

Atlanta BeltLine Design Review Committee

DATE: Wednesday, October 16, 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: 800 Glenwood Avenue, SE – MORRIS, MANNING & MARTIN, LLP**

The property is zoned PD-MU. This project is a part of the existing mixed used development that was rezoned in 2014. The scope of work includes a 85,619SF multi-family building containing 80 dwelling units, and a surface parking lot with 102 spaces on a 3.21-acre site.

Applicant(s): Corbin Armstrong - carmstrong@mmlaw.com

Requested Variation(s):

1. **Section 16-36.011(1) – Site Limitations** - Site plans shall conform to proposed City of Atlanta future streets plan to limit block sizes and enhances connectivity, etc.

The applicant proposes to provide a pedestrian and bicycle connection and fire access from the new development to Kalb Street. The pedestrian and bicycle connection will be an eight-foot heavy duty concrete sidewalk. The 2011 BeltLine Subarea 4 plan and the Connect Atlanta Plan show a street connecting the parcel to Kalb Avenue. The PDMU rezoning plan approved in 2014 does not show a street connection to Kalb Street. The pedestrian and bicycle connection will satisfy the public purpose and intent of promoting connectivity. In addition to the pedestrian and bicycle connection to Kalb Street, the site has a pedestrian connection and stairs connecting the parcel to the Glen Castle development immediately to the south, which further promotes pedestrian connectivity in the area and fulfills the intent of the zoning ordinance.

New Business: 577 Englewood Avenue, SE – DOMOS COLIVING

The property is zoned MRC-3-C. The project will utilize a co-living residential model on a 3.76-acre site, which consists of bedrooms individually rented, within a larger residential unit. The project consists of two, wood-framed residential buildings and a precast parking deck with 241 spaces. Building-A will have 5 stories totaling 58,938 GSF, and Building-B is a stepped 4 to 5 story structure totaling 116,614GSF with a total of 345 bedrooms and 69 units between both buildings, averaging 5 bedrooms.

Applicant(s): Mandrid Danner - madrid@domoscoliving.com

Requested Variation(s):

- 1. Section 16-36.013 - Sidewalk and Supplemental Zone Table - 5' minimum street Furniture Zone, 10' minimum sidewalk clear zone, 5' supplemental Zone at Street front Residential Units.**

Existing Georgia Power tower and work clearances prohibit full compliance with clear and furniture zones on the north east corner of the site. The applicant proposes improving sidewalk conditions that fall under the GA Power work clearance zones as shown on the Site Plan.

- 2. Section 16-36.020(2) - Off-street parking and loading requirements – Maximum parking a. for residential uses (One space per each one-bedroom unit, and two spaces per each two or greater bedroom unit)**

The applicant proposes to increase the maximum allowed onsite parking from 133 spaces to 241 in deck to provide a 70% parking capacity for residential occupants. This project is to be the one of the first and the largest co-living project in the City of Atlanta. Currently the zoning regulations do not factor in co-living for parking requirements. The regulations cap parking counts at 2 spaces per unit for any unit at 2 or more bedrooms. The concept of co-living is to provide units with many bedrooms that share one kitchen and living space and residents will rent by the bedroom instead of by the dwelling unit. The majority of units in this project are 5+ bedroom units. So, while the project only has 69 units, it is providing 345 bedrooms. In order to make the co-living model possible and to provide affordable bedrooms in the beltline corridor, we are asking for a special exception to provide a .75 spaces per bedroom which provides approximate 3 spaces for a 5-bedroom unit. Another co-living concept, 1061 Memorial, was recently approved for a similar increase in off street parking due to the unique co-living unit structure.

- 3. Z-13-49 -2-iii. Supplemental zones, shall be hardscaped for pedestrian to access for a minimum of 75% of its area**

Ga Power tower and work clearances occupy a large swath of area fronting Englewood. The existing easements make full compliance with the hardscape requirement infeasible. The applicant proposes improving existing conditions with plantings as shown on the Site