

**Atlanta BeltLine Design Review Committee
February 16, 2022 DRC Recap for Applicants**

(This document does NOT serve as the DRC'S formal recommendation to the Office of Planning. It is merely designed to assist applicant(s) in revising plans that require electronic review by the DRC)

New Business: 549 Langhorn ST, SW – STUDIO SOGO, LLC

The property is zoned RG-3. The scope of work includes the construction of a new three-story 28-unit apartment building on a 0.458-acre site with 18 parking spaces. The project will comply with the Inclusionary Zoning Ordinance by providing 5 units at 80% of AMI.

Applicant(s): Kenneth Ellsworth - kenny@studiosogo.com

Requested Variation(s):

1. **Section 16-36.014 (7c) – Fenestration shall be provided at the minimum percent as specified herein.** (Minimum 30% minimum length on local road). Such buildings shall have windows at sidewalk level on each street frontage façade which are substantially similar in size to the sidewalk level front façade windows.

The minimum amount of glazing is provided along Oak Street; however, due to the grade change along Oak Street most of the glazing is above the sidewalk level.

Meeting Recap:

1. Provide narrow windows on the south elevation where the bathrooms are located
2. Add glazing to the south stairwell elevation like the North elevation.
3. DRC supports the variation to **Section 16-36.014 (7c)** as requested.
4. City staff reminded the applicant that there will be transitional height planes due to its adjacency to R-4.
5. The DRC finds no objections with this SAP

New Business: 209 Troy St, NW – HILLSHAW HOLDINGS

The property is zoned RG-2. The scope of work includes the construction of a new duplex with one-car garage for each unit on a 0.17-acre site.

Applicant(s): Andre Hines - ahines@donzgalore.com

Requested Variation(s):

None Requested

Meeting Recap:

The DRC reviewed this application in the DRC briefing and have no additional comments. The DRC does recommend a review by the Office of Design for possible design improvements.

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New Business: 309 North Highland Avenue, NE – JONES PIERCE ARCHITECTS

The property is zoned C-1/HC20L-Inman Park SA1. The scope of work includes extensive interior and exterior renovation of an existing building, specifically the removal of existing exterior ramp, planters, west-side porch, curved retaining wall, trellis canopy, and exterior stair from porch. The enhancements include a new deck, a new flat roof over a new upper-level deck, improvements to the concrete walk, new exterior stairwell, new patio & ramp area, façade enhancements, etc. on a 0.308-acre site.

Applicant(s): Cooper Pierce – cooper@jonespierce.com

Requested Variation(s):

1. **Section 16-36.013(1) and (4a ii)** – The supplemental zone shall be no more than 30 inches above the adjacent public sidewalk for a minimum linear distance of 15 feet from the nearest edge of the adjacent sidewalk or BeltLine Corridor unless existing topographical considerations render this requirement unreasonable; and The supplemental zone shall be no more than 30 inches above the adjacent public sidewalk for a minimum linear distance of 15 feet from the nearest edge of the adjacent sidewalk or BeltLine Corridor unless existing topographical considerations render this requirement unreasonable

The applicant is requesting a variance for the height of a retaining wall for new outdoor patio next to sidewalk on Elizabeth Street. The existing sidewalk topography drops approx. 3ft from front/north side of new patio toward the south/rear side. The retaining wall height for the patio would range from 1'6" to 4'-6" and then for a length of 3' the height of the wall would go up to guard rail height which would be a total of 6'-8" above the adjacent sidewalk. This wall is to have Creeping Fig growing along it to hide the concrete.

DRC Recap:

1. The DRC applauds the applicant on its urban design.
2. The DRC supports the variation for **Section 16-36.013(1) and (4a ii)** along Elizabeth Street as requested.
3. The applicant indicated the project has been approved by the Urban Design Commission
4. The DRC find no objection to this SAP.

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New Business: 99 University Avenue, SW – KIMLEY HORN

The property is zoned MRC-3. The scope of work includes 402 multi-family residential apartments, and a clubhouse & amenity area with 529 parking spaces on a 11.44-acre site. The applicant will comply with the Inclusionary Zoning Ordinance by providing 61 units at 80% of AMI.

Applicant(s): Connor Galloway - connor.galloway@kimley-horn

Requested Variation(s):

1. **Section 16-36.013** to allow for the supplemental zone to be more than 30 inches above the adjacent public sidewalk. Will vote

Existing topographical considerations render the 30-inch maximum requirement unreasonable. University Avenue varies from 977' to 992' along the property frontage.

2. **Section 16-36.017** to allow for the location of off-street surface parking between a building and the adjacent railroad right-of-way.

The minimum 20-foot-wide buffer along the property line adjacent to the railroad right-of-way shall still be observed. Site parking will be located approx. 20-feet below the rail line due to existing topography.

3. A variation to **Atlanta Beltline Subarea 2: Master Plan, Circulation Plan Map 13 and 14** regarding the subarea street framework plan.

The proposed development intends to conform to the framework plan by providing pedestrian access through the site along access routes contemplated in the Subarea Master Plan. Vehicular access as shown on the framework plan cannot be accommodated due to site and topographic constraints with relative grade change of 20-feet from site to Pryor.

Meeting Recap:

1. The DRC expressed its dissatisfaction with the site plan as presented, as it does not represent good urbanism. The plan in its current state represents a disarray of buildings that doesn't create an identity for the development.
2. Given the size of the site, evaluate how a retail/commercial use can be incorporated either now or in the future by adaptively reusing the surface parking area(s). There is a need for accessible and quality retail/commercial services in the community.
3. Consider a revision to the site plan layout and provide a central street framework for the site that serves as a spine for the development.
 - a. Consider a development option that includes a central street with trees, where the buildings are oriented toward the street and accommodates parallel parking on both sides, then shift some of the surface parking toward the back of the property.
4. Provide better pedestrian connections throughout the site. (e.g. a sidewalk connection at Building 6 is needed for pedestrian to safely cross parking lot).

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5. Provide supplemental materials for the streetscape and building elevations along University Avenue (Buildings 1 and 2/ Type A) which includes the stoop conditions, and the sidewalk grade details.
6. Provide evolved building elevations since what was provided is a prototype.
7. Simplify the building elevations and number of materials/colors on each building.
8. Incorporate some of the industrial design elements on the University Ave elevation (Buildings 1 and 2/ Type A).
9. With 401 units planned for the site, the DRC asked the applicant to consider more affordable units that are more accessible to the community (less than 80% of AMI). The DRC will connect the applicant with the BeltLine Housing Team to learn more about available resources through the BeltLine Affordable Housing Trust Fund and Invest Atlanta programs.
10. The DRC inquired if any measures will be taken to address potential noise issues for the units that face the active railroad. The applicant indicated that an acoustical engineer will be hired to examine decibel levels, etc.
11. Revise the landscape plan to include more trees on the site and especially in the green space areas and surface parking areas.
12. Shift Building 1 along University Avenue a bit to the east, as the northwest corner is in the pedestrian area.
13. The DRC did not vote on the variations for **Section 16-36.013 and to Subarea 2 Street Framework Plan** but will render a decision after the applicant responds to the comments provided. The DRC did support the variation for **Section 16-36.017**.
14. 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.