



DESIGN REVIEW BOARD DECEMBER 16, 2016

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

- I. WORKSHOP
- II. CALL TO ORDER
- III. ROLL CALL
- IV. PLEDGE TO THE FLAG
- V. ITEMS FROM STAFF
- VI. ITEMS FROM BOARD MEMBERS
 1. DRB Meeting Minutes of
- VII. PUBLIC HEARING
 1. 09:00 - 09:30 Staff Updates and projects
 2. 9:30- 10:15 *City Center Office Building* DRB160075
review new exterior revisions
 3. 10:15 - 10:45 *East Village Bell Plaza* DRB160078 Westside @ Old Milton
review new construction
Staff recommends a more prominent feature and the addition of water to the
feature
 4. 10:45 - 11:00 *Print On* DRB160080 233 South Main St
review signage
Staff recommends approval if sign is routed to give more dimension
 5. 11:00- 11:30 *Alpharetta Restaurant Concept* DRB160079 11556 Rainwater Dr
review New construction
Staff recommends approval with conditions
- VIII. ADJOURNMENT

ALPHARETTA CITY CENTER - PARCEL 4

DESIGN REVIEW BOARD PRESENTATION
December 16, 2016

MMS Alpharetta LLC

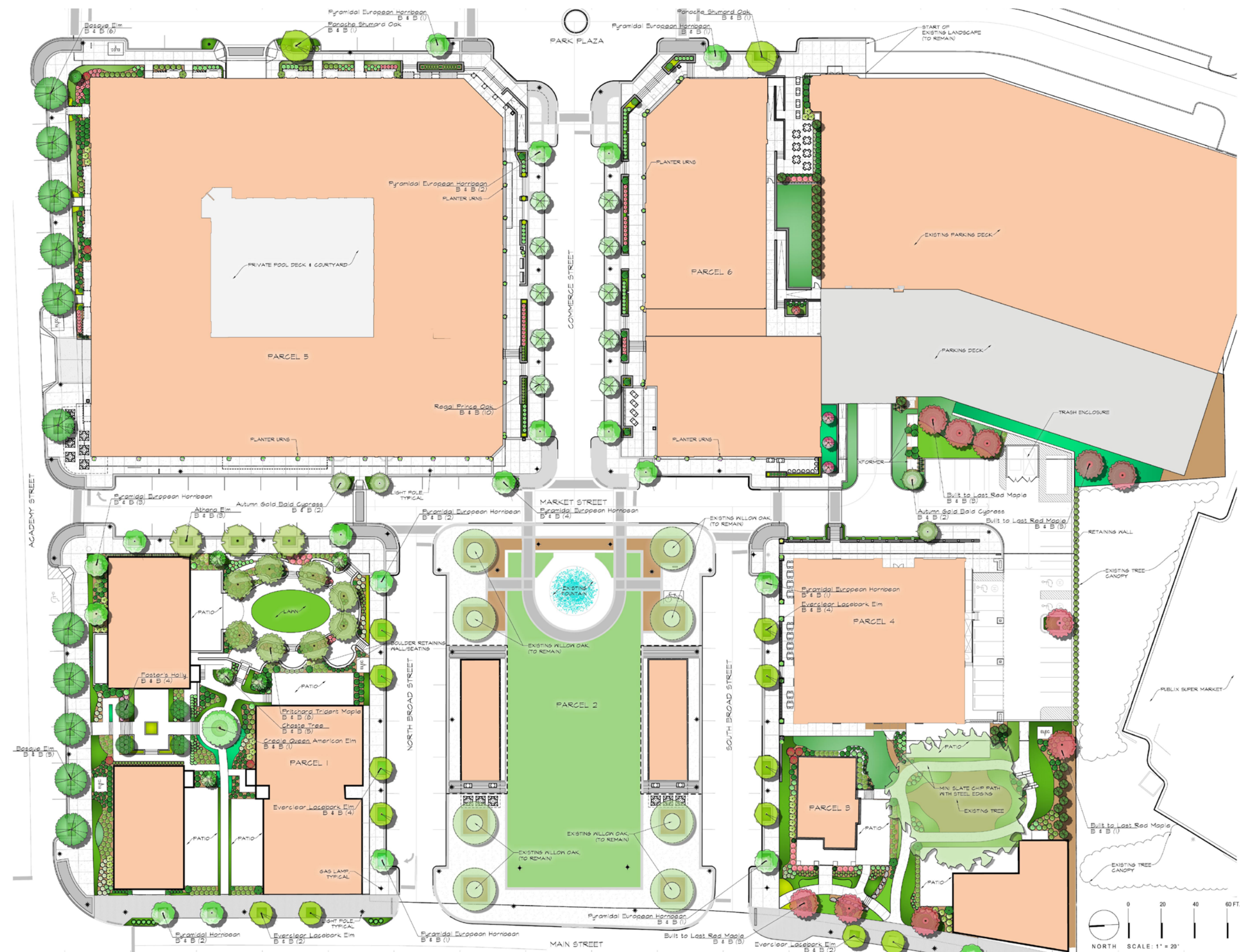
Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.

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ALPHARETTA CITY CENTER

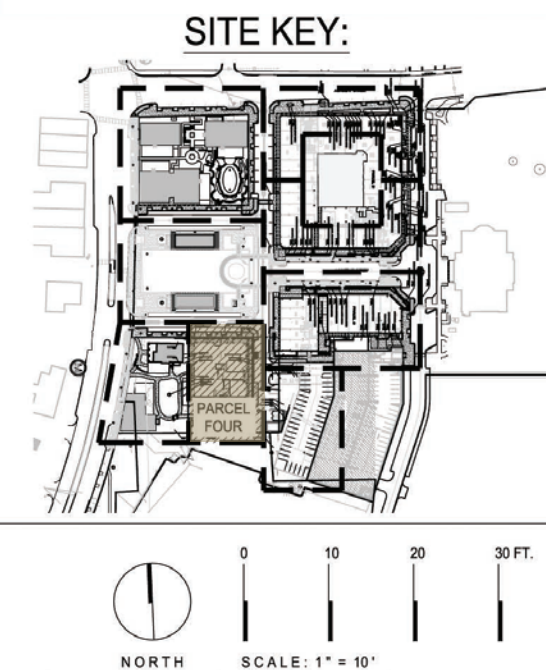
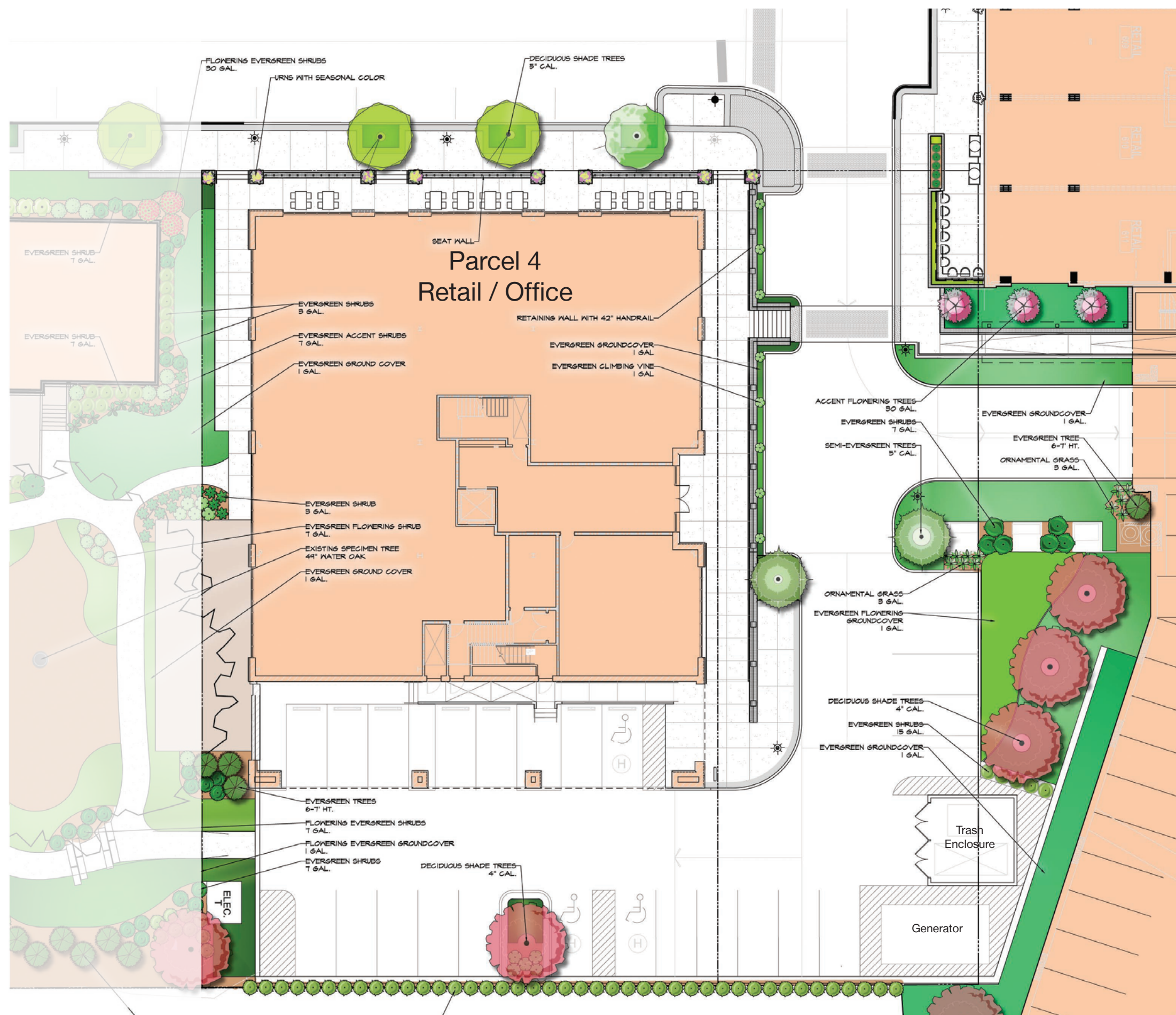
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Decemeber 16, 2016



ALPHARETTA CITY CENTER

Overall Site Plan

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ALPHARETTA CITY CENTER - PARCEL 4

Enlarged Site Plan

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ALPHARETTA CITY CENTER - PARCEL 4

Precedent Images

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ALPHARETTA CITY CENTER - PARCEL 4

Precedent Images

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ALPHARETTA CITY CENTER - PARCEL 4

North Perspective - View from Park

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ALPHARETTA CITY CENTER - PARCEL 4

Northeast Perspective

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ALPHARETTA CITY CENTER - PARCEL 4 West Perspective - View from Main Street

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ALPHARETTA CITY CENTER - PARCEL 4

North Elevation

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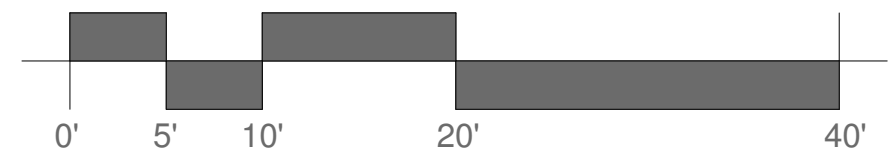
ALPHARETTA CITY CENTER - PARCEL 4

East Elevation

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- | | | |
|--|---|--|
|  Brick Veneer. |  Cast Stone. |  Masonry composite |
|  Prefinished Aluminum Glazing System with High Performance Insulated Glass. |  Prefinished Aluminum Storefront System with Ultra-Clear Low-E Vision Glass. |  Ipe |
| | |  Red Oak stained to match Ipe |



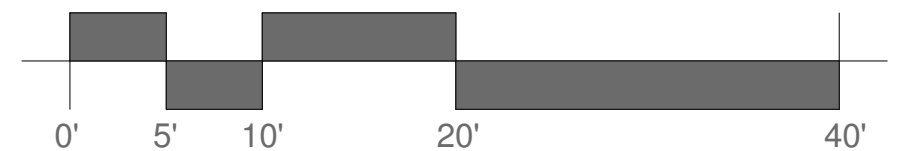
ALPHARETTA CITY CENTER - PARCEL 4

West Elevation

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.
Decemeber 16, 2016



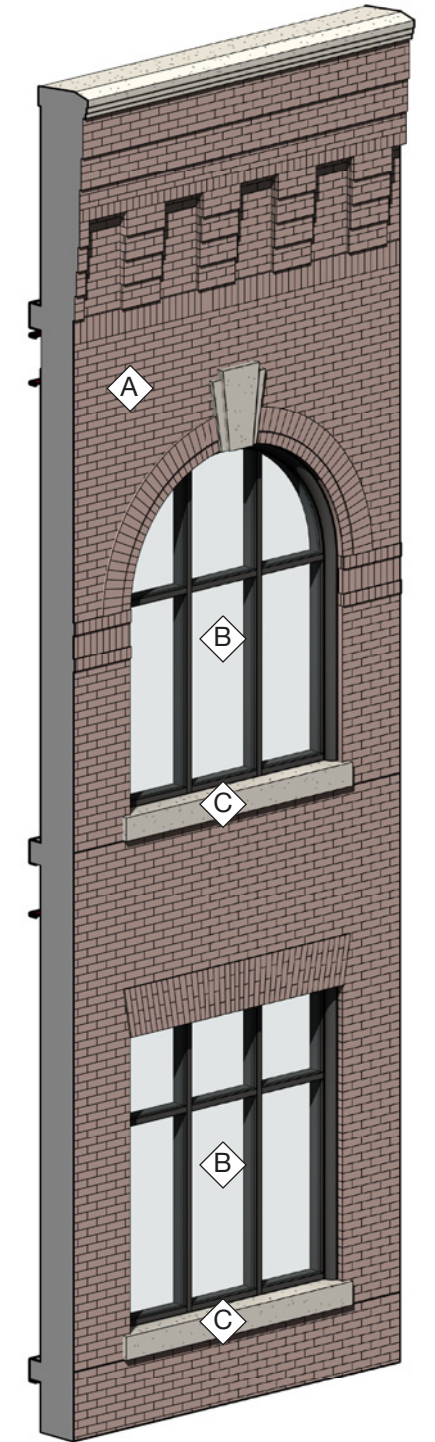
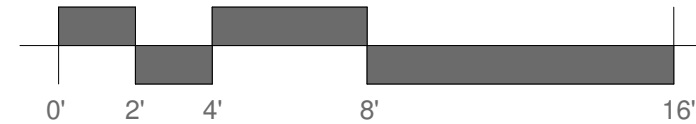
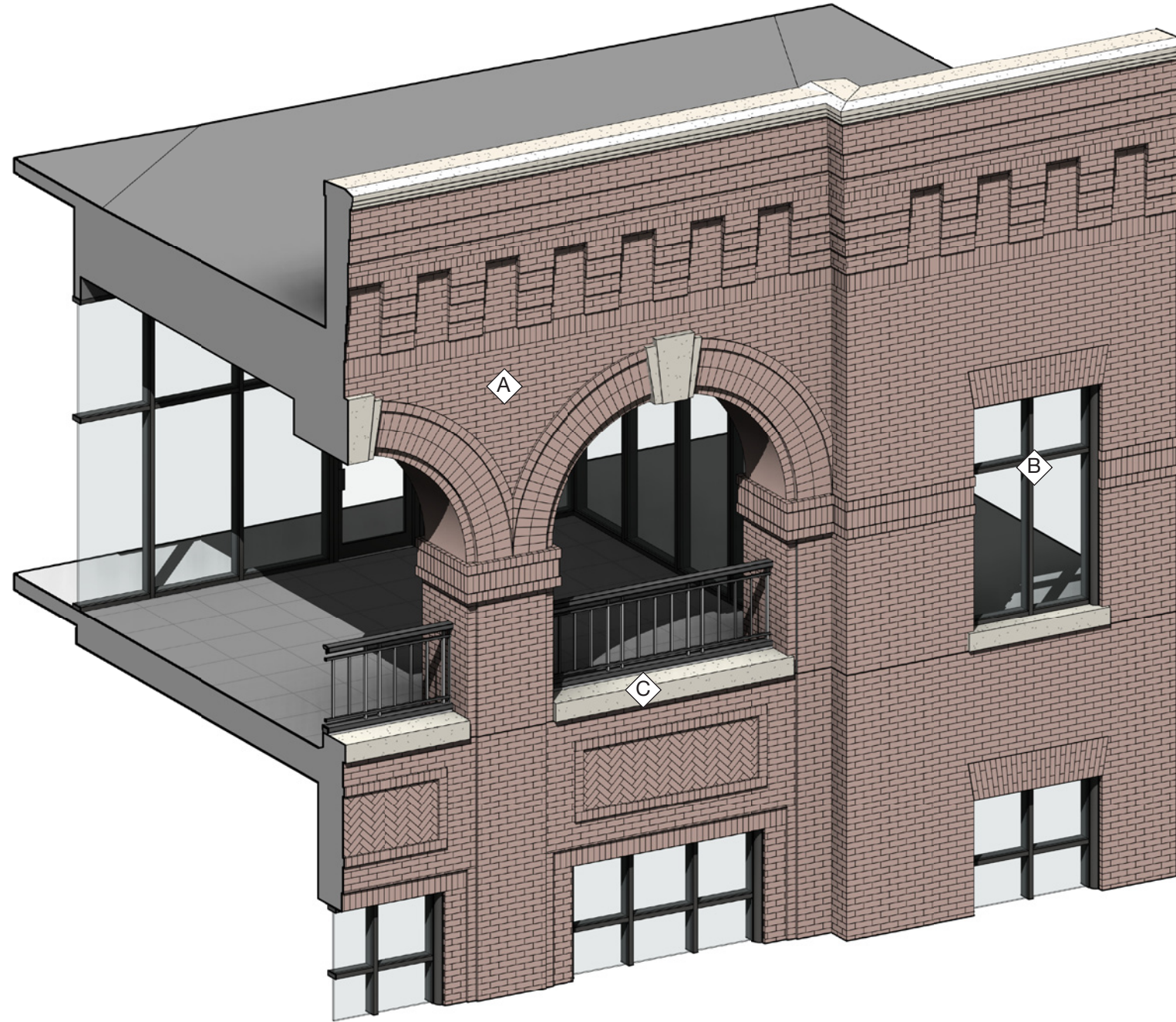
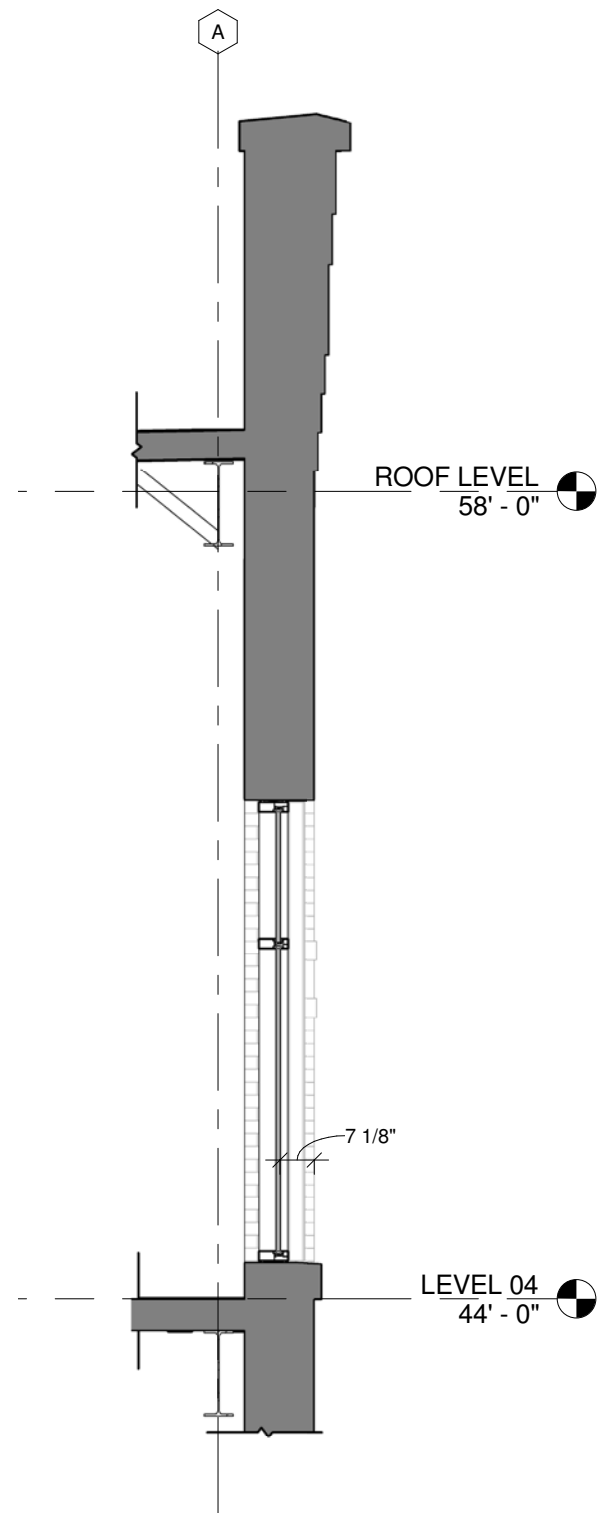
- | | | |
|--|---|--------------------------------|
| A Brick Veneer. | C Cast Stone. | E Masonry composite |
| B Prefinished Aluminum Glazing System with High Performance Insulated Glass. | D Prefinished Aluminum Storefront System with Ultra-Clear Low-E Vision Glass. | F Ipe |
| | | G Red Oak stained to match Ipe |



ALPHARETTA CITY CENTER - PARCEL 4

South Elevation

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.
Decemeber 16, 2016

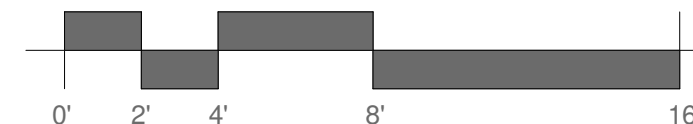
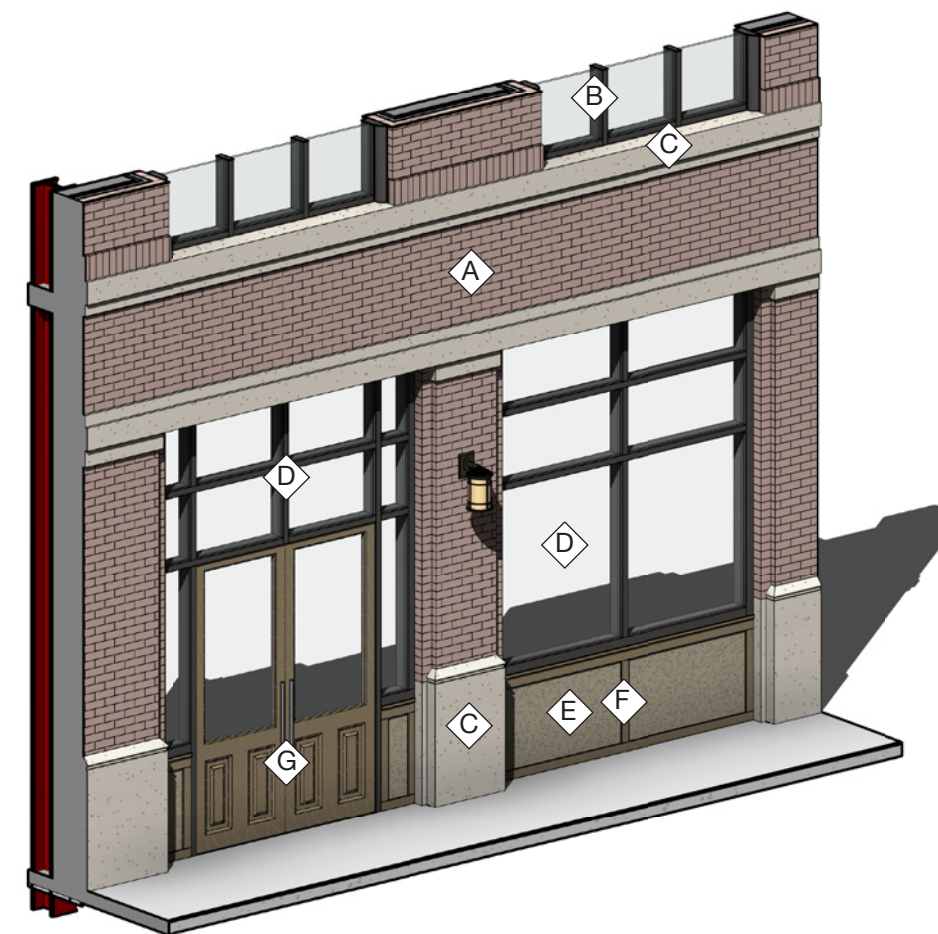


- | | | |
|--|---|--|
|  Brick Veneer. |  Cast Stone. |  Masonry composite |
|  Prefinished Aluminum Glazing System with High Performance Insulated Glass. |  Prefinished Aluminum Storefront System with Ultra-Clear Low-E Vision Glass. |  Ipe |
| | |  Red Oak stained to match Ipe |

ALPHARETTA CITY CENTER - PARCEL 4

Facade Detail

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.
Decemeber 16, 2016

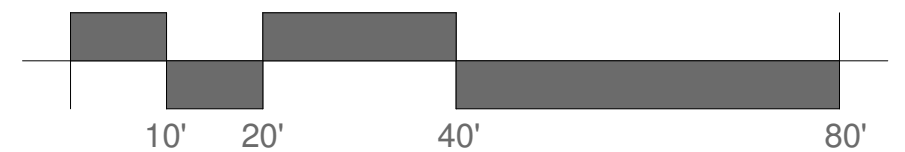
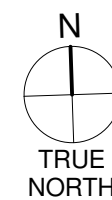
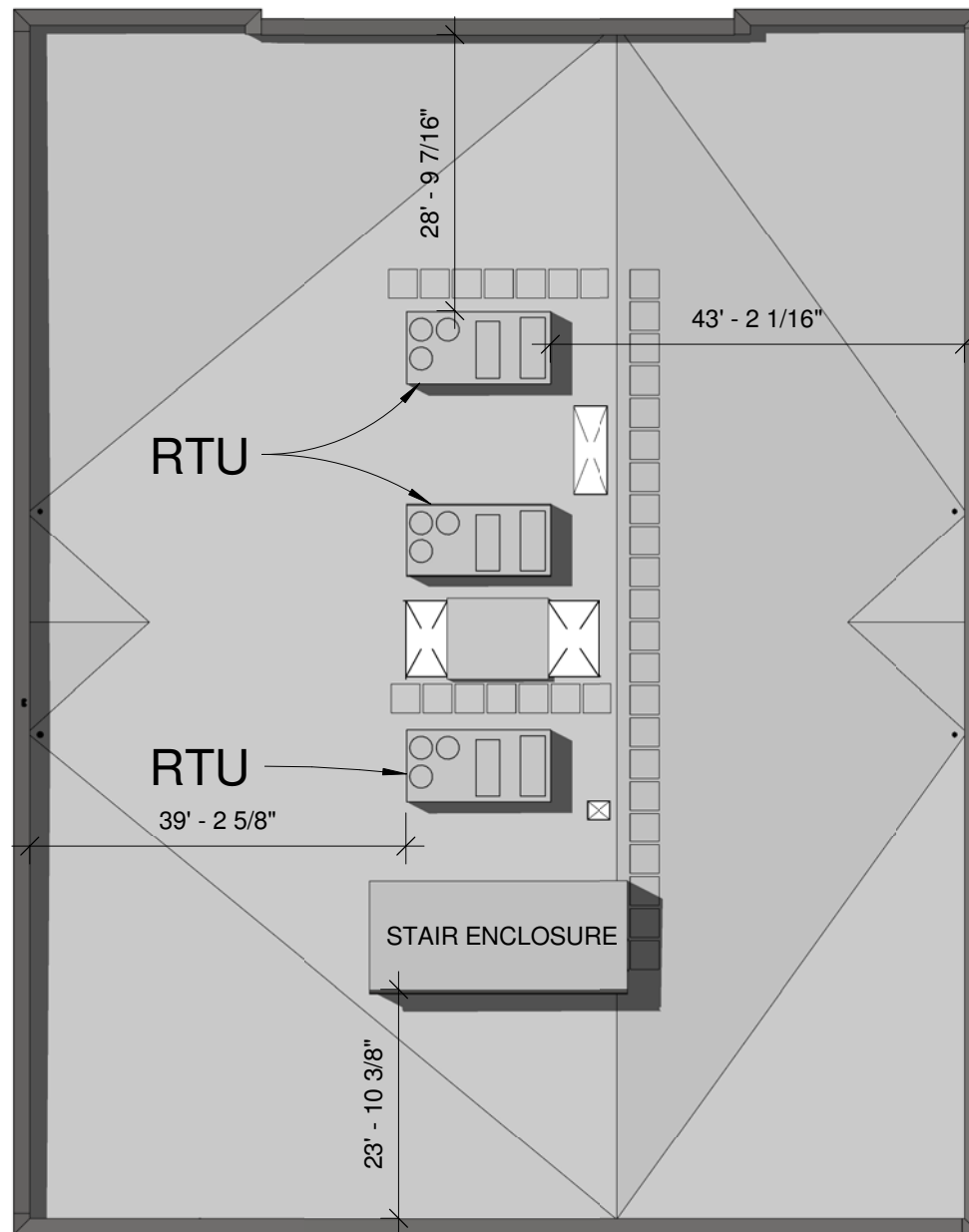


- | | | |
|--|---|--|
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ALPHARETTA CITY CENTER - PARCEL 4

Facade Detail

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Decemeber 16, 2016



ALPHARETTA CITY CENTER - PARCEL 4

Roof Plan

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ALPHARETTA CITY CENTER - PARCEL 4

Sight Line Diagram

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ALPHARETTA CITY CENTER - PARCEL 4

View from Main Street

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December 16, 2016

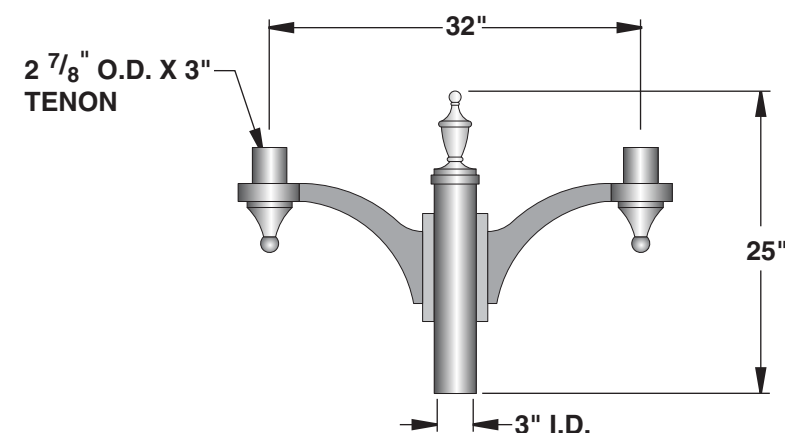


ALPHARETTA CITY CENTER - PARCEL 4

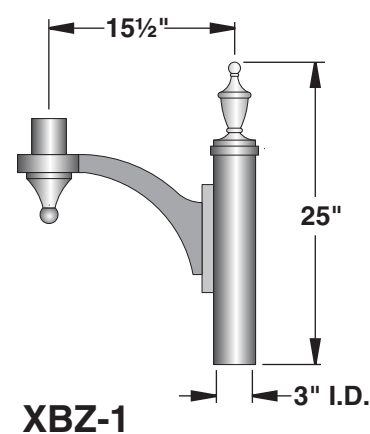
View from Main Street

Smallwood, Reynolds, Stewart, Stewart & Associates, Inc.
Decemeber 16, 2016

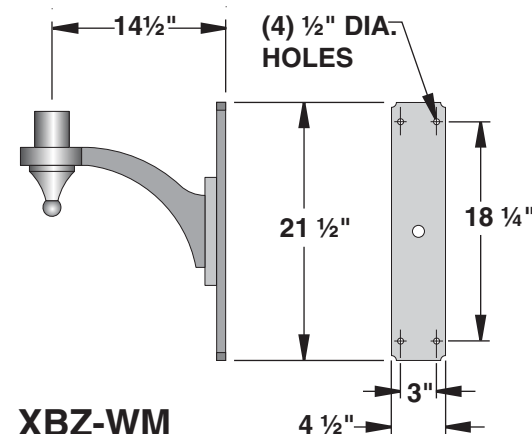
DURABLE CORROSION RESISTANT, CAST AND EXTRUDED ALUMINUM CONSTRUCTION.



XBZ-2-180



XBZ-1



XBZ-WM

SOLID STATE AREA LIGHTING

LCJ SERIES-LED

SPECIFICATIONS

LUMINAIRE

High Impact clear polycarbonate diffusing lenses provided with durable corrosion resistant cast aluminum housing. Top is hinged for access. Luminaire base has 3" I.D. opening for tenon. All hardware is stainless steel.

LED POWER ARRAY™

Three-dimensional array of individual LED Tubes fastened to a retaining plate. Each LED Tube consists of circuit board populated with a multiple of LED's and is mechanically fastened to a radial aluminum heat sink. An acrylic Lens and end cap protects the LED Tube's internal components.

ANGLED POWER ARRAY™: Micro-Reflectors mounted around each LED control the raw light output. LED Tubes are uniquely aimed horizontally and vertically and combined to produce highly efficient IES Distribution Types II, III, IV and V. Used in conjunction with a clear patterned diffusing lenses.

VERTICAL POWER ARRAY™ WITH GLASS REFRACTOR:

LED Tubes are aligned vertically and arranged radially to produce an even raw light distribution that simulates standard light sources. Array is secured within a 6" Prismatic Glass Refractor which provides the optical control. Used in conjunction with clear smooth or clear patterned diffusing lenses.

VERTICAL POWER ARRAY™:

LED Tubes are aligned vertically and arranged radially to produce an even raw light distribution that simulates standard light sources. Produces a minimal glare, symmetric diffuse light distribution. Used in conjunction with opal diffusing lenses.

LED EMITTERS

High Output LED's are driven at 350mA for nominal 1 Watt output each. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

LED DRIVER

UL and CUL recognized High Power Factor, Constant Current LED drivers operate on input voltages from 120-277VAC, 50/60hz. Consult Factory for 347-480VAC. Driver is mechanically fastened to a retaining bracket. Main power quick disconnect provided. Driver has a minimum 4KV of internal surge protection, 10KV & 20KV Surge Protector optional. Dimming and High-Low Driver options available.

FINISH

Polyester powder coat incorporates four step iron phosphate process to pretreat metal surface for maximum adhesion. Top coat is baked at 400°F for maximum hardness and exterior durability.

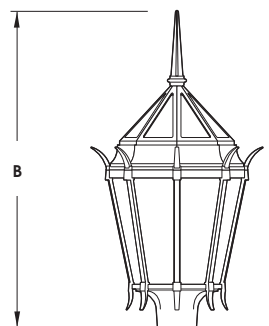
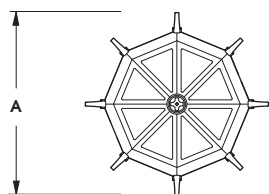
PROJECT NAME:

PROJECT TYPE:



LCJ

PATENT PENDING



FIXTURE	A	B
LCJ1	19.5" 495mm	41.5" 1054mm
LCJ2	17" 432mm	36" 914mm



2013141



ALPHARETTA CITY CENTER - PARCEL 4

North Perspective - View from Park

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Decemeber 16, 2016

CITY COUNCIL AGENDA ACTION SUMMARY

Public Hearing Date: May 18, 2015

Item#: Z-15-02/CU-15-02/V-15-13 City Center

Consideration of rezoning approximately 26 acres from C-2 and SU to MU in order to allow a mix of uses for office, civic, commercial, residential, park and open space. A conditional use to allow for-rent dwellings is also requested. The property is generally described as being located east of Main Street and south of Academy Street, north of Thompson Street near the intersection with Haynes Bridge. The property is legally described as being located in Land Lot 1268, 2nd District, 2nd Section, and Land Lot 748, 1st District, 2nd Section, Fulton County, Georgia.

Motion:	Approved with Conditions
Motion:	Kennedy
Second:	Cross
Vote:	5-2

Approve Z-15-02/CU-15-02/V-15-13 MidCity Real Estate Partners/City Center request for a zoning change from SU, OP, C-2 and R-12 to MU with the following conditions:

- 1. Property shall be zoned “MU” with a “Mixed Use” land use category.**
- 2. Retail/Restaurant and Residential shall be constructed concurrently.**
- 3. Property shall be developed substantially similar to the site plan presented.**
- 4. Residential density shall be limited to a maximum of 8 residential units per acre. For-rent residential shall be limited to 168 units.**
- 5. Square Footage Limitations:**
 - Commercial (Retail/Restaurant) 104,400 square feet**
 - Office 108,171 square feet (including City Hall and Library)**
- 6. Property shall be limited to following Uses:**
 - Art Galleries**
 - Academic Services/Tutoring**
 - Alterations**
 - Athletic Facilities/Fitness**
 - Bakery**
 - Barber Shop, Beauty Shop, Skin Care**
 - Book Store or Stationery**
 - Dance Studio**
 - Dry Cleaning-Pick Up Station**
 - Florist-Retail**
 - Gourmet Food Store**
 - Wine Store**
 - Office (including medical and dental)**
 - Restaurant**

Retail Establishment
Shop or Studio Craftsman/Artist
Spa Services (conditional use)
Nail Salon
Fine Arts Performance Center

7. Parcel 11 (corner of Thompson and Haynes Bridge Road) shall include a 10 foot wide multi-use trail from Haynes Bridge Road east through the property in the outer most 50 to 75 foot stream buffer.
8. The Detention /Retention Area shall be heavily landscaped and/or made into an amenity area with final approval by Staff.
9. Residential buildings 1-6 and buildings 21, 43-45 shall have their front door facing towards Haynes Bridge Road to create a strong, consistent edge. Architecture of For-Sale homes shall be similar to submitted elevations and include formal gardens and stone walls as depicted. Final approval by Staff.
10. Buildings adjacent to town green shall not exceed of 1760 square feet to the town green buildings with the final elevations to be approved by Council as a conditional use at a Public Hearing. 750 sf each and 50% of the total perimeter walls shall be transparent.
11. For buildings facing Main Street, façade have a minimum of 24 feet high with exception of Jones House and any buildings along the town green.
12. Parcel 7 shall have 4 and 3 story height with mixed roof types in order to appear as separate buildings, some being flat and other with gables with final approval to be by staff and DRB.
13. All “store front” streets shall contain retail and restaurant on the first floor. A retail/restaurant use shall not be required on Parcel 7 and Parcel 4 on the side fronting Park Plaza or Academy Street. Office uses are permissible on the mitered corners facing City Hall. One (1) first floor space, approximately 20 feet wide, for a Real Estate Sales office is permitted on Parcel 4.
14. There shall be one entrance/exit of approximately 15 feet wide on Parcel 7 facing Parcel 4 for residential entrance/exit.
15. Lighting plans will be submitted for review and will be approved by Design Review Board.
16. “For-rent” residential shall be limited to a maximum of 168 units with only one and two bedroom units permitted.
17. “For-rent” residential shall follow standards established for dwellings within the Central Business and ground floor residential units shall:
 - a. Be oriented to the sidewalk.
 - b. Provide individual unit entrance from the exterior of the building.
 - c. Provide individual stoops or porches.
 - d. Provide a minimum of one (1) ground floor window facing the sidewalk
18. Brick sidewalks matching that of the style of the City’s brick sidewalks shall be installed. The corner of Haynes Bridge Road and Thompson Street shall include significant landscaping and seating area, final approval by Staff.

- 19. All building architecture including the parking garage addition shall adhere to the Alpharetta Downtown City Center Development Guidelines with final approval to be by staff and DRB.**
- 20. Property adjacent to Publix shall require a minimum 5' landscape buffer.**
- 21. Property located north of Haynes Bridge Road roundabout shall be heavily landscaped with final approval by staff.**
- 22. Solid waste deposit locations shall be screened and location to be approved by staff.**

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

For your convenience, this form may be completed electronically and printed upon completion. If you choose not to take advantage of this option, please print your responses in a clear, easily legible fashion.

Please complete this form in its entirety and verify that all information is true and accurate.

Your completed submittal package (see Instructions for details) should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Applications will be accepted only on the dates reflected on the page of this form titled "Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.

If you have questions regarding this application or the design review process, please contact Bret Schroeder by calling 678-297-6088.

Business Name: East Village Commercial

Location Address: Old Milton Parkway and Westside Parkway

Mailing Address: _____

City: Alpharetta State: Ga Zip Code: 30009 - _____

Contact For All Notifications: Steven Rowe (AEC, Inc.)

Contact Telephone: 770 - 641 - 1942 Mobile Telephone: 404 - 906 - 1639

Fax: 770 - 998 - 6924 Email: slr@aecatl.com

Contact's Relation To Business: Engineer/ Landscape Architect

This Application For (Check all that apply):

- | | |
|--|--|
| ☐ Addition | ☐ Modification to Exterior |
| ☐ Auxiliary Structure | ☒ New Construction |
| ☐ Color Selection | ☐ Signage |
| ☐ Material Selection | |

Application Fees:

Any review within the Central Business District	\$	100.00
Review of signs, satellite antennas, play yards, and improvements valued at less than \$10,000.	\$	200.00
All other reviews	\$	300.00
Total Due	\$	300.00

This page will be the first page of your completed submittal packet.



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Old Milton Holdings, LLC

Physical Address: 2719 Buford Highway

Mailing Address: _____

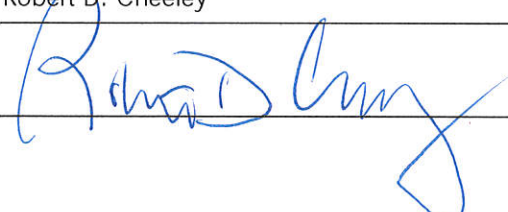
City: Atlanta State: Ga Zip Code: 3-324 - _____

Owner Telephone: 770 - 861 - 4100 Contact Fax: _____ - _____ - _____

Property Owner Authorization *(Must be completed if the applicant is not the legal owner of the subject property):*

I, the undersigned, do hereby swear and attest, under penalty of law for false swearing, that I am the legal owner, as shown in the records of Fulton County, Georgia, of the property described herein and that I authorize the person identified herein as "Applicant" to act on my behalf in pursuit of this request.

Owner Name (Printed): Robert D. Cheeley Date: _____

Owner Signature: 

Property Information:

Address (If Assigned) : _____

Tax ID or Map Reference Number: 12 270407490360, 12 28410820210, 12 284108020228, 12 28410802036

Land Lot(s): 802 District: 1 Section: 2

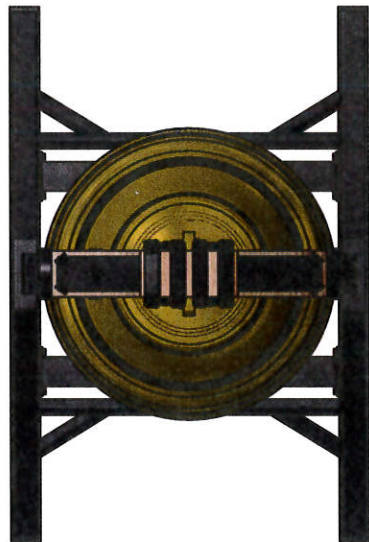
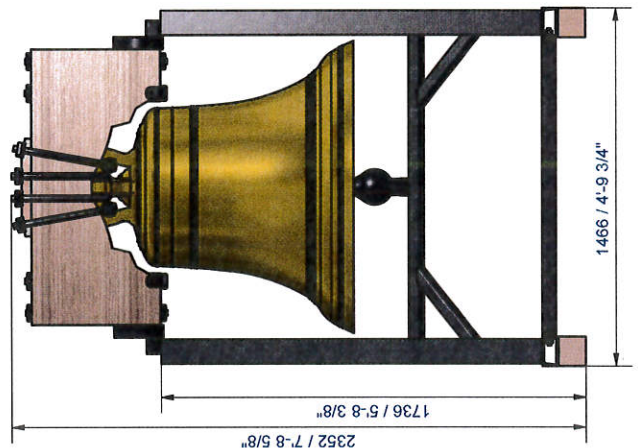
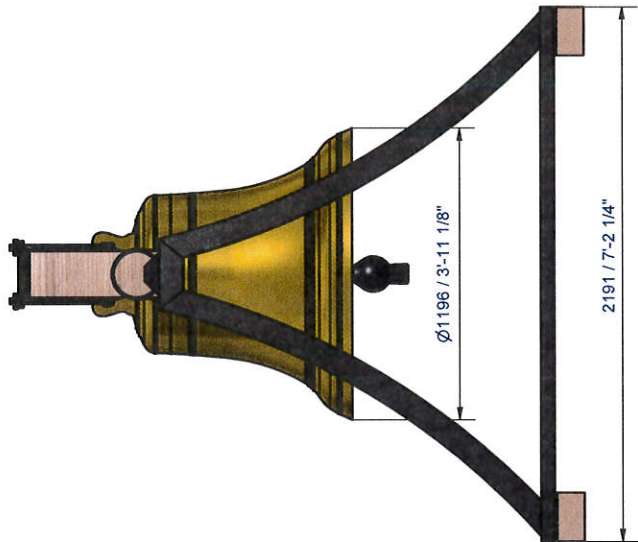
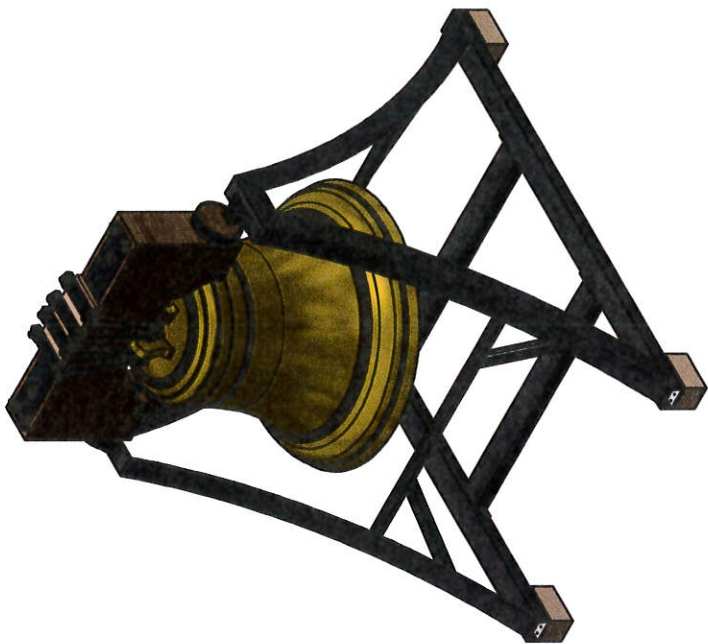
Existing Zoning of Property: MU Existing Uses of Property: Vacant

This form is to be executed under oath. I, the person identified herein as "Applicant," do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Application is true and correct and contains no misleading information. I also understand that Design Review Board review and/or approval does not include review or approval for code compliance and that City of Alpharetta site and building plan review staff should be contacted with respect to code compliance issues and permitting procedures.

Applicant Signature: _____

Date: _____

[Print Form](#)



Description				Cloche de présentation		Titre	
Fonderie Paccard SARL				FRANCE		Affaire	
Rte des Saintiers 74320 Sevrier Lac d'Annecy				00 33 (0)4 50 52 44 98 / Fax 00 33 (0)4 50 52 45 06		N° Plan	
cyril.paccard@varadooc.fr				2014-LIBELL0001 - 1		Feuille / N°	
Cyril Paccard				Liberty Bell Ø1000		A3 / 1 - 6	
CYP				Belfroi + cloche Liberty Bell		FAB	
BY				Concepteur		CYP	
DATE				Ce dessin est la propriété exclusive de Paccard Fonderie SARL. Le destinataire de ce dessin n'est pas autorisé à le copier, à le dupliquer, à le transmettre à un autre utilisateur. Ce dessin ne peut être utilisé que dans le cadre dans lequel il a été défini. Ce dessin ne peut être modifié sans l'autorisation écrite de Paccard Fonderie SARL.			
A				DESCRIPTION			
REV				REVISION			

BELGARD®

Old York



APPLICATIONS



Old York™ Pavers designed by Belgard® Hardscapes provide a natural yet elegant look that will bring your outdoor space to life. With the appearance of weathered clay brick and a wide assortment of face textures and installation patterns, Old York™ Pavers give you the means by which to create a unique and attractive outdoor area. Great for use in a wide range of hardscape projects.

Use these laying patterns, libraries and other Belgard paver resources to simplify your workflow and wow your customers, project after project.

SPECS

RECTANGLE

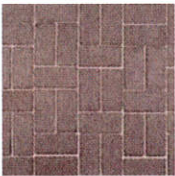


3-15/16 x 7 7/8 x 2 3/8

COLORS



BROOKHAVEN

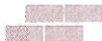


MADISON



SUMMER HILL

PATTERNS



RUNNING BOND



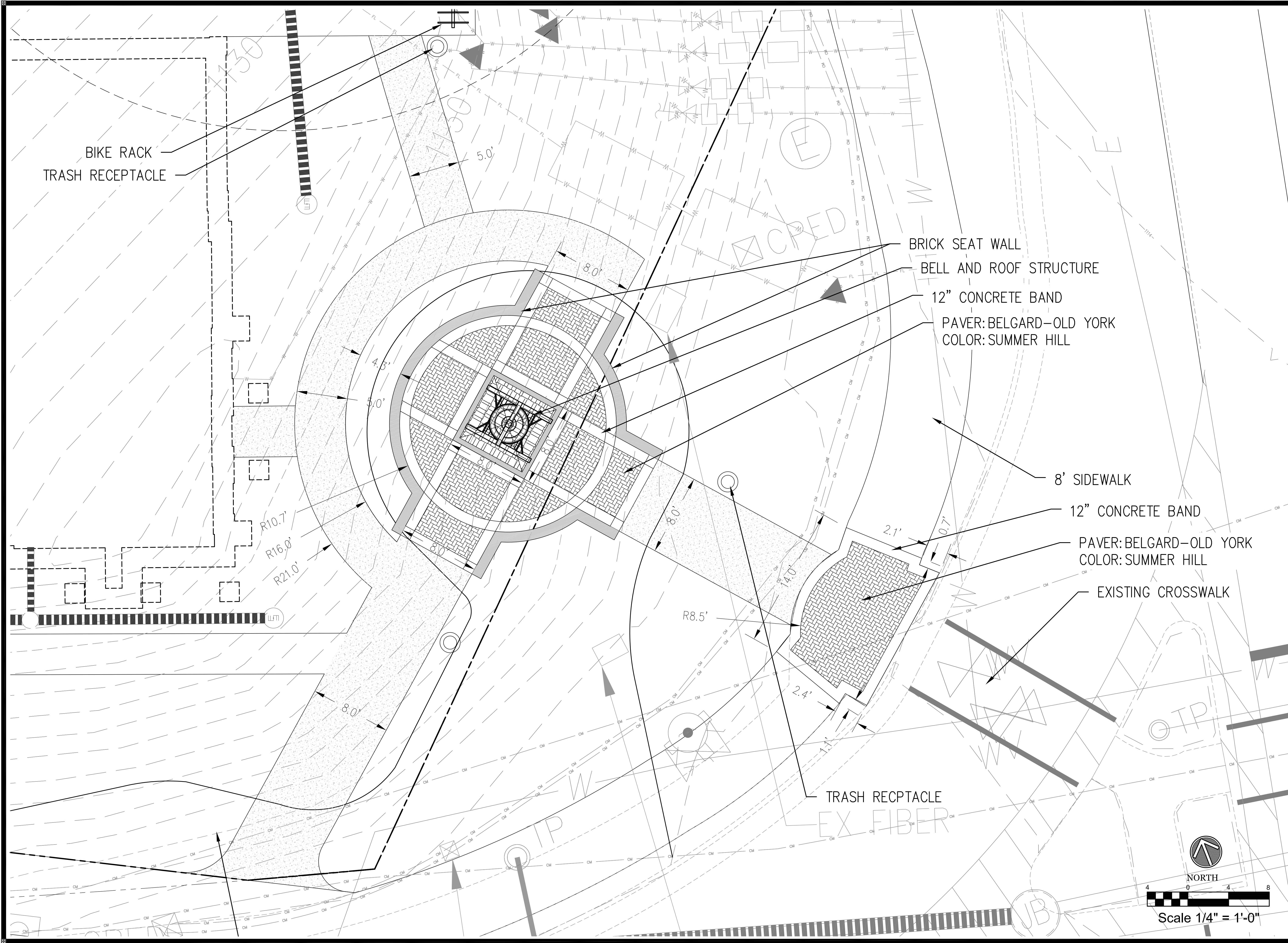
90° HERRINGBONE

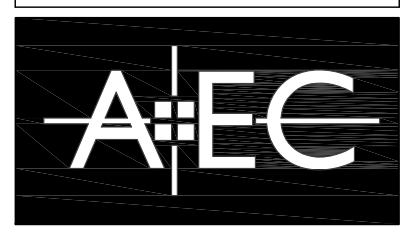


BASKET WEAVE



MODIFIED BASKET WEAVE





Civil Engineering
Land Planning
Landscape Architecture

Water Resources
Property Services
Arbortist Services

50 Warm Springs Circle
Roswell • Georgia • 30075
(770)641-1942 • www.aecad.com

HARDSCAPE PLAN

EAST VILLAGE - COMMERCIAL PLAN

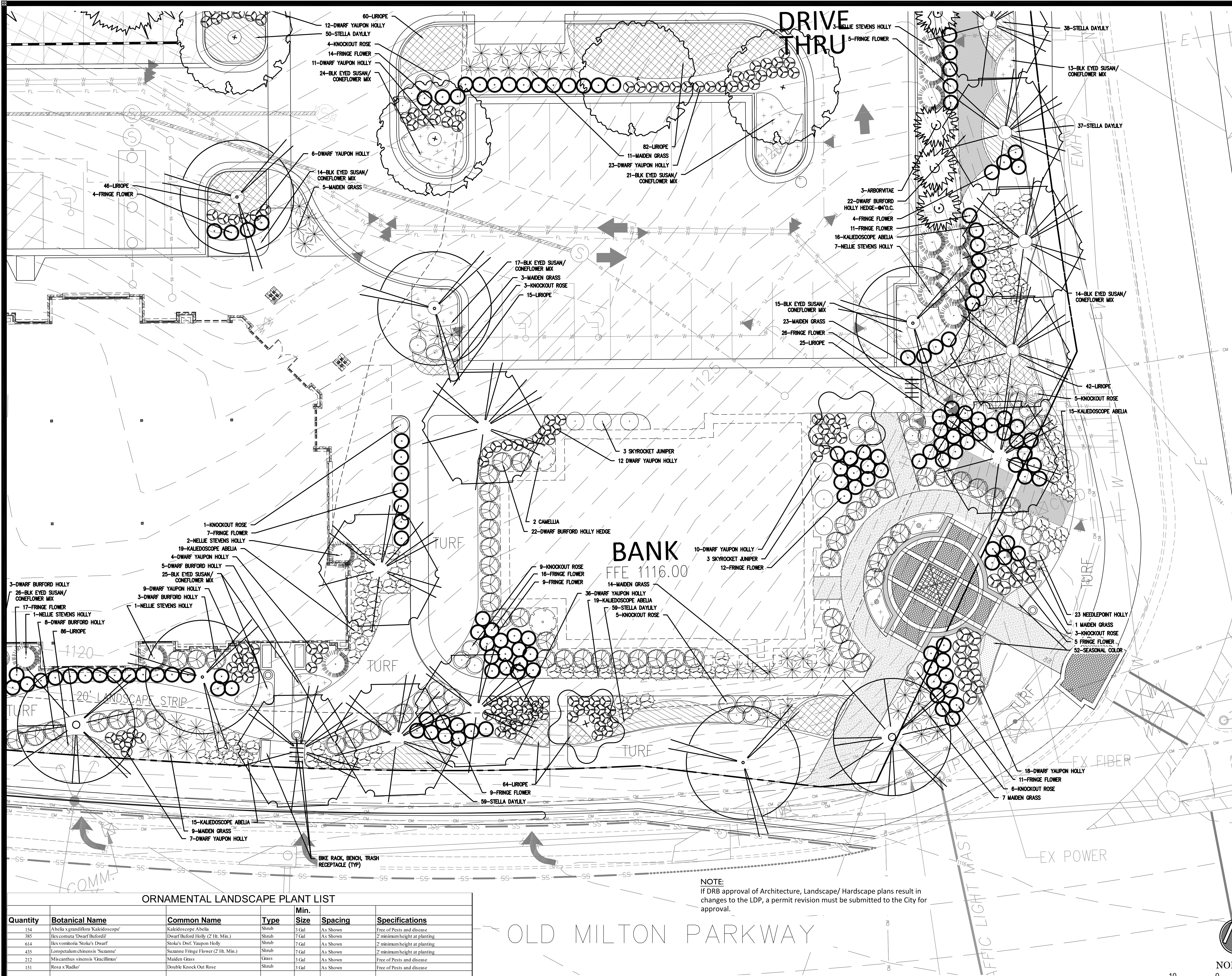
ALPHARETTA, GEORGIA

FULTON COUNTY # 16-004WR

NO.	REVISIONS	DATE
1	CITY COMMENTS	05-13-2016
2	CITY COMMENTS	06-06-2016
3	CLIENT REVISIONS	11-23-2016
4	PLAZA REVISION	12-1-2016

PROJECT NO: 15-3749.50
CIVIL DRAWN BY: EST, SCH, JLM
CIVIL DESIGNED BY: CJF, SLR
LANDSCAPE DRAWN BY: JPS/BG
LANDSCAPE DESIGNED BY: JPS/SLR
CHECKED BY: SLR/JPS
DATE: 1-4-16

SHEET
H1.0



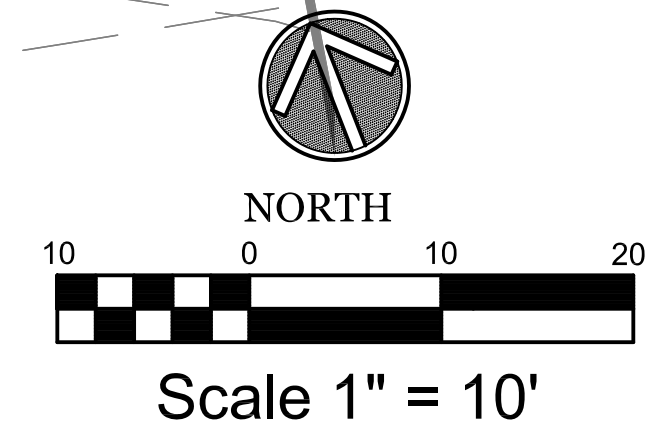
- DENSITY TREE REPLACEMENT KEY
(ALL TO BE PLANTED ON SITE)
- SHUMARD OAK
 - OCTOBER GLORY RED MAPLE
 - FASTIGIATE EUROPEAN HORNBEAM
 - BLACK GUM
 - PRINCETON ELM
 - DEODAR CEDAR
 - BALD CYPRESS
 - ARBORVITAE
 - SOUTHERN MAGNOLIA
 - NELLIE R STEVENS HOLLY
 - CRAPE MYRTLE
 - CHASTE TREE

ORNAMENTAL LANDSCAPE PLANT LIST

Quantity	Botanical Name	Common Name	Type	Min. Size	Spacing	Specifications
154	Abelia x grandiflora 'Kaledoscope'	Kaledoscope Abelia	Shrub	3 Gal	As Shown	Free of Pests and disease
385	Buxcomia 'Dwarf Butcher'	Dwarf Butcher Holly (2' H. Min.)	Shrub	7 Gal	As Shown	2" minimum height at planting
614	Buxcomia 'Stoke's Dwarf'	Stoke's Dwarf Yaupon Holly	Shrub	7 Gal	As Shown	2" minimum height at planting
435	Loropetalum chinensis 'Suzanne'	Suzanne Fringe Flower (2' H. Min.)	Shrub	7 Gal	As Shown	2" minimum height at planting
212	Miscanthus sinensis 'Yuccifolius'	Maiden Grass	Grass	3 Gal	As Shown	Free of Pests and disease
151	Rosa x 'Radica'	Double Knock Out Rose	Shrub	3 Gal	As Shown	Free of Pests and disease
1,089	Heimerocallis x 'Stella de Oro'	Stella de Oro Dwarf Daylily	Perennial	1 Gal	18" OC x 18" Stag Row	Free of Pests and disease
1966	Liriope muscari 'Big Blue'	Big Blue Liriope	Perennial	4" pot	18" OC x 18" Stag Row	Free of Pests and disease
125	Ophiopogon japonica 'Nanus'	Dwarf Mondo Grass	Perennial	4" pot	18" OC x 18" Stag Row	Free of Pests and disease
253	Rudbeckia and Echinacea Mix	Black-Eyed Susan & Coneflower Mix	Perennial	1 Gal	18" OC x 18" Stag Row	Free of Pests and disease
804	Seasonal Color	Seasonal Color		4" pot	12" OC x 12" Stag Row	Free of Pests and disease
	Mulch/Pine Straw (To Match Avalon Development)	Bermuda Sod				In All Landscape Areas

NOTE:
If DRB approval of Architecture, Landscape/ Hardscape plans result in changes to the LDP, a permit revision must be submitted to the City for approval.

CITY OF ALPHARETTA NOTES:
1. ALL TREES MUST BE PLANTED AT LEAST 5 FEET FROM ANY UTILITY LINE.



GEORGIA REGISTERED PROFESSIONAL ENGINEER
AEC
Civil Engineering Land Planning Landscape Architecture
Water Resources Property Services Arborist Services
50 Warm Springs Circle
Roswell, Georgia 30075
(770)641-1942 • www.aecad.com

EAST VILLAGE
- COMMERCIAL PLAN
ALPHARETTA, GEORGIA
FULTON COUNTY # 16-004WR

REVISIONS
DATE
CITY COMMENTS
CITY COMMENTS
CLIENT REVISIONS
PLAZA REVISION
NO. 1 05-13-2016
2 06-06-2016
3 11-22-2016
4 12-1-2016

PROJECT NO: 15-3749-50
CIVIL DRAWN BY: EST, SCH, JLM
CIVIL DESIGNED BY: CJF, SLR
LANDSCAPE DRAWN BY: JPS/SLR
CHECKED BY: SLR/JPS
DATE: 1-4-16

SHEET
L3.3





CITY COUNCIL AGENDA ACTION SUMMARY

Public Hearing Date: March 30, 2015

Item#: CLUP-14-07/Z-14-11/V-14-26 Old Milton Holdings, LLC.

Consideration of a request to rezone approximately 21 acres from R-12, O-P, and C-1 to MU in order to develop single family detached and attached homes, office, restaurant, commercial, public space. A request to change the Comprehensive Land Use Plan from Professional/Business Office to Mixed Use is also requested. A total of 4 variances are being requested 1) 25 acres limit 2) less than 25% office 3) buffers and 4) allow "For sale" detached dwellings. The property is located on Thompson Street and Old Milton Parkway. The property is legally described as being located in Land Lot 749, 802, 1st District, 2nd Section, Fulton County, Georgia.

Motion:	Approved with Conditions
Motion:	Kennedy
Second:	Owens
Vote:	7-0-0

Approve CLUP-14-07/Z-14-11/V-14-26 Old Milton Holdings, LLC., subject to the following conditions:

- 1. The site, consisting of approximately 21 acres shall be zoned MU and limited to 8.82 units per acre. Land Use shall be "Mixed Use Residential"**
- 2. Office/Commercial portion of the site, consisting of approximately 3 acres, shall be zoned MU. Retail and restaurant uses shall be limited to a maximum of 25,000 sf which represents currently vested retail on existing C1 parcel. Retail and restaurant shall be restricted to the ground floor within multi-level buildings. One stand-alone sit-down restaurant shall be permitted, no drive thru windows. A permit for a 2nd standalone restaurant may be permitted only after construction of a minimum of 12000 square feet of office space. The following uses shall be permitted:**
 - a. Office**
 - b. Restaurant/No drive thru (all restaurants shall include outdoor seating)**
 - c. Bakery**
 - d. Beauty Shop**
 - e. Print shop**
 - f. Craftsman/artist studio**
 - g. Florist**
 - h. Shipping store**
 - i. Bank (Internal Drive Thru Only)**
 - j. Fitness studio**

- k. Wine Store
 - l. Phone Store
 - m. Coffee Shop/ Coffee House
 - n. Jewelry Store
 - o. Spa Services (conditional)
3. **Vehicle access to Westside Parkway shall be limited to one right-in/right-out intersection and one right in/right out and left in only intersection. Westside Parkway median shall be extended to Old Milton Parkway. Intersection improvements to be approved by Staff.**
 4. **Vehicle access to Old Milton Parkway shall be limited to one full access intersection at Park Street and a minimum of one right-in/right-out intersection as shown.**
 5. **Vehicle access to Thompson Street to include up to four full access intersections. Homes fronting Thompson Street shall be rear loaded.**
 6. **Applicant's traffic study recommended installing a traffic signal at Old Milton and Park Street. In order to preserve the integrity of Old Milton Parkway, developer shall complete the Post Office Street to Thompson, providing an equivalent signalized access. Traffic Impact Fee credits will granted for the completion of this improvement.**
 7. **Thompson Street shall generally be improved as follows: 36 foot half width right-of-way to incorporate 12 foot walkway, 6 foot planting area, 8 foot on-street parking, and 10 foot travel lane with final approval by Staff.**
 8. **Local Streets (Park Street, proposed North/South Street, and proposed East/West Street) shall generally be improved as follows: 30 foot half-width right-of-way incorporating a 6 foot minimum walkway, 6 foot minimum planting area, 8 foot on-street parking, and 10 foot travel lanes.**
 9. **At the intersection of Old Milton Parkway and Park Street, provide a right turn lane from Park Street.**
 10. **The first parking lot drive isle shall be 75 feet minimum from the stop bar at stop controlled intersection and 150 feet at signalized intersections.**
 11. **Provide signal modifications recommended by traffic study including the addition of right turn overlap signal phasing at the intersection of Westside Parkway and Old Milton Parkway.**
 12. **Roadways with on-street parking shall incorporate curb extensions at intersections.**
 13. **Along Old Milton Parkway/West Side Parkway, sidewalks shall be 8 foot wide min.**
 14. **Development shall augment street connectivity with bike and pedestrian facilities throughout common areas. Pedestrian lighting shall be incorporated throughout the development. Maintenance of**

- the lighting shall be the responsibility of the property owner's association.
15. Commercial buildings shall have pedestrian access from all adjacent streets and incorporate bicycle parking, benches and other complementary amenities.
 16. Provide a bus shelter along Old Milton Pkwy, as coordinated with the City and MARTA.
 17. An area of at least 1500 square foot shall be established at the corner of Old Milton Parkway and Westside Parkway for a sitting area with a monument or sculpture, park benches and/or water feature. Plan to be approved by Design Review Board. All entrances on Old Milton Parkway shall be heavily landscaped.
 18. The Applicant shall prepare a phased grading plan to be approved by the Community Development Staff for review and approval. Tree buffer, as shown in the phased grading plan presented by staff at the hearing, specifically, the 50 foot strip of trees may be removed upon staff approval.
 19. The greenspace between units 89-103 shall link to the greenway along Thompson through a green space created between the for-sale lots in order to provide loop from Thompson Street to Park to Concorde Place and back to Thompson Street.
 20. Parking and rear of units shall not be visible for Old Milton Parkway or Westside Parkway. Architectural elements such as brick walls and trellises shall be used as well as berms and landscaping with final approval by Staff.
 21. Tree #49 (37" water oak) shall be saved as shown with little to no more than 20% encroachment into the CRZ. Work with Staff to design walking paths within CRZ.
 22. Tree #115 (10" Japanese maple) should be spaded and transplanted on site.
 23. Work with Staff to attempt to incorporate trees reported to be in good condition by the applicants arborist report.
 24. The park located on the north side of Thompson Street shall be improved with walkways and/or boardwalks, and landscaping appropriate for a passive park as approved by Staff. The Applicant will work with Community Development Staff to designate an area in the park for the automated bike rental station. Park shall be dedicated to the City with easements established for the HOA to maintain the detention pond.
 25. Detention pond shall be built as a decorative water feature that fits the natural environment with heavy landscaping and surrounding trail. Pond shall have a permanent pool. All visible walls shall be faced with stone as approved by Staff.
 26. Linear park depicted along Thompson Street and new North/South Street shall be substantially as depicted with widths ranging from a minimum of 35 feet to 78 feet in width and shall be dedicated to the

- City of Alpharetta upon completion. "Landing" area and linear park shall be improved with hardscape and landscape, as well as decorative directional signage with final approval by Staff.
27. Additional brick inlay crosswalk shall be required on Thompson Street and be relocated at the Thompson Street/Park Street intersection in front of Lot 4 or 5.
 28. **Residential Architecture shall be representative of southern classic style. Commercial and office shall be European or English style as in picture shown as exhibit A. All uses and/or buildings shall coordinate architecture. Design Review Board shall review townhomes, stacked flats and retail/restaurant and office building architecture. Site and landscape plan for commercial portion shall also require Design Review Board approval.**
 29. Each elevation shall be different for the proposed 21 single family homes along Thompson Street.
 30. Buildings along Old Milton Parkway, Thompson Street, Westside Parkway and Park Street shall face those streets to the greatest extent possible with garages located to the rear of the buildings. In cases where the side of the building faces those streets, the sides shall be designed to have the appearance of facing those streets. There shall be no visible rear yards along Old Milton Parkway.
 31. Signage for all uses shall coordinate and require Design Review Board approval.
 32. In consideration of the dedication by the applicant of additional park land and public space beyond the 10% code requirement and construction of improvements on that land, the City and the applicant shall enter into a Development Agreement, by which, the City agrees to donate 2 parcels to the applicant as requested and approved by the City Attorney and provide administrative relief where possible on tree recompense as determined by the Director of Community Development.
 33. The outdoor light fixtures shall be cut off type, designed to avoid spillage of light onto adjacent properties.
 34. A 15 foot landscape buffer shall be installed on the northern property line of the parcel shown as stacked flats.
 35. Garbage dumpsters shall be screened and put in a location approved by staff.

- Design Review Board Members Present
 - Richard Kramer, Chairman
 - Roger Brown
 - Pat Corkill
 - Dick Debban
 - Scott Doll
 - Tom Le Cain
 - Holly Palmer
 - Frank Schwing
 - Kim Matherly

DRB 160034 Liberty Village Old Milton Pkwy @ Westside

Applicant presented and handed out package dated August 19, 2016 for Building 100 and 300 for exterior elevations, materials and colors.

- ❖ Board Member Brown offered a motion to approve the elevations, materials and colors as handed out in today's meeting.
 - The motion received a second from Board Member Palmer
 - The motion passed by vote (6-0)
- There was discussion during the motion that the trim colors need to be defined further. Applicant stated it would be Off-White. DRB requested a sample be submitted to Staff as well as a cloth sample of awning for Building 100.

- Design Review Board Members Present
 - Richard Kramer, Chairman
 - Roger Brown
 - Pat Corkill
 - Dick Debban
 - Thom Le Cain
 - Holly Palmer
 - Frank Schwing

DRB 160034 Liberty Park Village Westside @ Old Milton

Lamar Wakefield handed out new Site Plan and Renderings dated July 15, 2016 for Commercial DRB 160034 Liberty Park Village
Lamar Wakefield handed out new Site Plan and Renderings dated July 15, 2016 for Commercial Buildings 400 at East Village.

Building 400 –

Staff showed sketch reviewed at previous meeting.

Applicant Discussed:

- Changes to make elevation look like a series of village buildings.
- Changes to materials less stucco, more stone
- Old Edwards Photos submitted to Council
- Staff recommendation of raising the roof.
- Multi-tenant building.
- Trellis work,
- Addition of window mullions on upper level.

Staff asked that Applicant compare what was in the Board Members' packets and what he brought in today.

Chairman stated it looked like more of the middle bays exterior elevations have changed.

Applicant discussed:

- Staff request to adjust height and/or roof plans.
- Staff request to create an elevation that looks like it has been built over time.
- City Architect's comments which have been incorporated into the current elevations.
- Staff's Comments as helpful to the process of creating this project.
- North Elevation R-1 shingle is more of a gray color.
- Presented material examples.
- Colors - Different Colors of brick, same mortar. C-2 Canvas Awning is a deep burgundy, almost black.
- Developing a Signage Package for this center.
- Signage for Bank.

South Elevation (Old Milton Elevation)

- Applicant discussed 12' and 15' offsets
- Similar to front Elevation
- More mullions and divisions in the Buildings
- Staff asked how back of house elements are being addressed. Applicant stated it would be a low wall or brick wall with items behind it and heavily planted in front. Will be on OMP Sign or on sides of building Trash for restaurants will be emptied twice a day. Rooftop units will not be visible.
- There was discussion of Balconies being "real"
- Steep, high roof pitches make sure to not look like a movie front
- Landscape depicted will be incorporated into final Elevations
- City Architect or Staff has not seen this most recent Elevation

Staff will send to Architect for comments and decide if anything needs to be brought back to DRB.

- Discussion for availability for signs. Applicant stated he would bring Sign Package next month.

❖ Board Member Schwing offered a motion for conceptual approval of the elevations as submitted with the condition that they work with Staff on any further comments by the City select Architect and Staff will decide if anything needs to be brought back to the DRB on Building 400 specifically.

- The motion received a second from Board Member Corkill
- The motion was approved by a vote (5-0)

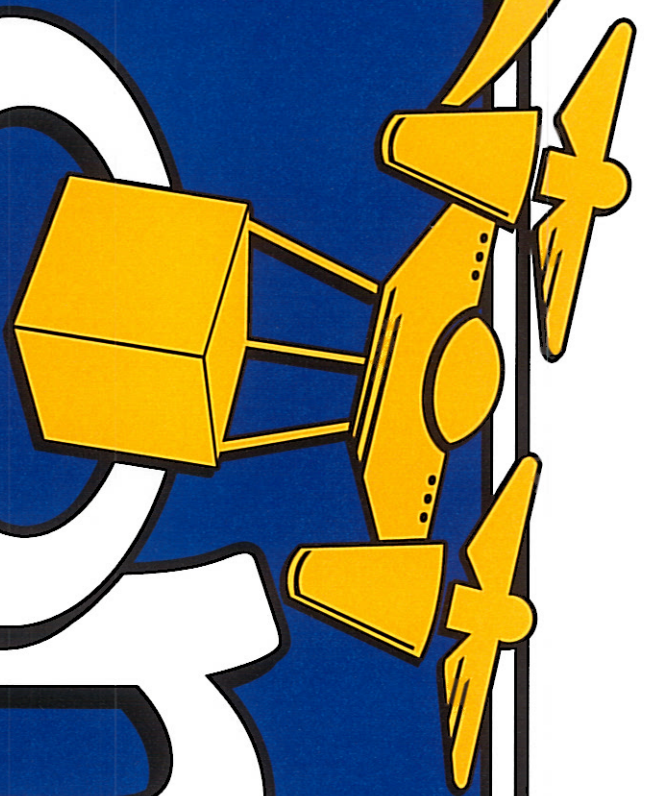
DRB Minutes July 15, 2016

There was discussion that materials are included in elevations. There was clarification that Motion pertains to Elevations dated July 15, 2016.

Print!

design • print • ship • video • drone

powered by clockwork





PrintOn!
design • print • ship • video • drone

OPEN

1313 SOUTH MAIN STREET
SUITE B
CLOCKWORK GRAPHICS

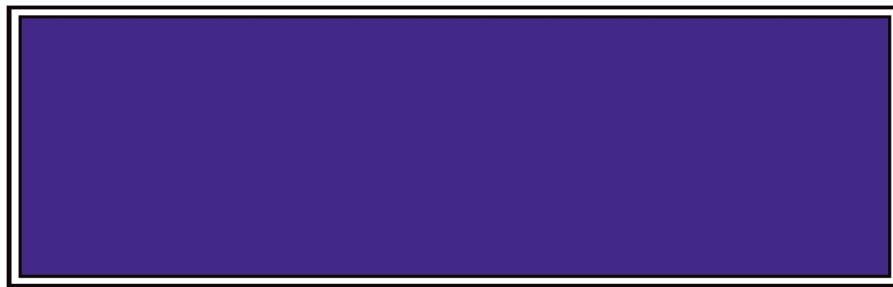
Materials
Wood
Sign Paint
Sign Foam Core
Vinyl
8" x 120"





Piece #1 of sign

***Back panel will be flat (with possible raised frame area).
This will be constructed of wood material.***

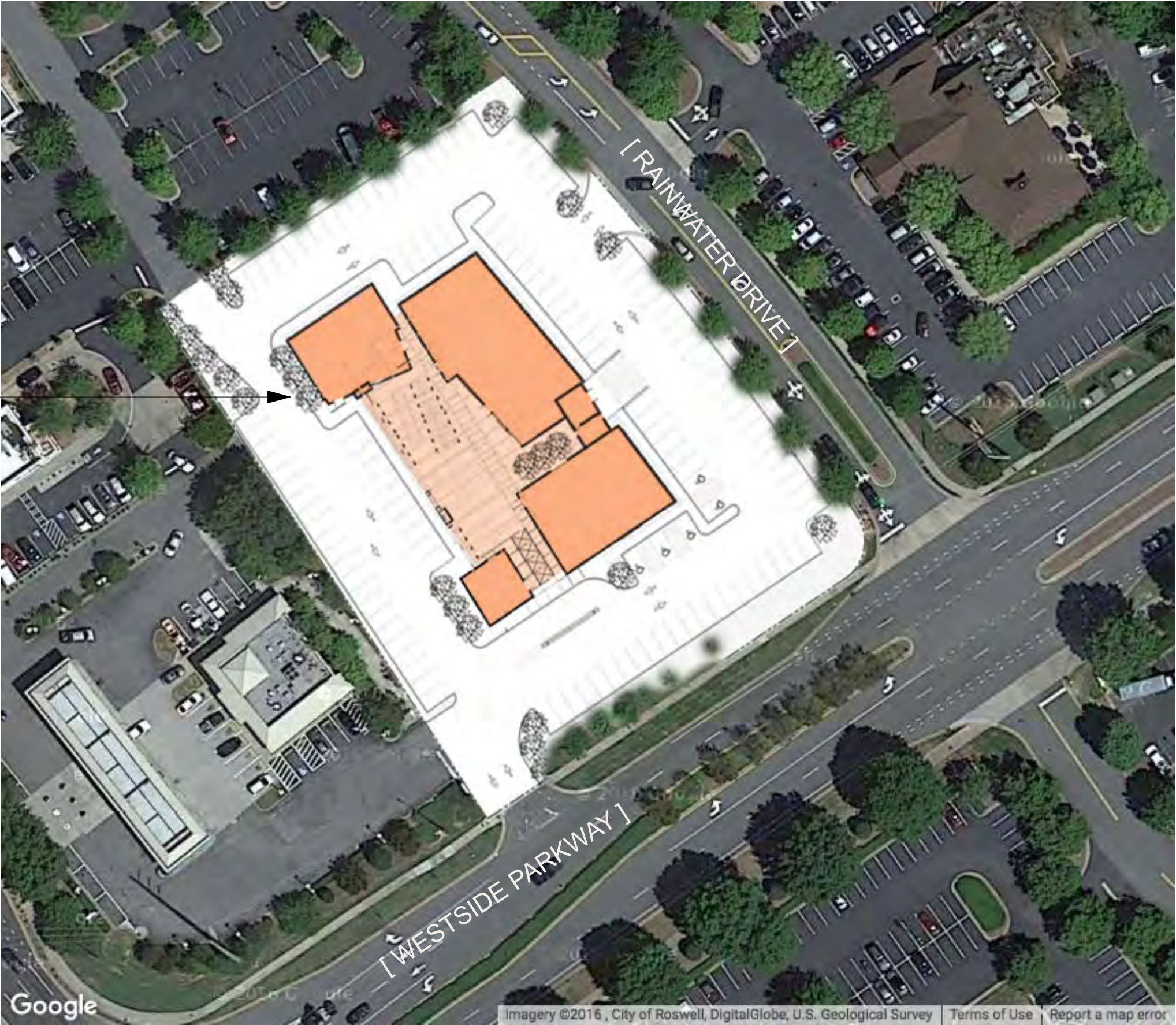


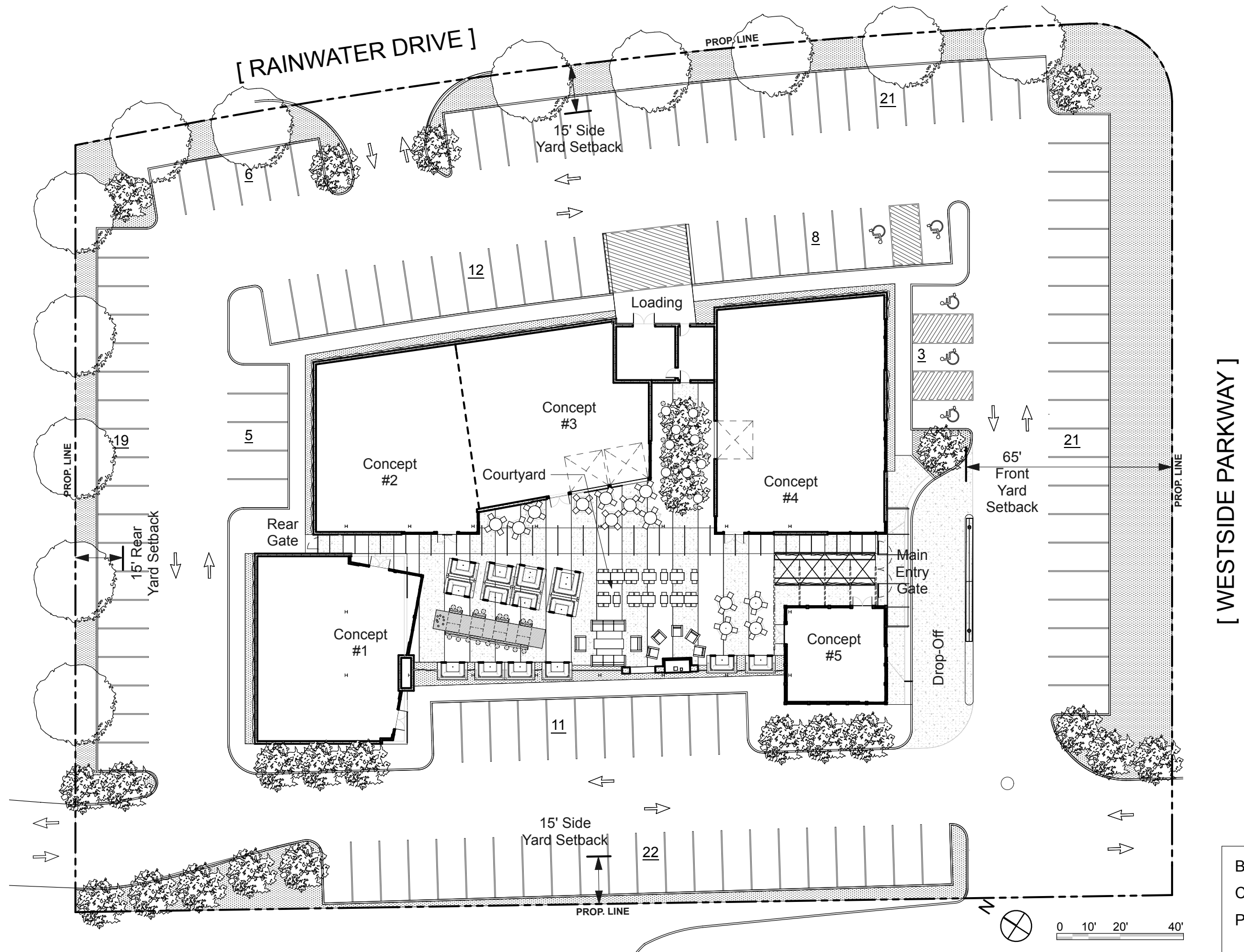
Piece #2 of sign

***Front section will be raised (floating) from the sign approxiamtely 2 inches
from back panel (piece #1). This will be back lit with LED low voltage lighting.
Material will be the same as back panel piece.***

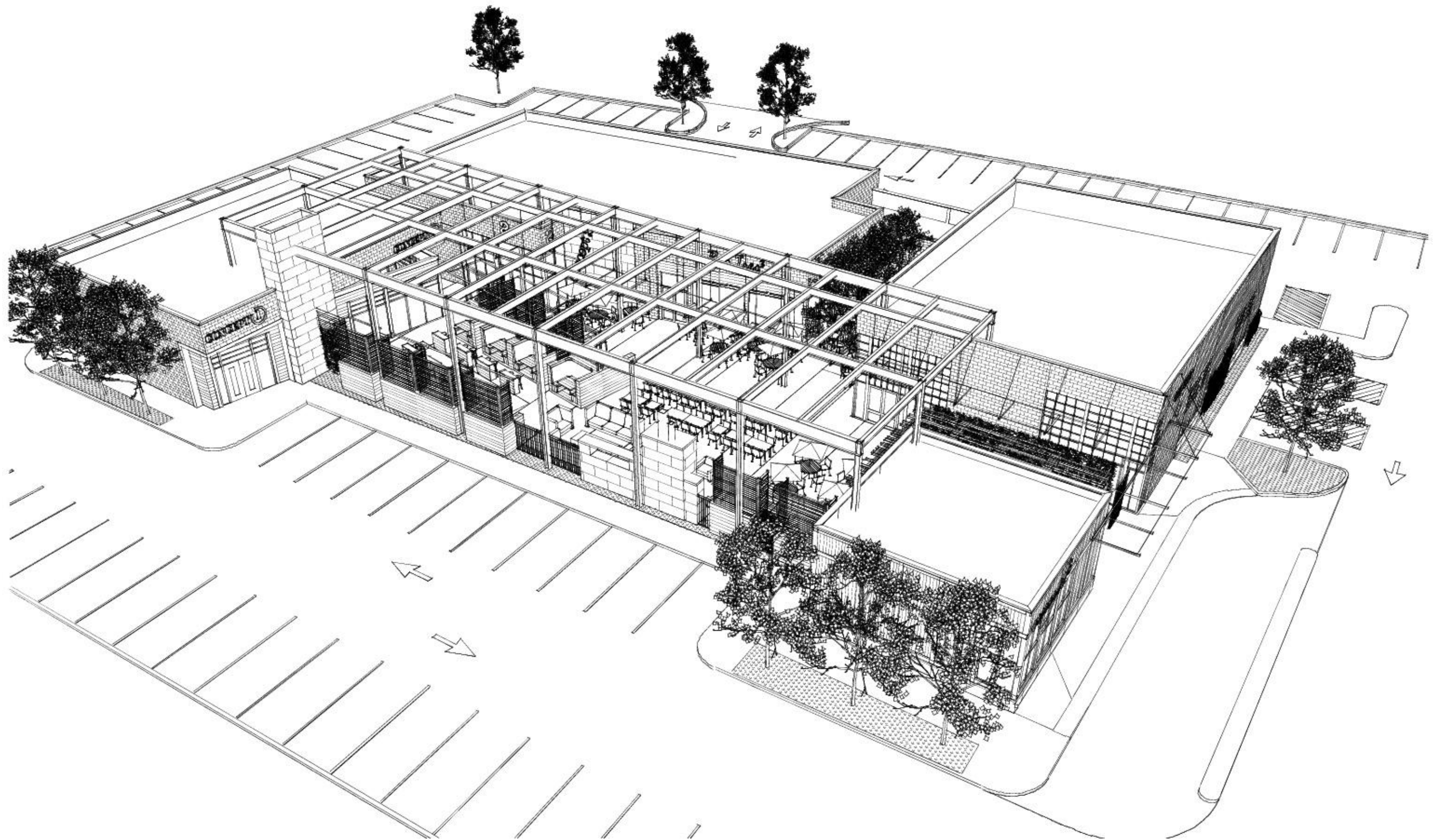


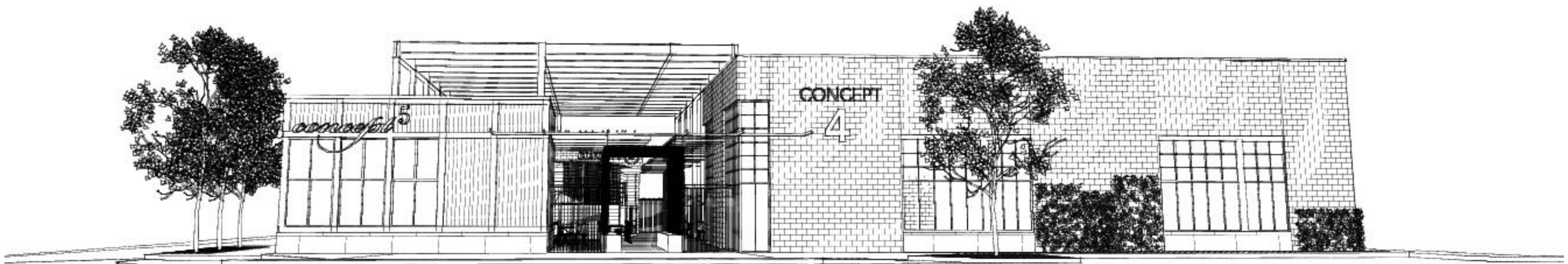
Proposed Development

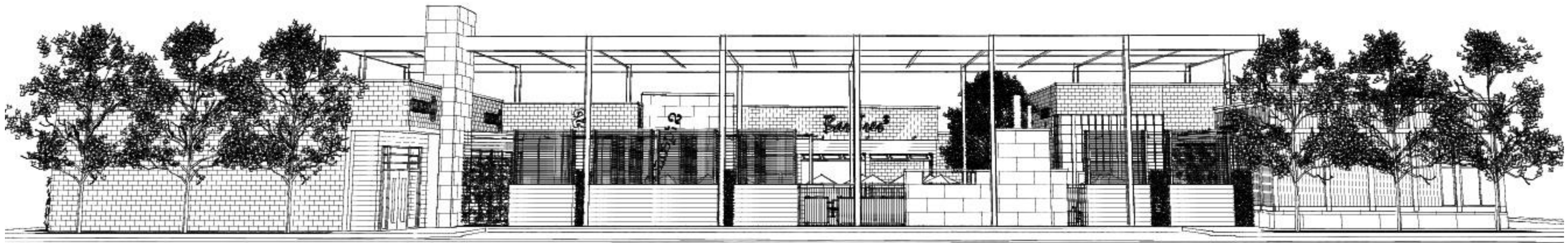




Building Area: +/- 14,186 s.f.
 Courtyard Area: +/- 7,924 s.f.
 Parking: 128 spaces















Seamless Indoor/Outdoor Experiences



Seamless Indoor/Outdoor Experiences



Trellis & Lighting That Define and Vary Vertical Planes

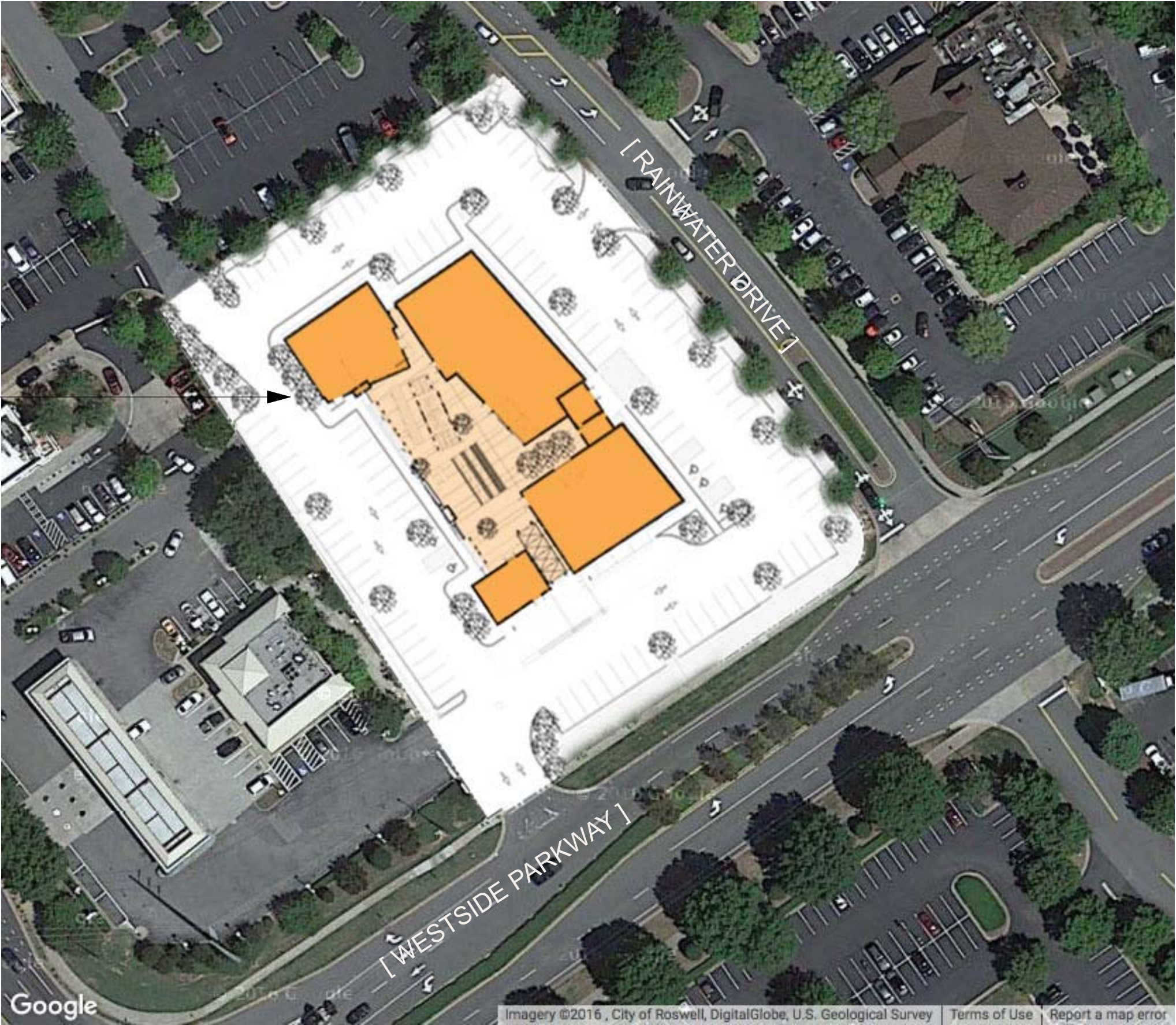


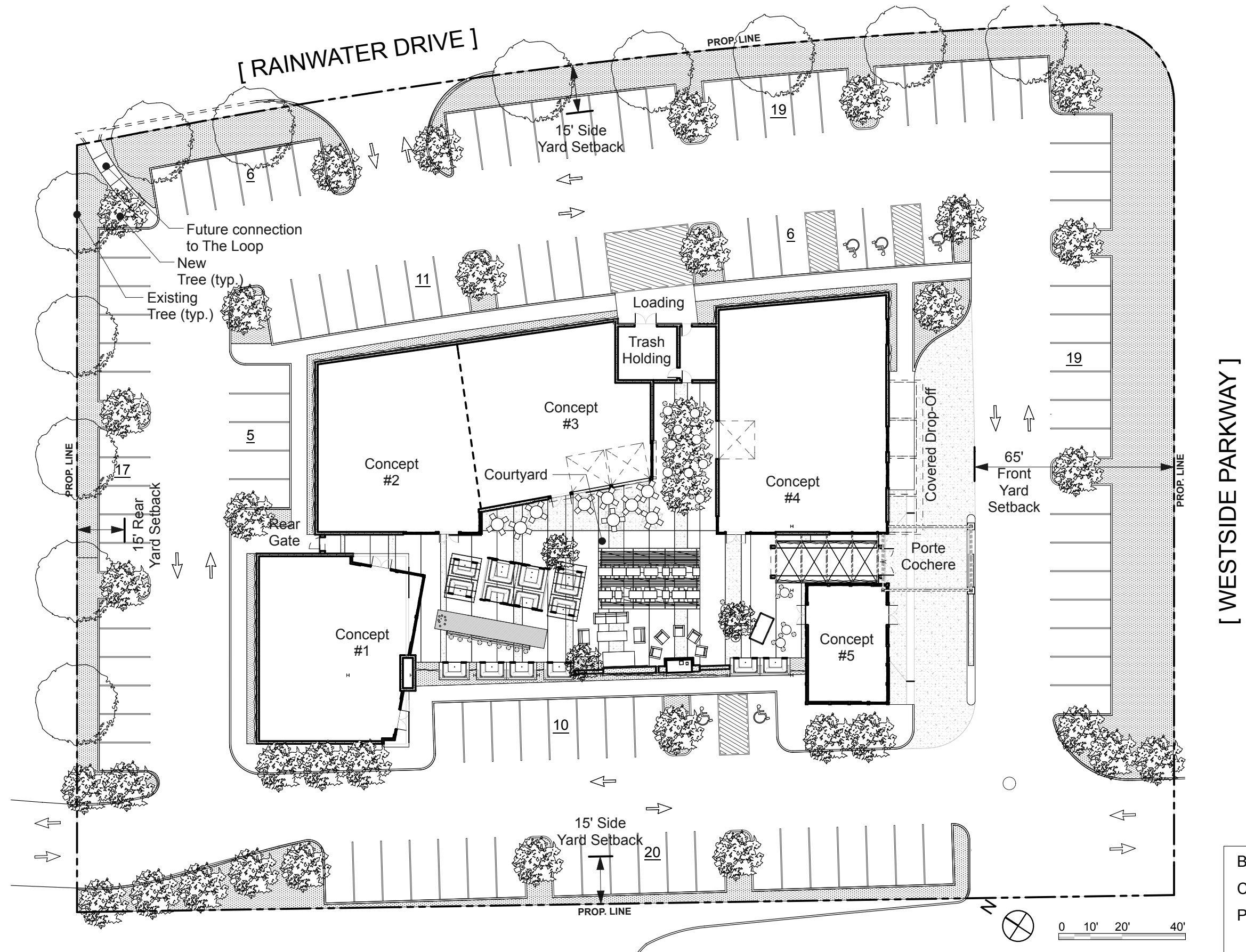
Recreational Amenity: Bocce Court



Feature Fire Place

Proposed Development







Porte Cochere
at Main Entry

Vehicle Drop-Off Canopy

Storefront Windows

Painted Exterior Concrete Block



- Painted Exterior Concrete Block
- Smooth-coat Exterior Plaster
- Stained Exterior Wood Veneer
- Planted Climbing Vines on Wire Support Structure
- Painted Exterior Steel Structure
- Stained Exterior Wood Veneer
- Grey Masonry Base Course
- Painted Exterior Concrete Block



- Painted Exterior Concrete Block
- Planted Climbing Vines on Painted Concrete Block
- Loading and Trash Holding Room Doors
- Painted Exterior Concrete Block
- Planted Climbing Vines on Painted Concrete Block



Planted Climbing Vines on
Painted Concrete Block

Painted Exterior Concrete Block

Rear Entry Gate

Planted Climbing Vines on
Painted Concrete Block

Painted Exterior Concrete Block



Courtyard elements are preliminary and for Reference Only
Rooftop equipment is concealed by parapets



View from Property Line: Rooftop equipment is concealed by parapets



View from Property Line: Rooftop equipment is concealed by parapets