



DESIGN REVIEW BOARD APRIL 17, 2020

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

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Please note that, due to ongoing efforts to encourage "social distancing" in response to the COVID-19 pandemic, this meeting was conducted virtually using Zoom Meetings. This platform will allow for the public and media to attend the meeting just as they could any other regular Design Review Board Meeting but do so from a computer or telephone.

- I. WORKSHOP
- II. CALL TO ORDER

Chairman Kramer called the meeting to order at 9:02 a.m.

1. Virtual Meeting Procedure

Chairman Kramer read Virtual Meeting Procedure

- III. ROLL CALL

- Richard Kramer, Chair
- Roger Brown, Vice-Chair
- Pat Corkill
- Richard Owens
- Holly Palmer
- Katie Rocco
- Frank Schwing
- Tom LeCain (Non-Voting Alternate)

Staff Present:

- Kathi Cook, Director of Community Development
- James Drinkard, Assistant City Administrator
- Michael Woodman, Senior Planner
- Eric Graves, Senior Traffic Engineer
- Bret Schroeder, Zoning Enforcement Manager
- Elle Taylor, Planning and Zoning Coordinator

IV. ITEMS FROM STAFF

V. ITEMS FROM BOARD MEMBERS

VI. PUBLIC HEARING

1. Dunkin Donuts DRB200015 700 North Main St

Applicant presented review of new construction

Site Plan

- Google Area View
- Possible relocation of dumpster to two parking areas
- Enhancing sidewalk (flaring, curving) that comes off of Cogburn Rd into the site
- Enhancing landscape in this area also
- Mobile Order Aisle and Drive Thru Aisle
- Entrances along Cogburn & North Main will remain
- Added Additional 3 tree islands along the front
- Staff explained why additional tree islands were needed
- Outdoor patio seating area
 - Shade tree landscape island will be reduced to 750sf
 - Will square off patio
 - Will be all landscape
- Crosswalk from Cogburn Rd to the Site realignment to front door. Applicant said he could consider it as long as it does not affect handicap access
- DRB and Staff had concern over dumpster location. Applicant stated it is necessary because it is on "one way" drive. Applicant will look into moving in the setback (two parking spaces) next to current location. Staff will work with Applicant at LDP.
- DRB would like to see Dumpster screened

- Fence "Railing" around patio area
- Council Conditions for crosswalk
- Flaring or Enhancing the sidewalk that comes off of Cogburn Rd into the site
- Possibility of stained concrete walk area that goes through the parking lot
- Pedestrian Walkway through the parking lot

❖ Vice-Chair Brown offered a motion to approve the Site Plan subject to the following conditions

Applicant shall work with Staff:

1. on reducing front patio side

The tree locations and number and size of tree islands adjacent to North Main St.

2. Investigate adding tree island in 13 the parking spaces facing Cogburn

3. Change location of the dumpster to two adjacent parking spaces which are closest to Cogburn

4. Enhance the Pedestrian Entrance to make it more pronounced and inviting while at the same time investigate moving the entrance to line up more with the building entrance

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

There was discussion in including more landscaping in cooler area in Landscaping motion.

Landscaping

- Staff stated we don't want excess concrete near cooler. Applicant offered to reduce concrete area next to the cooler/freezer area
- DRB requested that trees not be over trimmed.
- Enhance landscape at sidewalk off of Cogburn Rd
- Take a look at species, Blue Juniper may not be a good choice, match quantity and variety in Tree Island
- Suggested reconfiguration of 3 parking islands, DRB requested consideration of giving more space for trees by reducing to two spaces and move tree to the right of that area. Staff will work with Applicant at LDP
- Reconfiguration of 3 Parking Islands
- Heavily Screening Entrance Drive
- Adding Shrubs in cooler/freezer area
- Minimizing concrete in that area

- ❖ Board Member Corkill offered a motion to approve the Landscaping with the following conditions:
 1. Better planting along the north side of the site at the Cogburn Entry Rd to better screen parking and the dumpster and the north side of the building.
 2. Larger, buffering/screening buffer screening in planter area on north side of building at the cooler
 3. The added south tree islands shrub plantings shall match varieties of nearby existing tree islands
 4. Work with Staff on the concrete walk to the cooler on north side of building
 5. Please be cognizant of plantings next to parking spaces, need room for people to exit and get into cars, and door swings.
- The motion received a second from Board Member Owens
- The motion was approved by a vote (7-0)

Elevations and Materials

- Merchantile, Mill style with Downtown Design Guidelines
- Looked at existing shopping center but did not fit that style
- Intent is for building to look like an old building. The garage doors are not usable but there for the aesthetic. Material is fiber cement siding to mimic possible previous door.
- Metal sign is applied to material
- Dark metal beams around windows and storefront windows
- Some DRB Members have concern with "Domino" dark, blackish brick
- DRB felt "garage doors" looked out of place, like an add-on
- Hearty siding called "Woodtone"
- Suggested removing "infill garage doors", change to brick
- Suggested moving painted Baskin Robbins sign over to the right. Have stone carry on in "functional gray" color
- Another option is to make it look more like a garage door to give it a reason to be there
- Staff suggested infilling with brick but outline of a door is there so it appears that a door was there
- 360 degree building. Rear elevation of building looks "stuck on". Would prefer to see it blend with the rest of the building. Cooler wall is plain
- Staff showed picture of another Dunkin Donuts provided by the Applicant.
- DRB would like to replicate the elevation at the front of the building.
- Roof ladder usually not attractive
- Staff prefers roof hatch with internal roof ladder
- If it must be outside, move to right of the door, black wrought iron.
- Condensing units will be on roof
- Use "Fieldstone" at base at drive-thru and Cooler enclosure
- Patio Railing material is black iron style
- Staff stated Code will require a detectable barrier such as planters

- Details of soldier course
- Location of materials
- Would like to see again due to number of suggested changes

❖ Board Member Schwing offered a motion to defer exterior elevations and materials for Applicant to consider the comments from today

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

There was discussion to summarize for the Applicant:

1. Continue materials from the front of the building
2. Continuing fieldstone along drive thru and cooler enclosure
3. Changing or eliminating faux garage doors

Staff clarified height of parapet on back. Applicant stated it is 17.4' Staff stated 16' is maxed allowed by code.

Staff requested that Applicant bring back landscaping at that time also.

Signage

- Read Council Conditions for signs
- Staff did not think Baskin Robbins sign met the condition of decorative brackets
- Dunkin sign meets condition
- Liked painted sign on brick wall
- Directional signs will need to be black instead of orange and unbranded
- Monument Sign is available but has not been presented
- Baskin Robbins sign may move based on changes to elevations

❖ Board Member Schwing offered a motion to defer signage

- The motion received a second from Board Member Rocco
- The motion was approved (7-0)

Photometrics

- ❖ Vice Chair Brown offered a motion to approve the photometrics as submitted provided:
 1. The wattage is no brighter than the adjacent shopping center
 2. The light standards (bulbs) are fully enclosed and match those of the shopping center in style
- The motion received a second from Board Member Schwing
- The motion was withdrawn by Vice Chair Brown

There was discussion during the motion of two P-4's being close to existing light poles. P-5 is close to entry road island. Does this photometric take into consideration existing lighting? Applicant may need to relook at that. Applicant does not think it does. Based on this, Vice Chair Brown withdrew the motion. Board Member Schwing accepted the withdrawal of the motion.

- ❖ Board member Owens offered a motion to defer the lighting to clarify the coordination with the existing poles
- The motion received a second from Board Member Palmer
- The motion was approved (7-0)

2. DRB200007 Chick fil A 6085 North Point Pkwy

Board Member Corkill excused himself as he was not present for the first hearing of this item

Applicant presented review of monument sign and photometrics

Photometrics

- Site Lighting
 - Fixtures
 - Building Mounted Lighting,
 - Pedestrian Lighting
 - Fixtures conform to North Point Guidelines
-
- ❖ Vice Chair Brown offered a motion to approve the photometrics and light standards as presented today
 - The motion received a second from Board Member Rocco
 - The motion was approved by a vote (6-0)

Monument Sign

- Double sided, internally illuminated logo
- Cabinet skinned with corten steel
- Halo-Lit with LED modules
- Brick base to match building
- Total sign area 32sf

❖ Board Member Rocco offered a motion to approve the monument sign as presented today

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

Chairman Kramer called a brief recess at 11:35 a.m. and reconvened the meeting at 11:46 a.m.

Board Member Corkill returned to the meeting

3. DRB 200013 AC Marriott Northwinds 2000 Summit Place

Applicant presented review of new construction

Site Plan

- Discussed Master Plan Update
- Rooftop Restaurant
- History of DRB presentations
- Alpha Loop not constructed yet
- Hotel is Site H on the plan
- Parking
- Dumpster Enclosures
- Previous approvals of other buildings on the site
- Grading Plan
- Stormwater Management
- Temporary parking lot built for Barrel Building will be built in conjunction with Building C.

- Will discuss connectivity option with other Hotel nearby
- DRB liked restaurant on the Site Plan
- Dumpster Enclosure
- Staff stated developer has responsibility for streetscape
- Office Building across the street is approved for 350,000sf
- Entry to drop off
- Stairwell to 2nd floor
- View from Haynes Bridge Rd

Landscape Plan

- Hardscape materials
- Cast in place rubbed finished concrete Retaining wall near generator/dumpster enclosure
- Large Berm with 7 shade trees as well as additional hollies which will wrap around the dumpster enclosure
- Double row of needlepoint hollies continues to parking lot
- Decorative sidewalk pavers
- Stepping Stone Pathway – gardenesque passive connection
- Decorative Bollards
- Location of Bike Rack
- Parking lot “face” of Dumpster Enclosure – 8’ cedar with removable panels
- Foundation planting at arrival to building – grasses, flowering accents, evergreens along Alpha Loop
- Foundation planting along parking area
- Parking lot trees
- Crepe Myrtles behind walls

Discussion from the Board:

Corkill

- Does not like Cedar stained fencing & gate.
- Kramer, Schwing, agreed rather see a higher level of material to match the building
- Planting along Summit Place is 60% perennial, need to add more evergreens up against the buildings

Owens

- Likes paving materials, bollards
- Likes plant species
- Likes balance of evergreen and deciduous plantings

Palmer

- Clarified that Passive Pathway will be planted with grasses

Rocco

- Liked materials

Applicant Comments on Dumpster Enclosure

- Fence is on another project and the photo is 5 years old.
- North Point Overlay does not allow metal material
- If there are allowed to use metal, they will change
- Panels need to be removable since generator and transformer are there

Kramer

- Likes landscaping at the base of the wall
- Understands Applicant's comments about the fence
- Suggested a Trex product for maintenance and durability

Lighting

- Previously approved Pedestrian, Alpha Loop and Streetscape lighting
- Parking lighting will match Street lights
- Ground accent lights

Signage

- 2 Monument Sign Locations
- ❖ Board Member Schwing offered a motion to approve the Site Plan as presented
 - The motion received a second from Board Member Owens
 - The motion was approved by a vote (7-0)

There was discussion during the motion that DRB's understanding is that the dumpster, generator and transformer will not be visible from Haynes Bridge Rd.

- ❖ Board Member Corkill offered a motion to approve the Lighting as submitted today
 - The motion received a second from Vice Chair Brown
 - The motion was approved by a vote (7-0)
- ❖ Board Member Corkill offered a motion to approve the Site Signage as presented
 - The motion received a second from Rocco
 - The motion was approved by a vote (7-0)
- ❖ Board Member Corkill offered a motion to approve the Landscaping with the condition that the Applicant add more evergreen landscaping up against the foundation of the building
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (7-0)

There was clarification that this pertains to the Summit Place especially but also where there is 60% perennials.

Elevations and Materials

- Metal element on 'Arc" wall
- Fenestration Calculations
- Elevations are 58% masonry, 26% glass and 13% metal
- Floor Plans

West Elevation

- Gray Stucco element
- Cementitious lit panels

South Elevation

- Faces Haynes Bridge Rd
- Stucco Element
- Decorative Green finials, metal accents, part of window system, dark bronze mullions

- Site Line Study
- Materials Board
- Site Lighting layout Plan

Discussion from the Board:

Owens

- Ok with modern building elevations. Doesn't think we should base it on approved elevation of Barrel Building

Palmer

- Appreciates explanation of fenestration

Rocco

- Likes amount of brick, green metal element

Schwing

- Likes the building, not sure it follows the guidelines of "traditional", would like to understand better what the geometric backlit panels are going to look like before approval
- Staff stated it may not be visible except from its own parking lot
- Staff read Council Condition for architectural style
- Staff discussed that DRB should consider previously approved buildings on the site.
- Barrel Building looks like an older building
- Discussed option of fins being Aluminum color metal instead of green with green at top, brick base on building and should match signage.

Brown

- Vertical Green Lines – Unlit, width dimensions 8" wide, does not want it to be main feature of the building. Struggling with traditional style vs. mercantile style and how it ties into the building behind it
- Applicant stated Barrel Building "rhythm" is about the same. Curved element, not traditional. Materials are brick and glass. It is a transitional building. Showed picture for comparison. AC Brand Hotels are geared toward classic, modern design. Trying to balance the brand and development.

Kramer

- With verticality, we may need to have more of a pronounced base for the hotel. Gray brick goes up another story and continues across the entire bottom two floors of the building. Needs ore horizontal elements, give it an anchor, give it a base, .Is the "AC Hotel" panel as dark as it appears.
- Applicant stated it is same color as dark bronze on the window system. Thought green elements add texture and life. Can be changed if needed. Did backlit light panel for special effect at night.
- Reiterated ways to create more horizontal elements. Discussed grills on ptac units in each room.
- Fins should be the same color as the signage. Signage has not been selected yet. Need better image of backlit panel, more details.

Staff

- Showed picture of East Elevation. Alucobond Panel has striation.
- Applicant stated they can pick "AC" colors for the building as well as signage to coordinate.
- Corkill- Decorative foundation glow light on East Elevation base of the building missing from lighting plan.

DRB Overall Comments for Applicant

- What is design intent of Art Wall , Actual picture or sample
- What does Art panel look like during the day/night
- Actual Picture or sample of Brick
- Majority of DRB Members are ok with green element
- Sample of dark bronze Alucobond panel – Discussion of "etched vs. smooth" Staff stated it may be more of corrugated, undulated piece. Applicant stated that is the intent.

- ❖ Vice-Chair Brown offered a motion to defer Building Elevations & Materials
 - The motion received a second from Board Member Owens
 - The motion was approved by a vote (7-0)

- ❖ Board Member Schwing offered a motion to approve the Site Plan as presented
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Adjournment

DRAFT

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