



DESIGN REVIEW BOARD FEBRUARY 23, 2018

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
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 Dick Debban
 - o Scott Doll
 - o Kim Matherly
 - Design Review Board Members Absent
 - o Tom Le Cain
 - o Frank Schwing
 - Staff Members Present
 - o Bret 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



VII. PUBLIC HEARING

1. DRB170065 South Main Kitchen 9 South Main St 
Applicant presented review of sidewalk furniture

- ❖ Vice Chairman Brown offered a motion to approve the application as submitted with the following corrections and conditions:

That the elevation shows 3'6" total height, It is really 3' and that Applicant has indicated that the wood would be, the seating is black and that the backside seating against the building the total height will be changed to 24".

- The motion received a second from Board Member Corkill
 - The motion was approved by a vote (4-0)

There was discussion that 3' was clarification on elevation.

Board Members Doll, Matherly and Le Cain were not eligible to vote.

2. DRB180002 Windward Park Hilton 
Applicant presented review of Elevations and Landscape.

Landscape

- Discussed changes to Landscape Berm
- Street Trees
- Addition of Trees, Knockout Roses densely planted to screen cars
- Sun Perennials toward the front
- More Regimented design in parking area.
- Wet tolerant Species
- Tree/Shrub Species in Center Islands
- Changes in sidewalks
- Two Parallel Parking Spaces

Elevations

- Ground Floor plan
- 2nd Floor Plan
- Building Section showing rooftop units with screening
- Facades facing Windward Pky match fenestration on the other sides
- Stair towers with Signage

- Exterior balconies facing Lake
- NW Corner Perspective
- NE Corner Perspective
- SE Corner Perspective
- HVAC units
- Tinted Glass is not floor to ceiling in rooms (8')
- Wood Trellis on Patio – need color called out, DRB wanted to make sure it is sustainable
- Material for base of building and its maintenance
- Material Colors not identified on the Elevations. Applicant offered to follow up with Staff.
- DRB liked color palette presented today
- Applicant discussed Value Engineering
- Screening of loading dock with a solid wall (West Elevation) – DRB asked about gate material. DRB stated gate needs to be solid.
- DRB reiterated that materials cannot be approved without cut sheets to identify their locations
- Signage to come later.

❖ Board Member Corkill offered a motion to approve that we approve landscape as submitted today

- The motion received a second from Vice Chairman Brown
 - The motion was approved by a vote (5-0)

❖ Vice Chairman Brown offered a motion to approve that we approve the elevations and materials as presented today with the condition that Applicant give Staff before they leave the names and numbers of those and then submit new cut sheets to Staff afterwards.

- The motion received a second from Board Member Corkill
 - The motion was approved by a vote (5-0)

Board Members Le Cain and Matherly were not eligible to vote.

3. DRB180013 Chase Bank 10900 Haynes Bridge Rd

Applicant presented review exterior elevations and signage

After discussion of:

- Replacement of L wall light fixtures
- Wall Packs located at Drive-Thru
- Will send Photometric to Staff
- Roof Color
- Removal of Existing Sign
- Wayfinding Signage

❖ Board Member Doll offered a motion to approve exterior elevations and signage as submitted

- The motion received a second from Board Member Corkill

❖ Board Member Corkill offered a Friendly Amendment to add Landscape around the base of the sign and make sure that address appears on the sign so that it can be viewed from the street as well.

• Board Member Doll accepted.

- The Friendly Amendment was approved by a vote (7-0)
- The Motion with the Friendly Amendment was approved by a vote (7-0)

4. DRB180016 Bob Steele Salon 2500 Old Milton Pkwy

Applicant presented review of reversed lit, painted brushed gold aluminum with aluminum overlay diamond shape.

❖ Board Member Corkill offered a motion to approve the signage proposed today.

- The motion received a second from Board Member doll
 - The motion was approved by a vote (7-0)

5. DRB170061 Hines Office Bldg 10000 Avalon Blvd

Applicant presented review of landscape and parking deck revisions and building Lighting.

Applicant submitted new packet at meeting

▪ **Landscape**

- Added additional screening around loading dock & dumpster enclosure
- Decreased spacing on Magnolias
- Magnolias will be 12'
- Showed before and revised photos of Landscaping
- Vines planted at each column on parking deck
- Evergreen crossvine

▪ **Parking Deck**

- Added more brick to match building
- Mullions match building
- Cast stone is same color as building
- Discussed projection last bay of parking deck and element projection.
 - o DRB discussed using some element in the middle bays (center) instead of the end of deck.
 - o Does not relate well to buildings surrounding it. Park Deck stands alone with vertical elements
 - o Parking deck is highly visible, gateway from Old Milton Pky
 - o 2 Center Bays need treatment to break up appearance – perhaps curtain wall system, glass, bay
 - o Ventilation issues
 - o Staff discussion of “skinning” all of it with brick instead of cast stone
 - o Applicant discussed cost issues
 - o Staff presented view of latest already constructed parking deck
- o Chairman Kramer summarized:
 - Take tower feature currently on end and move it to two center bays, make it a little taller than parking deck to help break up deck into smaller looking structure
 - Should we leave precast vertical or do they go to color that matches the brick
 - Top piece of precast DRB does not like.

- Keep it an open deck so you may have to “skinny up” brick
- Mullions may not be necessary

▪ **Lighting**

- Exterior fixtures same as building 8000
- Dimmable
- DRB has issue with top lighting for the parapet and back lighting on that - Shadows of support systems behind the glass. Applicant stated they will be shown no matter where lighting is directed. DRB suggested directing the lighting downward instead of backlit or change configuration of the kickers. Applicant discussed that this is their design intent. DRB stated the intent is to have a more even looking light source and not be able to see the shadows of the structures at nighttime. Applicant responded and discussed level of lighting vs. hotel and efforts to reduce lighting. DRB stated they did not like the level of lighting at 8000. DRB wants a more even glow.

❖ Board Member Corkill offered a motion to approve Landscape as submitted knowing that there will be some changes based on architectural changes and landscape can work with Staff on those changes when the architecture is revised.

- The motion received a second from Vice Chairman Brown
 - The motion was approved by a vote (4-0) (Kramer, Brown, Corkill, Debban)

❖ Vice –Chairman Brown offered a motion to defer Parking, the Parking Deck and the Lighting on the building

- The motion received a second from Board Member Corkill
 - The motion was approved by a vote (4-0) (Kramer, Brown, Corkill, Debban)

6. DRB170068 Wellstar Medical 2450 Old Milton Pkwy
Applicant presented review of new construction at Notting Hill

❖ Board Member Corkill offered a motion to approve Landscape as submitted today with the following conditions :

1. That the Applicant look at the continuation of the street tree program along Old Milton
2. Screen the deck from Old Milton Pky views using a majority of evergreens
3. The walls should look like or be stone or brick to match the building especially on elevations exposed to the public streets
4. Consider pervious pavers for the public plaza

- The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (7-0)

There was discussion during the motion the trees in front of the building should match on each side.

- ❖ Vice-Chairman Brown offered a motion to approve colors and materials as presented today
 - The motion received a second from Board Member Corkill
 - The motion was approved by a vote (7-0)
- ❖ Board Member Corkill offered a motion to defer lighting based on our review comments today.
 - The motion received a second from Vice-Chairman Brown
 - The motion was approved by a vote (7-0)

There was discussion on elevations by Downtown Architect:

- Extending parapet on 2-story side (South Elevation) not on 3-story side.
- Liked solid ends
- Did not think Center Clock Feature was historically appropriate

There was discussion of:

- Screening of rooftop units.
- Applicant agreed to provide Site Lines
- ❖ Vice-Chairman Brown offered a motion that Applicant will submit a Site Line Study to Staff for DRB review, secondly in regard to Elevations, overall the Elevations are approved except the South Elevation, the portion of the parapet which is the intermediate parapet, would be extended out in each direction 3 more bays.
 - The motion received a second from Board Member Corkill
 - The motion was approved by a vote (7-0)

7. DRB180015 Creative Studios 160 North Main St
Applicant presented review of exterior changes.

- Sample of EPHIS Brick
- Zircon Color
- Door Colors Darker Blue Loyal Blue SW6510
- All Door colors will be the same

- Light Fixtures
 - o Applicant prefers gooseneck items to replace the up and down fixtures on the building
 - o Applicant presented Option #2 and Option # 3 both 20.25 "
 - o DRB preferred a slender width – Option # 3 KK49707BK "Chilbo"
 - o Applicant presented locations on the buildings of 6" wall pack fixtures currently on the building
 - o Staff requested Photometric Study
 - o Applicant presented wall packs currently on the side of the building
DRB discussed not putting wall pack on South Elevation (Dentist side)
- Roof Structure:
 - o How does wood relate to cornice. Architect said cornice was already there. Idea is to make it disappear
- Overhead doors were removed and replaced with glass panel doors
- Grades of two buildings
- Floor Plan

❖ Vice- Chairman Brown offered a motion to approve EPHS brick sample that was presented today, we approve the soldier course that was presented before us today, we approve that all doors will be the Sherwin Williams Loyal Blue 6510, the wall lights will be what we called Option 3 but it is really the "Chilbo" outdoor light, that we approve the front the elevation change as presented today and that we approve the parapet around the rooftop units such that the two elongated sides will be extended in the front elevation and the center portion that connects the two elongated sides will be removed.

- The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (6-1) Corkill

VIII. ADJOURNMENT

Chairman Kramer adjourned the meeting at 12:56 p.m.