

Atlanta BeltLine Design Review Committee  
November 17, 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)**

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**New Business: 430 Englewood Avenue, SE – KIMLEY-HORN**

The property is zoned MRC-3-C. The scope of work includes 398 multi-family residential units on top of a podium parking garage with 539 spaces on a 3.78-acre site. Approximately 10% of the units will meet the Affordable Housing Inclusionary Zoning requirement at 60% of AMI.

Applicant(s): MaryCaton Peffen - [marycaton.peffen@kimley-horn.com](mailto:marycaton.peffen@kimley-horn.com)  
Ben Skidmore - [ben.skidmore@kimley-horn.com](mailto:ben.skidmore@kimley-horn.com)

**Requested Variation(s):**

1. **Section 16-36.013 6.013** – Supplemental Zone - The supplemental zone shall be no more than 30 inches above the adjacent public sidewalk for a minimum linear distance of 15 feet from the nearest edge of the adjacent sidewalk or BeltLine Corridor unless existing topographical considerations render this requirement unreasonable.

There is approximately 12 feet of grade change across Englewood Avenue along the building frontage. This existing topography results in portions of the building face that are higher than 30 inches above the public sidewalk. All entries to the building will have a direct accessible connection to the public sidewalk.

**Recap:**

1. The DRC agrees that the proposed building design is massive in scale given the surrounding neighborhood. There are a lot of 5 over 1 building in the city and more can be done to improve this overall design. The DRC strongly recommends that this project be directed to the City's Office of Design Studio for further design assistance. The building design recommendations include:
  - a) Provide more of a human scale so the overall building design and scale work together, given topography.
  - b) Provide more of a horizontal expression for the first story, like a cornice or line that integrates into the neighborhood scale.
  - c) Provide a grading plan and finished floor plan to the DRC to determine if a variation is **Section 16-36.013 6.013** needed for the entire site, or segments of the site.
  - d) To further address the scale of the building, reduce the slab at the Southeast corner of the building to meet the street level and better engage the pedestrian.
  - e) Reevaluate the courtyard entrance on Englewood. This entry is massive and cavernous as proposed and needs more design articulation and more defining architecture features (e.g. fenestrations, storefronts, etc).
  - f) Move the storefronts closer to the street.
2. Consider incorporating neighborhood servicing retail in part of the storefront space in the future, so that its more than amenity space.
3. The applicant has submitted the SAP with the City as well, and it was strongly recommended that applicant engage with NPU-Y/Chosewood Community.
4. The applicant was directed to connect with ABI's Office of Housing, Policy & Development to obtain more information about available resources to possibly increase the number of affordable units, given the density of the site.
5. Increase the number of trees along the access drive.

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6. Vary the tree specimens along both Englewood Avenue and the access drive.
7. Per the zoning conditions, vinyl windows are prohibited, so the vinyl windows shown must be replaced, and all windows must be recessed a minimum of two inches, except at balcony.
8. Per the zoning conditions be sure that all exterior lighting including along the parking deck and parking lots shall utilize full cutoff; Exterior up-lighting is prohibited
9. The applicant needs to provide the DRC with updated landscaping plan for the Englewood and the access drive.
10. City staff, Alex Dues will connect the applicant with the City's Office of Design Studio for further design assistance. The DRC cannot provide a recommendation on the project as it is currently presented but will provide a recommendation upon the receipt of revised.
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.