



# DESIGN REVIEW BOARD JUNE 15, 2018

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

- I. WORKSHOP
- II. CALL TO ORDER
- III. ROLL CALL
- IV. PLEDGE TO THE FLAG
- V. ITEMS FROM STAFF
- VI. ITEMS FROM BOARD MEMBERS
  - 1. DRB Meeting Minutes of
- VII. PUBLIC HEARING
  - 1. 09:05 - 10:00 DRB180041 Alpharetta Life Hope 333 Old Milton  
review parking deck elevations
- VIII. ADJOURNMENT



# DESIGN REVIEW BOARD SUMMARY APRIL 20, 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 Roger Brown (Chairman)
  - o Pat Corkill
  - o Dick Debban
  - o Kim Matherly
  - o Holly Palmer
  - o Tom Le Cain
  - o Frank Schwing
- Design Review Board Members Absent
  - o Richard Kramer
- Staff Members Present
  - o Bret Schroeder, Zoning Enforcement Manager
  - o Elle Taylor, Planning and Zoning Coordinator
  - o Tracy Ward, Downtown Consultant

## IV. PLEDGE TO THE FLAG

**v. ITEMS FROM STAFF**

**vi. ITEMS FROM BOARD MEMBERS**

**1. DRB Minutes 2.16.18**

- ❖ Board Member Corkill offered a motion to approve
- The motion received a second from Board Member Schwing
- The motion was approved by a vote (7-0)

**2. DRB Minutes 2.23.18**

- ❖ Board Member Corkill offered a motion to approve
- The motion received a second from Board Member Matherly
- The motion was approved by a vote (4-0-3) (Lecain, Palmer, Schwing)

**3. DRB Minutes 3.16.18**

- ❖ Board Member Corkill offered a motion to approve as amended
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (6-0-1) (Palmer)

**vii. PUBLIC HEARING**

**1. DRB180029 Thrive Co-Working 44 Milton Ave**

Applicant presented review of Signage

- o Presented samples of colors
- o Thickness of letters
- o Location in upper panel
- o Non-Lit

DRB discussed:

- o Existing 44 Milton Ave Identification on Building
- o Molded Plastic Sign not in character with Downtown Area
- o Suggested Applicant review Downtown Guidelines
- o Did not like location of letters
- o Stated sign looked like a rectangular box sign
- o Lettering is very modern

Staff:

- o Encourage creativity
- o Consider letters mounted directly to Brick without panel
- o Consider individual brushed aluminum letters

- ❖ Board Member Corkill offered a motion to defer
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (4-0)

**2. DRB180032 Valvoline Oil Change 11700 Cotton Creek Entry**

Applicant presented review of new construction

After Discussion:

- ❖ Board Member Corkill offered a motion approve landscape as submitted
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (7-0)
  
- ❖ Board Member Schwing offered a motion to approve Site Plan, Elevations, Materials, Lighting with the condition that the storefront including garage door framing be dark brown instead of clear anodized.
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (7-0)



**3. DRB180028 Encore Commons 500 North Point Center East**

Applicant presented review of signage.

## Presentation and Discussion:

- o Existing Monument Signs covered by Aluminum Sleeve to land level on top of existing base
- o Staff showed overview of existing sign
- o Staff reiterated that only 2 Monument signs are allowed
- o Applicant stated they would prefer #1 and # 2 and remove #3
- o Colors of Monument Signs
- o Wayfinding/Directional Signs
  - Building # with corresponding color
  - DRB liked the banners
  - Staff stated they will have to check to see if they are allowed by code
  - Staff prefer they be a metal fin attached to poles
- ❖ Board Member Corkill offered a motion to defer with wayfinding/directional signage to be a metallic back vs. what is shown in the drawings.
- The motion received a second from Board Member Palmer
- The motion failed by a vote (3-4) (Matherly, Schwing, Brown, Palmer)
- ❖ Board Member Schwing offered a motion to deny
- The motion received a second from Board Member Matherly
- The motion failed by a vote (3-4) (Brown, Palmer, Corkill, Le Cain)
- ❖ Board Member Palmer offered a motion to approve monument signs with # 3 being removed and Applicant to work with Staff on landscape at the bases of the monument signs. And to approve Wayfinding and Directional signage with the metal permanent

materials instead of vinyl and removal of 5 along Encore Pky.

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

4. DRB180034 Alpha Food LLC 560 North Main St

Applicant presented review of signage and colors

After discussion:

- ❖ Board Member Schwing offered a motion to approve
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (7-0)

5. DRB180023 Cotton House Hotel 35 Milton Ave

Applicant presented review of new elevations

After discussion:

- o Passageway
  - o West Elevation w/Easement
  - o Dental Molding
  - o Comments from Tracy Ward
  - o Parapets shown to Council
  - o Darker Brick
  - o Awnings – Dark Blue
  - ❖ Board Member Schwing offered a motion to approve with the conditions that the dental molding continue on all four sides and fake bricked in windows be added on stair tower.
  - The motion received a second from Board Member Palmer
  - The motion was approved by a vote (4-0)
- 
- ❖ Board Member Schwing offered a motion to conceptually approve materials after on-site visit to confirm materials.
  - The motion received a second from Board Member Palmer
  - The motion was approved by a vote (4-0)

Board Members Debban and Lecain were not eligible to vote.

6. DRB180021 Phase Learning Center and Hotel and Office Bldg.  
Webb Bridge @ Morris

Applicant presented review of site plans, new elevations, materials and landscape.

There was discussion of:

**Learning Center Building:**

- o Materials and Locations
- o Mortar
- o Wood Elements
- o EFIS areas
- o Paint Colors

**Office Building:**

- o Entrance being understated, needs more detail
- o Overhang
- o "Top" elevation painted metal column to match storefront
- o Applicant stated element is repeated in all 3 buildings for consistency in entry
- o Large plane of just brick
- o Needs more detail

**Hotel:**

- o Very plain elevation
- o Looks "Back of House"
- o Geometry of building
- o Sewer Easement
- o Contemporary Treatment
- o Roofline

❖ Board Member Schwing offered a motion to approve Site Plan as submitted

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

❖ Board Member Schwing offered a motion to approve elevations and materials for Learning Center building with wood sample being submitted to Staff.

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

- ❖ Board Member Palmer offered a motion to defer office building, hotel elevations for more specific details and landscape to develop the new plan further and submit for final details
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (6-0)

Board Member Lecain was not eligible to vote.

## VIII. ADJOURNMENT



# DESIGN REVIEW BOARD MAY 18, 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
  - Richard Kramer ( Chair)
  - Roger Brown (Vice- Chair)
  - Pat Corkill
  - Dick Debban
  - Kim Matherly
  - Holly Palmer
  - Frank Schwing
- Design Review Board Members Absent
  - Tom Le Cain
- Staff Members Present
  - Kathi Cook, Director of Community Development
  - Bret Schroeder, Zoning Enforcement Manager
  - Elle Taylor, Planning and Zoning Coordinator
  - Ben Kern, GIS Specialist

## IV. PLEDGE TO THE FLAG

## V. ITEMS FROM STAFF

## VI. ITEMS FROM BOARD MEMBERS

**1. DRB Meeting Minutes of 4.20.18**

These minutes will be considered at the June 15, 2018 Meeting.

**VII. PUBLIC HEARING**

**1. North Point Eco District presentation**

Kathi Cook, Director of Community Development gave a presentation from the recently adopted North Point LCI Update.

**2. DRB180018 North Point Market Center 6110 North Point Pkwy**

Chairman Kramer and Board Member Matherly were not eligible to participate in the consideration of this item. Vice-Chairman Brown presided as Chair.

Applicant presented review of elevations and landscape.

After discussion of:

- Potential Tenants
- DRB suggested Lighting on columns around entrances

- Site Line Study
- Visibility of Mechanical Units
- Revised Elevations
  - Remove center porch
  - Brick w/EIFS façade
  - Creation of entrances at corners
  - Increasing heights of fascia at entry points
  - New parapets
  - Changing color of brick
  - Presented color samples
  - DRB suggested building lighting, decorative potted plants out front
  - When tenants are identified the Applicant may bring more identity with Storefront
- Nearby Properties
- Material Samples
- Plant Palette
- Tree Species
- Bare mulch areas
- Visibility from roadway
- Addition of shade tolerant shrubbery, evergreens
- Elimination of fescue
- Unirrigated Rectangular planters detail
- Walking Connectivity from sidewalk to building

- Board Member Schwing offered a motion approve elevations, materials and colors as submitted with the condition that the applicant add larger scale light fixtures on the columns bordering the entrances and those light fixtures to be approved by Staff
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (5-0)

(Brown, Corkill, Debban, Palmer, Schwing)

- ❖ Board Member Corkill offered a motion to approve the Landscaping with the conditions that the fescue sod is changed out to Bermuda, landscaping around the street trees between sidewalk and the base of the trees, planting is added as discussed around the bare mulch areas and that you work with Staff on what those plantings might be.

- The motion received a second from Board Member Schwing
- The motion was approved by a vote (5-0)  
(Brown, Corkill, Debban, Palmer, Schwing)

There was discussion during the motion that Applicant is encouraged to add bike racks.

### **3. DRB 180021 Phase Office and Hotel Webb Bridge @ Morris**

Chairman Kramer and Board Member Matherly were not eligible to participate in consideration of this item. Vice-Chair Brown presided as Chairman.

Applicant presented review of Office elevations, Landscape and Lighting. The Hotel was not considered.

After discussion of:

- Walkability along sidewalk to pocket park
- Grading
- Handicap accessibility
- Park is not lit
- Streetlights in Park
- Iron Benches locations not determined yet
- 3 Static Picnic Tables
- Bike Racks
- Natural Area
- Currently no entrance from Phase School for amenities



- Office
  - Entrance Canopy
  - More open Perimeter
  - Intent is to mimic Phase Learning Center
  - Structured Courtyard
  - Dark cap above cornice
  - Brick same as Phase Learning Center
  - Wood Element
  - Inset, soft glow, vertical lighting
- Street Tree Program

- ❖ Board Member Schwing offered a motion to approve the elevations, materials and colors as submitted with the condition that Applicant come back with specifics on light fixtures
- The motion received a second from Board Member Corkill
- The motion was approved by a vote (5-0)  
(Brown, Corkill, Debban, Palmer, Matherly, Schwing)

There was discussion that Lighting and Photometrics will be brought back to DRB.

- ❖ Board Member Corkill offered a motion to approve the landscaping with the condition that Staff work with Applicant especially, definitely on street tree programming through the area.
- The motion received a second from Board Member Palmer
- The motion was approved by a vote (5-0)  
(Brown, Corkill, Debban, Palmer, Matherly, Schwing)

#### **4. DRB 180012 Village Park at Wills**

Board Member Palmer was not eligible to participate in consideration of this item.

Applicant presented review of landscape, lighting, Bus Shelter, Monument Sign

After discussion of:

- Furniture
- Umbrellas
- MARTA Bus Stop Location and Structure
- Applicant will send email of MARTA approval to Bret Schroeder, Zoning Enforcement Manager
- Image of Sculpture
  - Bronze Composite Figures
  - Concrete Pedestal with brushed finish
  - DRB stated base should reflect stone on building
  - Sculpture Location on Site Plan
  - Entry Sign
  - Staff stated Blue sign may not be larger than 32SF
- Landscape Revisions
  - Additions of plant materials, trees along the road
  - More Evergreens to block fence
  - Added vine on back wall
- Photometrics

- Enhancements under tree in order to satisfy Condition #15. DRB is ok with Applicant working with Staff.

- ❖ Board Member Brown offered a motion to approve Lighting as presented today
- The motion received a second from Board Member Schwing
- The motion was approved by a vote (6-0)
- ❖ Board Member Corkill offered a motion to approve landscaping as submitted today with the condition that the Applicant will work with Staff on the tree save area and the Council condition on that tree save area.
- The motion received a second from Board Member Matherly
- The motion was approved by a vote (6-0)

There was discussion during the motion that this covers Council Condition #15.

- ❖ Board Member Brown offered a motion to approve the bus shelter and furniture including umbrellas as presented today.
- The motion received a second from Chairman Kramer
- The motion was approved by a vote (6-0)
- ❖ Board Member Schwing offered a motion to approve the monument sign as submitted with the clarification that the materials, colors and light fixture will be the same as approved for the building.
- The motion received a second from Vice Chairman Brown
- The motion was approved by a vote (6-0)

There was discussion that front and back are lap sided, but sign is on front only.

- ❖ Board Member Schwing offered a motion to approve the sculpture as submitted today with the condition that the pedestal be wrapped in stone to match the building and monument sign.
- The motion received a second from Board Member Corkill
- The motion was approved by a vote (6-0)

There was discussion that the Sculpture is required to be approved by local Art Committee. Staff will clarify.

Holly Palmer returned to the meeting.

## 5. DRB180029 Thrive 44 Milton Ave

Chairman Kramer was not eligible to participate in the consideration of this item. Vice-Chairman Brown presided as Chairman.

Applicant presented a review signage.

After discussion of:

- Relocation of sign on face of building
  - Alum Metal painted white letters
  - Different options
  - Need panel so as not to drill holes in brick
  - Starkness of White Letters
  - Option A2 on both front and back
  - Texturing Back Panel
  - Framing Edges
  - Metal illuminated fabricated panel
- 
- ❖ Board Member Schwing offered a motion to approve signs per discussion today which includes the following elements so the sign would have a backing of the same color as the stucco on the building and have a finish to mimic the stucco including a frame around the outside edge similar to the stucco elements currently on the outside of the building and the letters to be in black with the orange accents as shown.
  - The motion received a second from Matherly
  - The motion was approved by a vote (5-1) (Debban)

There was discussion during the motion that this was for front and back signs.

Chairman Kramer returned to the meeting.

**6. DRB 180037 2B Whole Bakery 42 Milton Ave**

**Board Member Debban recused himself as his name is on the plans.**

Applicant presented review of new exterior.

After discussion of:

- Existing exterior
  - Painting of building
  - Awnings
  - Pain Colors
  - Removing signs, awnings & poles
- ❖ Board Member Schwing offered a motion to approve the elevation and colors as follows the brick to be painted Benjamin Moore White Blush, there to be one awning over the door and the adjacent window in color True Brown with no poles as shown today. The sign to be in the lettering and format as shown today the same True Brown directly on the brick above the window on the opposite side from the door and Applicant will submit a rendering as described today to Staff for final approval.
- The motion received a second from Palmer
  - The motion was approved by a vote (6-0) (Debban)

Vice-Chairman Brown left the meeting at 12:24 p.m.

Chairman Kramer called a brief recess.

**7. DRB 180035 The Cooler 10800 Davis Dr**

Applicant presented review of plans for expansion

After discussion of:

- History of project

- Permanent Stage
- Site Plan
- Movies, Volleyball courts, Splash pad
- Building Entrance
- Perforated Metal Grill architectural element
- Internal Layout of Facility
- Existing Sign
- Phase I Entertainment, Venue and Courts
- Outside Venue will be enclosed, secured
- Wall, fence, bermed with artificial turf around entire site
- Veteran's Memorial Sculpture
- Colors and Materials
- Plans to paint or add on snap molding to existing building
- Rooftop Bar
- Street view of building from Westside
- Maintenance of existing building, landscaping, parking lot
- Parking
- Need for designated walkway
- Outside view from Davis Drive. Is stark to pedestrian view, not inviting elevation for people driving by
- Needs less opaque walls, soften up walls. Front wall is not inviting
- Needs more of a Ballpark look.
- Need drawing of Stage 1 with specific materials and colors called out, which elevations are being pressure washed or painted, etc.
- Applicant stated they could have that in 3-4 weeks
- What does configuration with viewing platform that is not there right now look like.

DRB considered this a cursory review

- ❖ Board Member Schwing offered a motion to defer the elevations and materials
- The motion received a second from Corkill
- The motion was approved by a vote (6-0)

#### **8. DRB180036 Northwinds Summit Building B**

Applicant presented review of Elevations, Materials and Colors.

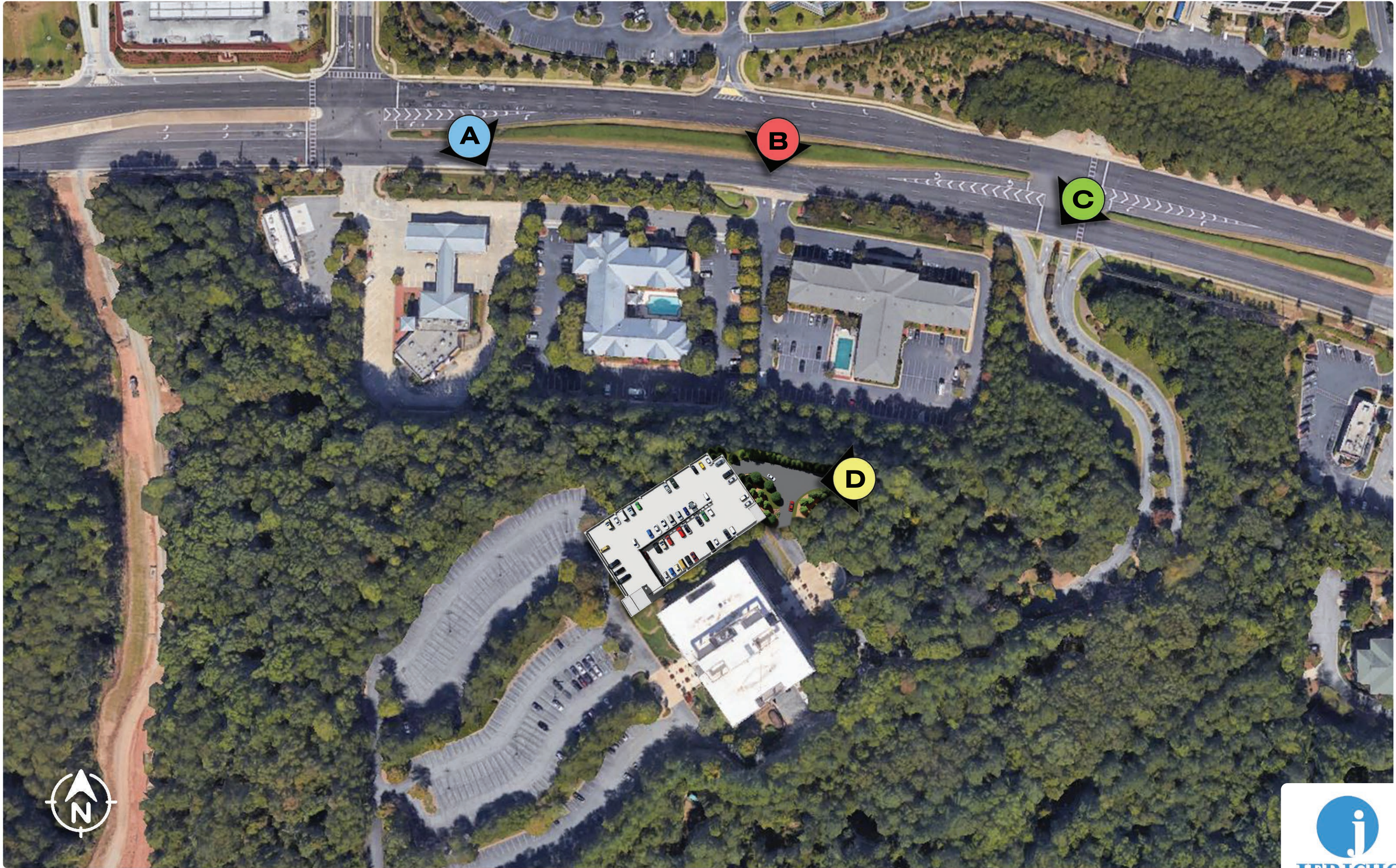
After discussion:

- ❖ Board Member Schwing offered a motion to approve the elevations, materials colors and building lighting as submitted today
- The motion received a second from Matherly
- The motion was approved by a vote (5-0)

**VIII. ADJOURNMENT**

**Chairman Kramer adjourned the meeting at 1:45 p.m.**





CONTEXTUAL AERIAL VIEW OF PROPOSED PARKING DECK





**RENDERED VIEW FROM OLD MILTON PARKWAY (NEAR MORRIS ROAD)**



**EXISTING STREET VIEW**





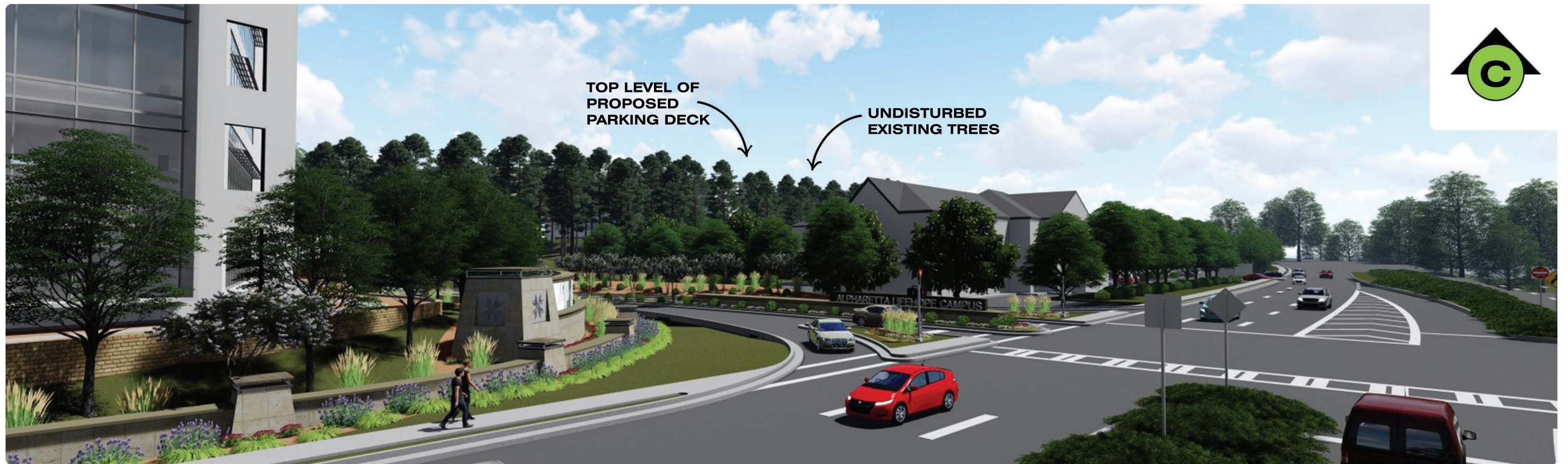
**RENDERED VIEW FROM OLD MILTON PARKWAY (LOOKING BETWEEN EXTENDED STAY HOTELS)**



**EXISTING STREET VIEW**







**RENDERED VIEW FROM OLD MILTON PARKWAY (AT CAMPUS ENTRY)**



**EXISTING STREET VIEW**





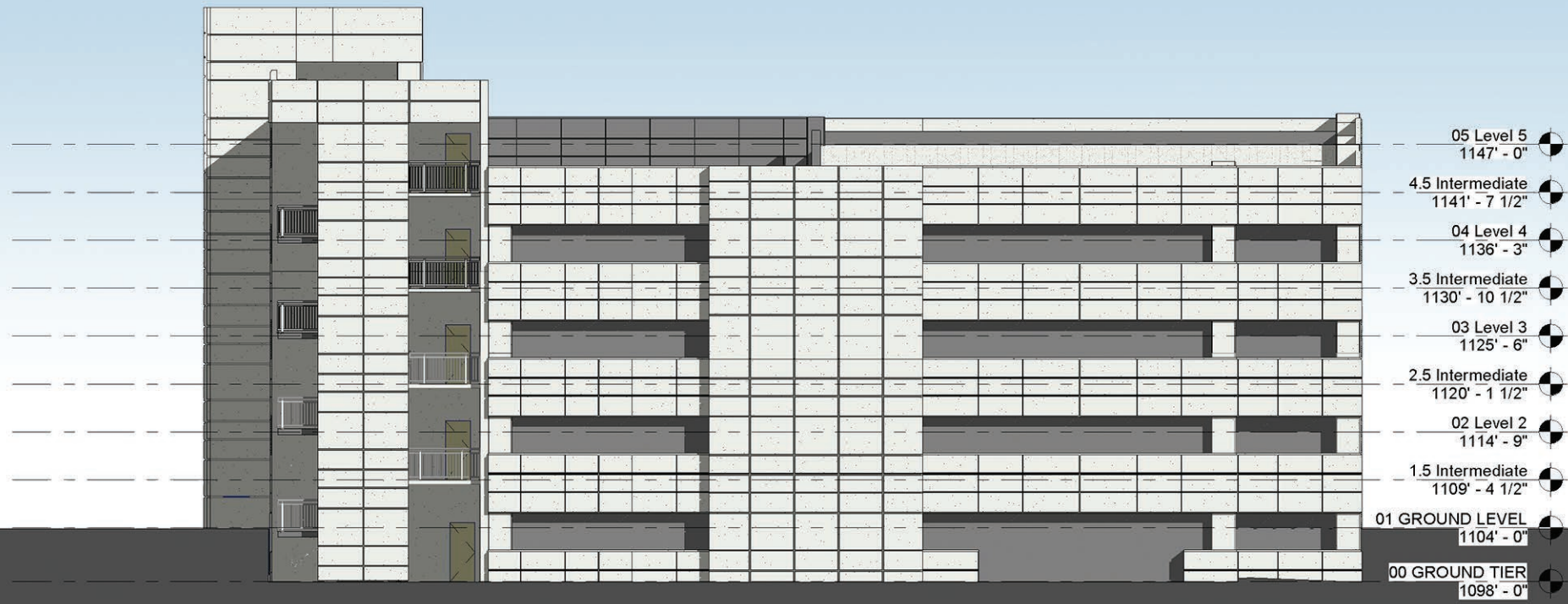
**PERSPECTIVE VIEW OF APPROACH TO BACK PARKING DECK ENTRY**



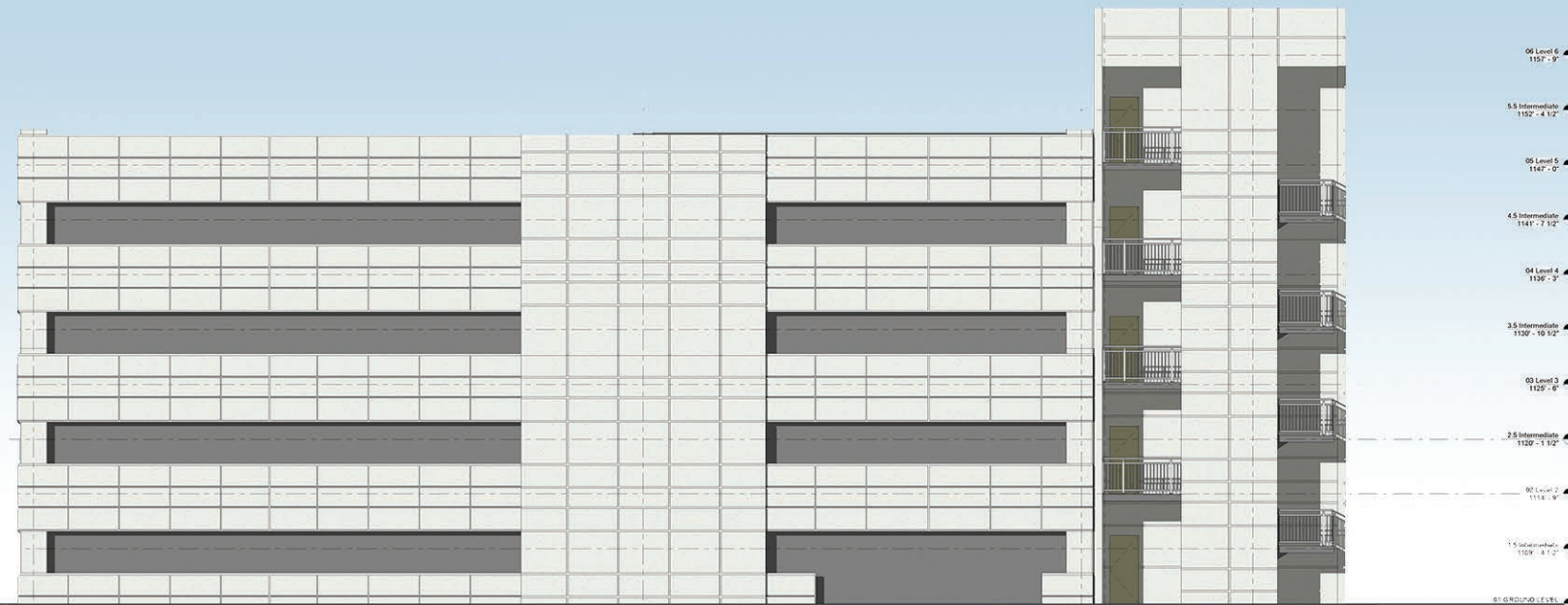
**JERICO**

**PERSPECTIVE VIEW OF BACK PARKING DECK ENTRY**





**EAST ELEVATION**



**WEST ELEVATION**



CONCRETE TO UTILIZE WHITE  
CEMENT AND SANDBLASTED  
TO APPROXIMATE BUILDING

CONCRETE PANEL DESIGNED  
WITH REVEALS PROPORTIONED  
TO MATCH EXISTING BUILDING

05 Level 5  
1147' - 0"

4.5 Intermediate  
1141' - 7 1/2"

04 Level 4  
1136' - 3"

3.5 Intermediate  
1130' - 10 1/2"

03 Level 3  
1125' - 6"

2.5 Intermediate  
1120' - 1 1/2"

02 Level 2  
1114' - 9"

1.5 Intermediate  
1109' - 4 1/2"

01 GROUND LEVEL  
1104' - 0"

## SOUTH ELEVATION

05 Level 5  
1147' - 0"

04 Level 4  
1136' - 3"

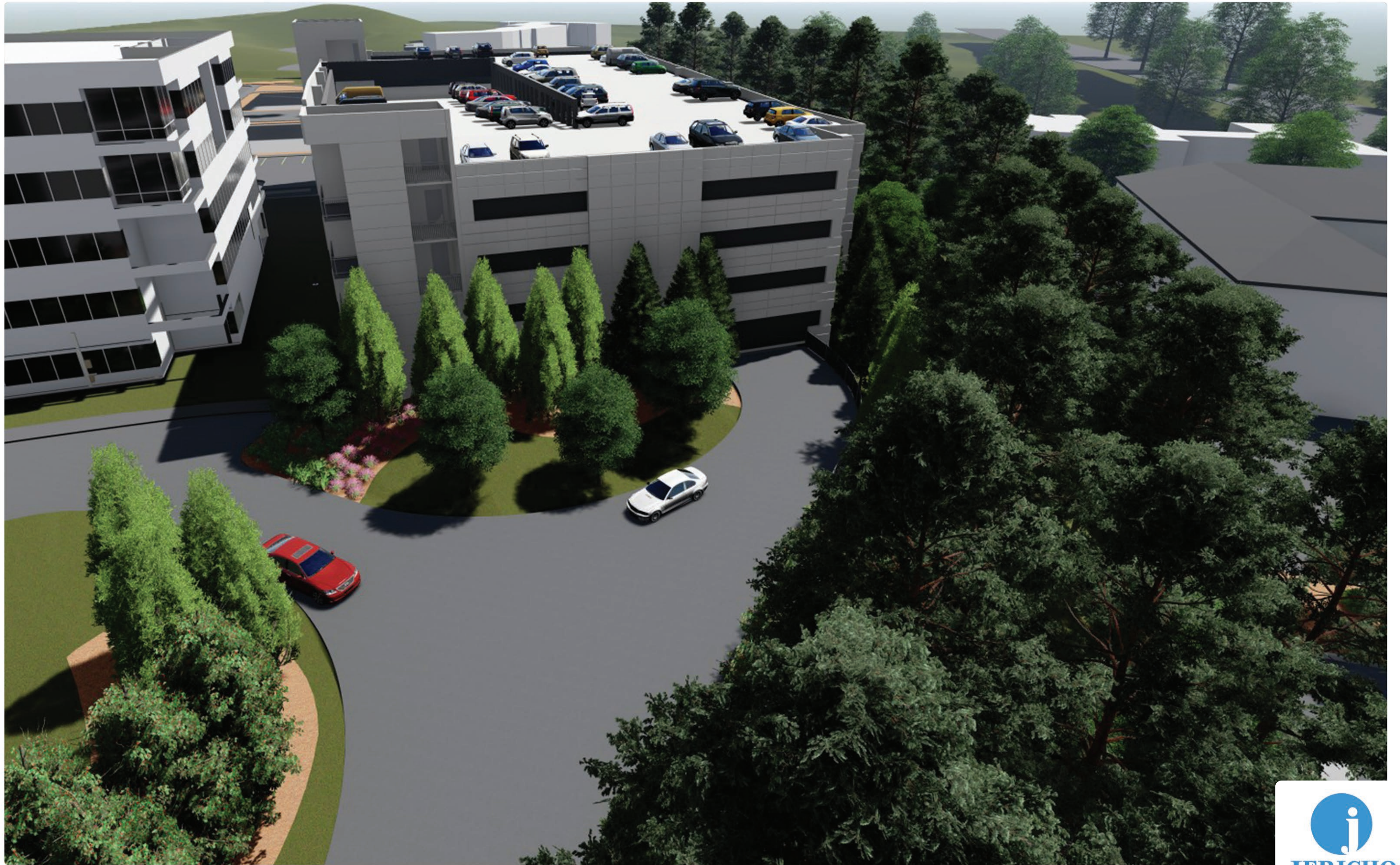
03 Level 3  
1125' - 6"

02 Level 2  
1114' - 9"

01 GROUND LEVEL  
1104' - 0"

## NORTH ELEVATION





**AERIAL VIEW OF EASTERN FACADE**





AERIAL VIEW OF NORTHERN FACADE



EXISTING TREES TO REMAIN

| ID # | DBH (Inches) | TYPE      |
|------|--------------|-----------|
| 18   | 12           | Maple     |
| 19   | 10           | Maple     |
| 20   | 12           | Maple     |
| 34   | 10           | Maple     |
| 43   | 24           | Multi Oak |
| 44   | 8            | Dogwood   |
| 45   | 8            | Dogwood   |
| 143  | 10           | Maple     |
| 144  | 6            | Dogwood   |
| 145  | 17           | Oak       |
| 146  | 16           | Oak       |
| 147  | 8            | Maple     |
| 148  | 10           | Maple     |
| 149  | 11           | Dogwood   |
| 163  | 14           | Maple     |
| 187  | 4            | Dogwood   |
| 188  | 4            | Dogwood   |
| 189  | 4            | Dogwood   |
| 190  | 6            | Maple     |
| 191  | 9            | Maple     |
| 192  | 6            | Maple     |
| 193  | 6            | Maple     |
| 268  | 25           | Oak       |

(Chart shows trees within 30' of limits of disturbance)

EXISTING TREES TO BE REMOVED

| ID # | TYPE     | DBH |
|------|----------|-----|
| 14   | Maple    | 13  |
| 15   | Maple    | 18  |
| 16   | Maple    | 16  |
| 17   | Maple    | 10  |
| 33   | Maple    | 13  |
| 35   | Maple    | 10  |
| 36   | Maple    | 12  |
| 37   | Maple    | 9   |
| 38   | Maple    | 12  |
| 39   | Maple    | 12  |
| 40   | Maple    | 9   |
| 41   | Maple    | 8   |
| 42   | Maple    | 10  |
| 126  | Hornbeam | 4   |
| 129  | Hornbeam | 3   |
| 130  | Hornbeam | 4   |
| 131  | Hornbeam | 4   |
| 132  | Holly    | 12  |
| 134  | Holly    | 13  |

(Chart shows trees within 30' of limits of disturbance)

CITY OF ALPHARETTA TREE PROTECTION NOTES:

If there are inconsistencies between any items on these plans the more strict interpretation of those requirements shall be followed. Please contact the City Arborist for any interpretation.

Prior to initial site opening and inspection City Arborist will be provided with receipts and or executed contracts showing the required tree care plan has been pre-paid to a reputable tree care company.

Tree save fence and signage for entire site must be installed, inspected and approved prior to installation of erosion control measures. No land disturbance or demolition is allowed before this inspection and approval has occurred.

The CRZ of Specimen Trees plus all buffers shall be protected with wire-back tree save fencing with metal support posts or chain link and Tree Save signage.

Installation of the tree save fence will involve no trenching.

All existing trees identified for preservation or found within tree save areas must be fully protected during all phases of this project.

Additional trees along the limits of disturbance with encroachment into the SRP and deemed structurally unsafe by the City Arborist or the Project Arborist may be required to be removed prior to CO.

All roots encountered 1/2" or greater during grading or excavating operations shall be clean cut under the direction of an ISA Certified Arborist.

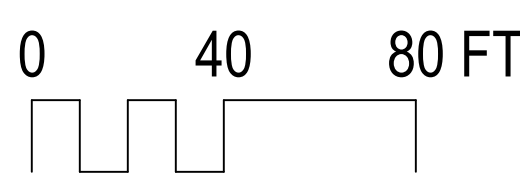
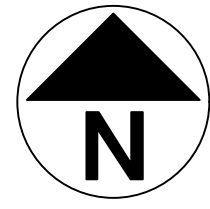
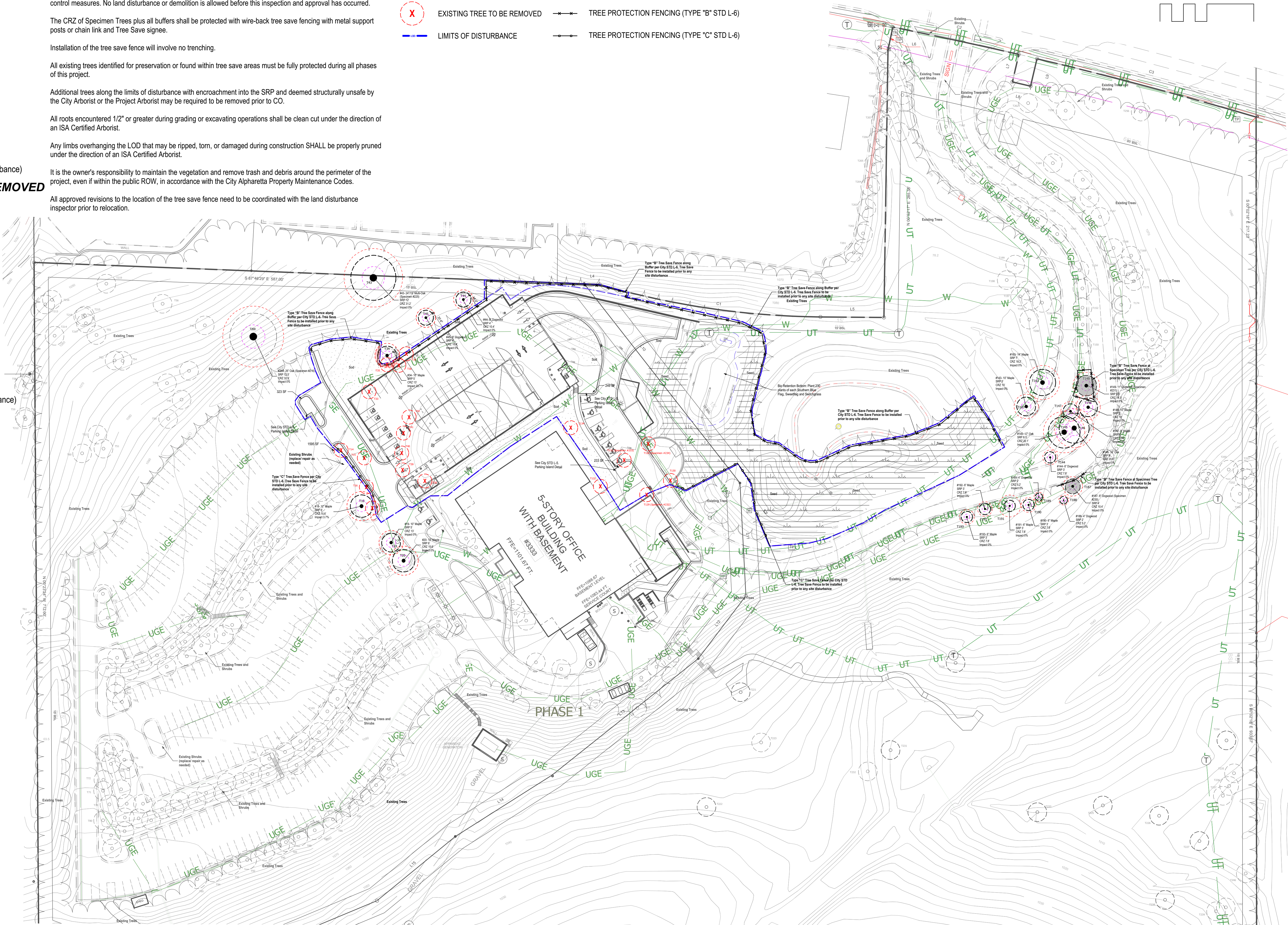
Any limbs overhanging the LOD that may be ripped, torn, or damaged during construction SHALL be properly pruned under the direction of an ISA Certified Arborist.

It is the owner's responsibility to maintain the vegetation and remove trash and debris around the perimeter of the project, even if within the public ROW, in accordance with the City Alpharetta Property Maintenance Codes.

All approved revisions to the location of the tree save fence need to be coordinated with the land disturbance inspector prior to relocation.

LEGEND

- EXISTING TREE TO REMAIN
- EXISTING SPECIMEN TREE
- EXISTING TREE TO BE REMOVED
- LIMITS OF DISTURBANCE
- CRITICAL ROOT ZONE (CRZ = 1.3 x DBH)  
PERCENT IMPACT
- STRUCTURAL ROOT PLATE (SRP = .5 x DBH)
- TREE PROTECTION FENCING (TYPE "B" STD L-6)
- TREE PROTECTION FENCING (TYPE "C" STD L-6)

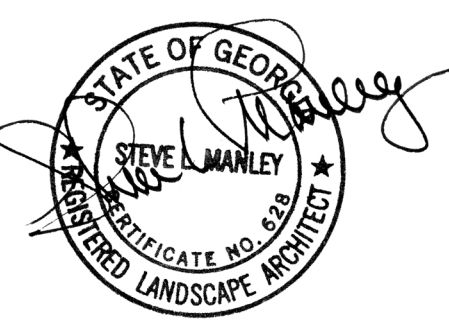


770.442.8171 tel  
770.442.1123 fax  
  
Manley Land Design, Inc.  
51 Old Canton Street  
Alpharetta, Georgia 30009  
  
manleylanddesign.com



LifeHope  
MOB 3333  
Parking Deck  
3333 Old Milton Parkway  
Alpharetta, GA 30005

date: 5.29.18  
scale: 1" = 60'0"  
drawn by: SLG  
checked by: SLM  
job number: 2017142



| issued |
|--------|
| 1      |
| 2      |
| 3      |
| 4      |
| 5      |
| 6      |
| 7      |
| 8      |
| 9      |
| 10     |
| 11     |
| 12     |
| 13     |
| 14     |
| 15     |
| 16     |
| 17     |

sheet title  
**Tree Protection Plan**

sheet number  
**L-1.0**





LifeHope  
MOB 3333  
Parking Deck

3333 Old Milton Parkway  
Alpharetta, GA 30005

date: 5.29.18  
scale: 1" = 300"  
drawn by: SLG  
checked by: SLM  
job number: 2017142



issued

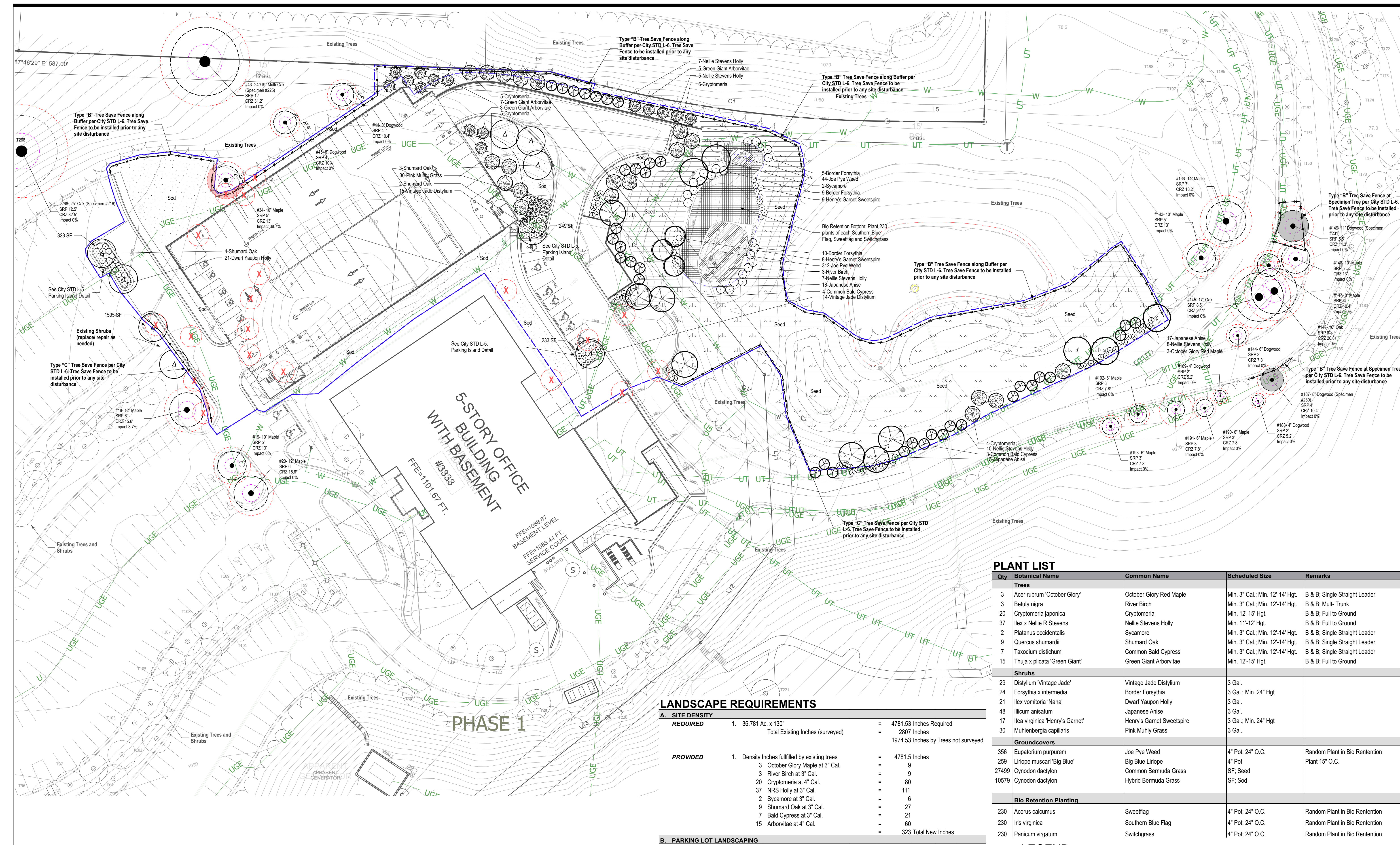
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sheet title

Landscape Plan

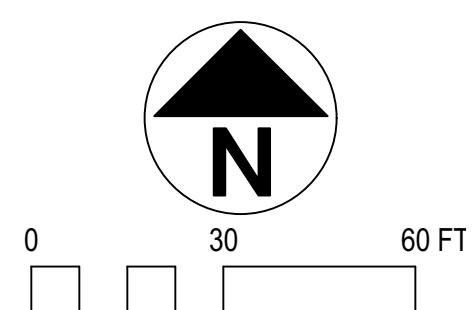
sheet number

L-1.1

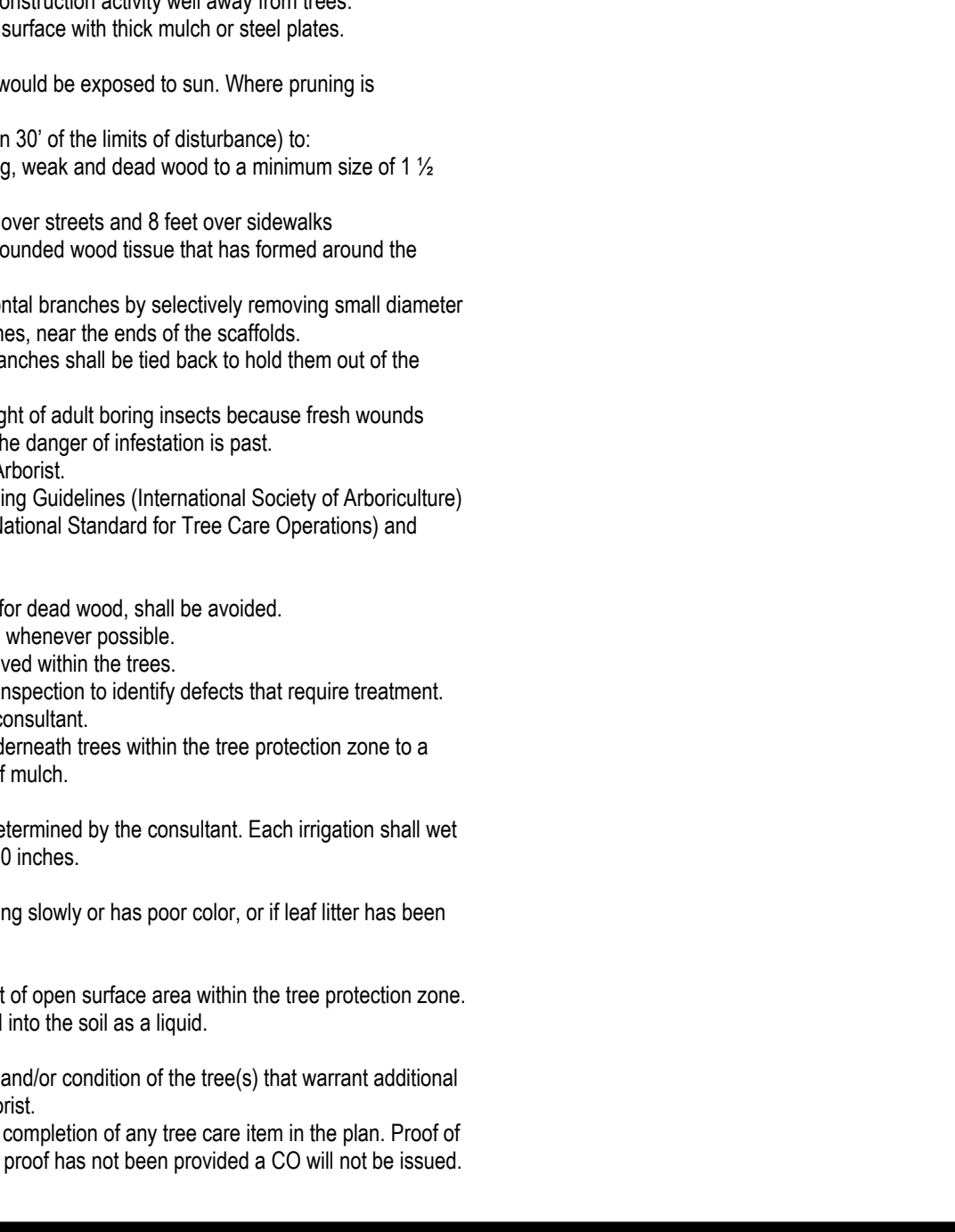
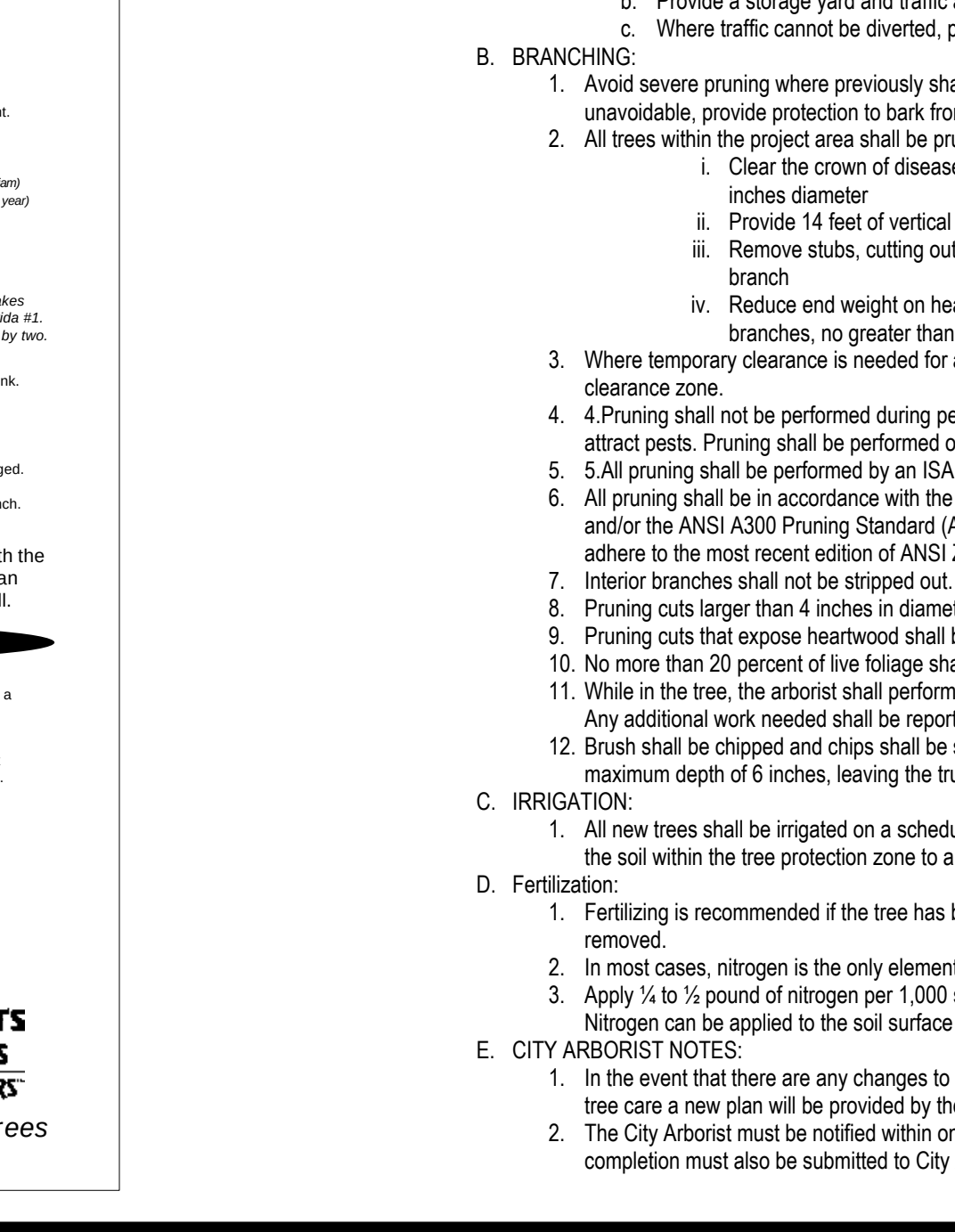
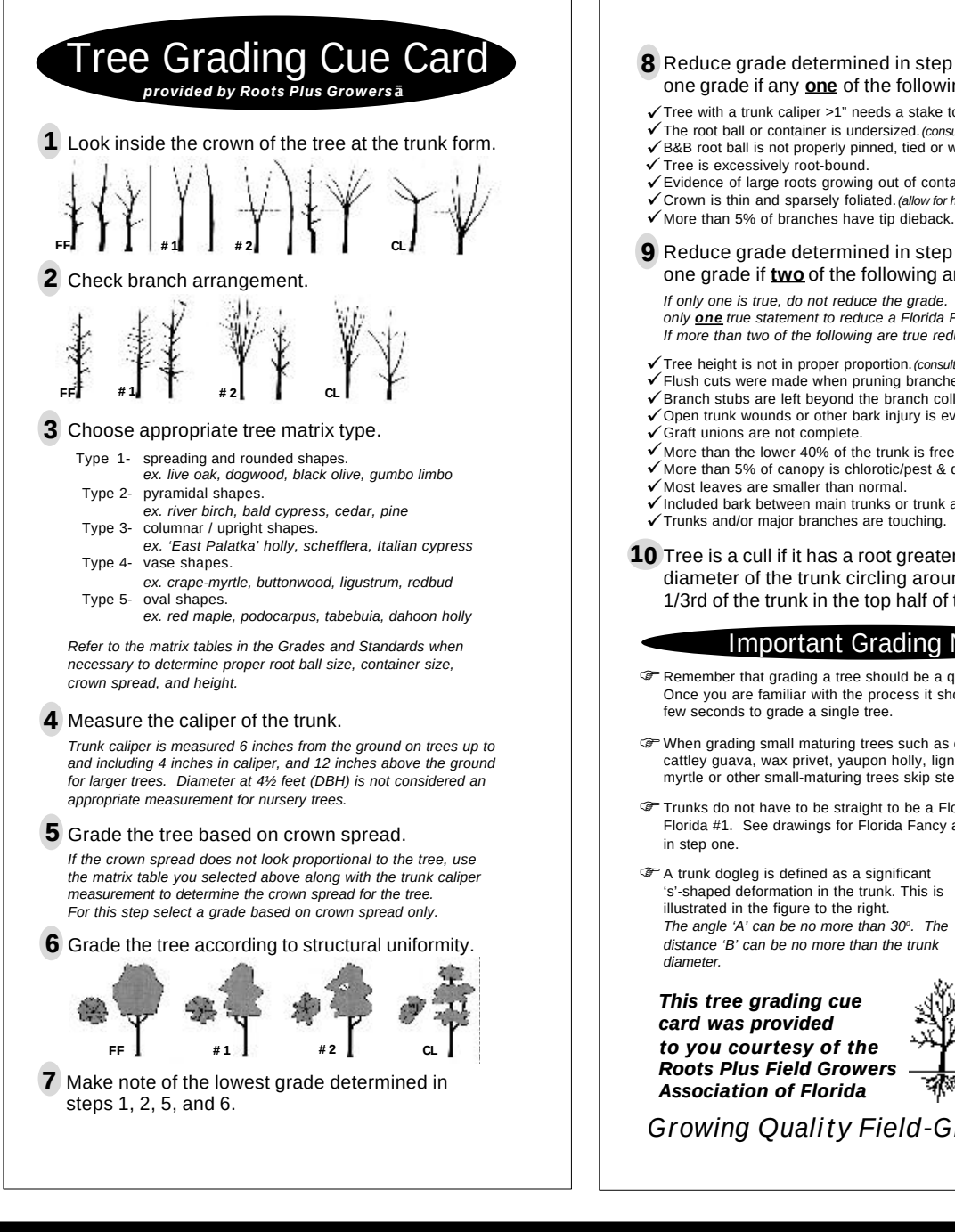
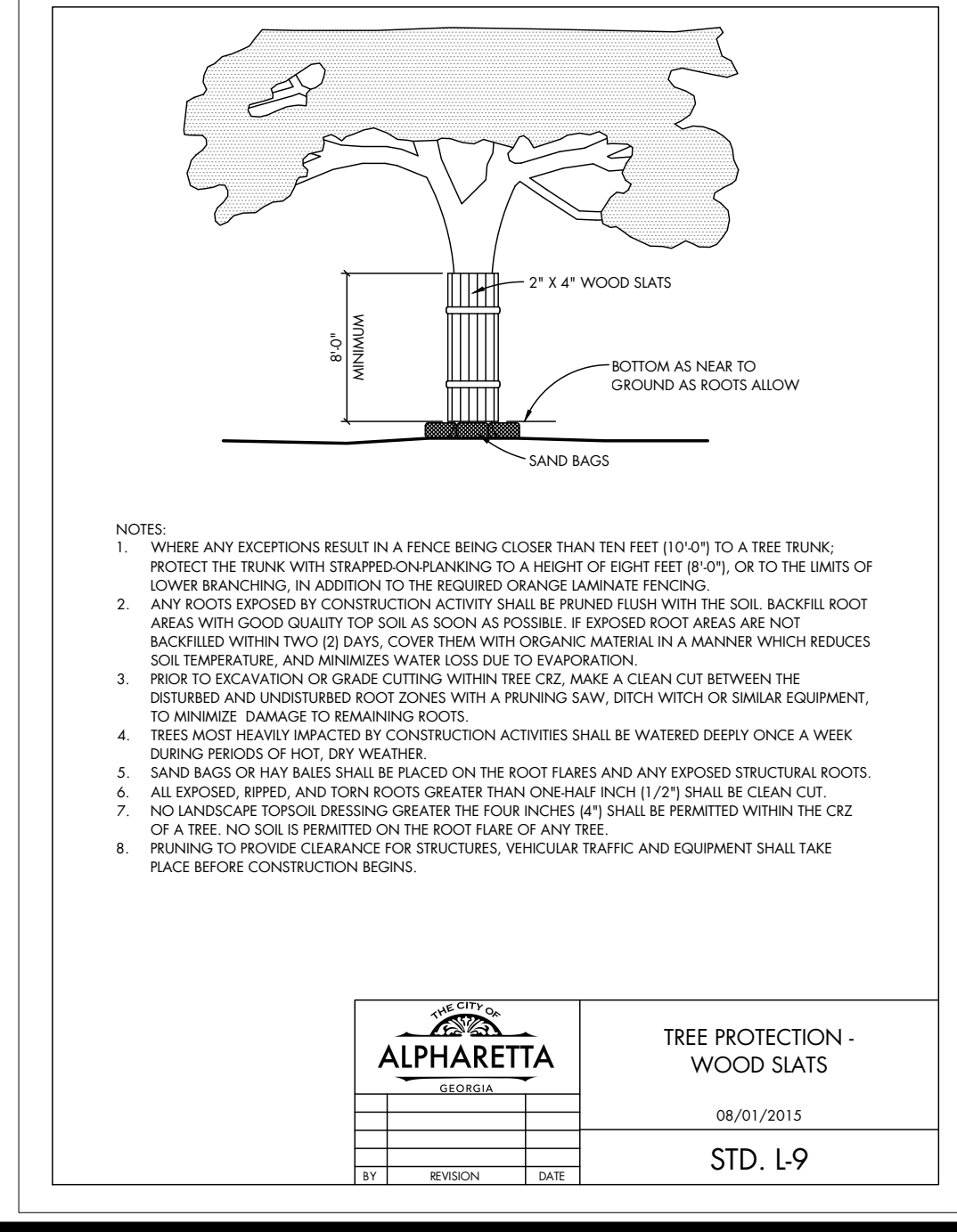
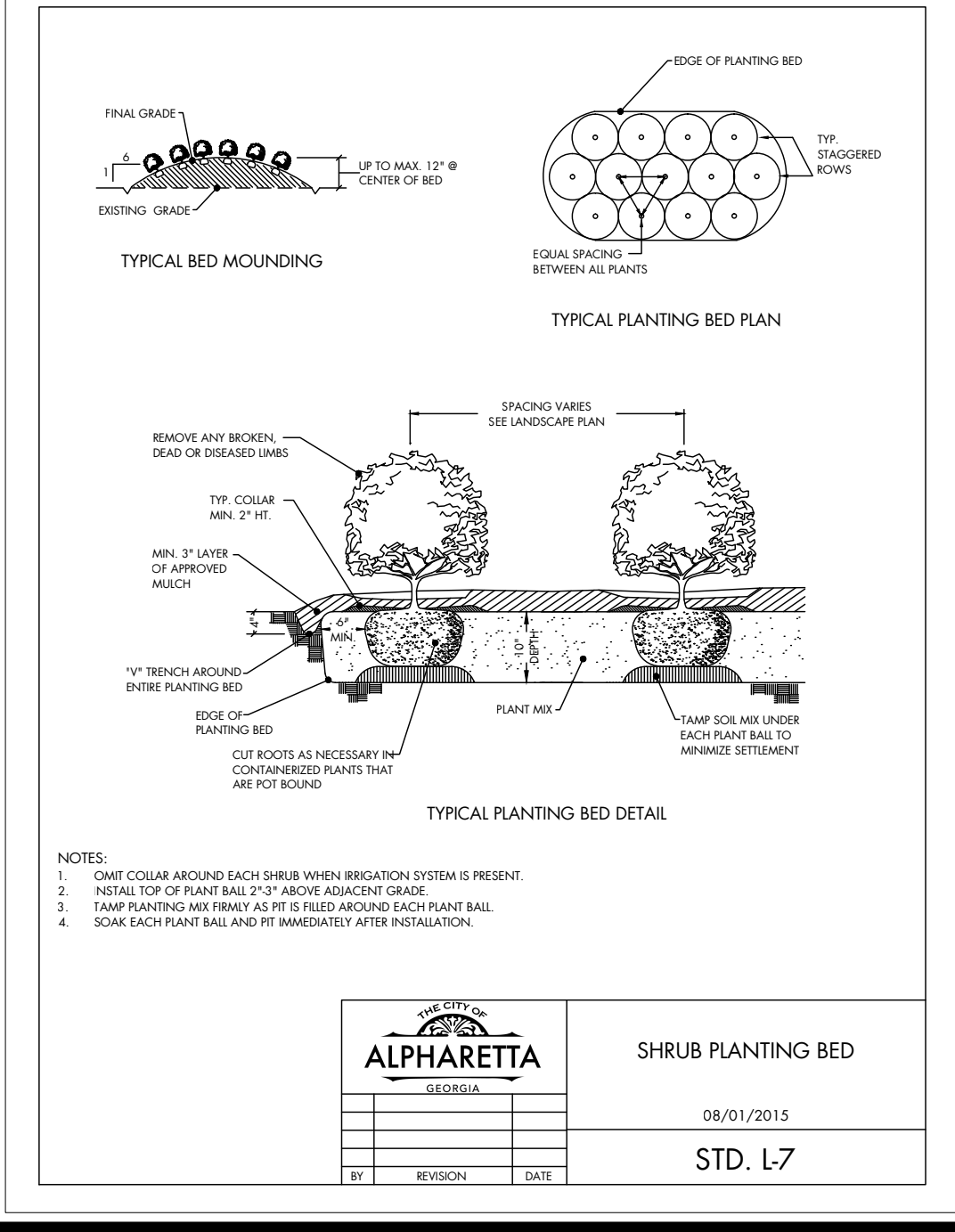
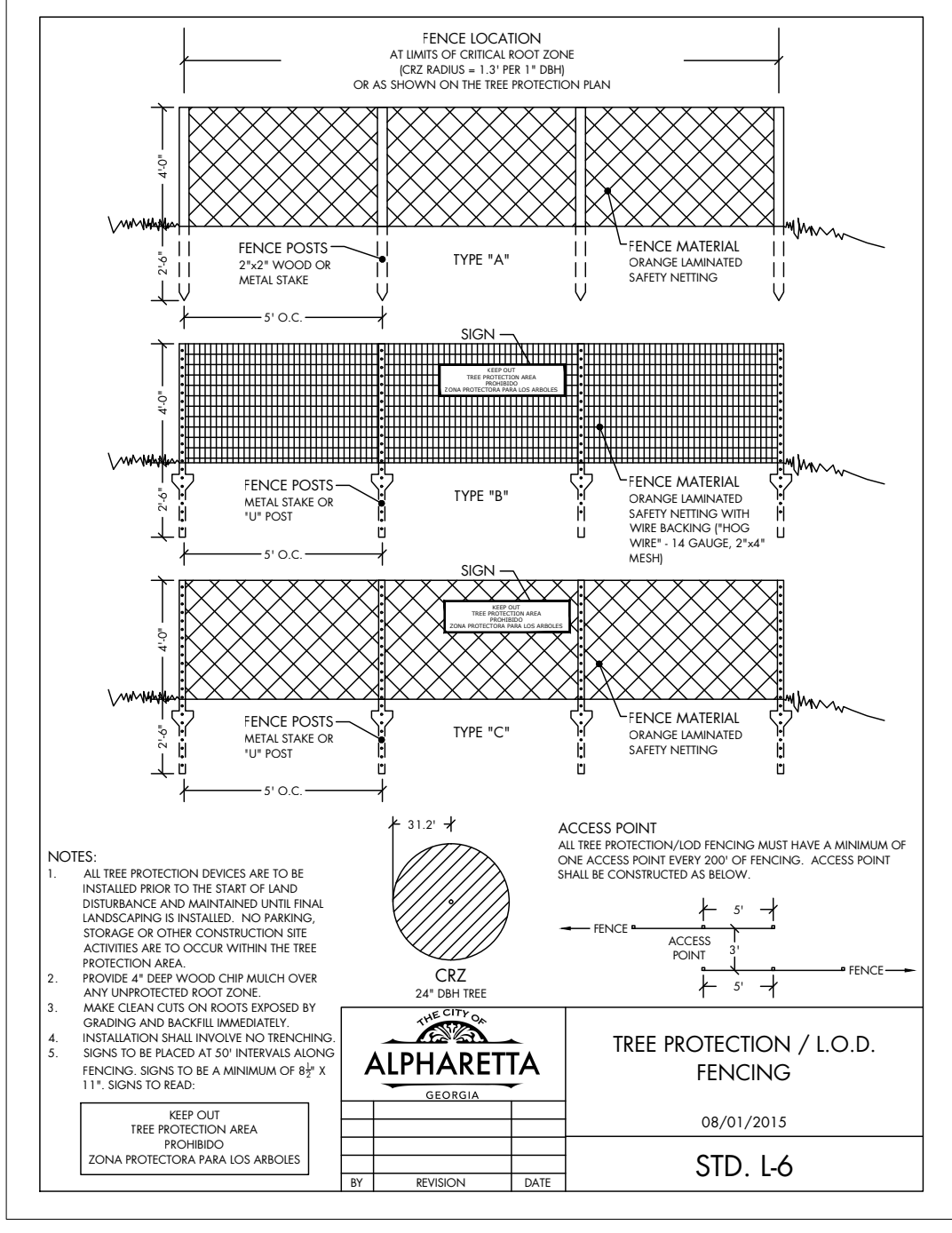
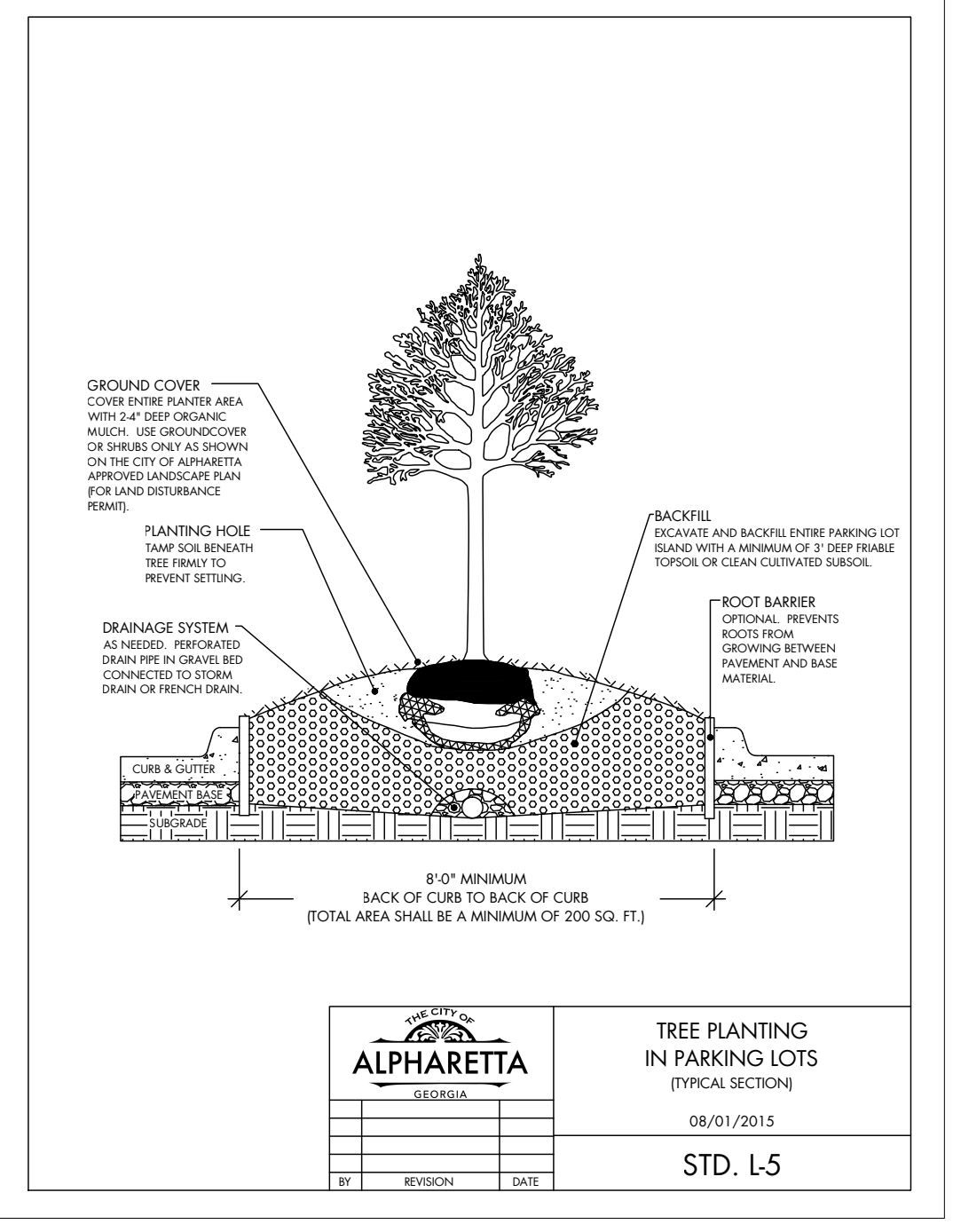
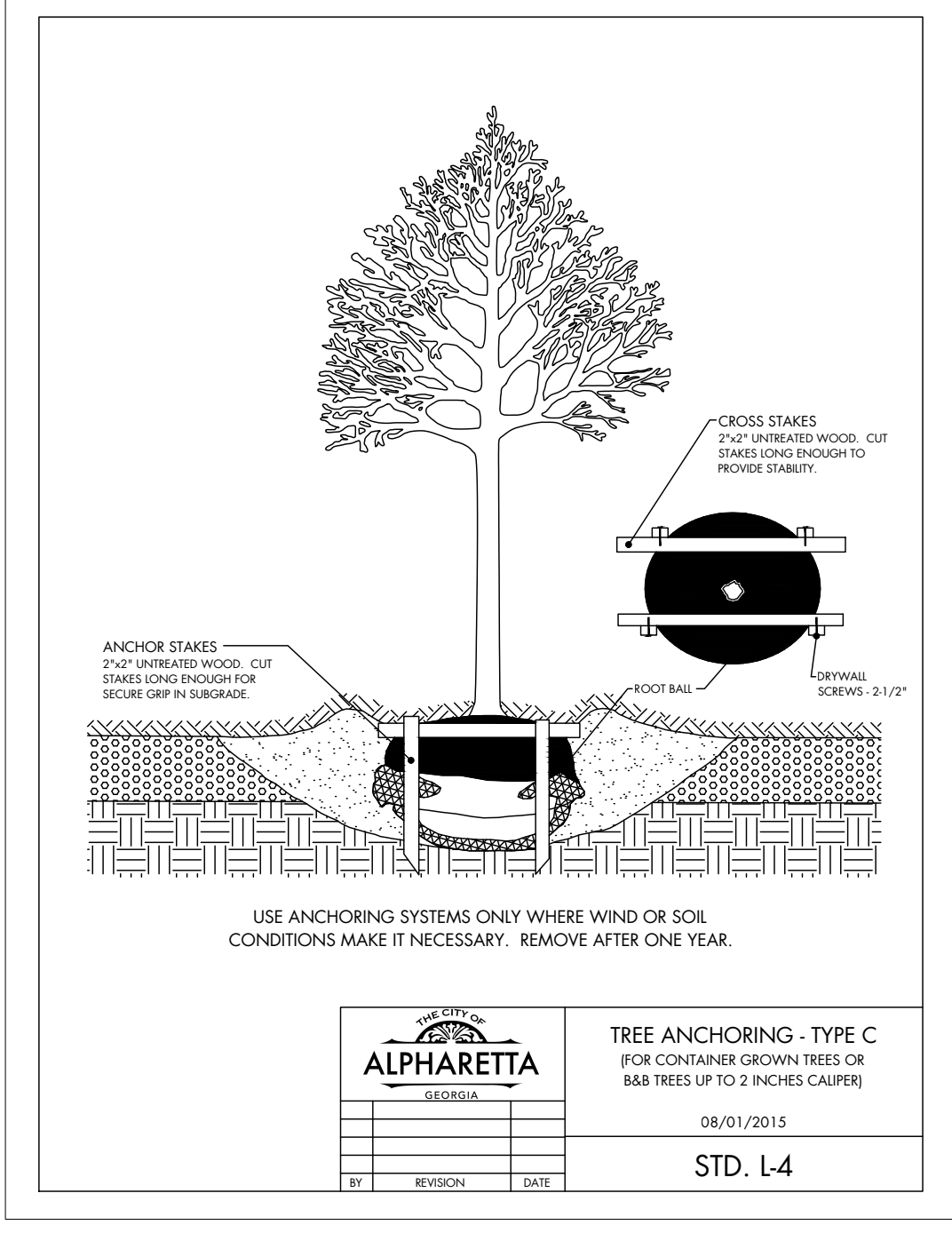
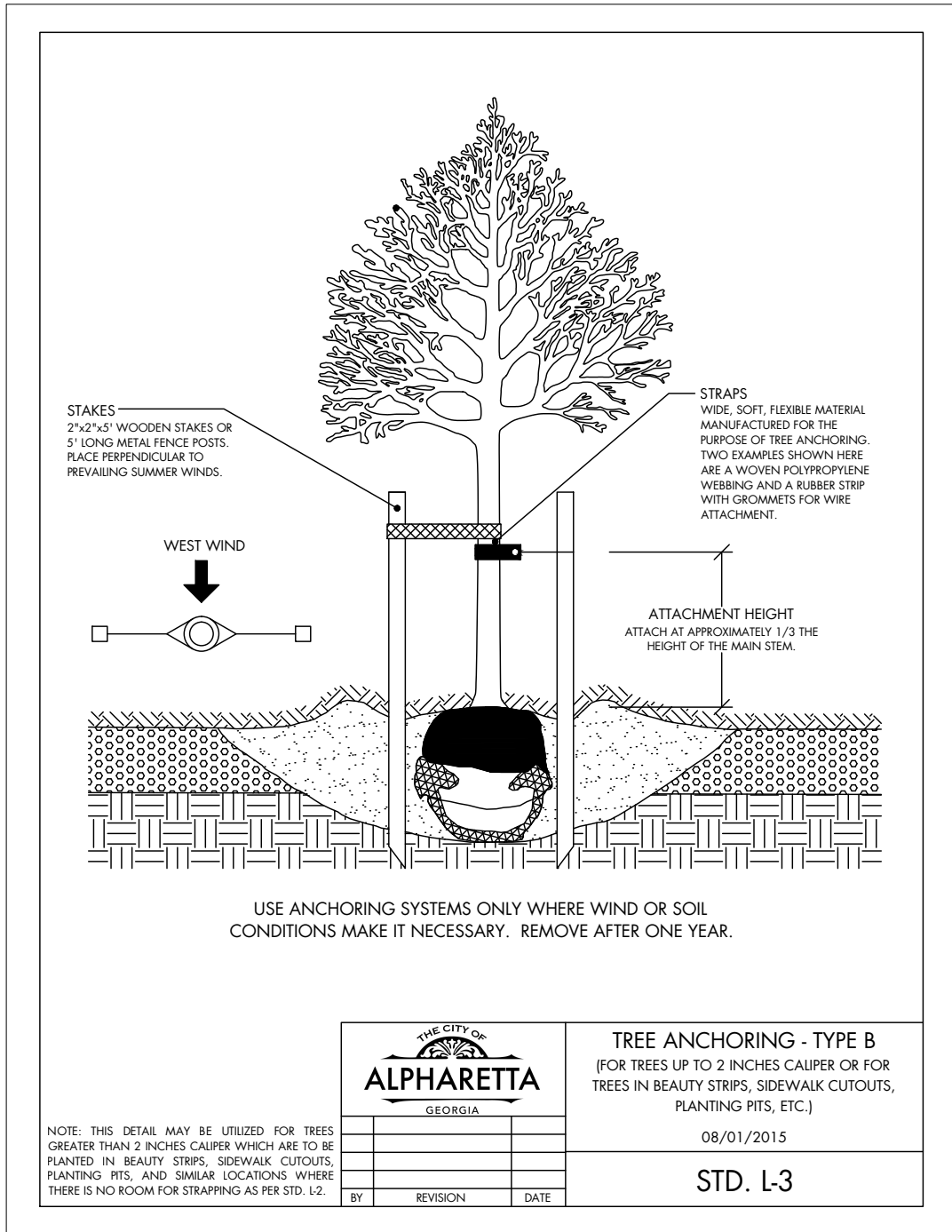
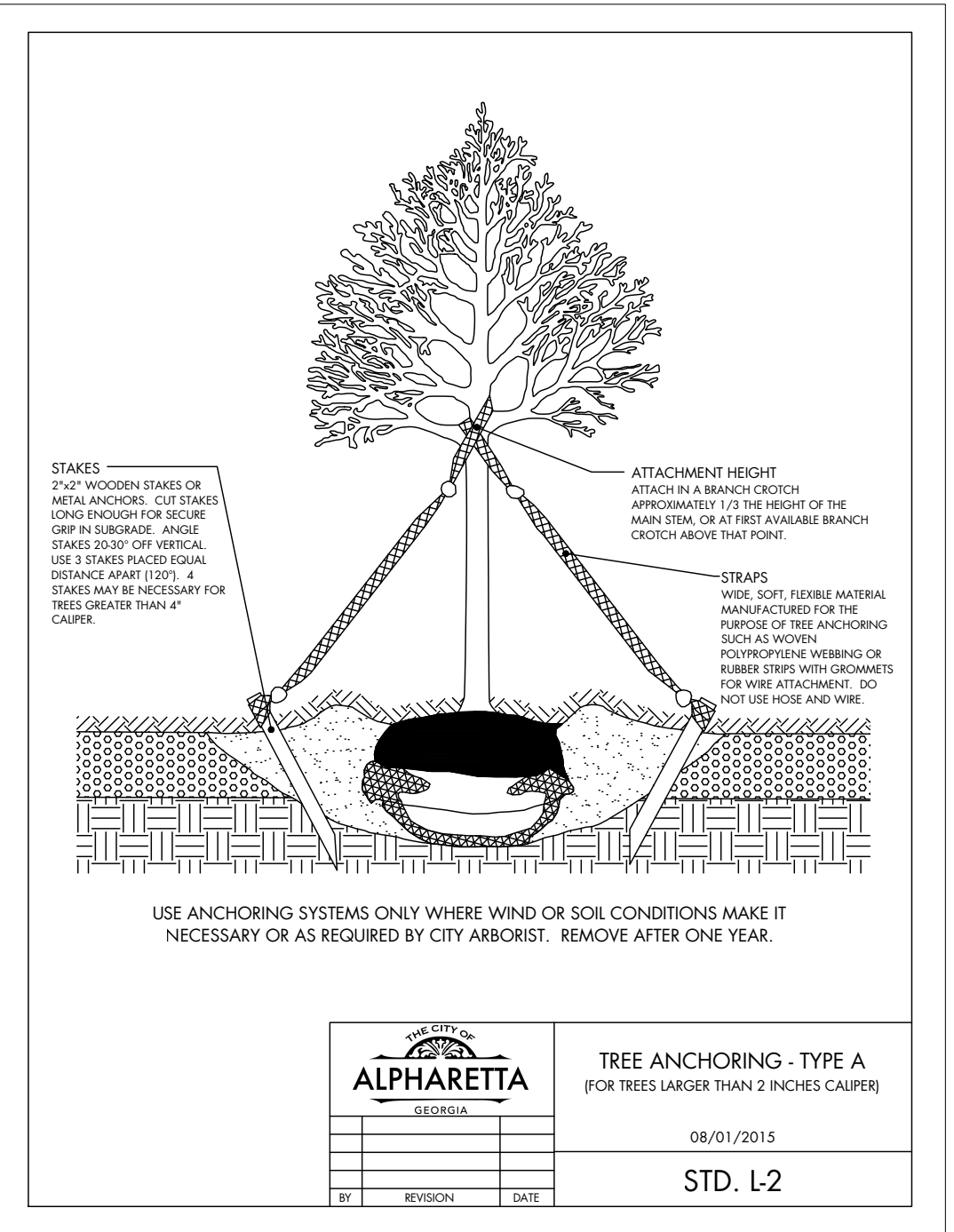
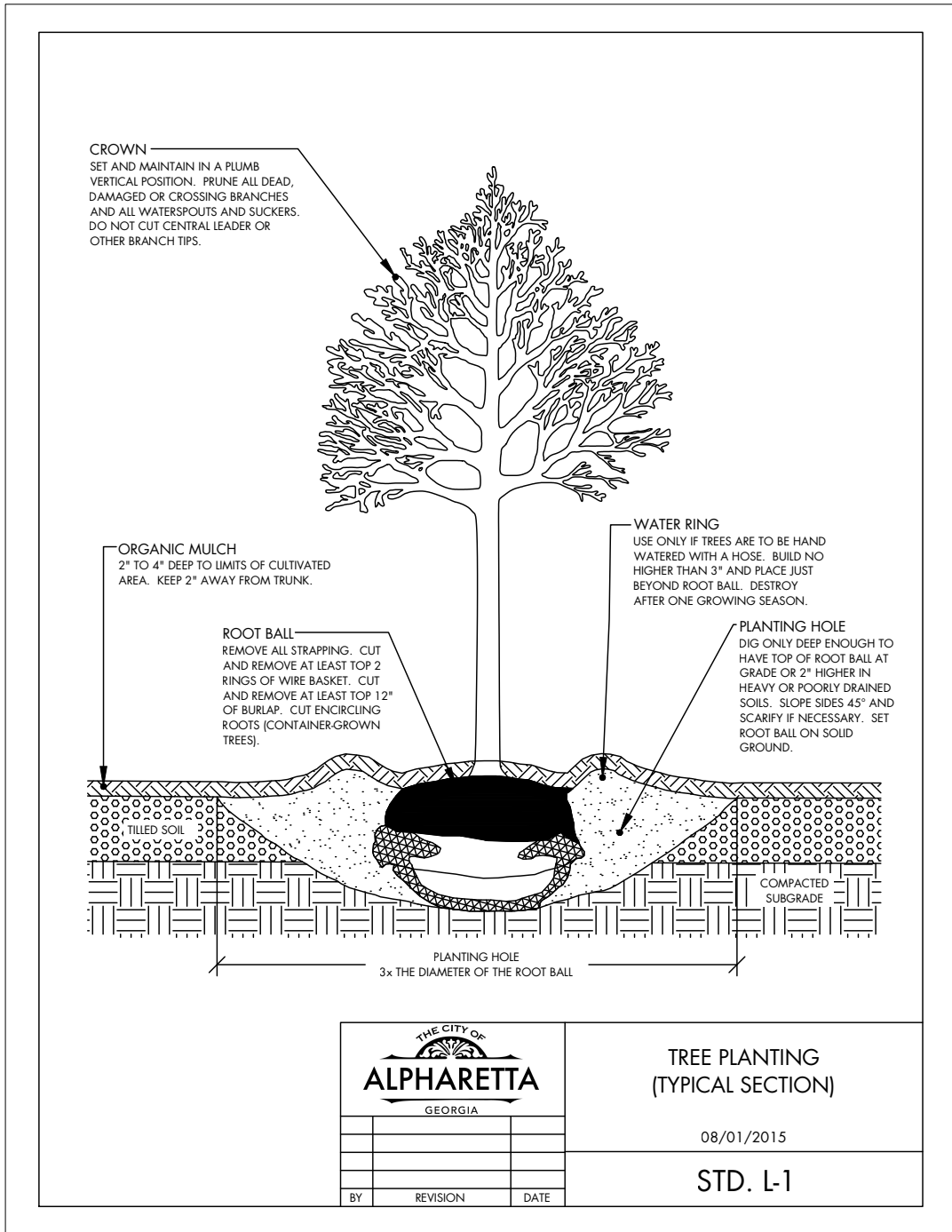


NO SPECIMEN TREES OR TREES OF CHARACTER WITHIN LIMITS OF DISTURBANCE OR WITHIN 30'

ALL TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM ANY UTILITY LINE AND OR EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER.







770.442.8171 tel  
770.442.1123 fax

Manley Land Design, Inc.  
51 Old Canton Street  
Alpharetta, Georgia 30009

manleylanddesign.com

LifeHope  
MOB 3333  
Parking Deck  
3333 Old Milton Parkway  
Alpharetta, GA 30005

date: 5.29.18  
scale: NTS  
drawn by: SLG  
checked by: SLM  
job number: 2017142

STATE OF GEORGIA  
STEVE MANLEY  
LANDSCAPE ARCHITECT

issued

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Landscape Details

sheet number

L-1.2

## CITY OF ALPHARETTA LANDSCAPE NOTES:

The City Arborist must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the City Arborist will result in a "Stop-Work Order" and fines.

If tree survey inaccuracies are found on-site, a stop work order will be issued until revised plans are approved and processed based on accurate information.

The City Arborist must inspect and approve the site before the issuance of a Certificate of Occupancy.

Trees agreed upon to be saved are the responsibility of the owner.

A 4" layer of mulch is required for the CRZ of Specimen Trees, Trees of Quality, and Tree Groupings. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).

A minimum 2" layer of mulch is required for all existing, non-specimen, landscape trees, including street and parking lot trees. Mulch must be applied prior to start of construction and shall not touch the trunks of the tree(s).

All mulch must be organic mulch consisting of wood chips, shredded bark, pine needles, or similar. Synthetic mulch is not approved for use in the City of Alpharetta.

All newly planted trees shall have visible root flares at finished grade. **No circling roots shall be allowed on planted trees. The upper two rings of the wire basket, all burlap, and strapping MUST be cut and removed prior to backfill.**

Plant sizes (caliper and height) **MUST** match the sizes on the plans. Plants that do not meet these minimums will not be accepted. E.g. 3 inch caliper trees must be 3 inches or larger. Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.

All newly planted trees shall be equivalent in quality to a Florida #1 grade or better. All trees of lesser quality shall be rejected by the City Arborist.

Watering bags or a drip irrigation system **MUST** be provided for all trees immediately after planting and remain through establishment.

When water bags are used manufacturers recommendations **MUST** be followed for proper sizing and watering schedules. Bags will be filled weekly by owner and during droughts for a minimum of 18 months after installation.

**NO TRENCHING ALLOWED IN TREE SAVE AREAS INCLUDING IRRIGATION.**

Tree pit drainage testing is required when trees are planted in parking lot islands, sidewalk tree pits, roadway medians, or similar locations. Please refer to City Details regarding planting pit or landscape island construction. Fill each pit with water. If percolation is less than 100% within a period of 12 hours, use an auger to drill a 10" inch hole to a depth of four feet below the bottom of the pit. If drainage is still unsatisfactory, City Arborist and/or Project Arborist must be notified in writing of the locations with unsatisfactory drainage so that a solution can be arrived at planting. All testing results must be provided to the City Arborist.

All buffers shall be planted where sparse and code required screening shall be installed in order to create a year round opaque screen within 2 years of construction or as directed by the City of Alpharetta. During construction or at the time of CO the City may require additional plantings to meet these requirements above what is shown on the approved landscape plan.

All tree anchoring devices shall be removed from tree after one complete growing season or one year after planting, whichever is greater.

Property owner shall be responsible for the care and maintenance of the trees and landscaping that front their property within the ROW.

All landscape contractors are required to attend the City of Alpharetta Pre-Construction Class prior to starting work on any project. Please contact (678) 297-6200 for information and to reserve a spot.

**NO TREE SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.**

### Tree Care and Maintenance Plan:

#### A. ROOTS:

- Root Treatments: Any woody vegetation to be removed adjacent to trees to remain should be cut at ground level and not pulled out by equipment; otherwise, root injury to remaining trees may result. Arborist may be needed for adjacent tree removal if crowns are intertwined.
- Before grading, pad preparation, or excavation for foundations, footings, walls, or trenching, trees shall be root pruned 1 foot outside the tree protection zone by cutting all roots cleanly to a depth of 24 inches (to the maximum depth of root penetration). Roots shall be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment.
- Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.
- Soil beyond out face can be removed by equipment sitting outside the dripline of the tree
- Excavation for footings, walls, foundations:
  - Avoid continuous footings adjacent to trees
  - Excavate by hand, bridging roots where possible
- Trenching for utilities, drains:
  - Avoid open trenching in root area
  - Tunnel under roots, if possible. If not, within root area, dig trench by hand, bridging roots greater than 1-inch diameter.
  - Consolidate utilities into one trench
- All root pruning should be performed by a Certified Arborist and conform to ANSI pruning standards.
- Compacted Surface Soils:
  - Protect trees with approved tree protection fencing to keep traffic and storage out of root area.
  - Provide a storage yard and traffic areas for construction activity well away from trees.
  - Where traffic cannot be diverted, protect soil surface with thick mulch or steel plates.

#### B. BRANCHING:

- Avoid severe pruning where previously shaded bark would be exposed to sun. Where pruning is unavoidable, provide protection to bark from sun.
- All trees within the project area shall be pruned (within 30' of the limits of disturbance) to:
  - Clear the crown of diseased, crossing, weak and dead wood to a minimum size of 1 1/2 inches diameter
  - Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks
  - Remove stubs, cutting outside the wounded wood tissue that has formed around the branch
  - Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
- Where temporary clearance is needed for access, branches shall be tied back to hold them out of the clearance zone.
- Pruning shall not be performed during periods of flight of adult boring insects because fresh wounds attract pests. Pruning shall be performed only when the danger of infestation is past.
- All pruning shall be performed by an ISA Certified Arborist.
- All pruning shall be in accordance with the Tree-Pruning Guidelines (International Society of Arboriculture) and/or the ANSI A300 Pruning Standard (American National Standard for Tree Care Operations) and adhere to the most recent edition of ANSI Z13.1.
- Interior branches shall not be stripped out.
- Pruning cuts larger than 4 inches in diameter except for dead wood, shall be avoided.
- Pruning cuts that expose heartwood shall be avoided whenever possible.
- No more than 20 percent of live foliage shall be removed within the trees.
- While in the tree, the arborist shall perform an aerial inspection to identify defects that require treatment. Any additional work shall be reported to the consultant.
- Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 6 inches, leaving the trunk clear of mulch.

#### C. IRRIGATION:

- All new trees shall be irrigated on a schedule to be determined by the consultant. Each irrigation shall wet the soil within the tree protection zone to a depth of 30 inches.

#### D. Fertilization:

- Fertilizing is recommended if the tree has been growing slowly or has poor color, or if leaf litter has been removed.
- In most cases, nitrogen is the only element required.
- Apply 1/4 to 1/2 pound of nitrogen per 1,000 square feet of open surface area within the tree protection zone. Nitrogen can be applied to the soil surface or injected into the soil as a liquid.

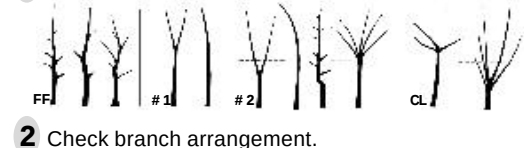
#### E. CITY ARBORIST NOTES:

- In the event that there are any changes to the health and/or condition of the tree(s) that warrant additional tree care a new plan will be provided by the City Arborist.
- The City Arborist must be notified within one week of completion of any tree care item in the plan. Proof of completion must also be submitted to City Arborist. If proof has not been provided a CO will not be issued.

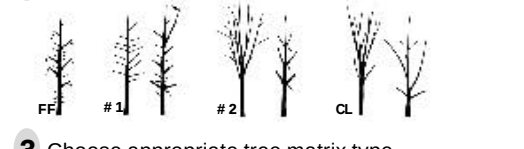
## Tree Grading Cue Card

provided by Roots Plus Growers

### 1 Look inside the crown of the tree at the trunk form.



### 2 Check branch arrangement.



### 3 Choose appropriate tree matrix type.

- Type 1: spreading and rounded shapes  
ex. live oak, dogwood, black olive, gumbo limbo, pyramidal shapes
- Type 2: ex. river birch, bald cypress, cedar, pine
- Type 3: small, upright, columnar shapes  
ex. East Palmetto holly, schottelars, italian cypress
- Type 4: vase shapes  
ex. crape-myrtle, buttonwood, ligustrum, redbud
- Type 5: ex. red maple, podocarpus, tabebuia, dahoon holly

Refer to the matrix tables in the Grades and Standards when necessary to determine proper root ball size, container size, crown spread, and height.

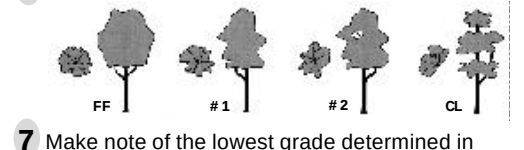
### 4 Measure the caliper of the trunk.

Trunk caliper is measured 6 inches from the ground on trees up to and including 4 inches in caliper, and 12 inches above the ground for larger trees. Diameter at 4 1/2' height (DBH) is not considered an appropriate measurement for nursery trees.

### 5 Grade the tree based on crown spread.

If the crown spread does not look proportional to the tree, use the matrix table you selected above along with the trunk caliper measurement to determine the crown spread for the tree.

### 6 Grade the tree according to structural uniformity.



### 7 Make note of the lowest grade determined in steps 1, 2, 5, and 6.

### 8 Reduce grade determined in step 7 by one grade if any one of the following is true.

- Tree with a trunk caliper > 1" needs a stake to hold it upright.
- The root ball or container is undersized (consult tree matrix).
- Bark rot is not properly pruned, tied or wired.
- Tree is excessively rootbound.
- Evidence of large roots growing out of container (do not saw away).
- Crown is thin and sparsely foliated (allow for new growth or year).
- More than 5% of branches have tip dieback.

### 9 Reduce grade determined in step 8 by one grade if two of the following are true.

- If only one is true, do not reduce the grade. However, if takes only 100% true statement to reduce a Florida Fancy to a Florida #1.
- If more than two of the following are true, reduce the grade by two.

- Tree height is not in proper proportion (consult tree matrix).
- Flush cuts were made when pruning branches from the trunk.
- Branch stubs are left beyond the branch collar.
- Open trunk wounds or other bark injury is evident.
- Cut unions are not complete.
- More than the lower 40% of the trunk is free of branches.
- More than 5% of canopy is chlorotic/pest & disease damaged.
- Most leaves are smaller than normal.
- Included bark between main trunks or trunk and major branch.
- Trunks and/or major branches are touching.

### 10 Tree is a cull if it has a root greater than 1/10th the diameter of the trunk circling around more than 1/3rd of the trunk in the top half of the root ball.

### Important Grading Notes

Remember that grading a tree should be a quick process. Once you are familiar with the process it should only take a few seconds to grade a single tree.

When grading small maturing trees such as crape-myrtle, callery guava, wax gerani, yaupon holly, ligustrum-vitar, wax myrtle or other small-maturing trees, use steps 1, 2, and 4.

Trunks do not have to be straight to be a Florida Fancy or Florida #1. See drawings for Florida Fancy and Florida #1 in step one.

A trunk dogleg is defined as a significant "s" shaped deformation in the trunk. This is illustrated in the figure to the right. The angle "A" can be no more than 30°. The distance "B" can be no more than the trunk diameter.

This tree grading cue card was provided to you courtesy of the Roots Plus Field Growers Association of Florida. Growing Quality Field-Grown Trees







OneBark LLC  
PO BOX 870784  
Doraville, GA 30087  
p: 478-434-6878 www.onebark.com

## Tree Study Report

3333 Old Milton Parkway Alpharetta, GA

Date of Inspection: 3/2/2017 Re-inspection 5/25/18

Inspector: Shawn Mahley  
GA #5011708  
Email: jmahley@onebark.com

Project manager:  
Shawn Mahley  
shawn@onebark.com

**INTRODUCTION:**  
This inspection was made to verify trees that meet Specimen Tree criteria and/or meet the criteria for an Arborescent Report as outlined in the City of Alpharetta checklist.

**METHODS:**  
The project site was traversed to identify trees that meet the minimum size criteria for Specimen trees, including boundary trees within 30 feet outside of the parcel limits and potential "Trees of Character." Boundary trees can only be inspected from the subject parcel, unless written permission is given by the neighboring parcel owner. This inspection uses Level I and Level II assessment standards. Level II standards can be applied at the customer's request. Any tree which qualifies for special consideration for preservation due to its size, type, condition, location or historical significance and which also meets the minimum size criteria set forth below:

30 inch DBH or larger for trees in the Pinus genus  
30 inch diameter or larger for trees in the Quercus or Tulip poplar genus  
20 inch DBH or larger for trees in the Gleditsia, Thuja, or other ecologically similar trees  
20 inch diameter or larger for trees in the Beech, Myrica, Persimmon, Sassafras, or other ecologically similar trees  
20 inch diameter or larger for trees in the Magnolia, Liquidambar, and those cultivars that generally reach a mature height over 40'  
24 inch DBH or larger for trees in all other genera  
16 inch DBH or larger for Saururus  
Undersized Tree: 8 inch DBH diameter or larger

**DEFINITIONS OF TREE HEALTH:**  
GOOD - Few if any pathological problems exist; canopy is full, leaf density is above average, and live crown ratio is generally 25% or greater.  
FAIR - vigor is reasonable but a minor pathological problem may exist; leaf density is average; live crown ratio may be less than 25%. Most urban trees fall in this category.  
POOR - vigor is waning, some dieback may be present, leaf density is below average; a significant pathological problem may be present; decay may exist within vital structures.  
DECLINING - vigor is terminal, dieback is developing or is inevitable; tree has a limited life expectancy of less than 5 years.

### Tree 1

|              |                     |           |                  |
|--------------|---------------------|-----------|------------------|
| Species      | 32"                 | Oak, post | Quercus stellata |
| Status       | <b>Not Specimen</b> |           |                  |
| Health/Vigor | Poor                |           |                  |
| Structure    | Multiple trunks     |           |                  |

Other notes: Large cavity at base; root crown is hollow. Multiple stem form is weakly attached.



### Tree 2

|              |                     |           |                  |
|--------------|---------------------|-----------|------------------|
| Species      | 25"                 | Oak, post | Quercus stellata |
| Status       | <b>Not Specimen</b> |           |                  |
| Health/Vigor | Poor                |           |                  |
| Structure    | Single              |           |                  |

Other notes: Decline; root crown decay.



3333 Old Milton Parkway

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### Tree 3

|              |                     |               |                |
|--------------|---------------------|---------------|----------------|
| Species      | 29"                 | Oak, chestnut | Quercus prinus |
| Status       | <b>Not Specimen</b> |               |                |
| Health/Vigor | Poor                |               |                |
| Structure    | Single              |               |                |

Other notes: Phytophthora infection; decay at base. Broken limbs. Central stem at top of canopy is decayed, structurally deficient.



### Tree 4

|              |                     |            |                         |
|--------------|---------------------|------------|-------------------------|
| Species      | 24"                 | Tulip tree | Liriodendron tulipifera |
| Status       | <b>Not Specimen</b> |            |                         |
| Health/Vigor | Fair                |            |                         |
| Structure    | Single              |            |                         |

Other notes: Trunk is significantly hollow. Recount when rounded.



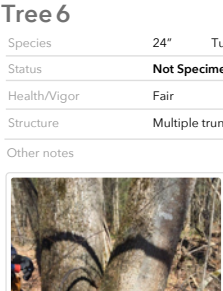
3333 Old Milton Parkway

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### Tree 5

|              |                     |                   |                 |
|--------------|---------------------|-------------------|-----------------|
| Species      | 25"                 | Oak, Southern red | Quercus falcata |
| Status       | <b>Not Specimen</b> |                   |                 |
| Health/Vigor | Fair                |                   |                 |
| Structure    | Single              |                   |                 |

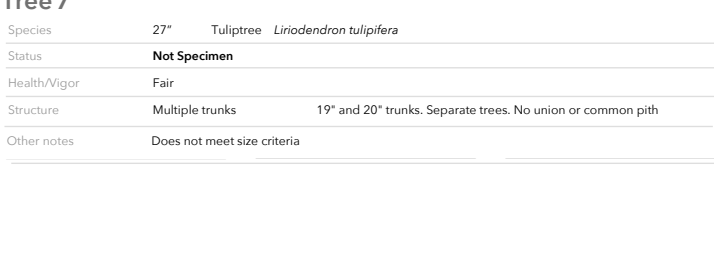
Other notes: Moderate weeping infection at base.



### Tree 6

|              |                     |            |                         |
|--------------|---------------------|------------|-------------------------|
| Species      | 24"                 | Tulip tree | Liriodendron tulipifera |
| Status       | <b>Not Specimen</b> |            |                         |
| Health/Vigor | Fair                |            |                         |
| Structure    | Multiple trunks     |            |                         |

Other notes: Does not meet size criteria.



3333 Old Milton Parkway

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### Tree 8

|              |                     |            |                         |
|--------------|---------------------|------------|-------------------------|
| Species      | 40"                 | Tulip tree | Liriodendron tulipifera |
| Status       | <b>Not Specimen</b> |            |                         |
| Health/Vigor | Fair                |            |                         |
| Structure    | Multiple trunks     |            |                         |

Other notes: Significant bark inclusion, decay detected between, sounding.



### Tree 9

|              |                     |            |                         |
|--------------|---------------------|------------|-------------------------|
| Species      | 25"                 | Tulip tree | Liriodendron tulipifera |
| Status       | <b>Not Specimen</b> |            |                         |
| Health/Vigor | Good                |            |                         |
| Structure    | Bilobated           |            |                         |

Other notes: Does not meet size criteria.



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### Tree 10

|              |                     |                   |                 |
|--------------|---------------------|-------------------|-----------------|
| Species      | 26"                 | Oak, Southern red | Quercus falcata |
| Status       | <b>Not Specimen</b> |                   |                 |
| Health/Vigor | Fair                |                   |                 |
| Structure    | Single              |                   |                 |

Other notes: Broken lower limbs; some asymmetry.



### Tree 11

|              |                     |              |               |
|--------------|---------------------|--------------|---------------|
| Species      | 29"                 | Black Walnut | Juglans nigra |
| Status       | <b>Not Specimen</b> |              |               |
| Health/Vigor | Declining           |              |               |
| Structure    | Single              |              |               |

Other notes: Significant lower and mid-canopy dieback, large dead scaffold limbs.



3333 Old Milton Parkway

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### Tree 12

|              |                 |          |                    |
|--------------|-----------------|----------|--------------------|
| Species      | 11"             | Sourwood | Oxydendron arborea |
| Status       | <b>Specimen</b> |          |                    |
| Health/Vigor | Good            |          |                    |
| Structure    | Single          |          |                    |

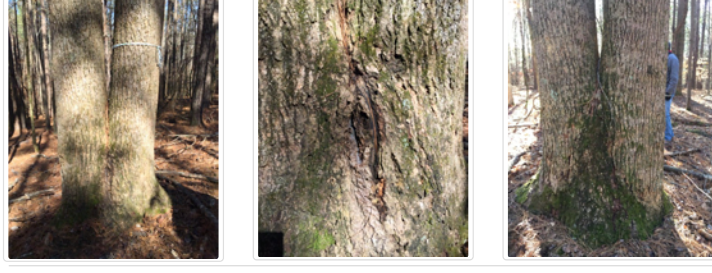
Other notes: Does not meet size criteria.



### Tree 13

|              |                     |            |                         |
|--------------|---------------------|------------|-------------------------|
| Species      | 26"                 | Tulip tree | Liriodendron tulipifera |
| Status       | <b>Not Specimen</b> |            |                         |
| Health/Vigor | Good                |            |                         |
| Structure    | Multiple trunks     |            |                         |

Other notes: Does not meet size criteria.



3333 Old Milton Parkway

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### Tree 14

|              |                     |          |              |
|--------------|---------------------|----------|--------------|
| Species      | 29"                 | Oak, red | Quercus spp. |
| Status       | <b>Not Specimen</b> |          |              |
| Health/Vigor | Fair                |          |              |
| Structure    | Multiple trunks     |          |              |

Other notes: Individual trees; do not share a common pith; some green to soil level.



### Tree 15

|              |                     |           |                  |
|--------------|---------------------|-----------|------------------|
| Species      | 28"                 | Oak, post | Quercus stellata |
| Status       | <b>Not Specimen</b> |           |                  |
| Health/Vigor | Fair                |           |                  |
| Structure    | Multiple trunks     |           |                  |

Other notes: Individual trees; do not share a common pith; some green to soil level.



3333 Old Milton Parkway

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### Tree 16

|              |                     |                   |                 |
|--------------|---------------------|-------------------|-----------------|
| Species      | 26"                 | Oak, Southern red | Quercus falcata |
| Status       | <b>Not Specimen</b> |                   |                 |
| Health/Vigor | Fair                |                   |                 |
| Structure    | Single              |                   |                 |

Other notes: Some decline, moderate, notes impacted by asphalt pad.



### Tree 17

|              |                     |            |                         |
|--------------|---------------------|------------|-------------------------|
| Species      | 38"                 | Tulip tree | Liriodendron tulipifera |
| Status       | <b>Not Specimen</b> |            |                         |
| Health/Vigor | Fair                |            |                         |
| Structure    | Multiple trunks     |            |                         |

Other notes: Central stem is dying; smaller stem contains decay; dead top; all three stems are hollow.



3333 Old Milton Parkway

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### Tree 18

|              |                     |            |                         |
|--------------|---------------------|------------|-------------------------|
| Species      | 31"                 | Tulip tree | Liriodendron tulipifera |
| Status       | <b>Not Specimen</b> |            |                         |
| Health/Vigor | Good                |            |                         |
| Structure    | Asymmetric          |            |                         |

Other notes: Does not meet size criteria.



### Tree 19

|              |                     |            |                         |
|--------------|---------------------|------------|-------------------------|
| Species      | 29"                 | Tulip tree | Liriodendron tulipifera |
| Status       | <b>Not Specimen</b> |            |                         |
| Health/Vigor | Good                |            |                         |
| Structure    | Single              |            |                         |

Other notes: Growing in draw; some erosion at base.



3333 Old Milton Parkway

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### Tree 20

|              |                     |            |                         |
|--------------|---------------------|------------|-------------------------|
| Species      | 27"                 | Tulip tree | Liriodendron tulipifera |
| Status       | <b>Not Specimen</b> |            |                         |
| Health/Vigor | Fair                |            |                         |
| Structure    | Multiple trunks     |            |                         |

Other notes: Does not meet size criteria.



### Tree 21

|              |                     |            |                         |
|--------------|---------------------|------------|-------------------------|
| Species      | 28"                 | Tulip tree | Liriodendron tulipifera |
| Status       | <b>Not Specimen</b> |            |                         |
| Health/Vigor | Fair                |            |                         |
| Structure    | Single              |            |                         |

Other notes: Does not meet size criteria.



3333 Old Milton Parkway

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### Tree 22

|              |                     |          |                    |
|--------------|---------------------|----------|--------------------|
| Species      | 12"                 | Sourwood | Oxydendron arborea |
| Status       | <b>Not Specimen</b> |          |                    |
| Health/Vigor | Fair                |          |                    |
| Structure    | Multiple trunks     |          |                    |

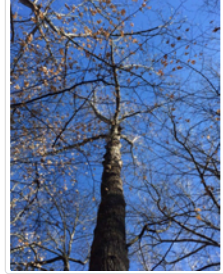
Other notes: Broken limbs.



### Tree 23

|              |                     |            |                         |
|--------------|---------------------|------------|-------------------------|
| Species      | 24"                 | Tulip tree | Liriodendron tulipifera |
| Status       | <b>Not Specimen</b> |            |                         |
| Health/Vigor | Fair                |            |                         |
| Structure    | Single              |            |                         |

Other notes: Does not meet size criteria.



3333 Old Milton Parkway

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### Tree 24

|              |                     |            |              |
|--------------|---------------------|------------|--------------|
| Species      | 35"                 | Oak, white | Quercus alba |
| Status       | <b>Not Specimen</b> |            |              |
| Health/Vigor | Poor                |            |              |
| Structure    | Topped              |            |              |

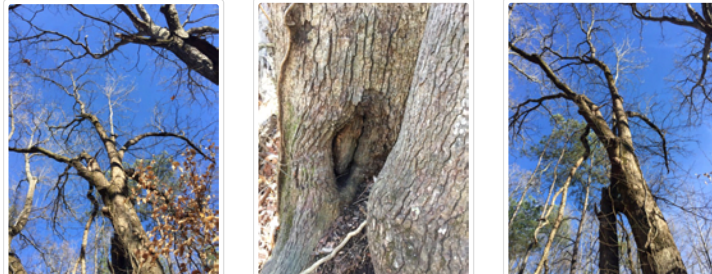
Other notes: Significant storm damage to canopy top; central leader is broken and missing.



### Tree 25

|              |                     |           |                  |
|--------------|---------------------|-----------|------------------|
| Species      | 29"                 | Oak, post | Quercus stellata |
| Status       | <b>Not Specimen</b> |           |                  |
| Health/Vigor | Fair                |           |                  |
| Structure    | Asymmetric          |           |                  |

Other notes: Trunk is significantly hollow; recount when rounded with a null.



3333 Old Milton Parkway

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### Tree 26

|              |                     |            |                         |
|--------------|---------------------|------------|-------------------------|
| Species      | 29"                 | Tulip tree | Liriodendron tulipifera |
| Status       | <b>Not Specimen</b> |            |                         |
| Health/Vigor | Fair                |            |                         |
| Structure    | Asymmetric          |            |                         |

Other notes: Trunk is moderately hollow; recount when rounded with a null.



### Tree 27

|              |                     |          |                    |
|--------------|---------------------|----------|--------------------|
| Species      | 11"                 | Sourwood | Oxydendron arborea |
| Status       | <b>Not Specimen</b> |          |                    |
| Health/Vigor | Good                |          |                    |
| Structure    | Asymmetric          |          |                    |

Other notes: Does not meet size criteria.



3333 Old Milton Parkway

14

### Tree 28

|              |                     |            |              |
|--------------|---------------------|------------|--------------|
| Species      | 26"                 | Oak, white | Quercus alba |
| Status       | <b>Not Specimen</b> |            |              |
| Health/Vigor | Good                |            |              |
| Structure    | Single              |            |              |

Other notes: Does not meet size criteria.



### Tree 36

|              |                 |          |                    |
|--------------|-----------------|----------|--------------------|
| Species      | 14"             | Sourwood | Oxydendron arborea |
| Status       | <b>Specimen</b> |          |                    |
| Health/Vigor | Good            |          |                    |
| Structure    | Asymmetric      |          |                    |

Other notes: Does not meet size criteria.



3333 Old Milton Parkway

15

### Tree 230

|              |                 |                    |                |
|--------------|-----------------|--------------------|----------------|
| Species      | 8"              | Dogwood, flowering | Cornus florida |
| Status       | <b>Specimen</b> |                    |                |
| Health/Vigor | Fair            |                    |                |
| Structure    | Good            |                    |                |

Other notes: Does not meet condition criteria.



### Tree 231

|              |                 |                    |                |
|--------------|-----------------|--------------------|----------------|
| Species      | 11"             | Dogwood, flowering | Cornus florida |
| Status       | <b>Specimen</b> |                    |                |
| Health/Vigor | Good            |                    |                |
| Structure    | Single          |                    |                |

Other notes: Does not meet condition criteria.



3333 Old Milton Parkway

16

### Tree 216

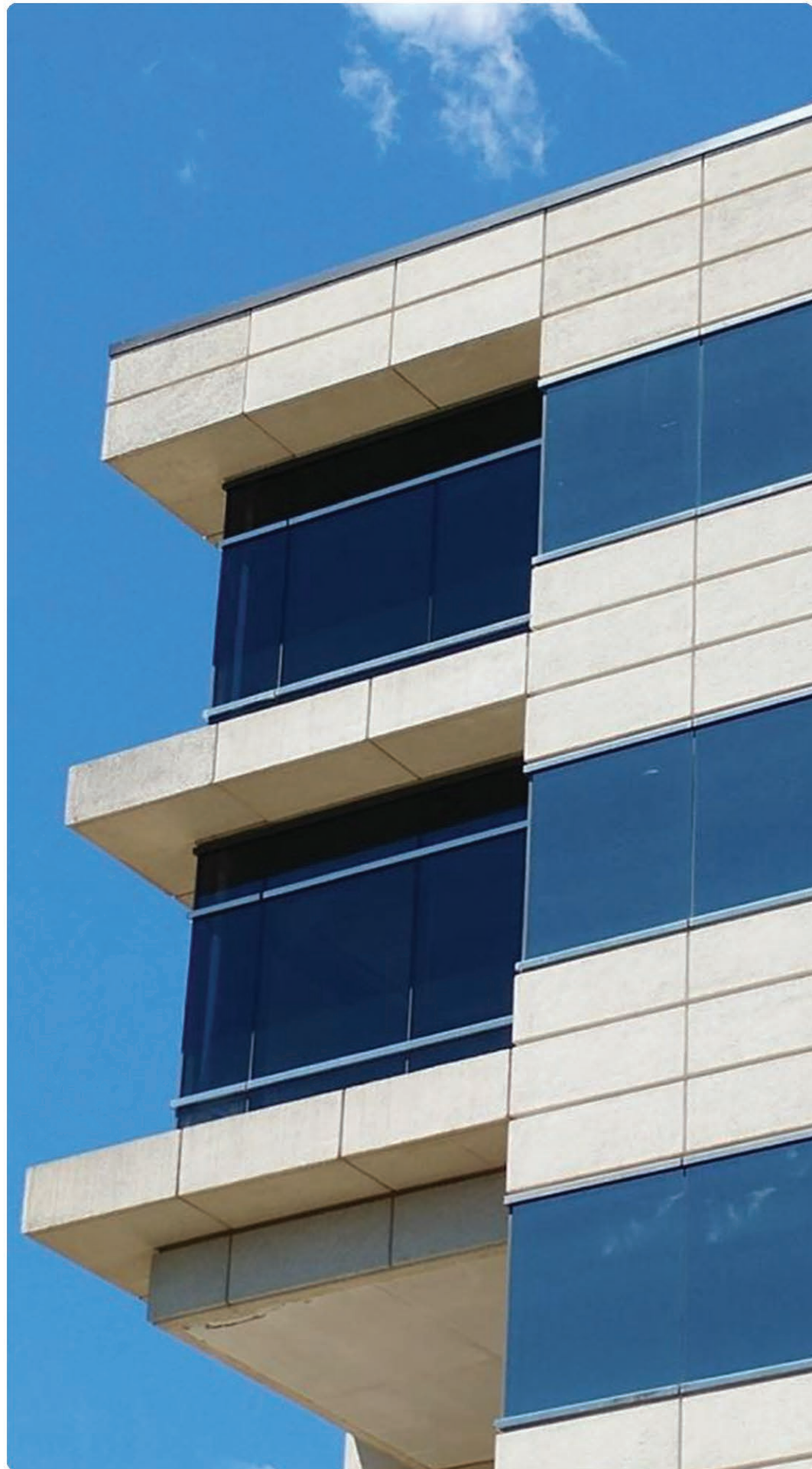
|              |                     |                   |                 |
|--------------|---------------------|-------------------|-----------------|
| Species      | 25"                 | Oak, Southern red | Quercus falcata |
| Status       | <b>Not Specimen</b> |                   |                 |
| Health/Vigor | Poor                |                   |                 |
| Structure    | Single              |                   |                 |

Other notes: Cavity at base of trunk; soundwood exposed at face; cabling along vertical axis of trunk.



### Tree 225





**EXTERIOR OF EXISTING BUILDING**



**TEXTURE OF EXISTING BUILDING**



**MODULAR BLOCK RETAINING WALL**

**THE EXTERIOR OF THE EXISTING BUILDING CONSISTS OF MODULAR, PRECAST CONCRETE PANELS WHICH ARE 5' IN WIDTH AND 2' IN HEIGHT.**

**THE HORIZONTAL REVEALS OF THE MODULE ARE 2" IN HEIGHT AND 1" IN WIDTH.**

**THE MATERIALITY OF THE PRECAST CONCRETE PANEL IS A SANDBLASTED, EXPOSED AGGREGATE.**

**THE PRECAST CONCRETE PANELS OF THE PROPOSED PARKING DECK SHALL BE DESIGNED WITH THE SAME MATERIALITY AND PROPORTION AS THE EXISTING BUILDING**

**THE RETAINING WALL ALONG THE NORTHERN ENTRY ROAD TO THE PROPOSED PARKING DECK SHALL BE DESIGNED WITH A MODULAR BLOCK RETAINING WALL SYSTEM.**

**THE MODULAR BLOCKS WILL BE SPLIT-FACED CMU, WHICH ARE RUGGED IN TEXTURE. THIS BUMPY TEXTURE WILL BE IN ACCORD WITH THE EXISTING BUILDING AND THE PROPOSED PARKING DECK**





2 PARK PLAZA  
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# CITY COUNCIL AGENDA ACTION SUMMARY

Public Hearing Date: April 30, 2018

## MP-18-02: Lifehope / Siemens Master Plan

Consideration of a an amendment to the Siemens Master Plan and site plan approval to allow for the construction of a medical office campus on approximately 37 acres. The master plan amendment includes changes to previous conditions of zoning related to site plan modifications. The subject property is located at 3333 Old Milton Parkway on the south side of Old Milton Parkway and west of North Point Parkway.

Motion: Approve with Conditions, Merkel  
Second: Binder  
Approve: 4-0

- ❖ *Council Member Merkel offered a motion to approve MP-18-02: Lifehope / Siemens Master Plan subject to staff conditions*
  - *The motion received a second from Council Member Binder*
  - *Council Member Burnett offered that he would like to see the egress points to be approved by staff*
  - *The motion was approved unanimously 4-0*



Final Conditions:

1. Property shall be developed substantially in accordance with submitted plan prepared by Jericho Architectural Design Group, dated 2/2/2018, including tree save areas as depicted. Site plan approval shall apply to the existing building renovation and Parking Deck 1. Future phases of development shall require site plan approval by DRB.
2. Retail uses shall not exceed more than 25% of the floor area of an office building and shall be service retail incidental to medical office use, restricted to the following uses:
  - a. Bakery.
  - b. Barber Shop.
  - c. Beauty Shop.
  - d. Book Store.
  - e. Clinic.
  - f. Drug Store.
  - g. Dry Cleaning Pick-up Station.
  - h. Florist, Retail without Greenhouse.
  - i. Print Shop.
  - j. Restaurant without Drive-through.
3. Development regulations shall be as follows:
  - a. Office – Maximum 6 stories, except as stated below. Total office square footage shall be limited to no more than 497,000 square feet, including the existing office building. Building E shall be at least 2 stories and no more than 4 stories in height and shall be placed with least impact to existing trees.
  - b. Parking Decks – Maximum 6 levels, except that Parking Deck 1 shall be no more than 4 levels. Parking decks visible from Old Milton Parkway and North Point Parkway shall be treated with comparable materials and finishes as the buildings they serve. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the DRB.
4. Specimen trees, tree groupings and trees of quality shall be given special consideration and every attempt to incorporate them into the site plan shall be made as stipulated in the Tree Protection Ordinance, as approved by Staff.
5. Tree survey and assessment shall be provided with each phase of development at LDP.
6. Applicant shall make an effort to determine if any existing landscaping (ornamental trees and shrubs) can be spaded and relocated on-site to enhance the maturity level of landscaping at time of project completion.
7. Replace dead, dying or missing landscape material in existing required landscape areas.
8. Detention facilities shall not be visible from a public right-of-way, except as a decorative water feature, with approval by Staff.
9. Project entrances off Old Milton Parkway and North Point Parkway shall be designed to incorporate a water feature, sculpture or similar focal point feature and decorative entrance landscaping, as approved by DRB.
10. Parking decks and retaining walls shall receive architectural façade treatment or be heavily landscaped. Retaining walls visible from developed areas exceeding 16' in height shall be



terraced. In areas where the parking decks are visible to the public, the decks will be screened by over-sized landscaping (12" – 15" caliper trees) or materials approved by DRB or other materials as approved by Staff.

11. Developer shall construct and dedicate a permanent easement to the City over the nature trail amenity. Developer shall accommodate nature trail connectivity with the property to the west.
12. Provide one landscape island with shade tree for every 72' of parking length.
13. Provide a sidewalk along at least one side of the internal road providing a pedestrian connection between Old Milton Parkway and North Point Parkway.
14. All buildings shall have connectivity to internal sidewalk system.
15. The developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters and other street furniture, where appropriate, throughout the development. A bus drop-off area with shelter and dedicated lane shall be incorporated into the plan design along Old Milton Parkway, North Point Parkway or at an alternative location acceptable to MARTA. Developer shall work in good faith with MARTA to add the development to city bus routes in order to assist with transportation service for employees.
16. Plans for buildings, site, landscaping and signage (in the form of a 'sign package') shall be subject to review and approval by the DRB.
17. All buildings along Old Milton Parkway and North Point Parkway must face those streets or appear to face those streets, including an entrance and direct sidewalk connection to public sidewalk. Backside of buildings or 'back of house' functions (such as loading or dumpster area) shall not be visible from those streets. Parapet walls shall be used as needed to screen rooftop mechanical equipment and views.
18. Streets within the development shall be private and shall include a planted median with sufficient space for tree plantings.
19. A traffic study to determine the appropriate configuration and traffic control shall be required at time of LDP for the proposed driveway on North Point Parkway. Developer shall bear the responsibility for payment and installation for necessary traffic signals and traffic regulatory devices, decal lanes and other improvements that are necessitated by impact of the proposed development.
20. Zoning conditions carried over from file# MP-01-04/Siemens Real Estate, Inc.:
  - a. Incorporate an amenity for office tenants that is accessible to the public from the sidewalk along North Point Parkway such as a walkway to the wet pond and creek, outdoor eating area, gazebo, etc.
  - b. Ground mounted signs shall not exceed 10 feet in height. Signs to be located within the project shall be uniform in design. A detailed sign package for the entire development shall be presented and approved by the DRB.
  - c. Provide a 20' wide landscape strip along North Point Parkway with a berm and extensive landscaping.



- d. Landscape areas shall not contain any parking, water detention area or buildings, or portion thereof, except that a detention pond or ponds may be located within the landscape area if decorative and will provide an amenity to the public.
- e. The main internal roadway within the site shall incorporate a decorative finish treatment at pedestrian crosswalks.
- f. Provide pedestrian lighting along Old Milton Parkway to match lighting at Brookside.
  - g. All impervious area runoff "by-passing" the water quality pond shall be treated with a BMP such as vegetative strips to remove water pollutants. Runoff from parking areas shall not enter stream untreated.
  - h. At the time an LDP is applied for, site must comply with all current City of Alpharetta standards and specifications.