (2) replacing the board and batten and extend the gray siding in it its place and 3) match the cornice color to the gray siding so it is not so pronounced.
5. Extend the brick up to the roof line on east elevation of building 100, it currently stops at the 2<sup>nd</sup> floor.
6. Provide an updated landscape plan to address the open space and stormwater easement area along Lester Avenue. The developer is not allowed to plant trees within the DWM easement but will explore other planting options. The DRC asked the applicant to provide some type of vegetative edge between building 400/the internal driveway and Lester Avenue to mitigate the visual impact of the internal drive along Lester Avenue.
7. Substitute red maples for another type of tree, as they tend to crack when experiencing extreme temperatures.
8. Provide 3D renderings (sketchup, Revit, or similar) of the parking deck
9. The DRC determined that a variation for Section 16-36.017(3cii) will be needed, which requires a minimum 10' active use depth requirement. The DRC did not vote on this variation but will vote after the applicant provides a response on how this can or cannot be achieved.
  - a. Building 500 – the corner lot at the intersection of United and Lester Avenue.
  - b. Building 700 – the corner lot at the intersection of United and Avondale Avenue
  - c. Building 1000 – the lot adjacent to the driveway along Avondale Avenue.
10. Address the blank wall on the exterior north-building 100 courtyard elevation. The applicant explained that the interior space for the amenities had not been programmed yet, which is why there is no fenestration shown. The DRC maintains that some must fenestration provided for review.
11. The applicant was directed to send updated plans electronically for review and feedback. The DRC reserves the right to ask the applicant to return to the next schedule DRC meeting for further discussion.

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**New Business: 625 Boulevard, NE – CONSTRUCTION OUTSOURCE**

The property is zoned C-1-C. The scope of work includes the construction of a 2,500SF Starbucks store with a drive-through and 26 parking spaces on a 0.69-acre site.

Applicant(s): Cindy Silver - [cindysilver@constructionoutsource.com](mailto:cindysilver@constructionoutsource.com)  
Erika Aultman- [erika@permit.com](mailto:erika@permit.com)

**Requested Variation(s):**

- Section 16-36.014(7a, b, c)** Fenestration and entrances shall be provided for a minimum of 65 percent of the length of all street frontages. **The DRC supports this variation.**

The design has maximized fenestration to the maximum amount feasible given the amount of equipment needed to support the beverage production for the business. A back-of-house area not desirable to be viewed by public traffic is necessary for this use and has been minimized to the maximum extent feasible. Fenestrations along North Avenue accumulate to 40% and while the fenestration along Boulevard is at 62%.

- Identified in the DRC Meeting/ Section 16-36.014 (7a) -** The length of façade without intervening fenestration or entryway shall not exceed 20 feet. **The DRC supports this variation.**

This is a request to exceed the 20' requirement by 10' for a total of 30' on the south elevation only. This section of the building is the back of house operations. Decorative lighting will be provided to enhance the aesthetic of the section of wall.

- Identified in the DRC Meeting/ Section 16-36.013 –** BeltLine Sidewalk and Supplemental Table - 5' tree/furniture zone, 10' clear zone, 5' supplemental zone.

This is request to reduce the clear zone from 10' to 6'. **The DRC did not vote on this variation, but provided a series of options of how the applicant might achieve the 5'-10'-5' streetscape requirement. The DRC will render a decision after it reviews the updated plans.**

- Identified in the DRC Meeting/ Section 16-36.020 (5b)** Off-Street surface parking lots shall not be located between a building and the street without an intervening building. **The DRC did not vote on this variation, instead it will wait for the revised plans before rendering a decision.**

**Recap:**

- While the DRC acknowledges the effort made to orient the building at the corner, it maintains that this development does not represent good urbanism. This is a car-centric suburban model, that does not take into consideration the pedestrian-oriented nature of this community, especially given the number of other Starbucks stores within the area.
- The DRC would ask that Office of Zoning & Development and ATLDOT to consider a right turn only on to Boulevard given there is no dedicated turn lane on Boulevard SB. This will avoid vehicles trying to make a left on to Boulevard when cars are stacked waiting for a left-turn onto North Ave EB vehicle, which would result

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into cueing issues on Boulevard and within the site. The applicant explained that they would evaluate this further as well.

3. The DRC would ask that Office of Zoning & Development and ATLDOT evaluate a right turn only on North Avenue given the current design speed of the road.
4. The DRC stated that the 5'-10'-5' streetscape must be held. The applicant was given several ideas on how the streetscape can be achieved.
5. The interior drive through lane adjacent to North Avenue is aesthetically problematic and it's not good urbanism. The DRC directed the applicant revisit this design by incorporating a decorative fence with enhanced trees/planting to further screen the drive through-lane to create a true urban edge between the pedestrian and the drive-lane.
6. Add additional trees between the curb and the sidewalks along North Avenue.
7. Substitute red maples for another type of tree, as they tend to crack when experiencing extreme temperatures.
8. The applicant shared that they are contemplating a mural on the north elevation. The DRC recommends contacting Miranda Kyle, ABI's Art on the BeltLine Manager to help identify a local artist to curate mural that represents the community. [Mkyle@atlbeltline.org](mailto:Mkyle@atlbeltline.org)
9. The internal drive along North Avenue, can not extend beyond the North Avenue building façade line.
10. The applicant was directed to send updated plans electronically for review and feedback. The DRC reserves the right to ask the applicant to return to the next schedule DRC meeting for further discussion.