

Atlanta BeltLine Design Review Committee
April 20, 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: 521 Edgewood Avenue, SE – DECARLO HAWKER ARCHITECTS

The property is zoned HC-20C (SA4). The scope of work includes façade improvement to an existing building which will involve increasing the height of the front left windows, revising the front courtyard entry ramp with a gated entry and trellis on a 0.241-acre site.

Applicant(s): Michael DeCarlo - mike@decarlohawker.com

City Identified Variations:

1. **Section 16-36.013 (4a)iii) - Supplemental Zone** – Outdoor dining may be separated from the sidewalk only with movable planters, fencing, or similar barriers provided they do not exceed a height of 36 inches including any plant material.

Recap:

1. The DRC supports the plan to convert the front yard area into a patio to complement the pedestrian experience.
2. The DRC is fine with the 36" wall located behind the planter box; however, the committee asks the applicant to consider removable planter boxes behind the landscape strip to eliminate the need for the variation. If the variation is sought ultimately, the DRC supports the variation for **Section 16-36.013 (4a)iii)**.
3. The DRC finds no objections to this SAP.

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New Business: 791 Ralph McGill Boulevard, SE – CONTINEO GROUP

The property is zoned MRC-3. The scope of work includes the construction of a new 24-unit apartment building, and a parking deck with 25 spaces on a 0.27-acre site.

Applicant(s): Juan Del Rio - juand@thecontineogroup.com

Requested Variation(s):

1. **Section 16-36.013 - "Sidewalk and Supplemental Zone Table" - Sidewalk Table/ 5' Street Furniture Zone, 10' sidewalk clear zone, 5' supplemental zone.**

This is a request to reduce the sidewalk to 6' and the supplemental zone to 4'.

Revised Variation by the DRC - Provide a 10' clear zone sidewalk and a paved supplemental zone that extends to the building to provide an expanded pedestrian area

2. **(Staff identified) Section 16-36.017 (ei) – "Drive Curb Cuts"** Developments with only one street frontage, which is less than 300 feet in length is allowed one curb cut. Developments with only one street frontage, which is greater than or equal to 300 feet in length is allowed two curb cuts. For the purposes of this section, two curb cuts serving two one-way driveways shall only be counted as one curb cut.
3. **(Staff identified) Section 16-36.012 – "Street Trees"** - Street trees shall be planted a maximum of 30 feet on center within the street furniture and tree planting zone and spaced equal distance between streetlights. All plantings, planting replacement and planting removal shall be approved by the city arborist.

Recap:

1. The DRC applauds the design of this infill development project.
2. The DRC supports the revised variation to **Section 16-36.013** to include a 10' clear zone sidewalk and a paved supplemental zone that extends to the building to provide an expanded pedestrian area.
3. The DRC supports the variation to **Section 16-36.017 (ei)** to allow two-curb cuts.
4. The DRC supports the variation to **Section 16-36.012** to expand the street trees to 40' center on site based on the location of the drive aisle. The City's transportation will provide further review and approval on this matter.
5. The applicant explained that they will meet the BeltLine Inclusionary Zoning Ordinance by providing 15% of the units at 80% of AMI. The DRC will connect with the ABI Housing team to learn more about available funds from the Affordable Housing Trust Fund to provide deeper affordability at the site.
6. The DRC finds no objections with this SAP.

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New Business: 1367 Jonesboro Road, SE – PLACEMAKER DESIGN

The property is zoned MRC-2-C. The scope of work includes the construction a new 3-story residential building with four apartment units on a 0.12-acre site.

Applicant(s): Kevin Maher - kmaher@placemakerdesign.com

Requested Variation(s):

1. **Section 16-36.013 - “Sidewalk and Supplemental Zone Table” - Sidewalk Table/ 5’ Street Furniture Zone, 10’ sidewalk clear zone, 5’ supplemental zone.**

The applicant is requesting the Street Furniture and Tree Planting Zone be waived due to existing sidewalk conditions. With the site being 27’-0” wide along the street edge of property line, and the neighboring properties not having furniture zones, we hope that adhering to a 5’ sidewalk, 10’- 0” clear zone and 5’-0” supplemental zone will be acceptable, with a tree planted within the clear zone. See site plan for further clarification.

Recap:

1. Given the location of the site on the street and the amount of street frontage for this development, the DRC supports the variation to **Section 16-36.013**.
2. Extend the exterior screening system at the stairwell to the ground. The applicant noted that security maybe an issue, so the DRC asked the applicant to identify a more transport solution that would extend the screening system to the ground level (e.g reducing the number of vertical panels to provide more visibility).
3. The applicant explained that the roof will have a 190 SF roof deck to accommodate 28 people.
4. While the DRC appreciates the infill redevelopment, the DRC wants the city to re-evaluate zoning regulations that limit the fenestration based on proximity to R1-R4 zoning districts. The Southeast elevation with zero fenestration is problematic.
5. 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: 577 Englewood Avenue, SE – JAMESTOWN PROPERTIES

The property is zoned MRC-3-C. The scope of work includes the construction of a new 157-unit apartment building with a surface parking area to accommodate 167 spaces on a 3.73-acre site. The project will comply with the BeltLine Inclusionary Housing Zoning Ordinance by providing 15% of the units at 80% of AMI.

Applicant(s): Anamaria Hazard - anamaria.hazard@dentons.com

Requested Variation(s):

- 1. Section 16-36.013 (4aii) – “Supplemental zone”; Walls shall not exceed 24 inches in height unless existing topography requires a retaining wall of greater height**

This is a request to increase the height of the retaining walls in the supplemental zone to 9’.

There is an over 20-foot grade change along Boulevard which will require several patios to be sunken below grade. Due to the topography of the site the applicant is requesting a variation to allow retaining wall heights to be 9 feet to accommodate grade changes. Without the height increase the ground floor units will not be adequately protected.

The applicant submits that the height of the retaining walls, while not strictly in accord with the regulations, satisfy the public purposes and intent and provides public protection to an equivalent degree than would strict compliance with the code. Allowing for an increase wall height supports the purpose and intent of “[creating] a diversified urban environment . . .” and “[improving] the aesthetics of street and built environments.” Code Sections 16a36.002(9), 16-36.002(10).

- 2. Section 16-36.013 (3bii) – “Supplemental zone” – For all such buildings with more than four residential units, shall be permitted to share said required pedestrian walkway with one adjacent unit.**

This is a request to allow 4 units to share a required pedestrian walkway. Due to the same topographical challenges mentioned above, the applicant is requesting four units share the required pedestrian walkway. The units along Boulevard with a sunken patio would require multiple and very long stairwells that would block light into the units without the requested variation. Allowing four adjacent units to share one pedestrian walkway would minimize the amount of stairs in front of windows and maximize light & useable space for residents.

The applicant submits that allowing four adjacent units to share one pedestrian walkway, while not strictly in accord with the regulations, satisfy the public purposes and intent and provides public protection to an equivalent degree than would strict compliance with the code by “[improving] the aesthetics of street and built environments.” Code Section 16-36.002(10).

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3. Section 16-36.013– “Sidewalk and Supplemental Zone Table” - Sidewalk Table/ 5’ Street Furniture Zone, 10’ sidewalk clear zone, 5’ supplemental zone.

This is a request to reduce the street furniture/tree zone and a clear zone. Pursuant to the existing Georgia Power easement on the northeast corner of the site no grading or site work is allowed within the easement area. The Applicant is requesting a variation to reduce the furniture and tree zone to 0 feet and the clear zone to 8 feet to accommodate the Georgia Power easement. The applicant will improve and re-pour all existing sidewalks at the site.

Recap:

1. The DRC supports the variation to Section 16-36.013 (4a)ii) and the Section 16-36.013 (3b)ii) based on the topographical challenges on Boulevard.
2. The DRC supports the variation to Section 16-36.013 due to the limitations imposed by the GA power easement.
3. The DRC asked the applicant to reexamine the Building B Northeast Englewood Elevation. The DRC shared that it needs more design and/or material articulation. The applicant explained that the balconies and strategic color is planned to make the elevation more pronounced. The DRC asked the applicant to evaluate treating this elevation like a front yard gateway by providing more differentiation between the ground level and the upper levels at intersection. Use the Building A North elevation as a design reference for ground level articulation to improve Building B Northeast elevation.
4. Provide a more detailed landscape plan that includes Georgia Power easement area along Boulevard/Englewood.
5. The DRC received public comment from the Chosewood neighborhood expressing concerns regarding, the proposed tree removal, wildlife habitat impacts, lack of retail space etc., and the desire to meet with the community.
 - a. The applicant explained that in their initial meeting with the city’s arborist many of the trees were identified as invasive. The applicant explained that they plan to provide pollinator/plant zones as well.
 - b. The applicant explained that they will be meeting with the neighborhood in the month of May to talk further. Written public comments are include in the DRC’s submission to the Office of Zoning & Development which is responsible for receiving comments from the DRC and the NPU and will make the final determination on the SAP.
 - c. The applicant explained that they are examining a community-oriented retail along Boulevard. The DRC suggested that they would connect with ABI’s economic development team to learn more about community-oriented businesses in the area that may be looking for space. Clarify the area that would be used for the community oriented-retail space.
6. 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: 40 Boulevard, SE – RCC, LLC

The property is zoned C-2-C. The scope of work includes 9 new townhomes.

Applicant(s): Lindsay Jonker - ljonker@davinci-dev.com

Requested Variation(s):

1. **Section 16-36.013 - "Sidewalk and Supplemental Zone Table – Sidewalk Table/ 5' Street Furniture Zone, 10' sidewalk clear zone, 5' supplemental zone.**

Current setback includes 5' for sidewalk zone, 5' for tree planting zone, and 10' for Beltline Overlay supplemental zone – a total of 20'. This is wider than the ROW of Daniel St. from curb to curb, and both neighbors have total setbacks of less than 10'. We are requesting a total setback of 12', by reducing only the supplemental zone to 2'.

Revised Variation by the DRC: Provide a 4' Street furniture, 6' clear zone, and 2' supplemental zone

2. **Section 16-36.017(1eiii) – "Driveway curb cuts" – Developments with more than one street frontage are permitted one curb on each street frontage.**

A curb cut is requested for the one-way drive aisle into the private on grade townhome parking garage. This is the second curb cut on Gartrell Street. Gartrell is not a collector road and is residential in nature. This is in line with the zoning guidelines, the request for this curb cut keeps all vehicular entries off Daniel Street. This is in line with both existing curb cut for the underground parking garage, as well as the multiple curb cuts for residences across the street.

3. **Section 16-36.017(3)(c)(ii)(2) – Facades along public right-of-way 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. A minimum depth of 10' is required for residential uses.**

This is a request to remove the active-use requirement for only the façade on Gartrell Street for the ingress and egress stair for the underground parking structure. Below grade decks are required by code to provide stair egress to a public way. Per earlier approved SAP, the egress stair on the Southeast corner of the site cannot be activated at the ground level, as it is an emergency egress. We are enhancing the egress stair by greening the stair façade and activating the corner by providing a deck above the stair for the adjacent townhome.

Recap:

1. The DRC supports a revised variation for a 4' Street furniture, 6' clear zone and 2' supplemental zone for a total 12 streetscape.
2. The DRC supports the variation to **Section 16-36.017(1eiii)** for the second curb cut on Gartrell street.
3. The DRC supports the variation to **Section 16-36.017(3)(c)(ii)(2)** to remove the active-use requirement for only the façade on Gartrell Street for the ingress and egress stair for the underground parking structure. The DRC applauds the applicant for using a green wall to improve the Gartrell facade.
4. The DRC applauds the revised design of the townhomes.
5. The DRC finds no objections with this SAP.