



DESIGN REVIEW BOARD SUMMARY

October 11, 2017

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Department of Community Development

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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 Roger Brown (Chairman)
- o Pat Corkill
- o Scott Doll
- o Frank Schwing
- o Tom Le Cain
- o Kim Matherly

- Design Review Board Members Absent

- o Richard Kramer
- o Dick Debban

- 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. DRB170053 Liberty Park

Review of monument sign

- 2 Monument Signs
 - Site Plan with locations
 - Identical Signs
 - Landscaping
 - White Lettering
 - No Lighting
 - "Old Edwards Inn" look
- ❖ Board Member Corkill offered a motion to approve the monument sign as submitted today with the conditions of : the orange color is shown on the rendering shall be black as stated by the Applicant, that annual color shall be planted at the base of the sign, the main color of the sign will match the standing seam roof of the existing standing seam roof color and lettering shall be white and remain white per Applicant's comments.
- The motion received a second from Board Member Matherly
 - The motion was approved by a vote (5-0-1) (Chairman Brown did not vote)
- There was discussion during the motion that top is meant to be beige or tan.

2. DRB170056 Cursory Review of City Parking Deck

North Elevation – as close to RFP as possible. Faces South from Milton Ave.

- Most viewed façade
- Followed RFP architecture
- Red brick
- Alum Faux windows
- Retail is shelled space unfinished
- Elevator shaft to the right (Tower)

South Elevation

- Similar look
- Vehicle entrance
- Stairs on either side
- Moving away from Gabled look on this façade. Presently not included on this façade/
 - Director Cook had requested they add this if they felt they needed more screening or back of parapet was visible.
 - Site Line study will be done
- View is uphill, wooded area, cemetery to the right, veterinarian's office to the left.
- Pedestrian walkway
- Applicant presented Site Plan
- Staff showed an Aerial of the Site
- Fenestration on both Elevator Tower and top of Stairway
- Herringbone pattern inset
- Showed inspiration of fenestration to break up façade
- Materials for openings of Retail portions is aluminum storefront, dark gray.
- Canopy prefab aluminum, flat, similar color and finish to storefront – Color scheme on this building will be red brick, possibly a change in the herringbone pattern and then aluminum.
- Director Cook stated that the City will sell Retail portions and if Storefronts change they will come back to DRB for approval.
- Signage location was not noted on front façade.
 - Applicant stated it would possibly be above if canopy is moved slightly it could be above door front. DRB suggested blade signs.
 - Applicant stated right now most of their signage is way finding until Retail is bought.
 - Applicant agreed to submit possible locations of blade signs in next submission.

Brick Samples

- Presented 3 colors
 - o Burgundy Sands with black
 - o Autumn Sands with black (**Applicant Prefers**)
 - o Desert Sands is option proposed for Herringbone. Applicant does not prefer this.
 - o Director Cook recommended that the brick be all the same color and not a lighter brick.
 - o Band at top of elevations would be offset, same color brick.
 - o Meant to look Merchantile not like a Parking deck.
 - o **DRB also preferred Autumn Sands.**

Parking is on all levels including roof.

- Vehicles will be visible from South Elevation
- 44" parapet wall on roof
- Band in between brick levels on east and west elevations – Autumn Sands Brick.
- Comments that it looks like a warehouse, mass amount of brick
- DRB liked breaking it up with Cast Stone
- Faux Windows on parking levels due to open air requirements
- Mesh could be a safety hazard
- Grid screen, grate may be more secure
- Driving East past the cemetery on your right or West on Milton Ave view of parking structure would be bottom of elevation on East Elevation.
- The veterinarian's office will hide portions of Elevation so it will not appear as such a mass of brick.

DRB stated it looked great but they are concerned with mass of brick.

Requested:

- o Herringbone breakup and how that ties into stone.
- o Colored Elevations
- o Break up, sheer, flat monotony of brick on Tower Elements.
- o Would like towers to be similar to North Elevation.
- o Same for East Elevation

There was discussion that this will come back to DRB with more details and Color Selection. Applicant stated he would send colored Elevations as soon as possible with brick color selection and addition of fenestration details on the towers.

DRB requested that Elevations are put to a reference on the Site Plan.

3. DRB 170052 City Center

Applicant presented review of storefront designs for retail areas based on packet submitted at the meeting 10.11.17. Board Member Doll was not present for this application.

Suites 5 A, B, C

- Materials
 - Awnings
 - Types of Signage envisioned – no channel letters, prefer metal signs. Applicant has strict sign criteria. Gooseneck or internal lighting. Applicant provides specified outlet for tenant signs.
 - Band
 - Possibility of Wooden Door
 - Corrugated metal roof
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- ❖ Board Member Schwing offered a motion to approve as submitted with a request that one of the doors be a solid wood door and a clarification that the corrugated roofing will be a cleaned up, sealed, not rusted corrugated roofing.
 - The motion received a second from Board Member Corkill
 - The motion was approved by a vote (3-1) (Schwing, Corkill, Le Cain) (Matherly)
(Chairman Brown did not vote)

Suites 515, 521 & 525

- Base foundations
 - Base heights
 - Porch Depth
 - Frameless, glass doors
 - Lighting
 - Signs above fascia hang from bottom and balcony
 - 521 has 18" base
 - Conduit
-
- ❖ Board Member Schwing offered a motion to approve as submitted with a modification that the center storefront which would be 521 will be raised to 18" and applicant to provide submittal for how the conduit system is going to work with the lighting to Staff for distribution to the DRB for review
 - The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (4-0-1) (Chairman Brown did not vote)

Bay Window Building Suite 5D, E, F

- Awning
 - Lighting
 - Materials
 - Paint Colors
 - Raised section terra cotta tile waterproofing feature
-
- ❖ Board Member Schwing offered a motion to approve as submitted
 - The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (4-0-1) (Chairman Brown did not vote)

541 and 545 Market Street

- Combination of stone and wood with metal hanging marquee
- Cast Stone Bands and Pilasters
- Tops above awnings wood
- No Lighting above canopy
- Signage
- Windows – no mullions

- ❖ Board Member Schwing offered a motion to approve as submitted
- The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (4-0-1) (Chairman Brown did not vote)

551 Market Street

- Window and door frames will be white
 - Base and fascia will be red
 - DRB viewed labeled diagram
- ❖ Board Member Schwing offered a motion to approve as submitted with the following modifications; the painted wood base will be white and the painted wood cornice will also be white per the marked up diagram we have here in the meeting that we submitted to Staff for the record. And also, the door frame will be red. In the end, we end up with the windows and doors being framed in red and everything else white.
 - The motion received a second from Board Member Matherly
 - The motion was approved by a vote (4-0-1) (Chairman Brown did not vote)

571, 575 & 581 Commerce Street

- Stacked Stone and Wood Front
 - Base Height
 - Varying fill joint width
 - Shadowing
 - Center comes out 3'
 - Stone Return
- ❖ Board Member Schwing offered a motion to approve as submitted with the following clarifications the awning will be the metal bronze colored awning as submitted today and the Applicant will come back with a different treatment for the fascia to add more visual interest
- The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (4-0-1) (Chairman Brown did not vote)

585, 591 & 595 Commerce Street

- Wooden storefront painted soft blue gray
 - Medical Day SPA
 - Transoms and doors are wired glass
 - Standing Seam Awning over door- taking it across "middle third" section
 - Meant to be a little "clinical"
 - Window frames are aluminum not black
 - 4 wall sconces
 - Asymmetry of entry
 - ADA compliance
 - Painted wood storefront
 -
- ❖ Board Member Schwing offered a motion to approve as submitted with the clarification that the change from today that the awning will cover the full center section of the storefront.
- The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (4-0-1) (Chairman Brown did not vote)

There was discussion during the motion from Staff that the revised packages show materials.

Chairman Brown called a recess and reconvened at 11:43 a.m.

621 & 625 Market Street

- Hollywood Regency Architecture
 - Materials
 - Awning
- ❖ Board Member Schwing offered a motion to approve as submitted
- The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (4-0-1) (Chairman Brown did not vote)

615 Market Street

- ❖ Board Member Schwing offered a motion to approve as submitted but the Applicant to come back with a more decorative wall sconce
- The motion received a second from Board Member Corkill
 - The motion was approved by a vote (4-0-1) (Chairman Brown did not vote)

611 & 605 Market Street

- Ceiling fans approved in residential design
 - DRB - Custom Awnings do not look like they belong; look too busy, rustic or industrial, modern, irregular edge on front. Applicant stated they were meant to be bohemian.
 - Boxed out show window natural tiger wood
 - Handmade roof on Market St side
 - Base building is brick
 - Clear coated steel
 - "The District" Rendering – Staff pointed out from door to door is covered.
 - Sconces on Market St side on brick piers will match Commerce St.
-
- ❖ Board Member Schwing offered a motion to approve as submitted with the one modification that the metal canopy will have a straight edge as opposed to a staggered edge.
 - The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (4-0-1) (Chairman Brown did not vote)

660 Commerce St.

- Remove Honeycomb hex tile at bottom of door
 - Remove Vertical wood interrupting white tile above the door
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- ❖ Board Member Schwing offered a motion to approve as submitted with the following changes: above the door to take those two separate areas of tile and combine them into one area of tile and the area of tile at the bottom next to the door that that would be changed to painted wood.
 - The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (4-0-1) (Chairman Brown did not vote)

664 & 670 Commerce St

- ❖ Board Member Schwing offered a motion to approve as submitted with the clarification there will be small can recess lighting in the rooflet
- The motion received a second from Board Member Matherly
 - The motion was approved by a vote (4-0) (Chairman Brown did not vote)
- ❖ Board Member Schwing offered a motion to approve as submitted with the clarification there will be small can recess lighting in the rooflet
- The motion received a second from Board Member Matherly
 - The motion was approved by a vote (4-0-1) (Chairman Brown did not vote)

674 Commerce St

6J

- ❖ Board Member Schwing offered a motion to approve as submitted with the one change to change the center divider on the bottom windows to be iron to match the transom.
- The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (4-0-1) (Chairman Brown did not vote)

Suites L & K

- Steel plate base
- Awnings
- Layers of wood reveal
- Seamless stone does not need joints. Reveal will be covered with stone.
- Small Sconces
- ❖ Board Member Corkill offered a motion to approve as submitted
- The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (4-0-1) (Chairman Brown did not vote)

Suite 6N & Suite 6M

- Brick
- Sconce locations
- Window grid widths
- Could be two tenants; therefore , two doors

❖ Board Member Schwing offered a motion to approve as submitted

- The motion received a second from Board Member Le Cain
 - The motion was approved by a vote (4-0-1) (Chairman Brown did not vote)

Applicant asked to send back to DRB rather than coming back for a meeting:

- How to treat conduit getting electricity under concrete balcony
- The fascia on the Natural Body Store
- The sconces for the little store with the copper awnings.

Staff stated the motions said they had to come back. DRB clarified that they would try to approve by email and it not Applicant would need to return for meeting.

VIII. ADJOURNMENT

Chairman Brown adjourned the meeting at 12:55 p.m.