

Beltline DRC Agenda

DATE: Wednesday, September 16, 2020

TIME: 5:00 PM

LOCATION: COVID-19 Update – Virtual Meeting

****NOTE: Published agenda times are provided for planning purposes only and are mere approximations. ****

Welcome/DRC Meeting Overview

OLD Business: 981 Huff Road NW – EMPIRE COMMUNITIES

The property is zoned PD-MU. The scope of work includes the construction of 174 for-sale residential units over 3-tracts of land. Tract A has total of 71 units (1BR -19, 2BR -33, 3BR -19), Tract B has total of 40 units (1BR -10, 2BR -20, 3BR -10), and Tract C has total of 64 units (1BR -9, 2BR -34, 3BR -21) with 387 parking spaces on a 5- acres site.

Applicant(s): Saba Loghman - sloghman@empirecommunities.com
 Kevin Norton - knorton@empirecommunities.com

Requested Variation(s):

1. Section 16-36.013 – 5’ Tree Planting Zone, 10’ sidewalk, and 5’ Supplemental zone.

Variation to allow on-street parking and reduced sidewalk clear zone width along Boyd Avenue, English Street, and Booth Avenue thereby allowing for parallel parking + 5’ tree planting + 6’ sidewalk clear zone + 5’ supplemental zone.

2. Section 16-36.013 – 5’ Tree Planting Zone, 10’ sidewalk, and 5’ Supplemental zone.

A variation to allow reduced sidewalk clear zone width along Fairmont Avenue, thereby allowing for 5’ tree planting + 6’ sidewalk clear zone + 9’ supplemental zone.

3. Section 16-36.013 – 5’ Tree Planting Zone, 10’ sidewalk, and 5’ Supplemental zone.

A variation to allow reduced sidewalk clear zone width along Division Street, thereby allowing for 5’ tree planting + 6’ sidewalk clear zone + 9’ supplemental zone.

4. Section 16-36.013 (4a)ii) – Walls shall not exceed 24 inches in height unless existing topography requires a retaining wall of greater height.

A variation to allow retaining walls within the supplemental zone along English Street, Booth Avenue & Division Street.

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5. **Section 16-36.014(7b)** - Street and BeltLine Corridor fronting residential uses and non-residential uses along local street, etc. Fenestration and entrances shall be provided for a minimum of 30 percent of the length of all street frontages.

A variation to allow less than 30 percent fenestration along the sides of the corner units on Buildings C, H, K, L, N, O & Q.

6. **Section 16-36.017(3cii)** – Minimum active depth of 10’.

A variation for an exemption to the 10’ required active use depth on residential units fronting public right-of-way. The corner units on Buildings C, H, K, L, N, O & Q, the required 10’ active use depth complies for the primary street frontage. However, due to standard townhome design having the location of the garage in the rear of the home, and to maintain a consistent product type across the site, the active use requirement will not be met for the street frontage facing the side of these units.

August Meeting Recap: The DRC directed the applicant to: (1) improve the façade and increase the fenestration along the corner units on Tract A, B, and C; (2) on Tract-C relocate the HVAC units from Fairmont and Booth Avenue to the roof or the least visible location; (3) provide a schedule for tree replacement, and consider saving mature trees for the linear park along Booth; (4) remove the parking lot from Fairmont and integrate into development; (5) provide park design details for the linear park; (6) update elevations to reflect actual stoop heights. The DRC supports the **variation-#1** to Section 16-36.013 as requested above. The DRC does not support the **variation-#2** to Section 16-36.013 for Fairmont Avenue. Fairmont Avenue will serve as a north/south connection to the planned Northwest BeltLine Corridor that will be located on the northside of Culpepper Street and the 10’ clear zone should be maintained. The DRC supports **variation-#3** to Section 16.36.013 for Division Street. The DRC supports **variation-#4** to Section 16-36.013(4aii) on Booth Avenue only and did not support the variation for English Street and Division Street. The applicant was advised to provide more fenestration on the identified units and provide active use. The DRC did not **support variations-#5 and #6** as requested. **Variation #7** to Section 16-36.011 to allow parking between the building and the street was not supported by the DRC.

New Business: 1330 Fairmont Avenue NW – DWELL DESIGN STUDIO

The property is zoned I-2. The applicant is rezoning the property to MR-4A. The scope of work includes 340 (68/Studios, 190/1-BR, 61/2-BR, 21/3-BR) multifamily rental units in a five-story building with a basement and 422 parking spaces on a 9.966-acre site. 10% of the units will be designated affordable at 60% of AMI.

Applicant(s): Emily Norton - enorton@dwelldesignstudio.com
Jared McKinnon - jared.mckinnon@kimley-horn.com

Requested Variation(s):

1. **Section 16-36.014(2)** – Variation to eliminate the requirement for direct access from the dwelling units in locations along Fairmont Avenue.

The Fairmont Avenue frontage of this property changes in elevation from 881' along the southern portion of the site to 892' in the middle of the building and then 866' at the northern portion of the building. This varying topography creates a hardship in meeting the requirement for all units on the Fairmont Avenue frontage to provide direct access to the street.

New Business: 1335 Boulevard SE – EMPIRE COMMUNITIES

The property is zoned MR-3 and MRC-3-C. The scope of work includes the construction of 782 multifamily rental units, and 398 for-sale (condo/townhome units) with 1,146 parking spaces on total of 33.8 acres. 15% of the units will be designated affordable at 80% of AMI.

Applicant(s): Saba Loghman - sloghman@empirecommunities.com
Kevin Norton - knorton@empirecommunities.com

Requested Variation(s):

1. **Section 16-36.013 - "Sidewalks" 5'-10'-5 Streetscape**

To allow on-street parking and reduced sidewalk clear zone width along Cassanova Street thereby allowing for parallel parking + 6' sidewalk clear zone + 6' supplemental zone.

2. **Section 16-36.013 - "Sidewalks" 5'-10'-5 Streetscape**

To reduce furniture zone to 0' and allow 10' sidewalk clear zone to remain in existing condition along Boulevard, SE north of northernmost proposed entrance onto Boulevard due to existing topographic conditions.

3. **Section 16-36.013(2) "Supplemental Zone"** - Plazas, terraces, porches and stoops within the supplemental zone shall have a maximum finished floor height of 30 inches above finished-grade unless existing topographical considerations render this requirement unreasonable.

To allow stoops for the multifamily apartment units at an elevation more than 30 inches above the adjacent public sidewalk given site topographic conditions.

New Business: 1609 Ralph David Abernathy SW– UNITED GLOBAL INVESTORS, LLC

The property is zoned NC-15. The scope of work includes the renovation of an existing single-family home, which will consist of a two story addition with 1,227 SF of commercial on the ground floor, 4,093 SF of multi-family residential space with one studio, 2 one-bedroom units, and 1 two-bedroom unit for a total of 4 residential units on 0.26-acre site with seven parking spaces.

Applicant(s): Darius Zahedi - info@intownmanagementgroup.com

Requested Variation(s):

- 1. Sec. 16-36.014(3)** - "All residential uses not located at sidewalk-level shall have pedestrian access to the required public sidewalk via a lobby fronting and accessible from said sidewalk."

Our goals for this project are to reuse the existing building as well as to provide two retail units and four residential units. Because of the dimensions of the existing building as well as those of the site, it is not possible to provide access at the front of the building to the two retail uses as well as to a residential lobby. For this reason, we are prioritizing access to the retail units at the front of the building and providing access to the residential units at the rear of the building. The access to the residential units is by an exterior stair as shown on the floor plans on Sheets A-101, A-102, and A-103.

- 2. Section. 16-36.020(5.b)** - "[Off-street parking lots] Shall not be located between a building and the street without an intervening building."

It is necessary for us to provide a single parking space at the front of the building as a drop-off / pickup point for the retail uses which are accessed from the front of the site.

- 3. Section 16-36.009(2)** - "Transitional yards: Where this district adjoins an R-1 through R-5, RG-1, RG-2, MR-1, MR-2, RLC or PD-H district without an intervening street: a minimum of 20 feet is required which shall not be used for the purpose of parking, paving, loading, servicing or any other activity with the exception of pedestrian walkways, trails, private alleys or drives up to ten feet in width. Such yards shall otherwise be planted as approved by the city arborist and maintained as a landscaped strip."

Because of the limiting size and proportions of the site, we need to place the dumpster, dumpster pad, and dumpster screen in the transitional yard. If we relocated the dumpster outside of the transitional yard, we would not be able to provide adequate parking to service the 4 residences and 2 retail spaces.

- 4. Section 16-36.010** - "Except as provided below, open space requirements are regulated per the underlying zoning."

Because of the limiting size and proportions of the site, we are unable to meet the minimum Usable Open Space Requirement of 4,950 SF. The landscape plan that we have attached in this email is showing Usable Open Space of 2,708 SF. If we were to increase this to the required 4,950 SF, we would not have enough space to provide adequate parking to service the 4 residences and 2 retail spaces.

New Business: 1265 Lakewood Avenue, SE – LONG ENGINEERING

The property is zoned MR-4A. The scope of work includes a 160-unit senior affordable multi-family residential (110/1-BR, 50/2-BR) with 157 parking spaces on 3.625-acre site. The residential units range from 50% to 80% of AMI.

Applicant(s): Rosa Santillan - rsantillan@longeng.com

Requested Variation(s):**1. Section 16-36.012 - Sidewalks. 5'-10'-5'**

The proposed development is being constructed near the existing site elevation which is approximately 8' above Martin Street. In the existing condition a steep slope with significant tree growth exists between Martin Street and the site. Providing new streetscape improvement would require extensive grading and tree removal. Additionally, there is no existing sidewalk along Martin Street or the adjacent Pear Street for any proposed improvements to connect.

2. Section 16-36.012 - Sidewalks. 5'-10'-5'

The availability for streetscape improvements along Lakewood Avenue is limited given that the road elevation begins to change relative to the site to accommodate a bridge crossing over the railroad to the north. Along the street frontage the site varies from being on street level on the south end to being 14' below Lakewood Avenue on the north end prior to the railroad. The road is held up by an abutment wall along much of the frontage. Streetscape improvement will be provided on the south end of the frontage where grade differentials allow.

3. Section 16-36.014(2ai). - Relationship of building to street. All such buildings, except assisted living, with more than four residential units shall have individual entrances to such units directly accessible from the sidewalk and shall open directly onto the adjacent sidewalk, supplemental zone, terrace, porch, plaza, or park adjacent to the sidewalk.

Given the Lakewood Avenue bridge condition, the ground level units do not have the ability to connect directly to the street. Lakewood Avenue also creates a condition where the elevation of the road hides the ground level entries, so as a matter of safety individual entries are not provided.

New Business: 1246 Allene Avenue, SW- DWELL DESIGN STUDIO

The property is zoned MR-4A-C. The scope of work includes the construction of 323 multi-family units (34/Studios, 208/1-BR and 82/2-BR) with 403 parking spaces on an 8.471-acre site. 15% of the units will be designated affordable at 80% of AMI.

Applicant(s): Jay Silverman - jsilverman@dwelldesignstudio.com

Requested Variation(s): None Requested