

DESIGN REVIEW BOARD SUMMARY

NOVEMBER 17, 2017

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
8:30 AM



*This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by The Design Review Board, but not quoted or paraphrased. This document includes limited presentation by The Design Review Board and invited speakers in **summary** form. **This is not an official record** of the City of Alpharetta Design Review Board Meeting proceedings. Official Minutes are recorded and available for review.*

I. WORKSHOP

II. CALL TO ORDER

• ROLL CALL Design Review Board Members Present

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

• Design Review Board Members Absent

- o Scott Doll
- o Frank Schwing
- o Tom Le Cain

• Staff Members Present

- o Brett Schroeder, Zoning Enforcement Manager
- o Dawn Crowley, Specialized Assistant

III. PLEDGE TO THE FLAG

IV. ITEMS FROM STAFF

V. ITEMS FROM BOARD MEMBERS

VI.

1. DRB Meeting Minutes of

1. August 18, 2017 

- ❖ Chairman Kramer offered a motion to approve with a correction to add Brown as present
- The motion received a second from Board Member Brown
 - The motion was approved by a vote (4-0-1) (Corkill)

2. October 11, 2017 

This item was deferred with no official motion.

VII. PUBLIC HEARING

1. DRB 170057 284 North Main LLC.

Applicant presented consideration of repainting of the exterior 

After discussion:

- ❖ Board Member Corkill offered a motion to approve as submitted today with a condition that the monument sign is painted to match the building color and a suggestion that evergreen foundation be added in front of the building.
- The motion received a second from Board Member Kramer
- The motion was approved by a vote (5-0)

There was discussion during the motion of surface horizontal areas (face) on each side of the stairway that were going to be painted to match and also that the carport will also be painted the trim and the base to match the building.

1. DRB 170059 Alpharetta Creative Art/A Plus Sports

Applicant presented review of signage –  

- ❖ Vice Chairman Brown offered a motion to approve subject to applicant reducing the base of the monument and top of the monument such that the goal is to reduce the overall height of the monument from 8' to 7' keeping in mind the proportions of the height and the width of the building. This would be submitted for Staff for final approval.
- The motion received a second from Board Member Corkill
- The motion was approved by a vote (5-0)

There was discussion during the motion that discussion referred to column widths. Staff stated they are comfortable with reviewing.

3. DRB 170055 Volvo 1570 Mansell Rd

Applicant presented exterior elevations based on previous meeting comments 

There was discussion of:

- Existing facilities in the U.S.
 - Illumination with consistency across the façade
 - Glazing
 - Height approximately 28' – 32' of examples
 - Proposed North Point building seems top heavy; other examples are more linear
 - Levels do not flow
 - Looks like Box set on stilts
 - Lower level should have a bigger base
 - Needs more depth
 - Applicant said there was not precedent for more depth
 - Applicant will take suggestions back to Volvo
 - Height of top of parapet 32'
 - Proportions of McDonald Volvo are more proportionate
 - Configurations/ Benefits of single plane due to existing building
 - DRB considered 4 bands instead of 3 – 8'6" bottom and dividing other 3 levels into equal smaller sections.
 - Palm Beach example – all equal sections
 - Pure translucency, shadowing behind it
 - Materials are acceptable
 - Lighting is on dimmers
 - Added height of cap
 - Cross Section of glass back to existing building
 - Applicant stated they will email Staff by next week for cursory review to make additional comments then submit for DRB approval
 - Building signage needs to come back before DRB
 - 2 building signs are allowed, Service sign is considered more directory
- ❖ Vice Chairman Brown offered a motion to defer the application giving the applicant time to make changes discussed in today's meeting and resubmit
- The motion received a second from Board Member Corkill
 - The motion was approved by a vote (5-0)

Chairman Kramer called a brief recess at 10:43 a.m.

Chairman Kramer reconvened the meeting at 10:46 a.m.

Board Member Matherly was excused from the next case.

4. Windward Park

375 North Point Parkway

Applicant presented review of exterior elevations, materials, colors based on comments from previous meeting   

- ❖ Vice Chairman Brown offered a motion to accept as presented today with regard to exterior elevations, materials, and colors with the following notation that Applicant as mentioned two brick color scheme; they may use another one if they do they bring that back before the Board. On Building C, the stairs leading to the rooftop restaurant are not approved at this point. Applicant to submit that before the Board. All enclosures will be brick with metal gates with more fenestration and more architectural detailing to make it look like part of the building or as Applicant said, more like a courtyard look, rooftop units shall all be concealed, and Applicant will submit site line studies.
- The motion received a second from Board Member Corkill
- ❖ Chairman Kramer offered a Friendly Amendment that the individual tenant storefronts and signage will come back either as a review by us in a package of some type or they have to come back to us individually.
- Vice Chairman Brown accepted
- Friendly Amendment Approved (4-0-1)(Matherly was not eligible to vote)
- Motion with Friendly Amendment approved (4-0-1) (Matherly was not eligible to vote)

There was discussion during the motion that DRB would like the design and enclosures on gates. Applicant will submit to Staff and Staff will show to DRB.

- ❖ Board Member Corkill offered a motion to approve the landscape as submitted today with the conditions discussed as far as screening the enclosures, reducing the hardwood mulch and adding foundation planting at the base of the buildings
- The motion received a second from Chairman Kramer
- Motion Approved (4-0-1) (Matherly was not eligible to vote)

Kim Matherly rejoined the meeting at 11:31 a.m.

5. DRB 170058 Teasley Place

Applicant presented review of Design guidelines for tenants 

- Timeline for completion of building
- Changes to Park Area
- Site Plan
- Designed Guidelines as a minimum
- "Toured" around the building where Applicant stands today
- Prominent signage on corner with blade signage
- Heavy wood doors with uplighting
- Art installation on Milton entrance
- Historic color palette
- Gift Store Logo is not a Historic color, black & white striped awning ,(SW 6433 - Inverness)
- Staff stated tenants have been given a set of guidelines that have not been approved by DRB.
- Applicant stated that tenants are aware that DRB must approve storefronts
- Staff stated there is concern over amount of storefront glass which was not the intent. It was intended to be individual. Staff stated Design Guidelines say "if" tenant wants to change not you are going to change what is there into your own individuality.
- Applicant stated they want end spaces to be anchored with variations in the awnings, darker signage and colors.
- DRB questioned why two elevations on end spaces be so dramatically different. Looks disjointed to be one tenant.
- Vanille Café intent is to cover the brick on façade, awnings
- B Spectaced combining two storefronts, door on left will be entrance
- Maple Street Biscuits would like blade lines around both sides.
- Yoga Studio natural stained wood exterior, wood awning with black cables. Awning would go above entrance only. Signage not decided.

DRB stated they are moving in the right direction. Photos provided show drama, but some are too muted. Need to get right level of color mix. DRB would like to have stronger language in Guidelines.

Staff discussed TCO's and CO's. Staff stated what is in Guidelines doesn't reflect the pictures that are submitted. Guidelines are weak.

Applicant proposed retyping language and represent.

Chairman Kramer requested that Board Members send their comments on the guidelines to Staff by Wednesday, November 22 and then Staff would send to Applicant.

Applicant presented solid stone fountain. 12 x 12 fountain to prevent splashing. 6' inside basin with 2' base. There was discussion of lowering base, building 12 x12 or 8 x 8. Staff stated the biggest issue is the scale of the fountain. Applicant would like to install within a month and have DRB look at it.

Applicant discussed unit 408 and 401 roof. Applicant would like to create small, same material roofs. DRB would like to see it to consider.

Staff discussed approved vs. built balconies. Applicant discussed issues with building it as approved, structural, not design issue.

Staff stated we have a change from what was approved to the view, what was submitted as building plans and approved through the building plans and what was built on site. This Board will have to determine whether the as built will be approved or if Applicant will have to change.

Chairman Kramer would like to physically see it and how it impacts the architecture.

Staff stated it was been sent to Downtown Consultant and he stated it is a better look to bring pediments out.

There was discussion of different views. Staff stated that on site, it looks worse than the photos.

Staff discussed CO process and in this case it is a significant change.

Applicant stated it is a structural issue.

Chairman Kramer requested that Board Members visit within the week.

Design Review Board considered this a cursory review and did not make a motion.

VIII. ADJOURNMENT

Chairman Kramer adjourned the meeting at 12:24 p.m.

DRAFT