

Atlanta BeltLine Design Review Committee

DATE: Wednesday, March 20, 2019

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

New Business: 125 Milton Avenue SE – SUMMIT ENGINEERING CONSULTANTS, INC

The property is zoned MR-4-C. The project includes 318 apartments over three buildings, 2,000 SF of commercial/retail space and 473 parking spaces on a 10.393-acre site. 48 affordable housing units will be provided in this project.

Applicant(s): Christopher Harrell - charrell@summitcon.net

Requested Variation(s):

1. Section 16-36.013(4)(a)(ii) and Section 16-36.13(2) -Retaining Wall Height:

Due to the topography issues along Milton Avenue and the transition to the site, two retaining walls are needed within the supplemental zone along the Milton Avenue frontage. These walls and associated stoops exceed 30 inches above the adjacent sidewalk for approximately 75 LF (Building Type III) and 90 LF (Building Type II). The existing grade of Milton Avenue, which drops over 40 ft across the property frontage precludes the ability to develop the property without retaining walls and stoops greater than 30" above grade.

2. Section 16-36.013(3)(b)(ii)-Ground Floor Unit Direct Connections:

Due to topography conditions along Milton Avenue, it is not possible to have 2 or fewer units with direct connections to Milton Avenue. While all ground floor units will have pedestrian access to the sidewalk, some are grouped together in combinations of 3 units (one location) and 4 units (two locations). Others are individual connections.

3. Section 16-35.012(1) and Section 16-35.012(2)-Elimination of Street Tree and Furniture Zone, Reduction of Clear Zone Width (Lakewood Ave.):

An existing 30-foot-high steep slope exists from Lakewood Avenue down to the property. There is a roadway shoulder consisting of an existing 5-foot sidewalk and a guard rail to prevent vehicles from crashing down the embankment. The construction of a street tree and furniture zone along this section of road would require retaining walls to be constructed and about ¼ acre of existing trees and stable roadway slope to be removed and disturbed. There are no proposed buildings along this section, for obvious reasons. The proposal is to replace damaged or missing sidewalk sections with a 5' sidewalk and to allow the guard rail to remain. Note: Section 16-35.007(2)(k) which allows for variations of sidewalk and supplemental zones applies to this site/location.

New Business: 1181 & 1191 Metropolitan Parkway SW – PIMSLER HOSS ARCHITECTS

The property is zoned RG-3. Phase 1 of this project involves the renovation of ten two-story multi-family buildings with 120 units, which will require window and door replacements, new asphalt shingles, a new 2,700SF leasing office and new paint on the exterior on a 7-acre site. An application has been submitted with the State and National Historic Preservation Office for this project.

Applicant(s): Randy Pimsler - randy@pimslerhoss.com

Requested Variation(s):

1. **Section 16-36.014 (7b) Fenestration**– The fenestration requirement is thirty percent and the existing historic buildings provide for twenty eight percent fenestration. The variation is to requested is due to the National Register Nomination/certification given that the fenestration may not be modified (this relates to the existing building).
2. **Section 16-36.013 Supplemental Zone** – The supplemental zone is required to provide a 5’ wide tree planting zone and a 10’ sidewalk. The variation request is to allow the existing sidewalk configuration to remain intact on Metropolitan Parkway, as reworking this sidewalk would likely impact the existing property boundary edges which have been identified as contributing to the historic fabric of the property and the nomination with the NPS and SHPO.
3. **Section 16-36.013 Supplemental Zone** – The supplemental zone is required to provide a 5’ wide tree planting zone and a 10’ sidewalk. The variation request is to allow the existing sidewalk configuration to remain intact on University Avenue, as reworking this sidewalk would likely impact the existing property boundary edges which have been identified as contributing to the historic fabric of the property and the nomination with the NPS and SHPO. It is proposed that along this right-of-way, that street trees and street lighting be installed in the existing landscape strip adjacent to the University Avenue.

New Business: 890 MEMORIAL DRIVE SE – PRAXIS3

The property is zoned MRC-3-C. This is Phase Two of the Lofts at Reynoldstown Crossing that was developed by the Atlanta BeltLine Inc. Phase Two, Madison Reynoldstown will include 116 affordable residential units ranging from three to five stories, with 2,800SF of commercial/retail/artist studio space, and 168 parking spaces on a 1.247.

Applicant(s): Garrett Womble - gwomble@praxis3.com

Requested Variation(s):

1. **Sec 16-36.013 - Sidewalk and Supplemental Zone Table.** Reduction of 20' sidewalk and supplemental zone to a minimum of 13.5' to accommodate the loading zone and on street parking. At the landscape bulb outs between parallel parking spaces, the sidewalk and supplemental zone is approximately 30'. North of the project site transitions to a residential neighborhood where the existing sidewalk and supplemental zone is reduced to 5'. Currently Chester Avenue is being illegally parked. Providing on street parking will provide spaces for future tenants and support the retail program along Memorial Dr.
2. **Sec 16-36.017(3c).ii. The active-use depth requirement** is not met for 20 LF between the unit at the Northwest corner of Building B and the parking deck entrance. Active use is provided on either side of this area. A unit was located in this corner in an effort to meet the active-use intent, but the 20 LF portion and the 10' beyond is not beneficial to the unit layout.
3. **Sec 16-36.011(10d). Reduction of 20' buffer** along the property line adjacent to the Beltline corridor to a minimum of 4'. The propose improvement does not project further into the buffer than the two adjacent, existing buildings. Shifting the proposed improvement to the West, toward Chester Ave, would negatively impact the streetscape along Chester Ave. The proposed siting of the building is consistent with the site plan provided in ABI's RFP for this project. Reducing the building footprint, and then the quantity of units, would sacrifice the commitments made to the Atlanta Housing Authority and Atlanta Beltline making the project economically infeasible.

New Business: 190 Ottley Drive NE – REVIVE ARCHITECTURE

The property is zoned I-1. The scope of work includes the renovation of a one-story warehouse & office building that contains 28, 504SF of office, 748SF of restaurant space, 2,660SF of storage spaces, and 2,233 SF of covered exterior space inside the building foot print with 52 spaces on a 1.611 acre site.

Applicant(s): Laura Daniel - laura@revivearchitecture.com

Requested Variation(s):

1. **Sec 16-36.021 – Off-Street Bicycle Parking.** We are locating our fixed bicycle racks on the opposite of the sidewalk from the required location in the street furniture zone due to the topographic challenges. The street furniture zone will rise 2' from the curb to the sidewalk edge preventing feasible bike parking.
2. **Sec 16-36.013 – Sidewalks.** The required width of sidewalk is 10'-0'; however, recent projects in the area have been approved with the variations for 6' sidewalks in lieu of 10'-0'. We request a 6'-0' sidewalk to match the others in the area. Photos provided.