

Atlanta BeltLine Design Review Committee

DATE: Wednesday, January 15, 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: 639, 651, and 655 Parkway Drive, NE – LONG ENGINEERING

The property is zoned RG-4. The scope of work within the three parcels consist of the demolition of three multi-family 2-story brick buildings with basements; the foundation walls and slabs will remain. The site will be stabilized, and all trees remain until the redevelopment phase.

Applicant(s): Leigh Farr - lfarr@longeng.com

Requested Variation(s):

1. **Section 16-36.006 – “Demolition of existing structures and redevelopment requirements”.** Any structure 50 years or older shall not be demolished for the purpose of creating open space. All requests for demolition of buildings 50 years or older shall include concept plans for the redevelopment of the property that are sufficient to obtain an SAP for the development of the new structure.

New Business: 1025 Donald Lee Hollowell Parkway, NW – EXT REALITY-WEST MIDTOWN

The property is zoned C-2. The scope of work includes the renovation of an existing commercial space with the addition of a 1,400SF space to a create two-suite commercial building on a .20-acre site.

Applicant(s): Michael Williams - mlwrentals@yahoo.com

Requested Variation(s):

1. **Section 16-36.013 - “Supplemental Zone”, The BeltLine Sidewalk and Supplemental Zone Table.**
The space needed to enforce this requirement isn't dimensionally possible in relationship to the current structure please refer to the existing conditions images.
2. **Section 16-36.014 (7c)- “Relationship of Building to Street”, 30% fenestration requirement for non-residential uses on local street.**

Section "c" of this ordinance states that, “such buildings shall have windows at the sidewalk level on each street frontage façade which are substantially similar in size to the sidewalk level front façade window.” However, due to the consistent traffic on Etheridge and for the safety of our staff, we felt it is necessary to limit the windows configuration on the Etheridge side of the building.

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New Business: 820 Ralph McGill Boulevard NE – ILLUMINARIUM EXPERIENCES, LLC

The property is zoned I-1-C. The site currently has one- to-two story former warehouse building, that was converted to a mixed-use building with retail and eating/drinking. The scope of work includes the conversion of a 25,000SF tenant space for retail and eating/drinking establishment and a virtual reality entertainment experience venue. The exterior façade improvements includes: (1) replacement of glass storefront at one of the original masonry bays on the Beltline façade currently notched out as the breezeway; (2) replacement of the parking lot side elevation of overhead doors and smaller punched windows with new glazed storefront openings; (3) a new ramp and railing on the parking lot side; (4) re-stripping of ADA and regular parking spaces, and relocation of three existing trees on site; and (5) an existing outdoor dining area on the Beltline will be renovated to serve as a portion of the cafe component of the event operation.

Applicant(s): Laurel David - laurel@glawgp.com

Requested Variation(s):

None

New Business: 479 EDGEWOOD AVENUE NE - PLEXUS R+D

The property is zoned HC-20C-SA4. The proposed 18,936SF building is comprised of five floors of conditioned space with an accessible roof terrace, that will include retail uses, short- and long-term dwelling units, a lounge, community space and three parking spaces on .134-acre site.

Applicant(s): Jordan Williams - jwilliams@plexus-architecture.com

Requested Variation(s):**1. Section 16-36.012. – Sidewalks**

- a. Reduce street furniture and tree planting zone minimum width from 5' to 3'.*

We would like to make this reduction to conform with the existing street furniture and tree planting zone of the directly adjacent buildings on our block.

- b. Reduce sidewalk clear zone minimum width from 10' to 6'-4" on Edgewood avenue and 6'-1" on Boulevard. We would like to make this reduction to conform with the existing clear zone of the directly adjacent buildings on our block.*

2. Section 16-36.013. - Supplemental Zone

Reduce supplemental zone minimum width from 5' to 0'. We would like to make this reduction to conform with the existing supplemental zone width of the directly adjacent buildings on our block.

New Business: 279 OTTLEY DRIVE NE - McMILLAN PAZDAN SMITH ARCHITECTURE

The property is zoned I-1. The scope of work for the exterior improvements include new openings, paint, and graphics; and the site improvements involve increasing the efficiency of the parking and adding plantings on a 2.53-acre site.

Applicant(s): Michelle Davis - mdavis@mcmillanpazdansmith.com

Requested Variation(s):**(1) Section 16-36.011 - Site limitations.**

- a. A waiver is requested from the **Sec 16-36.011(3a)** for the buffer requirement adjacent to the BeltLine Corridor. The subject property has existing building and parking facilities within the 20' buffer which are proposed to remain.
- b. A waiver is requested from the **Sec 16-36.011(3b)** to provide a public access from the BeltLine Corridor. The subject property does not have an existing accessible entrance directly adjacent to the beltline corridor. The Sub-area 7 Master Plan does not identify any proposed multi-use trails on the adjacent train corridor therefore a waiver from proposed improvements providing an accessible entrance adjacent to the BeltLine Corridor is requested.

(2) Section 16.36.016 - Loading areas, loading dock entrances and building mechanical and accessory features.

A waiver is requested from the **Sec 16-36.016 (2)** for loading dock entrances to be screened from the public right-of-way. The existing loading docks face the street and are proposed to remain.

(3) Section 16-36.019. - Minimum landscaping requirements for surface parking lots.

A waiver is requested from the **Sec 16-36.019(2)** to minimize reduction of parking spaces by 3 percent to 0 percent for the site. The previous use on this property was industrial / warehouse with 92 existing stripped parking spaces. Changing uses from warehouse to office increases the demand for the existing parking spaces so a waiver is requested to maximize on-site parking