



DESIGN REVIEW BOARD SUMMARY

October 20, 2017

Department of Community Development

WWW.ALPHARETTA.GA.US

678.297.6070

ALPHARETTA CITY HALL

COUNCIL CHAMBERS

8:30 AM

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I. WORKSHOP

II. CALL TO ORDER

III. ROLL CALL

- Design Review Board Members Present

- o Richard Kramer (Chairman)
- o Roger Brown (Vice-Chairman)
- o Pat Corkill
- o Frank Schwing
- o Dick Debban
- o Kim Matherly

- Design Review Board Members Absent

- Scott Doll
- Tom Le Cain

- Staff Members Present

- o Brett Schroeder, Zoning Enforcement Manager
- o Elle Taylor, Planning and Zoning Coordinator

IV. PLEDGE TO THE FLAG

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of August 18, 2017

There were requests from Board Members to verify votes and consider at the next meeting.

VII. PUBLIC HEARING

1. DRB170054 Synovus Bank 8025 Haynes Bridge Rd

This Applicant was not present and no action was taken.

2. DRB170055 Volvo 1575 Mansell Rd

Applicant presented review of new facade, site plan change, and signage

There was discussion of:

- Site Plan
 - Demo Plan
 - Backlit Lighting of Opaque Glass Panels with one exception of “gap” in parapet, which will be lit. DRB viewed examples of other locations.
 - o Uniformity look of glass
 - o Reflectivity
 - o Night time Look
 - o Concern of “glowing box”
 - Need for Architectural Elements to add more detailing in a vertical sense
 - o May need metal panels
 - o EIFS
 - o ACM panels
 - Applicant would prefer to reduce glow perception with lighting levels other than changes of materials. Fixtures are dimmable.
 - Applicant stated it is intended to be a Scandinavian design with minimal façade.
 - DRB was concerned of pure amount of hardscape in front of building. Requested that Applicant relook at landscape and existing tree.
 - Applicant discussed low-lying plants in front of buildings and clear glass.
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- Addition of parking. Staff stated Applicant is not adding impervious surface. They are removing the canopy that is already concrete and putting parking spaces there.

This is a code issue not addressed by this Board.

- Wood materials
 - Clear glass on doors
 - Signage – Applicant would like three signs. Signage Vendor will come back to DRB.
 - Street Trees from front view
- Board Member Corkill offered a motion to defer the façade, site plan and signage based on today's comments by the Board
 - The motion received a second from Board Member Schwing
 - The motion was approved by a vote (4-0-1) (Kramer)

Board Member Brown was not present for the vote.

Chairman Kramer suggested if Applicant has potential solutions to send them to Staff and he will forward to DRB for comments.

3. DRB170050 Northwinds Summit Haynes Bridge @ 400

Applicant presented review of proposed Design Guidelines dated September 29, 2017.

There was discussion of:

- o Condition #12 15' sidewalk
- o Alpha Lop Streetscape Section A –
 - 12' path with 6' strip
 - DRB preference of Utility Lines being outside of Landscape.
 - Irrigation Lines
 - Still in discussion with Staff on Materials
- o Streetscape Section B –
 - 6' – 9' sidewalk
 - Branded as Trail Differential by color, finish, texture to feel like its own experience through the development
- o Streetscape Section C-

- ' Comfort Strip' curb for on street parking
- o Streetscape Section D
- o Streetscape Section E
- o Streetscape Section F
- o Layout Plan Parallel Parking Zone North and South
 - Stone Cobble is pedestrian, section between the trees
 - Thermoplastic Centerline parking to delineate between pedestrian may not remain
 - Still in discussion on spacing of medallions
- o Alpha Loop Path-
 - Rest Area due to Terrain of Site in front of for sale homes.
 - Grade changes
 - Design Elements
 - Materials, Spacing to follow trail requirements
 - Street Lighting
 - Crosswalk
 - Staggering of Lights
 - Signage Character
 - Site Furnishings –
 - DRB encouraged materials other than wood
 - Hardscape Finishes
- o Landscape Palette
 - Corkill asked why there are no flowering trees. Applicant stated not in the phase component for pedestrian safety and line of sight. Applicant does not recommend evergreens along the streetscape.

There was discussion that there will be evergreen everywhere else. Corkill requested that Applicant look in to mixing in flowering accent trees.

- Applicant stated that landscaping would all be irrigated including in ROW.
- Shrubs and Groundcovers –
 - o Corkill prefers not so many of perennials, more evergreens, ground cover

Applicant stated they would be back with Chapter 2 and 3. Staff clarified that DRB will approve the guidelines and developer will apply them.

- ❖ Board Member Schwing offered a motion to approve the Design Guidelines as submitted with the Applicant to consider the Landscaping Comments made by Mr. Corkill and to come up with an alternative to the wood benches.
- The motion received a second from Board Member Corkill
- The motion was approved by a vote (5-0-1) (Kramer)

Board Member Brown returned to the meeting at 10:51 a.m.

4. DRB170051 Windward Point 375 North Point Parkway

Applicant presented review of new construction buildings and landscape plan.

DRB would like to compare internal landscape plan with master landscape plan. DRB stated that Landscaping was deferred at previous meeting and Applicant has not returned. Applicant stated they worked with copy of civil drawings from Master developer. Applicant stated they have met with City Arborist concerning recompense and have added area to activate view from North Point Parkway, bike parking, outdoor dining, accent paving.

Staff stated that water feature; streetscape for Master Plan was deferred with comment and has not come back. Staff stated that needs to be finalized before internal site can be approved.

Staff read Motion from January 2016 DRB Minutes:

❖ *Board Member Corkill offered a motion to defer the Landscape Plan based on today's discussion on plantings, Site Furnishings, Gateway Features, Retaining Walls, Railings, Lighting, etc. until the next meeting.*

- *The motion received a second from Board Member Le Cain*
- *The motion was approved by a vote (6-0)*

Staff research possible previous approval of Master Plan Development.

❖ Board Member Brown offered a motion to defer the application with applicant to come back with specifics based on the direction we have given them today.

- The motion received a second from Board Member Corkill
- The motion was approved by a vote (5-0-1) (Kramer)
- (Matherly was not eligible to vote on this item)

There was discussion during the motion that direction given today is:

1. Elevations with dimensions
2. Paint color sample
3. Roof sample
4. Something different on the screening material
5. Right Masonry
6. Light fixture detail
7. Exterior Stair Detail facing North Point Pky
8. Railing detail
9. Canopy Detail
10. Site lines for mechanicals
11. Something for the Blank panels that face North Point
12. Lighting

13. Furniture (Applicant stated they will go with Master Development Plan)

14. Furniture for each restaurant, umbrellas, etc.

Applicant stated that this development is now called Windward Park.

VIII. ADJOURNMENT

Chairman Kramer adjourned the meeting at 12:02 p.m.

DRAFT