

Atlanta BeltLine Design Review Committee

DATE: Wednesday, November 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: 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, office and 160 multi-family units, and a parking deck with 202 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 proposed development will not offer any medical services but will provide office space for the Shepherd Center's operations, housing for families of patients at the Shepherd Center and commercial use to support the operation.

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

Requested Variation(s):

1. **Section 16-36.017(1)(b)** – Variation to allow a curb cut on an arterial or collector street.

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, access to a traffic signal at the Collier Road intersection and concerns from the community about traffic on 28th Street, 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.

2. **Section 16-36.012/BeltLine Sidewalk and Supplemental Zone Table** – Variation to reduce the clear zone on 28th Street from ten feet to five feet conditioned on expanding the street furniture and tree planting zone to ten feet.

The existing streetscape on 28th Street includes a ten-foot street furniture and tree planting zone with a five-foot clear zone. The ten-foot 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.

3. **Section 16-36.013/BeltLine Sidewalk and Supplemental Zone Table** –Variation to reduce the supplemental zone on Peachtree Road to meet GDOT requirements.

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. **Section 16-36.012/BeltLine Sidewalk and Supplemental Zone Table** –Variation to reduce the streetscape on Collier Road due to limited frontage and connection to adjacent property.

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.

5. **Section 16-36.014(2)** – Variation to alter the requirements regarding the relationship of the building to the street on 28th Street.

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. **Section 16-36.017(c)** – Variation to eliminate active use requirement 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.

7. **Section 16-36.016(c)** –Variation to allow building mechanical and accessory features between the building and the street.

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 and cooling towers on the Collier Road frontage of the site. Although the transformers and cooling towers are both to the side and rear of the proposed building, due to the site configuration, they are between the building and the street. The area will be screened from view and is located on the portion of the property currently improved with commercial

parking has been located as close as possible to the abutting gas station. The site configuration necessitates the variation.

New Business: 1791 Piedmont Avenue, NE – THE GALLOWAY LAW GROUP

The property is zoned MR-3-C. The scope of work includes 65 new townhome units with 130 parking spaces on a 3.87-acre site.

Applicant(s): Laurel A. David - laurel@glawgp.com

Requested Variation(s):

1. **Section 16-36.016(c)** – Requiring walls in front of sidewalk-level residential uses to not exceed 24 inches in height, unless existing topography requires a retaining wall.

There are significant topography changes between the property and the public right of way that varies by a few feet on the northern end by as much as 30 feet on the southern end of the site. As a result, a retaining wall will be required. The code requirement mentioned above states that the walls are limited in height, unless a retaining wall is required. In this case, a retaining wall is required so it is unclear if variation is also required.

2. **Section-36.014(2)**- Requiring primary pedestrian entrances to all sidewalk-level uses with street frontage by directly accessible from the sidewalk, requiring all such buildings to have individual entrances that openly directly onto the adjacent sidewalk.

The topography requires individual entrances be accessible from an interior sidewalk. Because of topography and retaining wall mentioned above, direct access to the public sidewalk is not possible. Access to the public sidewalk will be provided by four common access points as shown on the enclosed site plan. The Applicant proposes to mitigate any potential impacts by placing attractive landscaping between the sidewalk and the homes, which satisfies the public purposes and intent of the requirement.

New Business: 390 Trabert Avenue, NW – PERMITS UNLIMITED, LLC

The property is zoned I-1. The scope of work includes lowering an existing building slab down to finished grade of an existing parking lot. The site is to be used as a limited use parking lot for the adjacent building until the site is redeveloped.

Applicant(s): Kaci Palo - Kaci@permitsunlimitedllc.com

Requested Variation(s):

1. **Section 16-36.012** – BeltLine Streetscape requires 5’ tree planting zone, 10’ clear zone, and 5’ supplemental zone.

The applicant is seeking variation to not construct the BeltLine Streetscape due to: (1) the rising grade of the existing driveway, and the construction a tree/furniture zone, sidewalk at 2% would make the existing driveway inaccessible; (2) the construction of a tree/furniture zone, and sidewalk would require removal of two existing 8” trees, and after reviewing the plans and photographs, Michael Browning (Arborist) said he would allow the 2 existing trees to remain as street trees; and (3) there are no existing sidewalks on Trabert Ave NW, which only runs from Mecaslin to Northside, with the exception of 100’ of sidewalk at 426 Trabert (which is currently striped, numbered, and used as parking) and the last property at Northside Drive (approximately 2,000’ away).

New Business: 1044 Hank Aaron Drive, SE – WODA COOPER COMPANIES, INC

The property is zoned RG-2. The scope of work includes 56 new affordable residential housing units with 44 parking spaces on 1.1-acre site.

Applicant(s): Dennis Blackburne - dblackburne@wodagroup.com

New Business: 240 North Highland Avenue, Suite-A, NE - W. JAY GEORGE DESIGN, LLC

The property is zoned I-2. The scope of work includes the interior renovation of the existing Parish restaurant, a new 1,000 SF upper level addition to the north end of the existing building, and a new patio area.

Applicant(s): William George - wjgdesign090@gmail.com

New Business: 124 Krog Street, NE – ASD | SKY

The property is zoned C-2. The scope of work includes a new 34,220 SF, 3-story office/retail mixed used building on a 0.55-acre site.

Applicant(s): Michael Wirshching - mwirsching@asdnet.com

New Business: 842 Berne Street, SE – BROCK HUDGINS ARCHITECTS

The property is zoned MR-4A-C. The scope of work includes approximately 194 multi-family residential units, a 300-space parking deck, and 11 on-street parking spaces on a 3.84-acre site.

Applicant(s): Eric Brock - ebrook@brockhudsons.com

Requested Variation(s):

1. **Section 16-36.014(2ai)** - For residential uses...with more than four residential units shall individual entrances to such units directly accessible from the sidewalk.

Along the Berne Street frontage near the existing bridge abutment, the topography prohibits four units closest to the Bridge from having direct, perpendicular access to the adjacent sidewalk. The applicant is requesting a variation to permit four adjacent units to share a walkway parallel to the street in order to provide access to the adjacent.