

AGENDA

DATE: Wednesday, September 15, 2021

TIME: 5:00 PM

LOCATION: COVID-19 Update – Virtual Meeting

*The Design Review Committee (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: 560 Edgewood Avenue NE - Street NE – ASD|SKY

The property is zoned HC-20C-SA4. The proposed project is an adaptive re-use of an existing +/-53,000 sf 2-story industrial building and its accessory buildings and structures. The existing building stands 38'-4" tall; the addition of elevator shafts for accessibility will bring the renovated building up to 41'-8" tall. The first (+/-31,000 sf) and second (+/-19,500 sf) floors will be spec office space. A rooftop amenity deck will be added onto the low roof of an existing building addition. One existing, non-historic, accessory building is to be demolished to supplement the existing rear surface parking lot and make room for parking and loading. The rear surface parking lot will have 56 spaces and will be covered with a single tier of structured parking with an additional 50 parking spaces for a total of 106 spaces. The exterior of the existing brick building will be maintained, and historic brick will be repaired as needed maintaining the original design. Existing windows in the brick building will be replaced by new storefront window systems matching the original historic/industrial design. Site improvements include new in-ground & standalone planters along Edgewood Ave; a new dog park utilizing the existing surface parking lot to the west of the brick building; and new landscaped area fronting Auburn Ave. The project is located on a 1.738-acre site.

Applicant(s): Michael Wirsching - mwirsching@asdnet.com
Evan Burch - eburch@asdnet.com

Requested Variation(s):

- 1. Section 16-36.012(1) Street Trees - 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.**

This is a request to exceed the 30' maximum (16-20C.007.1.a.v) in order to utilize existing sidewalks and tree wells. Proposed street trees will be located and spaced in a manner consistent with the rest of the block.

- 2. Section 16.36-014(6a) - Fences/ For all uses not adjacent to a street or BeltLine Corridor: Fences and walls not exceeding six feet in height may be erected.**

This is a request to allow the existing non-conforming fence condition.

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3. Section 16.36-013(4b) – Fences and Walls. For all other non-residential sidewalk-level uses, fencing is prohibited.

This is a request to provide site walls and/or fencing for a proposed dog park that will be visible from the street. Current design proposes a decorative metal mesh screen along the front and open sides and a CMU wall at the rear of the dog park. The decorative metal mesh screen will integrate seating and planters and the rear CMU wall will be planted with creeping fig vines for screening.

4. Section 16-36.017(1a) – Driveway curb cuts shall be a maximum of 24 feet for two-way entrances and 12 feet for one-way entrances, unless otherwise permitted by the commissioner of public works.

The existing non-conforming curb cuts on Edgewood Ave to be modified and/or removed if unnecessary, but full conformance with 16-20C.009.3 and 16-36.017.1.a cannot be provided.