

**Atlanta BeltLine Design Review Committee
August 17, 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)

OLD Business: 1124 and 1130 West Marietta Street – THE MIDDLE HOUSE COMPANY

The property is zoned C-2. The scope of work has been *revised* to include the construction of 12 duplexes instead of four on a 0.96-acre site. *The additional parcels include 1134, 1140 and 1146 West Marietta Street.*

Applicant(s): Knox Rawson - kdrawson@gmail.com
Derek Turner - derekturnerg@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 and Tilden Street from 10’ to 6’. The existing sidewalk is less than 7’ wide between the curb and building face.

2. **(Added) 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.

Recap:

1. The DRC supports the variation to **Section 16-36.012** to reduce the clear zone from 10’ to 6’ on Longley and Tilden. The vote was 3 to 2.
2. The DRC unanimously does not support the variation to **Section 16-36.017(3)(c)(ii)(2)** to eliminate the active use requirement on Longley or Tilden Street.
3. The DRC received feedback public comment Howell Station Community on this project. Staff will forward a copy of the comments to the applicant.
4. The DRC requested an updated site plan that includes the material/fencing details for the trash enclosure, along with the landscaping planting details for it.
5. The DRC would like to see the trash truck turning radius details to ensure it can properly enter/exit the site. Determine if the one-way drive will impact the truck’s maneuverability.
6. The corner units at the intersection of Longley and Tilden should be reexamined to extend the building design along with the fenestration to the side façade. The design goal is to have the side elevation serve as another front to the unit.
7. Update the elevations by including fenestration calculations for each unit type.
8. Along the 12’ internal drive aisle, examine whether there is adequate space to provide a few guest parking spaces.
9. Improve the duplex front façade by:
 - a. Enlarging the tiny window on the 1st level,
 - b. Adding a window to the other side of the door,
 - c. Add window(s) along the blank wall where the stairs are located, and
 - d. Provide more differentiation between the units at the ground level.
10. As part of the SAP with the City, update/correct the lot calculations chart.
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: 444 Edgewood Avenue SE – PERMIT SOLUTIONS, INC

The property is zoned HC-20C-SA4. The scope of work includes the renovation of a two-story 6,000SF building constructed in 1909. The interior alterations include a coffee shop, boutique space, an art gallery/event space, and a new rooftop patio with an exterior multilevel deck.

Applicant(s): Patti Wallis - pwallis@psi-atl-ga.us

Requested Variation(s):

None

Recap:

1. The DRC applauds the historic preservation of the existing building.
2. The DRC asks the applicant to forward the site line study that was done for the project for our files.
3. The DRC supports locating the main entrance on Edgewood, as this is consistent with the pedestrian-oriented store fronts along on the street.
4. The DRC finds no objections with this SAP.

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New Business: 901 Chattahoochee Avenue, NW - CIVILOGISTIX

The property is zoned MRC-2-C. The scope of work includes a new 2,250SF building for an eating establishment with 15 parking spaces. This project is one of two proposed developments slated for this address with separate proprietors.

Applicant(s): DeMarc Meal - demarc@civilogistix.com

Requested Variation(s):

1. **Section. 16-36.011(5)** – “Drive-through service windows, drive-in facilities and associated queuing areas shall not be located between a building and the street, unless otherwise prohibited by the underlying zoning. Such facilities shall also be limited to two drive-through or drive-in facilities and two queuing lanes.”
2. **Section 16-36.017(2a)** – “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 with the exception of hotels, hospitals, childcare centers, kindergartens and special schools, subject to provisions in subsection.”

Recap:

1. The DRC does not support the variation **for Section. 16-36.011(5) and Section 16-36.017(2a)** for this development as it presented.
2. The DRC stated this is a car-focused suburban development and does not complement nor support a growing pedestrian oriented urban experience in this area.
3. While the eating establishment is a separate SAP and from the adjacent carwash SAP, the properties are located at the same address, and the DRC could not overlook the potential cumulative impact that these car-centric business operations would have along Chattahoochee and Defoor Avenue.
4. The DRC does applaud the applicant for the proposed landscaping screening along Defoor Avenue.
5. The DRC asked the applicant and City staff (via ATLDOT) to determine if the perpendicular parking spaces along the access easement are allowed, given the access easement functions as the primary ingress/egress for the adjacent gas station and the anticipated traffic generated from the proposed businesses.
6. City staff directed the applicant to provide a copy of the access easement terms, including the type/conditions to city staff.
7. The DRC supports small businesses, and if the applicant would like to meet prior to resubmitting updated drawing to present concept options we can help arrange a meeting.
8. Given there is no turn lane on Chattahoochee Avenue, ATLDOT should evaluate eliminating a left turn movement out of the site to avoid blocking traffic lanes
9. 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: 1361 and 1365 Metropolitan Parkway, SW – FLICKER DEVELOPMENT LLC

(updated) The property is zoned NC-9. The scope of work includes a new four-story building with 55 residential units on a 0.31-acre site. The project will comply with the BeltLine Inclusionary Ordinance by providing 15% of the units at 80% of AMI.

Applicant(s): Daniel Flicker - FlickerDevelopment@gmail.com

Requested Variation(s): Identified During the Meeting

1. **Section 16-36.012** – “Sidewalk and Supplemental Zone Table” - Sidewalk Table/ 5’ Street Furniture Zone, 10’ sidewalk clear zone, 5’ supplemental zone.
2. **Section 16-36.013 (4aii)** – For sidewalk level residential and outdoor dining walls shall not exceed 24 inches in height unless existing topography requires a retaining wall of greater height.

Recap:

1. The DRC did not vote on the variations for **Section 16-36.012** and **Section 16-36.013 (4aii)** but will take a position on the variations after receiving updated plans.
2. Add the 5’ supplemental zone along Metropolitan to comply with the 5’-10’-5’ streetscape.
3. Update the elevations with larger windows to improve/soften the overall design. The windows on all the façades are incredibly small given the proportion of the building.
4. The DRC needs to review project materials that are near final to provide feedback on what will be constructed. The submitted elevations appear to be in a draft phase.
5. The applicant indicated that the development will be one-bedrooms units. The DRC ask the applicant to consider providing additional bedrooms per unit to accommodate families.
6. The applicant was asked to consider providing some units under 80% of AMI.
7. City staff will review the NC-9 District requirements along with the BeltLine Overly Inclusionary Zoning parking incentives to verify that the applicant does not have to provide parking.
8. Give more intentionality to the Metropolitan Parkway façade to make it more pedestrian oriented by:
 - a. Revisiting the height of the retaining walls and consider terracing the retaining walls instead,
 - b. Revisiting the blank wall at the elevator or reconsider the location of the elevator entirely, and
 - c. Evaluate how to bring the 1st floor down to the street level to address the pedestrian scale and put accessibility requirements on the interior of the project.
9. Improve the overall design by:
 - a. Having the deco design turn the corner onto the side elevations
 - b. Making the main entrance more distinct and identifiable.
10. Provide a fenestration calculations chart on the elevations to confirm the project meets the 30% fenestration requirements.
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, or to defer the project of the City of Atlanta’s Office of Design for further review.

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New Business: 892 Bowen Street, NW – ACME AMERICAN LLC

The property is zoned I-1. The scope of work includes a new 2,800SF metal building for an art sculpture studio with five parking spaces and a bike rack on a 0.275-acre site.

Applicant(s): Jeffrey Deberardinis – acmeamericanllc@bellsouth.net
Martin Dawe – sculpture@cherrylion.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.**
 - a. This is a request to reduce the sidewalk to 5’ feet.
 - b. This is a request to locate the tree planting zone behind the sidewalk.

Recap:

1. The DRC supported a revised variation to **Section 16-36.012** which would require 5’ tree planting/furniture zone, a 6’ sidewalk clear zone, and a 5’ supplemental zone. The applicant agreed to the revised variation.
2. The DRC asked the applicant to add more pedestrian level windows on the front façade to meet the 30% fenestration requirement.
3. 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: 461 Englewood Avenue, SE – EBERLY & ASSOCIATES

The property is zoned MRC-3-C. This project is part of the Englewood South Master Development Plan led by the Atlanta Housing. Block-C of the master plan will be developed by the Benoit Group LLC, and includes a 5-story senior living apartment building with 160 units, indoor/outdoor amenity spaces, 17,168SF of retail with 213 parking spaces on a 2.33-acre site. The project will comply with the BeltLine Inclusionary Zoning Ordinance by providing 128 of the 160 units at 60% of AMI.

Applicant(s): Josh Carnes - jcarnes@eberly.net

Requested Variation(s):

1. **Section 16-36.20 (4b)** Reduction of on-site loading required is authorized as provided for in **Section 16-28.015**. This is a request to allow on-street loading. On-street loading is proposed to facilitate front-loaded urban-style retail Along Englewood Avenue and urban-style residential along Climax Street.

3. **Section 16-36.013 (4a ii) – For sidewalk level residential and outdoor dining walls shall not exceed 24 inches in height unless existing topography requires a retaining wall of greater height.**

This is a request to exceed the 24" retaining wall height. Significant topographical considerations render this requirement unreasonable.

4. **Section 16-36.17(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 transportation.**

This is a request to exceed the 24' curb cut maximum. The proposed 2-way parking deck and trash access are located on Climax Street and are separated by 5'. It is more feasible to combine both access points into a single drive of width 41'. On the 41' driveway – provide a pedestrian safe zone, identified with marking etc to have place for pedestrians to land.

5. **Section 16-36.013 (2) Supplemental zone - Plazas, terraces, porches and stoops within the supplemental zone shall have a maximum finished floor height of 30 inches above finished grade unless existing topographical considerations render this requirement unreasonable.**

This is a request to allow greater than two-thirds of the supplemental zone to include stoops, walls, and walkways with elevations greater than 30 inches above finished grade and adjacent public sidewalk. Significant topographical considerations render the height requirement unreasonable.

5. **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 request to reduce the supplemental zone width from 5' to 2' to accommodate on-street loading. The supplemental zone reduction is necessary only at proposed on-street loading.

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6. **(Added) Section 16-36.014 (7c) – Fenestration shall be provided at the minimum percent as specified herein.**
(Minimum 65% minimum length on local road for retail).

This is a request to reduce the fenestration requirement from 66% to 51%. DCA requires the development to have certain amount of brick, which makes providing the additional percentage of fenestration challenging.

Recap:

1. The DRC supports the variations to **Section 16-36.20(4b)**, **Section 16-36.013(2)**, and **Section 16-36.012** as requested.
2. The DRC asked the applicant to indicate on the resubmitted elevations where the retaining walls exceed 24”.
3. The DRC supports the variation to **Section 16-36.013 (4aii)**, under the condition that the updated elevation will address its comments regarding the north elevation. On the north elevation, the DRC asked the applicant to:
 - a. Place the entry point to the patio at the center verses on the side and step the retaining wall and add planter boxes.
 - b. Where the retaining walls exceed 24” along the retail, change the retaining walls into split walls with the planter boxes.
4. The DRC supports the variation to **Section 16-36.17(1a)**, under the condition that the updated site plan incorporates a pedestrian safe zone within the 41’ curb-cut, which should be identified with markings or raised area, etc.
5. The DRC supports the variation (3 to 1) to **Section 16-36.014 (7c)** as requested.
6. The proposed signage band and/or awning for future retailer tenants will help to create an inviting pedestrian experience and soften the overall building design. Both options should be offered to retail tenants.
7. Provide more uniformity in design. Consider narrowing the width of the gray architectural band that separates the retail from the residential and make the brick columns taller along the Englewood façade, so the columns and architectural band dimensions are consistent.
8. Consider a consistent color for the buildings to help make the building more distinct and give a sense of place.
9. 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 scheduled DRC meeting for further discussion.

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New Business: 451 Englewood Avenue, SE – EBERLY & ASSOCIATES

The property is zoned MRC-3-C. This project is part of the Englewood South Master Development Plan led by the Atlanta Housing. Block-B of the master plan will be developed by the Benoit Group LLC and includes a 5-story apartment building with 200 units, indoor/outdoor amenity spaces, 21,527SF of proposed retail with 307 parking spaces on a 2.72-acre site. The project will comply with the BeltLine Inclusionary Zoning Ordinance by providing 160 units of the 200 units at 60% of AMI.

Applicant(s): Josh Carnes - jcarnes@eberly.net

Requested Variation(s):

1. Section 16-36.20 (4b) Reduction of on-site loading required is authorized as provided for in Section 16-28.015

This is a request to allow on-street loading. On-street loading is proposed to facilitate front-loaded urban-style retail Along Englewood Avenue and urban-style residential along Climax Street.

2. Section 16-36.013 (4a)ii) – For sidewalk level residential and outdoor dining walls shall not exceed 24 inches in height unless existing topography requires a retaining wall of greater height.

This is a request to exceed the 24" retaining wall height on the public street, and between building the property line. Significant topographical considerations render this requirement unreasonable.

3. Section 16-36.013 (2) Supplemental zone - Plazas, terraces, porches and stoops within the supplemental zone shall have a maximum finished floor height of 30 inches above finished grade unless existing topographical considerations render this requirement unreasonable.

This is a request to allow greater than two-thirds of the supplemental zone to include stoops, walls, and walkways with elevations greater than 30 inches above finished grade and adjacent public sidewalk.

Significant topographical considerations render the height requirement unreasonable.

4. 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 request to reduce the supplemental zone width from 5' to 2' to accommodate on-street loading. The supplemental zone reduction is necessary only at proposed on-street loading.

5. (Added) Section 16-36.014 (7c) – Fenestration shall be provided at the minimum percent as specified herein. (Minimum 65% minimum length on local road for retail).

This is a request to reduce the fenestration requirement from 66% to 51%. DCA requires the development to have certain amount of brick, which makes providing the additional percentage of fenestration challenging.

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Recap:

1. The DRC supports the variations to **Section 16-36.20(4b), Section 16-36.013(2) and Section 16-36.012, and Section 16-36.014 (7c) as requested.**
2. The DRC supports the variation to **Section 16-36.013 (4aii)**, under the condition that the south and west elevations be updated to add windows on the vast expanse of brick down to ground level and false windows are added to the retaining wall to disguise the condition.
3. The proposed signage band and/or awning for future retailer tenants will help to create an inviting pedestrian experience and soften the overall building design. Both options should be offered to retail tenants.
4. Consider a consistent color for the buildings to help make the buildings more distinct and give a clear sense of identity.
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 scheduled DRC meeting for further discussion.