

A G E N D A**Atlanta BeltLine Design Review Committee**

DATE: Wednesday, September 19, 2018**TIME:** 5:00 PM**LOCATION:** 100 Peachtree Street, Equitable Building, 23rd Floor, Peachtree Conference Room
For specific directions visit <http://beltline.org/contact/>****NOTE: Published agenda times are provided for planning purposes only and are mere approximations. ******Welcome/DRC Meeting Overview****Old Business: 72 Kenyon Street, SE – Pedram Bidhendi**

The property is zoned R5. The project involves the demolition of the existing home, and the construction of new 2,717 SF craftsman style home with a 20x20 detached garage with a studio apartment above it. The lot is 59' x 110'.

Applicant(s): Pedram Bidhendi - peter.roofman@gmail.com**Requested Variation(s):**

Section 16-36.011 (3B) – Minimum 20' Buffer along any part of the property adjacent to the Beltline Corridor. On this portion of the Beltline (between Wyllie and Kirkwood) there are only 6 to 8 lots, and all of them are zoned, and will probably remain residential. Several of these homes are existing homes, but newer homes are far closer to the Beltline than we propose to be. Some have back porches or ancillary structures closer than 20', and the main structures themselves are in one case as close as 8'---9' from the rear property line. That is not to say just because these existing homes are so close the DRC should be perfectly/automatically ok with new structures being just as close, but our garage being 12' away from the rear property line will not look at all odd or out of place on this section of the Beltline with conditions being what they currently are.

New Business: 701 Highland Avenue, NE – PLEXUS R-D

The property is zoned PD-MU. The project includes an open air multi-tenant food court comprised of six 40' shipping containers and two double stacked 20' shipping containers arranged on the site, to create 480 SF of retail space, 1,760 SF of restaurant space, and 2,540 SF of outdoor structured terrace space on a 0.3116 acre site.

Applicant(s): Bryce Schwermer - bschwermer@plexusrd.com
Jordan Williams - jwilliams@plexus-architecture.com**Requested Variation(s):**

Section 16-36.011 (3a) – Minimum 20' Buffer along any part of the property adjacent to the Beltline Corridor. The previously approved plan for this site allowed for a setback of 5'. Due to the triangular shape of the site a 20' setback would make most of the site unusable. Our plans have been made with the 5' setback in mind based on the previously approved site plan. Furthermore, the portion of our site within the 20' buffer is at a higher elevation than the Beltline itself. As such the portions of building that encroach within the buffer are elevated approximately 18' above than the Beltline.

Section 16-36.014 (7a) – 65% minimum fenestration requirement for non-residential uses along Arterial or Collectors streets. The 42” high concrete structural wall built in the public right of way along Highland Avenue limits the opportunities for glazing and prohibits the potential for entrances to the building from Highland Avenue. Due to the triangular shape of the site and this right of way wall, we chose to focus the project towards the Beltline and proposed an exterior terrace and mural to activate the Highland Avenue façade.

Section 16-36.014(7a) Extend the maximum length of facade without intervening fenestration or entryway from 20' to 40'. The 42” high concrete structural wall built in the public right of way along Highland Avenue limits the opportunities for glazing and prohibits the potential for entrances to the building from Highland Avenue. Due to the triangular shape of the site and this right of way wall, we chose to focus the project towards the Beltline and proposed an exterior terrace and mural to activate the Highland Avenue façade.

New Business: 1528 Howell Mill Road, NW – PLEXUS R-D

The property is zoned MRC-2 and I-1. The project is comprised of four floors of commercial space to be constructed over one level of structured parking with 131 proposed spaces, and a building with 72,684 SF of conditioned space for retail, office, and restaurant spaces, in addition to a 10,700 SF structured terraces on a 1.18-acre site.

Applicant(s): Bryce Schwermer - bschwermer@plexusrd.com Erik Lewitt - elewitt@plexus-architecture.com

Requested Variation(s):

None

New Business: 1400 Howell Mill Road, NW – 1400 HOWELL MILL LLC

The property is zoned I-2. The project includes the construction of a new three-story wholesale furniture, and office building with a total building square footage of 7,900 with 22 parking spaces on a 0.39 acre site.

Applicant(s): Brett Buckland - bbuckland@bohlereng.com Marty Mason - marty@mmcollectedhome.com

Requested Variation(s):

Section 16-36.012 - Sidewalks: a minimum 10' clear zone.

Section 16-36.013 - Supplemental Zone: a minimum 5' furniture and tree planting zone. The elimination of the required sidewalk furnishings zone along Howell Mill Road, reduction of the tree planting zone from 5’ minimum width to 4’ minimum width, and reduction of the 10’ minimum sidewalk clear zone to 5’ minimum width. This variation is required in order to avoid disturbing the existing approximately 8’ tall stone retaining wall located adjacent to the existing sidewalk. The wall is located approximately 9’ from the existing back of curb. This wall restricts the width available to provide the sidewalk required within the Beltline Overlay District. To the north and south of the site along Howell Mill Road, the existing sidewalks are also not adequate to meet the Beltline Overlay requirements.

Section 16-36.014 (2) - No sidewalk connection to the right-of-way. The Beltline code requires a pedestrian connection to the primary entrance of the building. Per ADA code, if a pedestrian connection is provided to the right-of-way, then this connection must be ADA-accessible. Due to the site's existing topographical challenges and physical constraints, including the existing retaining wall along the frontage of the site, providing an ADA-accessible pedestrian access is not feasible. The only available location for a pedestrian access point is towards the southern end of the parcel adjacent to the existing driveway. This driveway is currently at an approximate 15% slope, which well exceeds the maximum running slope for a ramp allowed by ADA (8.33%). The site does not provide enough running distance between the street and the upper plateau, where the building is located, to provide an accessible route.

New Business: 171 Armour Drive, NE – TVSDSIGN

The property is zoned I-1. The project involves the conversion of an existing 16,500 SF warehouse into a 27,600 SF of office and event space, including 7,000 SF of new ground level construction with a 5,000 SF 2nd floor and a 2,000 SF roof amenity on 1.124 acre site.

Applicant(s): David Brown - DBrown@tvsgdesign.com Wes Taylor - wtaylor@tvsgdesign.com

Requested Variation(s):

None

New Business: 912 Huff Road, NW - EDWARD ANDREWS HOMES

The property is zoned I-2 with a MR-4B pending. The project involves the demolition of an existing warehouse facility, and the construction of seventy new single-family residential townhomes on a 2.357 acre site.

Applicant(s): Kevin Norton - k.norton@eahomes.com
Jessica Hill - jhill@mmmlaw.com

Requested Variation(s):

Section 16-36.011 - Minimum 20' Buffer along any part of the property adjacent to the Beltline Corridor. A CSX rail line runs along the western property line of the site. As previously discussed with Beltline staff, this line is active and will not be part of the proposed Beltline Corridor in this area, therefore a 20' setback is not required. The proposed development removes an 11' encroachment into CSX right-of-way and sets the nearest building back 10' from the property line. There is significant grade change (almost 20') between the site and the railroad track below. A retaining wall is proposed in the setback to help mitigate the current slope along the property line and will provide additional buffer between the development and rail line.

Section 16-36.013 - Supplemental Zone: a minimum 5' furniture and tree planting zone. The neighborhood has requested that the owner make a reasonable effort to add public parallel parking stalls along Booth Street and Ernest Street. To help accommodate these spaces, we are requested a variation to reduce the streetscape setback to a 4' furniture zone, 6' clear zone, and 5' supplemental zone along Booth Street and Ernest Street. This is consistent with many other projects within Beltline Overlay. In addition, these streets are not a primary

pedestrian access to any surrounding buildings, and therefore the reduced sidewalk will not be a detriment to the surrounding neighborhoods. Huff Road is designed with the required setbacks per Beltline Overlay.

Section 16-36.017 (3C)– Minimum 10’ active depth requirement. Provide an exemption to the 10’ required active use depth on residential units fronting public right-of-way.

New Business: 40 & 46 Boulevard - RCC, LLC

The property is zoned C-2-C. The property is comprised of eight contiguous parcels (which also includes 25, 27, 33, & 39 Daniel Street, 492 & 496 Gartrell street) totaling 65,716 SF. The project consists of 129,655 SF of office, 3,540 SF of retail space, a 38,766 SF hotel, and 10 townhomes. The project also includes a two-story below ground parking deck with 275 off-street parking spaces.

Applicant(s): Brad Jacobs - bjacobs@davinci-dev.com

Requested Variation(s):

Section 16-36.017 (6) - Drop Off lanes. A drop off area on Boulevard is necessary for hotel patrons that are loading / unloading, as well as patrons that are being dropped off by ride sharing services / taxis.

Section 16-36.017 (6) - Drop Off lanes. A drop off area on Boulevard is necessary for office employees and visitors that are loading /unloading, as well as employees and visitors that are being dropped off by ride sharing services /taxis.

Section 16-36.013 – Supplemental Zone. A reduction in the sidewalk width on Daniel Street in front of the residential townhomes to allow for additional open space in front of the townhomes.

New Business: 1350 West Marietta Street - PLANNERS AND ENGINEERS COLLABORATIVE, INC.

The property is zoned MRC-3. The project consists of (4) four buildings that will range from four to five stories in height across the site, which will include approximately 358 apartment units, and 490 surface and structured parking spaces on a 9.4 acre site.

Applicant(s): Ken Wood – kwood@pecatl.com
Ben Hudgins - bhudgins@brockhudgins.com

Requested Variation(s):

None