

**Atlanta BeltLine Design Review Committee
October 19, 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: 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

Updated Requested Variation(s): Identified During the Meeting

1. **Section 16-36.014 (3)** – “All residential uses not located at sidewalk-level shall have pedestrian access to the required public sidewalk via a lobby fronting and accessible from said sidewalk”.

Recap:

1. The DRC acknowledges the applicant’s responsiveness to addressing many of its comments.
2. The original requested variations for **Section 16-36.012** and **Section 16-36.013 (4aii)** were removed, as the applicant updated plans to not require the variation.
3. The DRC supports the variation to **Section 16-36.014(3)**.
4. The applicant has added seven 2-bedroom units to the residential unit mix.
5. Update the rendering to clearly show the divided light windows. The current rendering doesn’t provide the best representation of the design.
6. The applicant explained that the project is modular construction, and a traditional façade veneer is built on it. The DRC asks the applicant to:
 - a. Provide more articulation of the spandrels.
 - b. Consider small silver windows in place of blank vertical expressions on either side of the building on the front a façade, or some other design solution to add the vertical expression.
7. 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.

New Business: 1605 Howell Mill Road, NW – SMITH, GAMBRELL RUSSELL, LLP

The property is zoned MRC-2-C. The scope of work includes the conversion of a 1,539SF existing building into a medical clinic. The renovations will involve relocating the drive-through window from the side to the rear of the structure, constructing a ±250 square foot addition to the building, adding canopies over the relocated drive-through window, and updating the interior/exterior of the structure aesthetically.

Applicant(s): Alex Brock Smith - jabrock@sgrlaw.com

Requested Variation(s):

None requested

Recap:

1. The DRC commended the adaptive redesign of the site.
2. The DRC asked if this drive-thru meets the city’s drive through conditions in the area based on the previous use on the site, and the city has determined the drive-thru use would be allowed as a non-confirming.
3. The DRC finds no objection with this SAP.

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New Business: 220 Pearl Street, SE – EBERLY & ASSOCIATES, INC

The property is zoned MRC-3. The scope of work includes a multifamily development with 215 residential units and a 232-space parking structure, and 44-bike parking spaces on a 2.7-acre site. The project will comply with the BeltLine Inclusionary Zoning Ordinance by providing 10% of the units at 60% of AMI.

Applicant(s): Jeremiah Phillips - jphillips@eberly.net

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 request to reduce the required sidewalk width from 10’ to 7’ along Fulton Terrace at the northeast property line to the plaza area, after that point the sidewalk will be 10’.

This is a request to reduce required sidewalk width from 10’ to 7’ along Pearl.

This sidewalk width will match that of the adjacent project located at 195 Chester Avenue (BL-20-049).

2. **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 street furniture zone along Pearl Street to allow for on-street parking. A larger than minimum street furniture zone will be provided along Fulton Terrace for the preservation of existing trees.

3. **Section 16-36.011 (10e) – “Site Limitations”- Shall provide a new public access street (or streets) in accordance with the BeltLine Street Framework Plan, unless granted a variation in accordance with this chapter.**

Recap:

1. The DRC applauded the applicant on the architecture design and overall site plan.
2. The DRC supports both variations to **Section 16-36.012** as listed above.
2. While the road connection is not completely vehicular, the site plan is accommodating the intent of the street framework connection by providing pedestrian connectivity through the site using the framework proposed in the Subarea 4 Master Plan. The DRC supports the variation to **Section 16-36.011 (10e)**.
3. The applicant will need a variation for the retaining wall along the drive aisle, and this will be handled by city staff and the BZA since this regulation is from the MRC-3 zoning district requirement.
4. The DRC applauds the effort to preserve the trees on site, especially in the open plaza area. The DRC asked the applicant to reexamine the trees along Fulton Terrace and determine how to avoid impacting the structural root plate of the trees given the site design layout, the topography, and the root system currently shown as being predominantly on the surface.
5. Relocate the transformer along Fulton Terrace to the least visible location. Applicant said the transformer will be screened by fencing with gates and landscaping.
6. The DRC finds no objections with this SAP.

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New Business: 1314 Murphy Avenue and 1070 Dill Avenue, SW – KRONBERG URBANISTS + ARCHITECTS

The property is zoned MRC-3-C and MRC-1. The scope of work includes a mixed used development over two sites. There are 567 rental apartments, 10 live/work units and approximately 20,00SF of commercial planned for the Murphy site, and on Dill Avenue there are 10 rental apartment units and two live/work units on 5.45-acre combined site. The project will comply with the BeltLine Inclusionary Zoning Ordinance by providing 15% of the units at 80% of AMI, and 5% of the units at 60% of AMI.

Applicant(s): Elizabeth Williams - ewilliams@kronbergua.com

Requested Variation(s):

1. **Section 16-36.016 (3c) Sec. 16.36.016.3.c. - Loading areas, loading dock entrances and building mechanical and accessory features.**

This is a request for a variation to allow mechanical features be located between a building and the street in this instance. While we will make every effort to locate transformers in the most discrete locations possible, Courtyard 1 will require a transformer to be located between the building and street due to lack of other on-site space and Georgia Power access requirements. The transformer will be appropriately screened.

2. **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 for a variation from the 10’ minimum clear sidewalk requirement on the 1070 Dill property. The applicant is proposing a 6’ sidewalk clear zone to match the existing adjacent streetscape/sidewalks.

Recap:

1. The DRC applauded the design layout of this transit-oriented development.
2. The applicant indicated that the project has no residential parking, only commercial user parking given its adjacency to the Oakland City MARTA Station.
3. The DRC supports the variations for **Section 16-36.016 (3c)**.
4. The DRC supported the variation for **Section 16-36.012** with one vote of opposition (D. Hamilton)
5. The applicant indicated that they are working with city agencies to propose a cycle-track on Dill Avenue.
6. Provide a color rendering of the development/elevation.
7. Update elevations to include the building materials.
8. Provide materiality change or bollards to properly separate parking from the pedestrian activity on the shared drive on the Murphy parcel.
9. Update elevations to include building materials
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.

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New Business: 556 McDonough Blvd, SW – CONTINEO GROUP

The property is zoned C-2-C. The scope of work includes the construction of 102 rental apartments with 56 parking spaces on a 1.297-acre site. The project will comply with the BeltLine Inclusionary Zoning Ordinance by providing 15% of the units at 80% of AMI.

Applicant(s): Michael Costa - michaelc@thecontineogroup.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 request to reduce the clear zone from 10’ to 6’ on Park Avenue.

Recap:

1. The applicant explained that all the units are 1-bedroom units, and they are targeting tenants that opt for alternative modes of transportation other than a vehicle.
2. The DRC asked the applicant to provide more design articulation on the first floor along McDonough (terraces with street walls, that are pedestrian in scale, or other design solutions)
3. The DRC asked the applicant to consider extending the parapet at the SW corner to extend the length of the McDonough facade to better screen the asphalt roof or consider a metal roof.
4. While the BeltLine Inclusionary Zoning Ordinance provides a parking incentive that removes a minimum parking requirement for residential projects in compliance with the ordinance, the DRC would like to see the applicant provide designated on-street parking spaces. And while not detailed in the meeting, also consider measures to disincentivize car ownership by providing onsite bike racks, spaces designated for car-sharing onsite, and/or lease restrictions that prohibit cars, etc)
5. Update site plan to show on-street parking on the site plan.
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 scheduled DRC meeting for further discussion.