



DESIGN REVIEW BOARD SUMMARY MAY 8, 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. CALL TO ORDER

Chairman Kramer called the meeting to order at 9:04 a.m.

1. Virtual Procedure Sheet for Design Review Board

Chairman Kramer read Virtual Meeting Procedure

II. ROLL CALL

- Richard Kramer, Chair
- Roger Brown, Vice-Chair
- Pat Corkill
- Richard Owens
- Holly Palmer
- Katie Rocco
- Frank Schwing

III. MOMENT OF SILENCE REGARDING COVID-19

IV. ITEMS FROM STAFF

V. ITEMS FROM BOARD MEMBERS

VI. PUBLIC HEARING

1. DRB 200013 AC Marriott Northwinds 2000 Summit Place

Applicant presented Follow-up on Elevations and Materials.

After discussion including:

- Warmer brick palette
- Accent elements is warmer brown palette
- Inlay Wall
- Material Palette
- Width of fins around the building 6" to 8" in width and depth
- Intent is to have green elements coordinate with wall sign. Wall Sign has to be reviewed by Marriott.
- Envy Green color is more muted than shown on screen. It is more true to green on prior DRB package. Color has not changed.

❖ Vice Chair Brown offered a motion to approve elevations as presented

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

❖ Vice Chair Brown offered a motion to approve materials as presented in today's packet

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

❖ Board Member Schwing offered a motion to approve lighting as presented today.

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

2. DRB200012 Fairfield Inn 3225 Webb Bridge Rd

Applicant presented review of new construction

After presentation and discussion:

- ❖ Board Member Corkill offered a motion to approve the Site Plan and the Landscaping as presented today with the minor change to the Landscaping eliminating the little turf half arcs at the back of walk. Those will be planted with lariope or something else
- The motion received a second from Board Member Owens
- The motion was approved by a vote (7-0)

3. DRB190028 Lazy Dog 10800 Haynes Bridge

Applicant presented review of new construction

- Gave history and overview of company
- Incorporated materials used at Chick-fil-A
- Dog Friendly patio
- Discussed changes made to the building per comments from the Board
- Floor Plan
- Dumpster Location
- Site Line Study
- Grade change at Haynes Bridge is approximately 3'

Exterior Elevations:

East Elevation

- Added windows
- Added wooden trellis above windows (similar to West Elevation)
- Did not add windows above head height into the restrooms
- Lowered service area roof height
- Added more glazing & removed CMU from service yard
- Added stucco calculation
- Added dimension stringers to note there isn't a 60' span without design elements
- Recessed painted area on East Elevation
- A lot of landscaping, consider it part of architecture

South Elevation

- Front Door
- Patio Doors
- Applicant stated they believe double patio doors are too much

Discussion From DRB:

- **Kramer** - Third building in primary campus. Architecture clashes with other buildings already approved. Requested actual material samples. Staff Showed Fresno Elevation. PT-9 is on parapet
- Applicant provided photos of general sample board from Houston Texas as well as specs for cultured stone.
PT-5 is main color
PT-9 is parapet color
- Applicant stated unwillingness of company to make further changes to accommodate Alpharetta at this time.
- Developer suggested a rendering with other buildings showing that Lazy dog would stand out but still tie in. Great market for this concept.
- **Brown** – tower detracts from the rest of the building but understands it is their signature feature, elevations need more brick
- **Schwing** – Likes the building. Color palette is consistent. Likes tower feature. Looks unique. Center of building has combination of grays and browns
- **Rocco** – Likes building but orangey color clashes, feels “deserty” Arizona. Would like “cooler” colors (grays, browns) to coordinate with other buildings.
On bottom right hand side of East Elevation two different colors, Color two the left clashes a bit. Wouldn't effect cost. Apply color over trash enclosure to other areas of the building.
- Staff showed larger of two previously approved buildings
- Staff discussed Fresno elevations with darker colors. Applicant stated this was existing building. It was a B or C location.
- Applicant stated the color is not the same as shown on renderings. It is much more a brown than in the photo
- **Owens**- element of fun in Lazy Dog building. Incorporates

recommendations from North Point Guidelines. Since it has separation at corner, should not be penalized because it does not look exactly like other buildings. Sees a complement. Commends them for Landscape plantings as creative & fun and will be maintained.

- **Corkill**- Which elevation faces separate drive aisle – North Elevation
- Applicant discussed breakups in elevation as well as location of corten planters up against the sidewalk.
- **DRB** would like to see actual color palette sample with colors and materials call out on the building.

Patio Elevation

- Wooden Trellis
- Stone footers
- Wainscot
- Landscape

- ❖ Board Member Owens offered a motion to approve the Site Plan
 - The motion received a second from Board Member Rocco
 - The motion was approved by a vote (7-0)

There was discussion of Applicant timeline and whether they would need an LDP. Staff suggested Applicant discuss Board comments on Elevations and come back next month.

- Board Member Corkill gave comments on Landscape Plan:
- Issue with amount of grasses and perennials as to what the site will look like in winter. Of 2100 plants 256 are evergreen. (12%). Need to add more evergreens and use plantings which grow in heavy shade.
- Would like to see changes that were made in plantings to coordinate with other buildings. He does not see that called out in the legend.
- Big Willow Oaks Trees concerned with canopy and how well they will do. Be cautious of shade of existing Oak Trees.
- How do the plantings correlate to plantings at other buildings? Is there anything that carries across? Is there anything along that streetscape that ties them all together?
- Difficult plans to read. Need Callouts.
- No issues with types of grasses but there may be an issue with sourcing. Applicant stated it is a process.

- There was discussion whether Staff has correct Sample Board in office.
- DRB requested photos of other sites with same colors and materials. Applicant showed Allen, Texas. Board liked the colors. Colors seemed darker. Did not have a covered patio.
- DRB requested this photo be marked up with paint colors on all sides Applicant can and bring back to DRB.
- Staff asked if Applicant could just send spec sheet but Chairman would feel more comfortable with marked up sheets.
- DRB would like to see Landscaping Plan return to DRB.

❖ Board Member Corkill offered a motion to defer the Landscaping plans and drawings and the Applicant update the plans based on comments from today's meeting

- The motion received a second from Vice-Chair Brown
- The motion was approved by a vote (7-0)

During the motion Corkill reiterated that this is not an outparcel so it really needs to be coordinated with what is going on on the rest of the Site and what exists on the Site.

❖ Vice Chair Brown offered a motion to defer elevations and materials

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

4. DRB200014 Ethan Allen 6751 North Point Parkway

Applicant presented review exterior elevation changes.

After discussion:

❖ Vice Chair Brown offered a motion to approve the Elevations and materials as presented today

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

❖ Board Member Corkill offered a motion that the Applicant will work with the City Staff on existing landscaping and that damaged or destroyed shall be replaced per Staff direction. The Applicant will look at a pedestrian access way to North Point Blvd and Applicant look at adding a bike rack.

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

5. **DRB180021 Cambria at Mayfair** (Webb Bridge @ Morris)

Applicant presented review of exterior material change.

After discussion:

- ❖ Board Member Schwing offered a motion to approve the exterior material change as presented today
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (5-0)

Board Members Rocco and Owens did not participate in this vote.

6. **DRB190047 Stonewalk Alpharetta III** 11760 Haynes Bridge review exterior

This item was not considered at this meeting.

VII. **ADJOURNMENT**

Chairman Kramer adjourned the meeting at 1:30 p.m.