



DESIGN REVIEW BOARD SUMMARY MAY 15, 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 p.m.

1. DRB Virtual Meeting Procedures

Chairman Kramer read the Virtual Meeting Procedures

III. ROLL CALL

Board Members:

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

Staff Members Present:

- James Drinkard, Assistant City Administrator
- Michael Woodman, Senior Planner
- Bret Schroeder, Zoning Enforcement Manager

- Elle Taylor, Planning & Zoning Coordinator

IV. MOMENT OF SILENCE FOR VICTIMS AND FIRST RESPONDERS OF PANDEMIC

V. ITEMS FROM STAFF

VI. ITEMS FROM BOARD MEMBERS

VII. PUBLIC HEARING

1. DRB200021` LWV TPA 400

Lakeview and Haynes Bridge

Applicant presented review of new construction of 2 story office building

Site Plan

- 110,000 sf Office Building with Fortune 400 build to suit tenant
- Pedestrian connectivity to existing office building will be provided
- Limits of Land disturbance in the sphere of project
- Roundabout on Northwinds Pky will be part of the final LDP
- Exterior refuse and trash
- Grades
- Ability to screen Parking Deck
- Hardscape – enhanced pavers per condition of zoning. Exposed aggregate with a color based on the color of the building
- Patio
 - Not visible from the Lakeside Trail
 - Pervious paving area
- Fixtures chosen are from North Point Guidelines
- Fire Access
- Bike Rack and location
- Screened Service Area

Landscape Plan

- Landscape plan will follow the North Point Guidelines
- Landscape along Northwinds Roundabout has not been confirmed yet
- Tree Save Plan
- Plant palette

Staff Comments on Landscape:

- Why are trees not staggered to cover more of the sidewalk to create a canopy? Applicant stated it has more design integrity with square spacing. More powerful impact.

DRB Discussion:

- Types of trees will be planted up at the corner at Lakeview next to the deck
- Condition # 11. Staff stated that the Applicant had requested this condition with regard to surface materials.
- When Applicant comes back with Parking Deck DRB will revisit screening it from street views
- North side of office Entry Road Retaining Wall is a 2' stone wall visible from the interior. Will not have a railing.
- Needlepoint Hollies at back of walk. Code requires double row. Applicant will work with Staff on 10' planting area in there.
- Hardscape materials will be discussed at LDP and be brought back for DRB approval. (Condition #11)
- Retaining Wall around Parking Deck to retain earth outside of parking structure
- " HA HA" fence – 42" metal picket security fence. Due to where it is placed it doesn't obscure patio views of the patrons looking out. Disappears behind plantings due to 3:1 bank slope and plantings. Rendering shows it not interfering with walking along the path. Applicant agreed to move it so it is not in walking path.
- Grading Plans

Exterior Elevations and Materials

- Used elements to break up long façade
- Balcony and Patio overlooking the Lake
- Concrete Panels
- Thin Brick
- Recessed Steel channel
- Wood colors at entrance
- Steel panel made to look like wood for outside, inside is actual wood
- Front Entrance has canopy connecting to the parking deck

- East Elevation –
 - Concrete panels with thin brick inlay
 - o Tilt up panel
 - o Natural concrete color similar to project in Kennesaw
 - o Staff stated concrete finish on that building may not fit Alpharetta
 - Channel above windows detail with thin brick above it
 - Glass storefront in neutral colors as in North Point Overlay requirements
 - Rooftop Equip screened with vertical metal panels
- 360 Tech Village Design Standards will come with residential and will be handled administratively. They will be brought forward to DRB. Staff will allow time on that condition.
 - Office Building is not called out in North Point Code
 - Elevations presented to Council were prior to North Point Code
 - o Showed overall plan presented to Council
- DRB would like to see color and finish of concrete panel since it is a prominent feature on the building
- More Discussion on being flexible with North Point Code in reference to Office Building
- This development is in EcoDistrict
- Discussion on cementitious versus concrete
- Timeframe for completion of development is October 2021
- DRB requested Design Standards fairly quickly as this is the first building to set the standard. Design Standards are needed for an overall of the Architectural Palette. Applicant stated they can present standards to relate to EcoDistrict, North Point Overlay, Zoning Conditions and materiality of things to be used and ability to conform.
- Staff stated Design Standards will mirror North Point EcoDistrict Standards.
- DRB stated previous developmental guidelines are usually more detailed.

- ❖ Vice Chair Brown offered a motion to approve the Site Plan 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 to approve as presented today with the conditions:
 1. Landscape planting at the parking deck corner will be reviewed with parking deck elevations.
 2. Revisit roundabout plantings we will revisit that at time of final Layout and submittal
 3. Work with Staff on parking strip brick or materials
 4. Work with Staff on the Front Sidewalk width of 5 -6' as the code allows

- ❖ Board Member Corkill offered a Friendly Amendment that the "HA HA" fence for the perimeter metal fencing be placed a minimum of 15' off of the Alpha Loop Trail
 - Board Member Rocco accepted
 - The Friendly Amendment was approved by a vote (7-0)
 - The motion including the Friendly Amendment received a second from Board Member Rocco
 - The motion was approved by a vote (7-0)

There was discussion during the motion that the illustrations did not match the plan. Plan view needs

There was more discussion on concrete vs. cement panels. Board Member Schwing asked for clarification on the difference architecturally. DRB needs to see color and finish.

- ❖ Board Member Schwing offered a motion to approve Elevations and Materials as presented today with the condition that Applicant submit a sample of concrete sample to Staff for approval.
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (7-0)

Staff clarified that the Board wants to see a finish on the concrete material.

2. DRB200022 Evans Office Building

Northwinds Pkwy

Applicant presented review of new construction

Site Plan

- Overview of project
- 44,000 sf 2 story Office Building
- Grades are challenging
- Focus on grade at South Entrance
- Stormwater
- Retaining wall on Southern side
- Location of dumpster enclosure away from North Point Pky. This location is easiest to screen. Northern Entrance Rd. will be primary entrance. Applicant believes this is best location .DRB would like it moved away from residential.
- Possibility of moving transformer to back of lot.

Landscape

- Species
- GA Power Easement
- Existing 6' wall and new wall 25' apart
- New wall will face the building
- Finished floor elevation of residences vs Office Buildings
- Northern side, Parking Island and front of building plantings
- Removal of trees along the easement
- Street trees along North Winds Pky will remain
- Retaining wall on North side will not have signage
- North side of entry drive is not planted due to future development

Exterior Elevations and Materials

- Wall is a placeholder for now
- No Signage is being presented today
- Spacing in the architecture is similar to what is already on Old Milton Pky
- Same brick with cast stone on both with new color of brick, Earth tone colors
- Massing is more modern than original
- Curtain Glass
- Aluminum Canopies at pedestrian entrances
- Cast stone at bottom band on light portion of the building
- Landscaping not included in the rendering
- Brick details at top of windows

DRB Discussion:

- Clarified with Applicant that area with Aluminum Curtain Wall System is not there for a different function. It is an Office space.
- Glass is 1" insulated crystal gray, meets criteria for IECC. Top will not be translucent. It will be spandrel to hide the structural elements. Applicant showed which panels would be vision glass vs. spandrel.
- There is no special lighting on the inside of glass.
- Some members of DRB are struggling with glass, heights and dark color brick. Thought it looked odd. Felt 3 elements are architecturally awkward. Suggested using the dark brick as a band around the building. Staff suggested darker brick at the entrance. Applicant wants to use two tone brick and will study placement. Applicant suggested coming up with some schemes to show Bret. He will send to DRB for preference – not a final decision Applicant referenced North Point overlay to at least use 3 different elements. Applicant challenged the Architect to make it more modern with glass element.
- Staff clarified this development is not in Downtown or EcoDistrict.

Lighting

- Up and Down lighting, not completely symmetrical.
- Glass is unlit
- Canopy down lit
- Low Level Lighting along residential side
- Height of parapet prevents views of RTU's
- Stairwell to roof is inside building

Public Comment

1. Lisa Shippel 400 Braeden Way
2. Doug Derito, 370 Braeden Way

Concerns:

1. Request transformer be moved to other side of the building
2. Move location of dumpster
3. Size of buffer
4. Plantings in Buffer too sparse
5. Woods are sparse currently
6. Concern with light emanating from glass wall
7. Move Street Light on Right of Way to interior side of road
8. Power lines

DRB discussion:

- Site view angle study for that side
 - Staff stated only first 4 homes are the only ones that will be affected by this plan.
 - Staff Commented - Backside of property is more important view for now. Future plans will affect the rest of Braeden. Future development may have a larger buffer. This development received a variance to the buffer.
 - 15' maximum power line height.
 - New power lines will be underground
 - Corkill asked - on North side of wall. Could that be thick row of trees such as Magnolia or Arborvitae?
 - West side landscaping can't just come down and meet the buffer due to future road.
- ❖ Board Member Schwing offered a motion to defer the application
 - The motion received a second from Board Member Palmer
 - The motion was approved by a vote (7-0)

There was discussion during the motion:

- Relocation of electrical room or science on electromagnetism from transformer.
- Light from Glass may not be much due to spandel glass

3. DRB200015 Dunkin Donuts 700 North Main St

Applicant presented follow up to conceptual approvals

After discussion of:

- Changes to Signage package
- Plantings and 8' spacing around the dumpster
- Removal of sod area around the dumpster
- **Landscape Comments**
 - 2-3 seasons before plantings will screen the dumpster. Suggested spacing them closer and adding a second row as it faces Cogburn Rd.
 - Height of trees in front of Cooler/Freezer 3-4'
 - Need taller material on the blank façade wall
 - Reduce heavy planting around shrubs to allow room. Arborist will review
 - Applicant will email changes to Staff

Exterior Elevations and Materials

- Removed darker brick
- Extended stone base
- Dumpster screen detail
- Change to Dumpster location and orientation
- Eliminated garage doors
- Removed roof ladder
- Height of Cooler/Freezer Approx. 8'
- DRB and Staff liked changes

Site Lighting

- Incorporated size of poles with Shopping Center
- Added 3 new poles
- Moved 2 poles
- Incorporated lighting with Shopping Center

Signage

- Removed DD Branding on directional signage
- Changed color of BR on Blade Sign to dark gray or black mount to match other signage
- Added Stone base to Monument Sign

Staff Comments:

- No internally illuminated signs in the Downtown Overlay. Staff will work with Sign Company
- Reduce Sign 3-4" and it will be ground lit

- ❖ Board Member Rocco offered a motion to approve Exterior Elevations and Materials. Dunkin Donuts will work with Bret on the Sign to be compliant for Code. Landscape recommendations from Pat made today will be sent to Bret to send out to the Board for final approval
- The motion received a second from Board Member Owens
- The motion was approved by a vote (7-0)

- ❖ Board Member Rocco offered a motion to approve the Lighting presented today
- The motion received a second from Vice Chair Brown
- The motion was approved by a vote (7-0)

Applicant presented review of exterior revisions

Board Member Owens recused himself from this item as he was not present for the first hearing.

After discussion:

- Change of location of the building
- Playgrounds at back, not visible from main street
- Shortened sidewalk
- Addressed Landscape Comments
- Lowered Retaining Walls
- Reversed Brick Colors
- Approx. 2 ' Berm
- Lightened Porte Cochere, became longer
- Condensing Units not visible behind parapet

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

- 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 the Elevations and Materials as presented today

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

❖ Board Member Corkill offered a motion to approve the Landscaping 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 30 minute recess.

5. DRB20019**Henderson Commons****North Main St**

Applicant presented review of unapproved painting in progress

- Applicant felt it was a nicer visual
- Did not understand that he could not paint without DRB approval
- Applicant stated he did not receive communication to stop the painting or remove it until a few days ago
- Applicant does not want to create an issue with the City of Alpharetta
- Here to ask for forgiveness and approval on the paint color
- Parcels to be built up front are going to be requested to be painted
- Has had meetings with Staff on this. Staff disagreed with that point
- Trying to make the Shopping Center more visible from the street
- Tenants remaining at the center

Comments:

- Clarification that Monument Sign has been painted
 - Painting has diminished architectural character of the building
 - Discussion on painted brick buildings in the City. Each situation is unique
 - Not essential that Outparcel architecture matches Shopping Center
 - Would like to see all of the elevations of the entire shopping center
 - Palmer liked it. It draws your eye from the road but raceways need to painted
 - Staff stated back of building is not painted
 - Discussion of other cases that have been denied
 - Discussion of Leather Creations compliance issues
 - DRB does not look at economics of the center
 - Make it look like Downtown with differentiating, unique façade treatments, remove some paint from some businesses to give variety
 - If it had been presented it would have most likely been denied
 - Looks less visible, bland from the road
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- ❖ Board Member Schwing offered a motion to defer based on comments from the Board for the Applicant to consider the discussions we had today
 - The motion received a second from Vice Chair Brown
 - The motion was approved by a vote (7-0)

6. DRB200023 Verizon

5065 North Point

Applicant presented review of solar facility.

Board Member Corkill was not present for this item

After discussion:

- ❖ Board Member Palmer offered a motion to approve as presented today in our virtual meeting
- The motion received a second from Board Member Rocco
- The motion was approved by a vote (6-0)

VIII. ADJOURNMENT

Chairman Kramer adjourned the meeting at 1:38 p.m.