

Atlanta BeltLine Design Review Committee
December 15, 2021 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: 573 Federal Terrace, SE - DUNNHOMES

The property is zoned C-1-C. The scope work includes four 2-story single family homes, and one 2-story duplex on a 0.42-acre site.

Applicant(s): Russell Moore- rmoore@dunnhomes.com

Requested Variation(s):

1. **Section 16-36.013** – BeltLine Sidewalk and Supplemental Table - 5' tree/furniture zone, 10' clear zone, 5' supplemental zone.

DRC Recap:

1. The DRC supports the variation for **Section 16-36.013** on Federal Terrace for a 5' Tree Planting zone, 6' sidewalk and 5' sidewalk.
2. The DRC asked the applicant to provide additional fenestration on the side elevations for all the units, where possible. It was noted the additional windows can be configured to not directly face windows from the adjacent units.
3. With regards to the duplex at the corner of Federal Terrace and Boulevard, the Boulevard elevation must also be treated like a front façade. The applicant can improve the Boulevard elevation by providing additional fenestration and/or wrapping the porch around to Boulevard.
4. Extend portions of the board and baton features from the front facade to the side elevations for more continuity.
5. Provide the fenestration percentage calculations for each unit on the updated site plan.
6. Update the site plan to reflect the removal of the curb cut on Boulevard.
7. Provide updated elevations that address the comments of the DRC.
8. 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: 1860 and 1874 Peachtree Road, and 0 Collier Road, NE - MORRIS, MANNING & MARTIN, LLP

The property is zoned C-3. The scope of work includes sidewalk level commercial uses and 167 multi-family units, and a parking deck with 260 spaces to support the Shepherd Center on 2.55 acres. The Shepherd Center is a private, not-for-profit hospital specializing in medical treatment, research and rehabilitation for people with spinal cord injury, brain injury, multiple sclerosis, spine and chronic pain and other neuromuscular. The revised development will provide housing for families of patients at the Shepherd Center at no cost, and sidewalk level commercial use to activate the streetscape. The original development proposal was reviewed in November 2019 by the DRC; however, changes to the development scope of work have necessitated a new SAP.

Applicant(s): Jessica Hill - jhill@mmmlaw.com

Requested Variation(s):

- 1. Section 16-36.013/BeltLine Sidewalk and Supplemental Zone Table – BeltLine Sidewalk and Supplemental Table - 5' tree/furniture zone, 10' clear zone, 5' supplemental zone. Variation to reduce the clear zone on 28th Street from 10' to 5' conditioned on expanding the street furniture and tree planting zone to 10'. **The DRC supported this variation with the November 2019 application.****

The existing streetscape on 28th Street includes a 10' street furniture and tree planting zone with a 5' clear zone. The 10' street furniture zone includes several mature trees that the applicant and the community would like to save as part of the redevelopment. The requested relief would match the existing streetscape that extends west into the single-family neighborhood and preserve mature trees.

- 2. Section 16-36.013/BeltLine Sidewalk and Supplemental Zone Table – BeltLine Sidewalk and Supplemental Table - 5' tree/furniture zone, 10' clear zone, 5' supplemental zone. Variation to reduce the streetscape on Collier Road due to limited frontage and connection to adjacent property. **The DRC supported this variation with the November 2019 application.****

The property is abutted by a gas station to the east and a residential condominium building to the west. Neither property is developed with the BeltLine Overlay streetscape. The streetscape to the east consists of a narrow sidewalk immediately abutting the street without any curb and the entire area is paved for access to the gas pumps. The streetscape to the west includes the same narrow sidewalk immediately abutting the street and landscaping behind it. The applicant proposes to eliminate the street tree planting and furniture zone and instead provide a clear zone of varying width to tie into both adjacent sidewalks and provide tree plantings behind the clear zone to match the streetscape to the west. Due to the limited frontage, the unlikelihood of redevelopment of the abutting properties and the existing conditions, the proposed streetscape relief is appropriate.

- 3. Section 16-36.013/BeltLine Sidewalk and Supplemental Zone Table – BeltLine Sidewalk and Supplemental Table - 5' tree/furniture zone, 10' clear zone, 5' supplemental zone. Variation to reduce the supplemental zone from 5' to 3' on Peachtree Road to meet GDOT requirements. **The DRC supported this variation with the November 2019 application.****

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GDOT requires a different streetscape dimension than the BeltLine Overlay district provides. Consistent with the streetscape approved for the Piedmont Hospital redevelopment immediately north of the property, the applicant proposes a seven-foot street furniture and tree planting zone, a ten-foot clear zone and a three-foot supplemental zone. The proposal extends the street tree planting and furniture zone by two feet and reduces the supplemental zone by two feet. The applicant requests a variation to meet GDOT's requirements and provide consistent streetscape along the Peachtree Road corridor.

4. **(New Variation) Section 16-36.013(4) – Fences are allowed for sidewalk level residential and outdoor dining at max height of 42", and for all other non-residential sidewalk levels uses fences are prohibited.** This is a variation to allow a fence in the supplemental zone. **The DRC supports this variation as requested.**

The development proposal includes a fenced therapy garden and lawn on the Peachtree Road frontage of the property. The fence will be a maximum of six feet in height. The therapy garden and lawn will be for the use of the families residing in the building to provide an outdoor amenity and gathering area at grade.

5. **Section 16-36.014(2) – The primary pedestrian entrance to all sidewalk-level uses with public street, private street or BeltLine Corridor frontage shall be architecturally articulated, face, be visible from, and be directly accessible from said required sidewalk along such street or BeltLine Corridor.** This is a variation to alter the requirements regarding the relationship of the building to the street on 28th Street. **The DRC supported this variation with the November 2019 application.**

Due to topography, the access from the building to the street on 28th Street will not be at grade with the sidewalk. The applicant has prioritized the Peachtree Road frontage for access purposes to prevent the commercial space on Peachtree from being below sidewalk level. The topography of the property necessitates relief from this requirement.

6. **16-36.016(3c) – Building mechanical and accessory features shall not be permitted between the building and the public street.** This is a variation to allow building mechanical and accessory features between the building and the street. **The DRC supported this variation with the November 2019 application, based on the review of the landscape plan and the addition of a 5-6' Tea Olive (Osmanthus fragrans) 5' on center, instead of the evergreen trees to provide more a green screen hedge.**

The property has three road frontages so there are limited areas of the property that are not adjacent to the street. The applicant proposes to provide transformers between the building and the Collier Road frontage of the site. Although the transformers are both to the side and rear of the proposed building, due to the site configuration, they are also between the building and the street. The site configuration necessitates the variation.

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7. **(New Variation) Section 16-36.017(1)(a) – Driveways and 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.** This is a variation to increase the curb cut width from 24 feet to 28 feet on 28th Street. **The DRC supports this variation as requested.**

The proposed curb cut is 28 feet wide to accommodate a median in the middle of the drive. The resultant effect will be a more inviting entry with landscaping and additional maneuverability for Shepherd Center shuttle buses transporting patients and their families between the rehabilitation center and the subject property.

8. **Section 16-36.017(1)(b) – Driveway and curb cuts shall not be permitted on any street that functions at the location on the right-of-way in question as an arterial street or collector street when access may be provided from a local street except for hotels and hospitals.** This is a variation to allow a curb cut on an arterial or collector street. **The DRC supported this variation with the November 2019 application.**

The property includes three road frontages which would entitle the property to three curb cuts, however both Peachtree Road and Collier Road are arterial or collector streets. The applicant is removing the existing curb cut on Peachtree Road and is only proposing to have two curb cuts rather than the three permitted. Due to the scale of the project and the available access to a traffic signal at the Collier Road intersection, the applicant is including a curb cut on Collier Road in the same location where one currently exists. The curb cut proposal satisfies the public purposes and intent of the curb cut regulations given the site's location and configuration, existing conditions and the proposed development.

9. **Section 16-36.017(3)(c) – Facades along the BeltLine, public right-of-way, public park or private street shall meet active use requirement of a minimum of 20' for non-residential uses.** This is a variation to eliminate active use requirements on Collier Road.

The development has three road frontages and has located the improvements proximate to Peachtree Road and 28th Street. The proposed buildings are more than 100 feet from Collier Road. The reason for this is that the property has a unique shape with narrow frontage on Collier Road. Given the narrow frontage and the distance of the improvements to Collier Road a variation is necessitated. **During the November 2019 review, the DRC and Staff determined this variation was not needed, and therefore a decision was not taken.**

10. **(New Variation) Section 16-36.020(5)(b) – Off-street surface lots; shall not be located between a building and the street without an intervening building.** This is a variation to allow parking between the building and the street. **The DRC supports this variation as requested.**

The project includes surface parking spaces on the Collier Road portion of the property. The parking area will provide an area for the shuttle service provided by the Shepherd Center to the property and guest parking. The parking is a reduction from the current surface parking condition and is set back from Collier to provide adequate landscaped screening.

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DRC Recap:

1. The DRC supports new variations as requested for Section 16-36.013(4), Section 16-36.017(1)(a), and Section 16-36.020(5)(b), and supports the other seven variations per the November 19, 2019, review.
2. The therapy lawn/courtyard is a temporary use that could be redeveloped at some point in the future.
3. Provide more a decorative fence or artistic fencing instead of the aluminum fence as it is inadequate given the magnitude of the project. A rod-iron fence would be an example of better fence.
4. The DRC recommends providing extensive planting along the fence for therapy lawn/courtyard to further soften the fence.
5. Meet with ATLDOT during the SAP to discuss the ingress/egress of the curb-cut on 28th and the current conflicts presented as result of on-street parking directly across the street. The DRC explained that this section is congested and there are currently poor sight lines at this section of 28th street. The DRC asks that the city consider removing a section of parking directly across from the curb-cut on 28th street or limit the day/time where parking is permitted.
6. Provide additional screening shrubs/plantings along the property line adjacent to the residential condos/homes from 28th Street to Collier Road.
7. The DRC applauds the work of the Shepherd Center, and the design of the new phase. The DRC finds no objections with this SAP.

New Business: 1260 Foster Street, NW – KIMLEY-HORN

The property is zoned PD-MU. The scope of work includes an adaptive reuse project at the Goat Farm Arts Center. The existing buildings located on the south half of the development will remain and be renovated to include ~91,000 SF of office and art studio space. The development will include amenity areas, hardscape improvements, and utilities connections as part of the project. The development's hardscape will connect to the residential development that is about to begin construction on the northern half of the site and to the Museum of Contemporary Arts.

Applicant(s): Zac Randolph - zac.randolph@kimley-horn.com

Requested Variation(s):

1. **Section 16-36.014 Relationship of Building to Street.** Variation to request relief from the 30% fenestration requirements along local roads.
The variation is requested for the portion of the existing structure that faces Foster Street NW. The existing façade has a fenestration of 17.65% and does not meet the 30% requirement. The proposed improvements to the façade would increase the fenestration to 18.95% and reduce the amount of non-conformity.

DRC Recap:

1. The DRC and City staff determined that variation for Section 16-36.014 would not be needed as these are existing buildings, and the new fenestration is not increasing the non-conformity.
2. The DRC applauds the adaptive reuse of these significant buildings in this phase. The DRC finds no objections with this SAP.