

Atlanta BeltLine Design Review Committee
May 18, 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: 691 John Wesley Dobbs (Unit L) Avenue, NE – ELECTRIC HOSPITALITY

The property is zoned MRC-3-C. The scope of work includes converting Unit-L of the existing building to a 1,840SF restaurant and repurposing the loading dock for patio space. Due to the age of the building, modifications only include reframing existing windows, three new metal frame windows, two new doors and fencing to enclose the patio.

Applicant(s): Matt Gregory - matt@electric-hospitality.com

Requested Variation(s):

None Requested

MEETING RECAP:

1. The applicant explained that the patio will be ADA accessible, and the interior floor will be flush to match the patio elevation.
2. The applicant will not be changing the existing masonry on the building.
3. Applicant stated that there was no need to remove trees on BeltLine property. If the applicant needs a construction easement or access agreement, please begin those conversations with the ABI Real Estate Team.
4. The new configuration of parking lot spaces allocated to this project and shown on the site plan will include three parking space and two additional ADA accessible spaces. The applicant will get a shared parking agreement to accommodate the additional 640SF. City regulations state that there is no parking requirement for building built before 1965, except for bars larger than 1200SF.
5. Provide wayfinding to help direct an ADA guest to access the patio from the BeltLine. Update the site plan to include the location of barrier free access signs, that are not on BeltLine Property.
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.

-

Atlanta BeltLine Design Review Committee
May 18, 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: 640 Boulevard NE – WINGATE CAPITAL

The property is zoned RG-4. The scope of work includes a six-story affordable apartment development with 187 units, and a 2-level interior parking deck with 123 spaces on a 2.16-acre site. 100% of the units will be affordable at 60% of AMI.

Applicant(s): Joey Goodall – jgoodall@longeng.com

Requested Variation(s):

1. **Section 16-36.012 – “Sidewalk and Supplemental Zone Table” - Sidewalk Table/ 5’ Street Furniture Zone, 10’ sidewalk clear zone, 5’ supplemental zone.**

This is a variation to reduce the required clear zone width from 10 ft. to 7 ft. along +/-25 LF frontage of Boulevard (Section 16-36.012). This is to allow for the installation of a parallel parking space to act as a drop-off zone for residents and guests without requiring articulation in the planted supplemental zone or building façade. This section of sidewalk is not in front of a building entrance.

Revised Variation: Reduce the supplemental zone to 2’ and the tree/furniture zone to 0’ at the one loading space on Boulevard. The 10’ clear zone remains.

2. **Section 16-36.017 – Driveway curb cuts, driveways and parking structures**
 - a. **(1a) “Driveway curb cuts”** – Shall be a maximum of 24 feet for two-way entrances and 12 feet for one-way entrances, unless otherwise permitted by the commissioner of public works; and
 - b. **(1eiii) “Maximum permitted number of driveways”** - Developments with more than one street frontage: One located on each street frontage.

This is a variation to reuse the existing alleyway driveway on Parkway drive, which is located at the NE corner of the development. This 15-ft wide driveway is to remain in place to provide access to the proposed loading and trash pickup area for the building.

3. **(New Variation) Section 16-36.012(2)** - 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.

MEETING RECAP:

1. City Staff confirmed that the applicant is entitled to one curb cut per street frontage on Parkway Drive and Boulevard both streets. ATL DOT will provide comment on the curb in the city review process.
2. The DRC supports the revised variation to **Section 16-36.012** which will reduce the supplemental zone to 2’ and the tree/furniture zone to 0’ at the one loading space on Boulevard. The 10’ clear zone remains.
3. The DRC supports the variation to **Section 16-36.017** for Parkway Drive.
4. Due to the streetscape variation needed for the loading space on Boulevard, the DRC supports the variation to **Section 16-36.012(2)** to allow the trees at the loading space to be beyond 30’ on center.
5. Provide an updated South elevation of the eastern corner to provide more fenestration where there is currently a blank wall.

Atlanta BeltLine Design Review Committee
May 18, 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)

6. Show an example of the 42" decorative fence that will be provided along Parkway Drive and Boulevard
7. Add landscaping to the at-grade greenspace at the Southeast corner at Boulevard, where feasible.
8. The DRC recommends removing the screening cover from the resident patios, so the future tenants have full unobstructed access and views. The screens at the hallway's ends may remain.
9. The DRC noted that it was extremely impressed by the architectural design of the project and especially along Boulevard.
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.

**Atlanta BeltLine Design Review Committee
May 18, 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: 1066 Murphy Avenue SE – PRAXIS3

The property is zoned MRC-2-C. The scope of works includes a 5-story 145-unit apartment building with an amenity area, a park space, and an internal parking structure to accommodate 266 spaces on 1.98-acre site. The project will comply with IZ by providing 15% of the units at 80% of AMI, and an additional 5% of the units at 60% of AMI.

Applicant(s): Sarah Butler - sbutler@praxis3.com
David Hamilton – dhamilton@praxis3.com

Requested Variation(s):

1. **Section 16-36.012 – “Sidewalk and Supplemental Zone Table” - Sidewalk Table/ 5’ Street Furniture Zone, 10’ sidewalk clear zone, 5’ supplemental zone.**

The applicant is requesting that at on-street parking spaces along the entry drive the landscape/ amenity zone be reduced from 5’-0” to 0’-0” to accommodate a full 10’-0” clear zone. Space on the south side of the building is limited in depth. Full Beltline Streetscape requirements are met at all other locations around the building.

MEETING RECAP:

1. The DRC supports the variation for the private drive as requested.
2. Add streetscape dimensions to the site plan along Sylvan Road
3. Extend the sidewalk line across the bulb out along the southern private street.
4. The DRC recommends removing the pavers between the trees along Sylvan and extend the ground cover along Sylvan to help with stormwater.
5. The DRC commends the design team on its use of brick to tie this building to the existing adjacent structures and the overall design of the building.
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.

**Atlanta BeltLine Design Review Committee
May 18, 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: 1124 and 1130 West Marietta Street – THE MIDDLE HOUSE COMPANY

The property is zoned C-2. The scope of work includes the construction of four duplexes on two adjoining lots on 0.3-acre site.

Applicant(s): Knox Rawson - kdrawson@gmail.com

Requested Variation(s):

1. **Section 16-36.012 – “Sidewalk and Supplemental Zone Table” - Sidewalk Table/ 5’ Street Furniture Zone, 10’ sidewalk clear zone, 5’ supplemental zone.**

This is a variation to reduce the sidewalk along Longley Avenue (Lot 2) from 10’ to 7’. The existing sidewalk is less than 7’ wide between the curb and building face.

MEETING RECAP:

1. Update the site plan with the correct 5’ 10’ 5’ streetscape dimensions on West Marietta Street and Longley Avenue
2. Update site plan to include trees in the furniture zone and placed no more than 30’ on center along West Marietta Street and Longley Avenue
3. The DRC supports the applicants plans to reorient the 2nd duplex on Longley Avenue to engage the street.
4. Update all building elevations along Longley Avenue to meet the 30% fenestration requirement.
5. Remove the trees from the alley on the site plan, and plant them entirely within your property line.
6. The DRC noted that internal drive spaces seem incredibly tight for cars to maneuver. 14’ feet seem insufficient to proper turning movement. City Staff explained that this will be further evaluated in the internal review at the city.
7. ATLDOT will need to determine if an ADA space is required at this site.
8. Update the site plan to include the location of the HVAC condenser units. If they are placed at ground level, please show how they will be screened.
9. The applicant will need to determine how trash pickup will be handled at this site (e.g., dumpster or individual trash receptacles) and update the site plan to reflect that decision.
10. Update the calculations chart on the site plan for the project (e.g., FAR, Open space, etc)
11. The DRC will vote on the variations after reviewing the revised plans.
12. 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.