

Atlanta BeltLine Design Review Committee

DATE: Wednesday, June 19, 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: 1222 West Marietta Street NW – GENTRY PLANNING SERVICES, LLC

The property is zoned C-2. The scope of work includes the construction of a new 1897 SF convenience store and gas station on a 0.237-acre site.

Applicant(s): Nina Gentry - gps2015@comcast.net

Requested Variation(s): None

New Business: 1314 Donald Lee Hollowell Parkway NW – PRESTWICK COMPANIES

The property is zoned MR-3-C. The redevelopment of this 8.2-acre site includes two new multi-family buildings with 48 one bedroom, 96 two bedroom and 38 three-bedroom units for a total of 182 units. The retail area will be approximately 1,800 SF with 243 parking spaces and several outdoor amenities that will be adjacent to the future proctor creek trail.

Applicant(s): Devin Blankenship - devin@prestwickcompanies.com

Requested Variation(s):

1. **Section 16-36.013 “Clear Zone”** - Request to reduce the sidewalk clear zone from 10 feet to 6 feet along Pierce. Pierce Avenue is a secondary local road with limited cross traffic. Extreme changes in the topography of the road makes it an unfavorable pedestrian route and it will be unlikely to see the amount of pedestrian traffic to warrant a 10’ sidewalk.
2. **Section 16-36.014(2a) “Relationship of Building to Street”** – Request to waive the requirement for individual entrances with direct access to the sidewalk along Pierce Avenue. The topography along Pierce Avenue varies significantly and is not conducive to providing individual entrances. Each building will provide one access point to the sidewalk along Pierce.
3. **Section 16-36.014 (6a) “Relationship of building to Street/Fences”** - The topography along Pierce Avenue varies greatly at times. To maintain some relationship between the building and the right-of-way, the buildings are stepped. At the points where the buildings step, a full height wall (up to 9’) will be constructed to transition from one finished floor elevation to the next. The walls will be approximately 9’ at their highest point and taper along

with the road grade.

- 4. **Section 16-36.009 “Transitional Yard”** - Request to eliminate the 20’ transitional yard relative to lot PIN 14014300030683. While zoned as a residential property, this lot is undevelopable based on the location of Proctor Creek, the associated stream buffers, and the flood plain. This lot is also landlocked and owned by the same overall entity that owns the properties being developed for this project.
- 5. **Section 16-36.017(b) “Driveway Curb Cuts”** – Request to allow a curb cut onto Donald Lee Hollowell Parkway (arterial). The properties that are part of this development currently have 2 curb cuts. The proposed condition limits this to one and is necessary to ensure adequate fire access to serve the development.
- 6. **Section 16-36.014(7b) “Fenestration”** - Building 1000 faces both an arterial and local street. The façade on Pierce Avenue (local street) contains 49% of fenestration length and the façade on Donald Lee Hollowell which is a non-residential façade – contains 59%. We request that the fenestration requirement along Hollowell Parkway for building 1000 is reduced from 65% to 59%. The fenestration provided on this level allows for communication between the retail spaces and the sidewalk as well as maximum allowance of light. It also gives the interior spaces a sense of privacy while maintaining the integrity of the façade design.

New Business: 1310 Piedmont Avenue NE – PLACE MAKER DESIGN

The property is zoned RG-3. The scope of work includes the construction of a duplex on a .152-acre site.

Applicant(s): Chad Reineke - creineke@placemakerdesign.com

Requested Variation(s): None

New Business: 1314 Piedmont Avenue NE – PLACE MAKER DESIGN

The property is zoned RG-3. The scope of work includes the construction of a duplex on a .15-acre site.

Applicant(s): Chad Reineke - creineke@placemakerdesign.com

Requested Variation(s): None

New Business: 1318 Piedmont Avenue NE – PLACE MAKER DESIGN

The property is zoned RG-3. The scope of work includes the construction of a duplex on a .141-acre site.

Applicant(s): Chad Reineke - creineke@placemakerdesign.com

Requested Variation(s): None

New Business: 112 Krog Street NE - ASDJSKY

The property is zoned C-2. The proposed project is for a conversion of the existing surface parking in front of the existing Stove Works building to a central pedestrian plaza and a vehicular drop-off. The central pedestrian serves as a "hub" that connects the existing Stove Works entry to the new pedestrian park between the existing Krog Street Market and the new office retail building via new monumental stairs and a raised table crosswalk. The materials for the new pedestrian plaza and a vehicular drop-off will be primarily landscape plantings, a gabion retaining wall along Krog Street, permeable pavers at the vehicular drop-off, brick pavers at the handicap spaces, wood clad stairs and deck along the existing raised loading dock.

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

Requested Variation(s):

1. **Section 16-36.020 (5b) "Off-Street Surface Parking lots"** - Two Handicap spaces in front of the building: The existing parking contains 12 parking spaces plus 5 handicap locations. We would like to keep two handicap spaces for convenience and proximity, and we are screening the spaces with landscape barrier to minimize visibility.
2. **Section 16-36.017(6) "Drop-off Lanes"** - The new vehicular drop-off serves to remove ride-share vehicles from impeding traffic along Krog Street and provides easy access to and from the existing Stove Works entry.

New Business: 99 Krog Street NE - ASDJSKY

The property is zoned C-2. The proposed project is a new 33,000 SF, 4-story mixed use building (office & retail) with an attached 196 car, 5-story parking structure on a 3.09 acre-site.

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

Requested Variation(s):

1. **Section 16-36.017 "Driveway Curb Cuts"** - Request to increase the maximum curb cut from 24' to 54' to accommodate the parking dock entry and the loading dock. To minimize the impact, we are providing a green screen wall between the loading dock and the entry drive.

New Business: 560 Edgewood Avenue NE - Street NE - ASDJSKY

The property is zoned HC-20C-SA4. The proposed project is an adaptive re-use to an existing 53,000sf/ 2-story industrial building and accessory buildings and structures. The street level will consist of 35,000sf of retail and restaurant use while the 18,000sf second floor is to be office. One existing, non-historic, accessory building is to be demolished due to functional obsolescence and be converted to site parking/green space. There will be 12 bike and 73 parking spaces on the 1.738-acre site.

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

Requested Variation(s): None