# DESIGN REVIEW BOARD
## APPROVED MEETING SUMMARY
## JUNE 18, 2021

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

*This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by The Design Review Board, but not quoted or paraphrased. This document includes limited presentation by The Design Review Board and invited speakers in summary form. This is not an official record of the City of Alpharetta Design Review Board Meeting proceedings. Official Minutes are recorded and available for review.*

### I. WORKSHOP

Chairman Kramer called the workshop to order at 8:32 a.m.

Bret Schroeder, Code Enforcement Manager, provided a brief overview of each case on the agenda for June 18, 2021.

**Up on the Roof:**
Items to be considered or discussed today:

- Signage
- Entrance location
- Sign at 45-degree angle on the side of the building
- Size of the sign
- Routed sign that will align with Downtown Signage Ordinance
- Bracket is interesting
- Cable support for the sign and color of bracket (stainless steel)

**TPA 400**
Items to be considered or discussed today:

- Board previously approved existing office building and parking deck
- Considering today: multifamily building, hardscape, landscape, signage, amphitheater, pocket park
- Alpha Loop will run outside of the development
- Bike rack and benches
- Art, mural, and/or sculptures will go through the Cultural Arts Commission, but the structure or landscape that holds the art will be decided through DRB. Art can change, but the pedestal or base for the artwork is not likely to change.
- Tall glass windows are nice and hope they stay.
- East elevation = Haynes Bridge

Chairman Kramer adjourned the workshop at 9:05 a.m. and called for a short recess.

## II. CALL TO ORDER

Chairman Kramer called the meeting to order at 9:14 a.m.

## III. ROLL CALL

Design Board Members present:

- Richard Kramer, Chair
- Roger Brown, Vice Chair
- Frank Schwing
- Holly Palmer
- Katie Rocco
- Pat Corkill
- Richard Owens
- Thom LeCain, Alternate present, but was not a voting Board Member
- *Kim Matherly, Alternate Absent*

Staff present:

- Bret Schroeder, Code Enforcement Manager
- Lauren Shapiro, Planning + Zoning Coordinator

## IV. PLEDGE TO THE FLAG

## V. ITEMS FROM STAFF

## VI. ITEMS FROM BOARD MEMBERS

Sculpture outside of Coalition

- The condition is looking a little ragged.
- Developer paid for this sculpture and then turned over the rights to the HOA, but the HOA is claiming that they do not need to maintain the sculpture.
- The sculpture is on City property.
- There is likely a plan for the artwork to changed very soon.

### 1. Approval of Design Review Board Meeting Minutes from May 21, 2021.

- Board Member Owens offered a motion to approve the Design Review Board Meeting Minute from May 21, 2021.
  - Board Member Palmer seconded the motion.
  - The motion was approved unanimously (7-0).

## VII. PUBLIC HEARING

### 1. DRB210032: Up on the Roof located at 33 South Main Street

Applicant presented:

- Two (2) twelve (12) square foot signs, double sided, sandblasted HDU 2.5-inch

material; aluminum hanging bracket frame will be painted to match the building (SW6069 French Roast), 4 LED gooseneck fixtures (LED lights will be in the 3500 color range), signs will be black and white
- Sign will not swing
- Color of frame will match the darker color used on the posts at the entry of the building
- The cable that holds the bracket frame can be matched to the color of the building. The cable can have a sleeve placed around it or the cable can be painted to match the building.
- The entrance for Up on the Roof is in the main lobby of the building
- There is not an entrance door where the signs will be placed
- Landlord allowed the Applicant to put signs on the South Rear Corner and the Front North Corner
- There is a directory on the inside of the elevator door that says which business is on each floor
- Applicant plans to open by September 20th.

Design Review Board discussion:

- Guests going in the wrong door
    - Applicant plans to get people to the lobby through temporary signage. This is a speakeasy type entrance.
- Other tenants could put a sign that says "This is not Up on the Roof."
- No signage on the main door; main door leads to other tenants
    - Applicant is thinking about adding a portable host stand in the lobby or chalkboard style sandwich boards (if approved by the City)
- There is no sign explaining how to get to the establishment
- Sign is not going above the current Taffer's Tavern Sign; Taffer's is going to remove their sign
- Mounting plates need to have substance
    - Applicant shared that they will be using a chemical anchor into the brick, which is similar to an epoxy anchor.

Staff discussion:

- Biggest issue is going to be when guests go to Taffer's Tavern and Taffer's has to say "this is not Up on the Roof."

❖ Board Member Owens offered a motion to approve the signage as presented today with the condition that the cable that attaches the sign to the structure be painted or a sleeve covering be attached in a color to match the mounting brackets.
    - Board Member Rocco seconded the motion.
    - The motion was approved unanimously (7-0).

Chairman Kramer called for a short recess at 9:35 a.m.
Chairman Kramer reconvened the meeting at 9:40 a.m.

**2. DRB210031: TPA 400 located at Lakeview at Haynes Bridge**

Tyler Wakefield with TPA 400 presented this case.

Applicant presented civil / site plan:

Brian Martin, Civil Engineer for Kimley Horn, presented this section.

- Name for development is "Lakeview"
- Site plan includes amphitheater, pocket park, civic park, multifamily building, hardscape, and landscape
- 3 main underground detention systems, 4 water quality infiltration ponds treated with landscape, infiltrated pervious pavers in the parallel parking spaces
- Easements for sanitary sewer and storm, so there is a gap with no trees through the center of the townhome development

Design Review Board discussion:

- Drawing of sewer easement
    - Applicant stated that it is not included in this packet, but it is in the alleyway of the townhomes
    - Sewer line is about 10 feet deep
- Planting in the easement
    - Applicant shared that they are waiting for Fulton County permits
- Existing stream will not be touched and be maintained as it is; true blue line stream with buffers
- Topography of the site – steep drop from Lakeview to the sports area
    - Applicant shared that it is relatively flat near Haynes Bridge but there is an 8% drop at its peak from Lakeview
- Sports Field
    - There will be a temporary park system for the fields and will be seen in landscape drawings
- Vehicular access
    - Main entry on Lakeview; there is a goal to have a future entry for Haynes Bridge, but that is not being presented today (it may or may not happen)
- Phase 1 under construction now
- Areas pad graded
    - Applicant shared that the future office area is a cut area, the townhome is a fill area, retail corner of Haynes and Lakeview is a cut area. There will be mass grading because the Applicant will have to pass the storm line. The townhome development is in process and is under design – the townhomes will likely be submitted in early July
- Fear of having mass grading and then nothing developing
    - Applicant shared that the seed areas will be pad graded and some landscape will be added in some areas
- Parking for retail other than on the street
    - Shared parking in multifamily deck, surface parking, parallel parking on street

Applicant presented landscape and hardscape:

David Floyd, with Site Solutions, presented this section and provided hard copy revisions to the Board before his presentation

- Site Solutions has been contracted by the townhome development to do the landscape in the townhome section
    - Staff commented that it will be a Staff review for townhomes and landscaping in that area.
- Added hedges to the streetscape
- There is a typo on the sheet where it says a 10-foot landscape buffer, this is actually a landscape strip.
- Central green area will be a synthetic turf surrounded by concrete
- Exposed concrete (p3), which is plain concrete with a warmer tone
- Drop off = vehicular concrete
- Amphitheater
    - 300 feet of ramp (including flat areas); there is a 15-foot grade from the street to stage
    - Wanted ramp and landscaping to look like a park and create a loose ramp versus a traditional style amphitheater
    - Wooden deck for stage
- Parking area for 4-5 food trucks with vehicular concrete
- Pervious paving on the retail street (6-foot wide planter + 8 foot wide sidewalk)
- Pocket park is surrounded by townhomes and will have a formal garden (crunchy slate chip walking surface) with a synthetic turf function space and elevated wooden deck.
- Central Green (28,832 square footage – slightly below square footage requirement in the Conditions of 32,000 square feet)
    - Seating areas with outdoor furnishings
    - 4 arbors around synthetic turf green with chair rails
    - Fountain space
    - Comparable in scale to Avalon's Central Green
- Materials: synthetic turf, wood deck (Trex), bike racks (several are mandated by the overlay district and consistent with Phase 1), walls (unilock), crushed flat slate, vehicular pavers are gray, cooler tones
- Seattle Green Streets Initiative – will use trees that can handle a wetland environment.

Design Review Board discussion:

- Concern with having the development padded out and then nothing being built for a while.
- Treatment of the slopes: do not want it to be an eye sore for the public (there is nothing shown on the plan)
    - Applicant shared that it would be typical slope grasses, and there will be a parking deck that will be cut into that slope.
- Concerned with edge treatment along the road and would like to see something at the street that is more permanent.

    - Applicant shared that there will be a single row evergreen hedge along Lakeview.
    - Staff commented that a double row is not required if there is not parking in that area; would think that a single row would be okay, but adding a double row now instead of later would be a great idea. The type of slope coverage (sod/seed) will not be approved here.
- The Alpha Loop trail goes through the amphitheater park area. Do you have to go through the stage to go from one part of the trail to another? This is a public trail. If there is a private event, that may deter someone from using the public trail. Is there a separate portion of the trail?
    - Applicant shared that bikers or pedestrians can use the trail behind the stage, and there are two options for using the Alpha Loop; they can continue behind the stage (there is a low wall that divides the stage and the Alpha Loop) or they can use the 2 bridges around the lake.
- Speed Table on L1.9
    - Applicant shared that there is no curb on each side of the Central Green area (it is flush) so this is to keep cars from going onto the Green and is a nice pedestrian feature.
- Site furnishing for office (bike racks / benches) matches what was presented today.
- Corner of Lakeview and Haynes Bridge: there are existing trees, but do not see any plantings.
    - Applicant shared there is an existing hedge and magnolias there. There will be no plantings added at this time.
- Staff showed a google map view of the streetscape on Haynes Bridge (from Lakeview to 400)
    - Applicant will not keep the stone columns between the hedges and proposes to keep the existing landscaping along Lakeview.
- Consider planting something in the easement other than shrubs.
- There are no specifics on some items (for example the fountain or metal trellis) – is this something substantially similar or the same as?
    - Staff commented that it needs to be really similar to what is being presented.
- On L1.6 there is a retaining wall with a 42-inch fence near the multifamily building, what does this look like?
    - Applicant shared that at its tallest point the fence is 10-foot, and this will be a modular brick retaining wall (unilock). The fence on top will be Maristar (standard picket fence with double rail).
- Enlarged drawing of Amphitheater (L1.7) there is a 15-*foot differential between the food truck area and the stage. The ADA access trail will be a slope and landing area combination with a serpentine path (gentle slope). There will only be handrails at the step areas.
- There will be power and water hookups for the food truck area.

Staff discussion:

- Power for stage: make sure that it is not blocking the sidewalk for people using the Alpha Loop.
    - Applicant shared that there will be a transformer near the stage and conduit

path so that there will not be electrical cables along the area that will block the path (near the firepit).

Applicant presented the lighting and photometrics:

Alex Campbell, with Nelson Architects, presented this section.

- Main roadway lighting fixtures are consistent with Phase 1. These have a modern, clean look, and will be a double fixture for main roadway (one higher fixture to illuminate the roadway and another lower fixture to illuminate the sidewalk).
- Enhanced contemporary poles (wood base and is scaled for pedestrian areas); will have the same head as the streetscape poles
- Alpha Loop lighting will be the same fixture as proposed for Phase 1 and is the City's required light fixture
- Pedestrian bridges will have lighting at each pole so that the bridge will be illuminated at night-time.
- Type A1 = Red = Phase 1 lighting (black fixture, but shown as gray)
- Bridges will have surface mounted cylinder poles
- Amphitheater will have in-grade marker lights for firepit areas
    - Seat walls at amphitheater will have edge illumination
    - Tall light poles will provide lighting for stage (contemporary fixture with multiple lighting heads)
    - Drink Rail by the amphitheater and pocket park will have an illuminated top rail
    - Stage fireplace will have toe kick and accent lighting
    - Stage event lighting will be provided by those hosting the event, but there will be power provided in that area
- Larger trees in the street landscape near the Food Truck area will be up lit illuminated
- Decorative lighting over the food truck area (large colorful circles hung on poles) and will be a vibrant, fun area.
- Pocket park will have railing lights to downlight the path (will be mounted at the bottom of the handrails).
    - Seat walls in the pocket park and Formal Garden will have toe kick lighting (gentle glow)
    - Sculpture area will have up-lighting for the sculpture once installed
    - Formal Garden pathway will have a pole fixture
    - Formal Garden will have low lighting and accent lighting
- Central Green
    - Benches will have up and down lighting
    - Walkway from parking to the Central Green will have traditional string lighting
    - Ambient lighting along the perimeter
    - Lighting for the fountain will be determined as that is further developed
- Photometrics
    - At or exceeding same light levels as Phase 1
    - Actual photometrics of park areas are slightly lower in horizontal surface, but with vertical illumination, those elements will seem brighter than the streetscape areas.

Design Review Board discussion:

- All standards will be black finish
- LT14 Fixture "Type F" and LT33 String Lighting is "Type F"
    - Applicant shared that "Type F" string lighting by the retail will be white and the fountain lighting will be color.
- Idea of speakers around colorful fountain

    Applicant shared that there will be an A/V system similar to Avalon in the main streetscape, retail areas, and Central Green. The office and townhome areas will not have speakers.

Applicant presented signage:

Jan Lorenc presented this section.

- Applicant provided an updated for signage package at the time of this presentation. This update is different than what was originally submitted.
- Three main entry elements
    - 1A = low wall with sculptural feature
        - "Lakeview" sitting on top with "Alpharetta 2022" embedded in the stone
        - Wedge sign (will be visible from both sides of Haynes Bridge Road)
        - Sculpture might be 3 feet tall; there are some ideas about putting in a walking path and benches in the tree area behind the sign and using the area as a public space
    - 2A = near the top level of the parking deck (the signage will be taller than the parking structure)
        - Design on both sides of the road will be identical
        - "Lakeview" will be framed into a square element (aluminum)
        - "Lakeview" will be internally luminated with LED front glowing acrylic channel lettering (face lit)
        - Letters will 3-inch depth and 12 inches tall
        - Letters will also have a stainless steel rod behind the center portion of the letters (might need 2 rods once the letters are created)
        - Lantern elements on the column posts will be LED white lighting
        - Green wall = faux green material framed with black painted aluminum or may use a live material (moss or something similar)
        - Limestone walls (will be similar to modular walls used in the development)

Design Review Board discussion:

- Aluminum framing will be painted black to match the other fixtures
- Not a fan of faux plantings; would prefer to see a live plant with soil and irrigation
    - Plastic fades, people pull on faux plants (destroyed over time)
    - Applicant shared that they are considering using a freeze dried moss

Applicant presented sculptural elements:

Jan Lorenc presented this section.

- 6 sculptural events on the property
- Modern expression floating element on the center of the roundabout surrounded by monkey grass
- Alpha loop will have sculpture structures (including a gateway piece)

Design Review Board discussion:

- Concern for people climbing on structure in the roundabout
- Who maintains the art going forward?
    - Staff mentioned that the developer will likely maintain this, but the developer will go away at some point in the future. Staff said that a professional management team will oversee this property, but the art is still in the right of way.
- Landscaping around the sign at Lakeview and Haynes Bridge; sod is not interesting enough.
    - Applicant shared that there is no landscaping yet, but they are coordinating with Site Solutions and landscaping will depend on the sculpture. The idea was for the berm to be covered with monkey grass and the trees behind the sculpture will be maintained.
- Monkey grass and landscape will deter people from climbing on the structure
- Landscaping around the sign may take away from the art/sculpture
- Board likes the contemporary vibe
- Board Member Palmer would like to know what the sign will look like at night
- Green wall is a concern because we are not sure what material it will be
- Would like to see dimensions of everything (missing size of lettering)

Staff discussion:

- Developers are required to give an easement for the Alpha Loop and the City maintains the Alpha Loop, but not sure who will maintain the sculptures.
- Staff was very impressed with the signage and art in this presentation.
- Board can move forward with the site signage. The lanterns are a custom light fixture.
- There are no sign guidelines for this project because it is outside of the Downtown Overlay.
- Manufacturing details would go to Bret for Staff to review what was presented during the meeting today. However, the issue is that we are including landscaping into signage. The Board could approve the signage today with only the green landscaping portion of the sign to be approved later, so that Jan does not have to come back to present.

❖ Board Member Schwing offered a motion to approve monument signs as presented in the handout today with the clarification that the Applicant will return with specifications on the green wall and plantings around the Haynes Bridge and Lakeview monument sign as part of the landscaping approval.
    - Board Member Owens seconded the motion.
    - The motion was approved (4-3 with Chairman Kramer and Board Members Palmer and Corkill in opposition).

There was discussion during the motion about whether the presentation about the signage in terms of what it will look like at night, material samples, ground lighting and up lighting of the structure was clear enough for the Board to approve.

- ❖ Vice-Chairman Brown offered a motion to approve photometrics and lighting as presented today.
    - Board Member Corkill seconded the motion.
    - The motion was approved unanimously (7-0).

- ❖ Board Member Corkill offered a motion to approve landscaping and hardscaping as presented and handed out today with the following conditions:
    1. Applicant shall explore the planting possibilities in the sanitary sewer easement with Fulton County;
    2. The sports pads streetscape shall provide a greater level of landscape screen planting along the street, and to work with Staff to provide that landscaping; and
    3. Provide a lasting solution other than erosion control planting on the slopes, including a temporary irrigation system.
        - Vice-Chairman Brown seconded the motion.
        - The motion was approved unanimously (7-0).

There was discussion during the motion about the Applicant returning to DRB for the landscaping plan, which will include the landscape encompassed in the signage (monkey grass and green wall).

- ❖ Vice-Chairman Brown offered a motion to approve the site plan as presented today.
    - Board Member Rocco seconded the motion.
    - The motion was approved unanimously (7-0).

Applicant presented multifamily building:
John Lewis presented this section.

- There have been modifications to this elevation, and this elevation is closer to what was presented to City Council 1.5 years ago.
- Clean, contemporary lines with a large, long building
- There are three main hierarchy points on the North Elevation of the building (both ends and the center entrance)
- Terraced the upper levels so that it is relatable to the townhomes
- Retail area has a clean, classic storefront where businesses can apply signage
- Materials:
    - Brick = darker tones
    - Lighter tones = limestone (like on the signage)
    - Fiber cement product in between the brick areas (has a modern edge)
        - The cement panels will have a frame around them
        - Frame color can match the same color as the panel
    - Mortar color will be a gray-ish color (not a bright white; more of a buff concrete)

Design Review Board discussion:

- Curtains or blinds for privacy in the units with the floor to ceiling windows
- Architecture of the building
    - Applicant shared that it is transitional, and more contemporary than traditional; the retail area is more mercantile.
- Eclectic as described in eco-district guidelines
- On pages 3.1 and 3.2: the first and second floor of retail and residential area is brick (difficult to decipher on the renderings)
- Sample of aluminum panel (Applicant shared that the exact sample is not available yet)
- When the Applicant comes back for the next DRB meeting, the Board would like to see some of the detailing in the materials and asked the Applicant to bring all materials so that it is easy to understand the mercantile/eclectic feel. At the next meeting, the Board would also like to know the final decision on the frames around the aluminum panels and more details about the type/style of awnings, railings, light fixtures, and if there is any wall wash lighting.
- Signage package
    - Staff commented that the Applicant may need to further develop what is happening on the retail side before submitting signage, and might need a couple months or more before the Applicant returns with the signage.

Staff discussion:

- The corner units with floor to ceiling windows are very unique to see in Alpharetta and gives it an in-town feel.
- Staff believed that the materials also played a big part in how this building reaches the mercantile / eco-district design criteria for this area. The eclectic part of the description is met with the Applicant mixing the traditional elements with contemporary elements.

❖ Board Member Schwing offered a motion to defer elevation and materials for the multifamily building.
    - Board Member Owens seconded the motion.
    - The motion was approved unanimously (7-0).

## VIII. ADJOURNMENT

Chairman Kramer adjourned the meeting at 12:01 p.m.