

Atlanta BeltLine Design Review Committee

DATE: Wednesday, February 19, 2020**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: 251 Armour Drive, NE – PREFERRED OFFICE PROPERTIES**

The property is zoned 1-1. The scope of work includes the renovation and adaptive reuse of an existing concrete and steel building including 30,165F and amenity uses with 92 parking spaces on a 1.80-acre lot.

Applicant(s): Jason Frost – jfrost@prefoffice.com

Requested Variation(s):

None requested

New Business: 828 Ralph McGill Boulevard, NE - GENERATOR

The property is zoned C-3-C. The project scope includes interior and exterior improvements to the existing Telephone Factory Lofts. The interior improvements consist of the buildout of a meeting room, two offices, restroom lounge, new rooftop condensing units and HVAC distribution, etc. The exterior improvements include: a new concrete sloping sidewalk connecting the sidewalk adjacent to Ralph McGill Blvd to the exterior finish floor elevation/new deck that connects to the BeltLine stair landing; a new wood deck with built-in planters, and a new curb cut with ADA compliant access.

Applicant(s): Ryan Gravel - ryan@sixpitch.com

Requested Variation(s):

None requested

New Business: 45 Moreland Avenue, SE – KRONBERG WALL

The property is zoned C-1. The scope of work consists of new street trees, an outdoor patio area, and a covered bike parking. The exterior building (9,414SF) improvements includes the addition of exterior canopies and outdoor seating area on 0.77-acre lot with 43 parking spaces.

Applicant(s): Eric Kronberg - ekronberg@kronbergwall.com

Requested Variation(s):

1. Section 16-36.012 "Sidewalks"
2. Section 16-36.013 "Supplemental Zone"

Wylie Street is classified as a local road and will not have a sidewalk-level residential uses – therefore the following BeltLine Overlay requirements apply: 5'-0" Street Furniture and Tree Planting Zone, 10'-0" Sidewalk Clear Zone, and 0'-0" Supplemental Zone. In its existing condition, the streetscape adjacent to the project has 3'-0" Tree Planting Zone, 4'-5" Sidewalk Clear Zone, and 0'-0" Supplemental Zone. The proposed improvements include (1) new street tree and increasing the sidewalk clear ozone to 8'-0". Although the proposed site plan does not fully conform to the Overlay requirements, the proposal improves the existing conditions while working with the existing conditions to streetscape.

New Business: 652 Angier Avenue, NE – TRAMMELL CROW RESIDENTIAL

The property is zoned MRC-3. The proposed development includes 240 new multifamily residential units (allocating 15% of the units as affordable units at 80% of AMI), and a coffee shop with 294 parking spaces on a 1.59-acre site.

Applicant(s): Justin Adams - JAdams@tcr.com

Requested Variation(s):

1. ***Section 16-36.012/BeltLine Sidewalk and Supplemental Zone Table - Variation o reduce the clear zone from ten feet to six feet on Angier Avenue, Garden Park Drive and Rankin Street.***

The applicant is providing a residential scaled streetscape on the property which includes a six-foot clear zone in lieu of a ten-foot clear zone. The streetscapes west on Angier Avenue and south on Garden Park Drive are improved with six-foot clear zones. The requested reductions on Angier Avenue and Garden Park Drive will be consistent with the streetscape on adjoining properties. On street parking and loading areas are provided on Garden Park Drive and Rankin Street which encroach into the area available for the streetscape improvements, necessitating a reduction.

2. ***Section 16-36.017(3)(c)(ii)(1) – Variation to eliminate the active use requirement along a portion of Angier Avenue Garden Park Drive, Rankin Street and the City of Atlanta owned park parcel west of Garden Park Drive.***

The topography of the property slopes from west to east on the property which challenges the provision of active use along Angier Avenue and Rankin Street. The frontage of the property on three public rights-of-way and a small park and the comparatively small property size further hinders the provision of active use. The applicant has provided active uses along Garden Park Drive and along the eastern portion of the both Angier Avenue and Rankin Street, however, there are portions of the western part of the building

that do not meet the active use requirement.

The narrow shape of the property creates additional dimensional challenges with providing structured parking and active use. The property has 151 feet of frontage on Rankin Street and 186 feet of frontage on Angier Avenue. The applicant is providing a 17' depth for a coffee shop type use along the Garden Park Drive frontage of the property which does not meet the required 20 depth for nonresidential uses. Further, the applicant is not providing active use along the northeastern building façade where the property abuts a vacant parcel owned by the City of Atlanta, maintained by the Parks Department and determined to be a pocket park. To accommodate required parking space depth, drive aisle width and circulation within the parking deck, the active use requirements must be reduced.

3. Section 16-36.016(1) - Variation to eliminate screening requirement for on street loading spaces.

The proposed development includes two loading spaces to be provided on Rankin Street as parallel parking spaces. Trash removal will be accommodated within the project, however, the required loading spaces for the project will be accommodated on Rankin Street. The requirement to screen the loading spaces conflicts with the location of the loading spaces.

New Business: 950 West Marietta Street, NW – THIRD & URBAN

The property is zoned I-2. The project involves the adaptive reuse and reposition of the existing building to provide 280,000SF of creative office space, approximately 21,000 SF of retail use, and 12,000SF for eating and drinking establishments with 769 parking spaces on a 11.40-acre site.

Applicant(s): Chris Faussemagne – chrisf@thirdandurban.com

Requested Variation(s):

1. Section 16-36.020(5) - Surface parking lots shall not be located between a building and the street without an intervening building.

The purpose of this regulation is to activate the street and create a walkable urban environment. Except for the paved area to be created as part of this environmental remediation and capping, all surface parking shown on the Site Plan exists on the SAP Parcel today. While WMS (the property owner) contemplates future phases of development on the SAP Parcel, the surface parking is an existing nonconforming characteristic that WMS, as leaseholder, is not currently in a position to remove. In this circumstance, strict application of the regulation is not necessary for the accomplishment of public purposes of the provision of public protection because the project overall will activate the site, improve the physical appearance of the building and parking lots, add sidewalks, and landscaping, and provide active day and evening uses, all of which will further the public purpose of this regulation.

2. Section 16-36.011 (10) - 20' buffer adjacent to the BeltLine Corridor or proposed multi-use trail

3. Section 16-36.017 (3) cii – Active uses at sidewalk level for parking structure façade adjacent to the BeltLine Corridor

Currently the loading docks at the rear of the building and the northern portion of the building encroach into the 20' buffer. As shown on the Site Plan, the applicant plans to remove some of the loading docks, thereby reducing the degree of non-conformity. However, the proposed parking structure located where the northern building exists today will protrude 13.5ft into the 20' buffer.

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The east-west orientation of the deck on the site is intended to preserve the 1949 façade in order to create the retail/restaurant plaza. The deck dimensions are necessary to provide operational functionality. Consequently, the deck will encroach in the buffer. Moreover, active uses cannot be provided pm the rear façade facing the BeltLine Corridor because such an area would impinge upon the minimum vehicular circulation space required.

The Applicant submits that the design and location of the parking structure, while not strictly in accord with the regulations, satisfies the public purpose and intent, and provides public protection to an equivalent degree than would strict compliance with the code. The retail/dining plaza will activate this block of West Marietta Street thereby supporting the Overly purpose and intent of promoting public health and safety, by providing a pedestrian-oriented environment that includes active street-level uses, sidewalks, and primary pedestrian access from sidewalks to adjacent building entrances. Section 16-36.002 (10) Preserving and highlighting the 1949 façade supports the purpose and intent of preserving the historic physical character of the industrial district along the BeltLine, by promoting adaptive re-use of historic of those buildings. Roughly 75% of the overall rear building façade will be activated with office use, which improves the current condition of the Corridor. Moreover, WMS(the property owner) and QTS are actively engaged in discussion with Atlanta BelLine, Inc concerning the actual location of the multi-use path and transit corridor. ABI has not yet determined the dimensions and use of this segment of the corridor.