

A G E N D A**Atlanta BeltLine Design Review Committee**

DATE: Wednesday, April 15, 2020**TIME:** 5:00 PM**LOCATION:** Zoom Meeting Details Posted on Website****NOTE: *Published agenda times are provided for planning purposes only and are mere approximations.* ******Welcome/DRC Meeting Overview****New Business: 442 Plasters Avenue, NE – PERMIT SOLUTIONS INC.**

The property is zoned I-1. The proposed scope of work includes the renovation of an existing 3,445F building with an existing commercial kitchen, and a proposed 631SF interior addition for event space (e.g. weddings, business events, etc) with 7 on-site parking spaces.

Applicant(s): Patti Wallis - pwallis@psi-atl-ga.us

Requested Variation(s):

None

New Business: 1158, 1170 & 1184 Hank Aaron Drive, SE – MEDINAH EQUITIES, LLC

The property is zoned MRC-3-C. This is a multi-phase development. The scope of work for phase one includes an 11-story building containing 248,885SF of residential multifamily use, including 250 multifamily units, 5,926SF of commercial use and a parking deck with 246 spaces on 2.45-acre site. The project is 100% affordable at 50%, 60% and 80% of AMI.

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

Requested Variation(s):**1. Section 16-36.017(3)(c)(ii) to eliminate the active use requirement in certain locations.**

The applicant has provided active uses for the majority of the Hank Aaron Drive façade as well as the BeltLine façade. Due to the unique, narrowing property shape, there are two small areas where the building active use requirements are not met on Hank Aaron Drive and the BeltLine. On Hank Aaron Drive, the active use requirement is not met between the entry drive and the leasing lobby. The building spans approximately 320 feet on Hank Aaron Drive with active use so the impact of this request is minimal. On the western portion of the building, the parking deck faces a portion of the BeltLine, however it is set back more than 40 feet from the main portion of that façade. The main façade facing the BeltLine contains retail and residential leasing and amenities.

The project is also required to provide a new internal east/west private street for a future connection. The creation of a third building frontage creates a hardship necessitating a variation. The applicant has prioritized the Hank Aaron Drive and BeltLine facing facades due to the limited utility of the proposed new street.

New Business: 970 Jefferson Street, NW – JEFFERSON LOWERY, LLC

The property is zoned I-2. The scope of the work includes: (1) the adaptive reuse of the old Atlanta Community Food Bank (ACFB) offices and warehouse into a new office space and a community center; (2) the restriping of the existing park lot east of the building; (3) the reconfiguration of the parking spaces along Jefferson Street to provide a safer layout for pedestrian, vehicles, and bicycles, and (4) a public deck for a gathering space along the BeltLine Spur on 2.65 acre site. 21,425F of the building will be used for office, and 35,079SF for other uses.

Applicant(s): Lee Harrop - lee@westsidefuturefund.org

Requested Variation(s):**1. Section 16-36.011.2 & 011.3 – 20-foot Buffer**

Variation request to reduce the 20-foot buffer requirement to 0-feet. Because of the existing building and existing conditions on-site, a 20-foot buffer cannot be provided.

2. **Section 16-36.011.10 – Beltline adjacency** – Shall have a minimum 20-foot wide buffer along the property line adjacent to said public space in existence or proposed by the city. Said buffer shall be completely landscaped excluding walkways, benches and other such recreational features as approved by the director of the bureau of planning.

Variation request to exclude the requirements as provided in this section due to the existing conditions of the site.

3. **Section 16-36.012 – Tree and light Spacing** - Street trees shall be planted a maximum of 30 feet on center within the street furniture and tree planting zone and spaced equal distance between streetlights.

Variation request to allow for variations in the spacing of proposed street trees and pedestrian lights to accommodate existing electrical poles and transmission poles along Jefferson Street and Joseph E. Lowery. The spacing will be as close as possible to the required spacing while accommodating the existing conditions.

4. **Section 16-36.013 – Supplemental Zone Width**

Variation request to allow the reduction of the supplemental zone from 5-feet to 0-feet along Jefferson Street and Joseph E. Lowery. Due to the location of the existing building along Jefferson Street, a variable width supplemental zone is created which goes to zero at some locations. A supplemental zone is not desired along Joseph E. Lowery due to the setback location of the building.

5. **Section 16-36.013.4.b – Fences and walls** - shall only be allowed in the supplemental zone when meeting the following regulations, all other non-residential sidewalk-level uses: fencing is prohibited.

Variation request to allow the placement of fencing between the sidewalk clear zone and the building. Fencing will be placed around the surface parking lot to ensure the safety of the community while parking. Pedestrian access will be provided at select locations. The existing chain link fence will be replaced during construction.

6. **Section 16-36.014.6 – Fencing** - No barbed wire, razor wire, uncoated chain link fence or similar elements shall be visible from any public plaza, sidewalk-level outdoor dining area, the BeltLine Corridor or any other public right-of-way.

Variation request to allow the placement of fencing between the surface parking lot and the Beltline spur trail.

7. Section 16-36.014.7 – Building Fenestration

BeltLine: Fenestration Table Street or Corridor Classification			
USE	Arterial or Collector	Local	BeltLine Corridor
Residential	30% minimum length	30% minimum length	30% minimum length
Non-Residential*	65% minimum length	30% minimum length	65% minimum length

Variation request to allow for the reduction in provided building fenestration. Fenestration requirements shall be 65% along all frontages per the Overlay. A breakdown of existing and proposed fenestration is provided below:

- a. Jefferson Street Existing Fenestration: 16%
- b. Jefferson Street Proposed Fenestration: 36%
- c. Joseph E. Lowery Existing Fenestration: 23%
- d. Joseph E. Lowery Proposed Fenestration: 53%
- e. Beltline Spur Existing Fenestration: 16%
- f. Beltline Spur Proposed Fenestration: 52%

8. Section 16-36.016.1 – Dumpster Placement - Shall be paved with impervious materials and shall be screened so as not to be visible from any public plaza, sidewalk-level outdoor dining area, public sidewalk, public right-of-way or BeltLine Corridor.

Variation request to allow for the placement of a dumpster along Jefferson Street.

9. Section 16-36.016.2 – Loading Dock Entrances - Loading dock entrances for nonresidential uses shall be screened so that loading docks and related activity are not visible from the public right-of-way or BeltLine Corridor.

Variation request to allow two existing loading bays and associated roll up doors to remain along Jefferson Street. These loading bays connect directly to Jefferson Street so cannot be screened from the right-of-way.

10. Section 16-36.017.1.e – Number of Permitted Curb Cuts

Variation request to allow for two additional curb cuts along Jefferson Street. Two curb cuts will be provided to service the existing loading bays and one curb cut will provided for access to the surface parking lot. In the existing conditions, all of Jefferson Street acts as a curb cut with 90 degree parking between the building and Jefferson Street.

11. Section 16-36.016.2 – Off-Street Parking & Loading Requirements

This item serves as a notification and not as a variation request. The existing building was built prior to 1965, so as per 16-28.014.13, there is no minimum off-street parking required. As per 16-28.015.4, there is no minimum off-street loading required.