

A G E N D A

DATE: **October 20, 2021**

TIME: **5:00 PM**

LOCATION: **COVID-19 Update – Virtual Meeting**

*The DRC meetings are open to the public; however, there is not a public hearing component in these meetings. If you have comments to share with the DRC regarding a particular application, please submit your written comments to lreid@atlbeltline.org prior to the meeting date. **Written comments must be submitted by 4pm on the Tuesday prior to the public meeting and will be shared with the DRC.***

New Business: 667 Cascade Avenue, SE – CRIM & ASSOCIATES

The property is zoned MRC-1. The scope of work includes adding 1,256 SF of building space to an existing commercial development, the expansion of landscaping along Cascade Avenue, and a series of façade improvements.

Applicant(s): Archie Wanamaker - archie@crimandassociates.com
Clay Crim - ccrim@crimandassociates.com

Requested Variation(s):

None Requested

New Business: 505 Englewood Avenue SE – ATLANTA HOUSING

The property is zoned MRC-3-C and MR-2. The scope of work for phase-one is infrastructure only and will include the construction of roads and utilities by Atlanta Housing. The vertical development will be constructed by development partners in subsequent phases will include 600 multi-family units, 228 senior housing multi-family units, 41 single family homes, 38 townhomes, 17,169SF office, and 121,400SF of retail at build out. Subsequent development phases will also be reviewed through the special administrative process.

Applicant(s): Nicole Wesley-Smith - nicole.wesley-smith@atlantahousing.org

Requested Variation(s):

1. **Section 16-36.013** – BeltLine Sidewalk and Supplemental Table - 5’ tree/furniture zone, 10’ clear zone, 5’ supplemental zone.

This is a request to reduce clear zone from 10’ to 6’ on all streets except Englewood Avenue E and the east side of a new street on the east part of the development south of Boulevard Crossing Park. Topographic challenges of the site require right-of-way reductions where possible. Additional wide paths are provided for pedestrian connections to the north, south and east.

2. **Section 16-36.013** – BeltLine Sidewalk and Supplemental Table - 5’ tree/furniture zone, 10’ clear zone, 5’ supplemental zone.

This is a request to move the street furniture zone on the west end of Climax Street along Blocks “A” and “E” behind the sidewalk clear zone to preserve existing mature street trees.

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- 3. Section 16-36.011 (2a)** - Properties adjacent to a public space such as a park space, greenway trail or railroad right-of-way (but not the BeltLine Corridor) shall meet the following requirements; 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.

This is a request to eliminate the required 20' buffer between a development tract and public space at the west end of Block "B", the south side of Block "D", and the east side of Block "I". The Park spaces are integrated into the overall development plan. The 4.98 acres of park space and stormwater management area will provide seamless pedestrian access. The overall development is under a single ownership, Atlanta Housing.

New Business: 1104 Avondale Avenue, SE – FLIPPO CIVIL DESIGN

The property is zoned MR-4A-C. The scope of work includes the development of a rental housing community consisting of 224 rental apartments, 75 rental townhomes, 750 SF of commercial space and 384 parking spaces on an 8.2-acre site. 45 units will meet the affordable housing inclusionary zoning requirement.

Applicant(s): Paul Flippo - paul@flippocivil.com

Requested Variation(s):

- 1. Section 16-36.017(3cii)** - Façades along the BeltLine Corridor, any public right-of-way, public park, or private street: Shall meet an active-use depth requirement from said parking structure façade at sidewalk-level, except at ingress and egress points into said parking structures. *Residential uses:* Minimum depth of ten feet.

This is a request to eliminate the active-use depth requirement for the parking deck. The parking deck is located near the dead-end of Lester Avenue and does not propose an active use.

- 2. Section 16-36.013** – BeltLine Sidewalk and Supplemental Table - 5' tree/furniture zone, 10' clear zone, 5' supplemental zone.

This is a request to reduce the required sidewalk along Lester Avenue from 10' to 6'. Lester Avenue is a dead-end street with houses located only on the south side of the street. Lester Avenue has little local pedestrian traffic. The United Avenue and Avondale Avenue sidewalks should be prominent since they will provide the connection to the 8' wide Beltline spur.

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New Business: 625 Boulevard, NE – CONSTRUCTION OUTSOURCE

The property is zoned C-1-C. The scope of work includes the construction of a 2,500SF Starbucks store with a drive-through and 26 parking spaces on a 0.69-acre site.

Applicant(s): Cindy Silver - cindysilver@constructionoutsource.com
Erika Aultman- erika@permit.com

Requested Variation(s):

1. **Section 16-36.014(7a ii, a, b, c)** Fenestration and entrances shall be provided for a minimum of 65 percent of the length of all street frontages.

The design has maximized fenestration to the maximum amount feasible given the amount of equipment needed to support the beverage production for the business. A back-of-house area not desirable to be viewed by public traffic is necessary for this use and has been minimized to the maximum extent feasible. Fenestrations along North Avenue accumulate to 40% and while the fenestration along Boulevard is at 62%.