

**MINUTES**  
**ROSWELL DESIGN REVIEW BOARD**  
**Tuesday, February 4, 2014**  
**6:30 p.m.**

**MEMBERS PRESENT:** Chairman Tom Flowers, Roberto Paredes, Marcus Mello and Eric Clementi

**MEMBERS ABSENT:** Monica Hagewood, Laura Hamling and Herman Howard

**STAFF PRESENT:** Kevin Turner, Brad Townsend and Allison Bray

**WELCOME**

Chairman Tom Flowers called the February 4, 2014 meeting of the Roswell Design Review Board to order at 6:30 p.m. Before Flowers continued he welcomed Eric Clemente to the Board, it is a real honor to have him here and he is sure that Clementi is not only going to be an asset to this Board but also to the community. Flowers stated that he was glad to have him here.

Tom Flowers stated that because they are waiting on a fourth Board member that is caught in traffic at this point, he is going to move on to the discussion item. They will bring up Frontgate as soon as they have him in place because they couldn't vote and there is no need to review it without being able to vote on it.

**DISCUSSION ITEM FOR REVIEW**

**DRB13-0503**

**RZ2013-3065/CV2013-03066**

**AZALEA ROAD TOWNHOMES**

**METROPOLITAN DESIGN & CONSTRUCTION INC/ Jason Yowell**

**Azalea Drive**

**Land Lots: 378, 379, 380 and 381**

Tom Flowers asked the applicant to please speak his name into the microphone. If he needs any assistance he should feel free to see Kevin Turner.

Jason Yowell stated that he is the petitioner. What he has in mind to do here is to do 22 attached houses, two single-family detached houses on 9.7 acres. Their overall density is close to the allowable density in the current zoning, which is R-1. What they are going to be doing is setting aside 60 percent of the land to be left in an undisturbed state and put into a conservation easement. They also have an acre of land which is actually on the river. What they are doing with that acre of land, and that is not included in any of the calculations here. That acre is going to be given to the city of Roswell Parks and Rec for the benefit of the Atlanta Junior Rowing Association so that they can build a new boathouse and expand their program.

Steve Rowe with AEC, 50 Warm Springs Circle, Roswell, GA stated that he is just going to walk the Board through the site plan real, real quick. The site fronts along Azalea Drive. If one is familiar with the site that has the house falling down the hill, up on the hill over here, that is the site they are talking about. This site is very restrictive in the sense that it is in the ARC Corridor

and it has anywhere from a D to an F vulnerability code. So they have had to work...the site plan is actually matching the vulnerability codes. So, the site plan was actually driven by the ARC more than any other aspect of this site. The site climbs up this hill at about 11 percent and these townhomes are going to address the street coming out probably two, two-and-a-half, maybe some three-story product. And it will be a drive under condition because this slope continues to rise up towards this subdivision to the back. What they are trying to do is work as much with the natural grade as possible with the product and help step it up the hill. As one gets to this point here these drives, because of their impervious surface limitations, they are doing some cut-outs, or some tire tracks through there versus just an all paved area. This is going to help the applicant with their impervious surface as well as their water quality for the stormwater...

Tom Flowers asked Steve Rowe to refresh his memory. The zoning was D and F on the ARC? What was their impervious tolerance? Rowe stated that they are anywhere from as much as 70 percent. They have some areas that are in C but that is mainly up there towards the sides. The D is a 50 percent, the E is a 30 percent and the F is a 10 percent. Flowers asked overall on his acreage what is the percentage. Rowe stated that they did not look at it that way because they have each area separated. He can come up with that calculation if the Board needs it, but he has not looked at it as a holistic calculation yet. But it is substantial.

Flowers stated that this is the first time the Board has seen this site plan because the site plan they have, the preliminary concept, is radically different. Steve Rowe stated that this thing has been moving target in the sense that they had to meet with Jackie Deibel and Brad Townsend. They have met with Jim Santo, they have gone back. Flowers stated that this is significantly less impervious surface in here and he is assuming the applicant's storm water management and his piping through there is similar to what he did in the...Rowe stated that that part is very similar and what they are trying to do is mimic their piping with the existing creek here. They are taking out about 280, 285 feet of stream to be able to work with this. It is a slope that flattens out a good bit here and then comes down some more rock ledges as the water comes out. But what they are trying to do is preserve that piece of it. Up here it is not quite as nice; it is a little bit more of a man-made dugout. It is actually an old lake bed that just never...

Tom Flowers asked why that is barren up there. Steve Rowe stated that it was a lake bed for a long time. Flowers asked if it had never been re-vegetated. Rowe stated that Kudzu has re-vegetated it.

*The applicant's comments were not audible.*

Tom Flowers stated that he is just surprised that after that time there has not been a reforestation in that center swale. It is a very unique site and unique to Roswell and needs special attention.

*The applicant's comments were not audible.*

Tom Flowers stated that he is assuming that when it blew out there is now just a funnel stream that comes down the rock and it is pouring through there. Steve Rowe stated that was correct. Flowers is assuming that is waters of the state and there is a buffer going off of that and the application is petitioning to impact that 280 feet. Rowe stated that was correct.

Flowers asked Rowe to help the Board understand because they do not have this same information that the applicant is exhibiting here. What zoning are they requesting? Steve Rowe stated that right now they are going for a TR zoning or townhouse residential. Flowers clarified that Rowe is asking for the TR and this fits within the ARC guidelines. Steve Rowe stated that this does fit within the ARC guidelines. Flowers clarified that Rowe has overcome that hurdle as far as his impervious and his...Rowe stated that they are in process but they have had a preliminary concurrence from Jim Santo.

Flowers clarified that at this point Rowe was looking for an overview from the Board for what specifically on this property. Rowe stated any site plan, things they would like to see. He would like some input on some product ideas. They are still meeting with the architect and haven't really put pen to paper on that. Again the site is going to dictate the product as much as anything is.

Flowers stated that he would like to refer Rowe to Chapter 4 in the city's new UDC guidelines. Unfortunately this property is so unique that he does not think anything within nodes or corridors are what is existing on the book. This is going to require a very specific design. It does have a high relationship with the river. It is right across from the Rowing Club as Rowe has indicated. There is a lot of concrete, there are a lot of things going on and there is a sensitive ecosystem on this site just because of that water. And this is not a little water, that is a lot of water coming off of that property and he thinks there is a residential component to the east, to the north and to the west. Is that correct? Steve Rowe stated that there is residential. Flowers stated that they are overlooking it on that hill up there.

*Inaudible comments.*

Steve Rowe stated that the natural tree line begins right about here.

Jason Yowell stated that he had pictures.

Tom Flowers stated that just at first blush, that particular layout doesn't look like it plays with the natural lay of the land. And he does not know what the highest and best use of that parcel is and he is not without a deeper view... Rowe stated that they are playing against, and just to provide a little background of the ARC, this part of the site was under an existing or previous review so it cannot be re-reviewed. So, they are stuck with what limits were set on this lot, which was part of an assemblage. This part of the site was on a different review from early in the ARC, late in the 1970s. It is also a small piece of a larger parcel that they are having to accommodate there. The rest of this fell within the guidelines. The layout works with the site in the best means possible while respecting the ARC corridor lines that they have to respect.

Tom Flowers stated that he understands that there are probably required densities to make the package feasible here so he gets that piece of it. It is a very unique piece of dirt in a very impactful spot. And Rowe has mentioned the two things:

1. It needs to marry it from Flowers perspective. He has studied that property, he walked that property.
2. There needs to be improved pedestrian circulation not only from there but back through the community.

Flowers is sure that is what the applicants are negotiating with the adjacent properties.

Jason Yowell stated that they would be providing pedestrian access from Connemara, and then pedestrian access from Valley Ridge. This would be more of a trail system. It would not be paved but a gravel path.

Steve Rowe stated that actually it would be more of a natural path because of the ARC rules.

*Inaudible comments from Jason Yowell,*

Tom Flowers stated that he other comment he would have on the permeable pavers the applicant is talking about. Be careful of them on the slope. There is a pretty big gradient going through there and he is trying to... Steve Rowe stated that he is not so sure that these are going to be pavers. This is actually going to be an open grassed area in these cutouts, and in the center area is where their water quality is going to be in either infiltration or bio-retention, or a combination of the two. They have already talked with the storm water folks and they are accenting detention because of their proximity to the river.

Tom Flowers stated that he was speaking for Monica Hagewood also because she has given him some of her concerns about the property. From Flowers' perspective the thing to protect beyond being a good steward of the environment on that particular lot is what happens along that street and what one sees. It is predominant. It is prominence and it is up there. So, how is the applicant going to address this water element at the road? How is he going to address the entry and the circulation? And he knows why the applicant is switching back, but it doesn't read well the way the streetscape...

Steve Rowe asked Flowers if he meant the location of the drive. Flowers stated that if he a big curve right there at an entry instead of something coming down and saying... Rowe stated that there are a lot of site constraints that allow then not to do that because their first inclination was there is an existing drive that made more sense there.

Tom Flowers stated that there are some historical trees right there, too. There are two on the right side there. Steve Rowe stated that they cannot use this because of the radiance, the review that happened here. It is not the drainage, it is all of the ARC. Flowers stated that he is surprised this is happening in the ARC corridor.

*Jason Yowell's comments were inaudible.*

Tom Flowers stated that it almost reminds him of a little Aspen Village or the makings for something in that category.

*Jason Yowell's comments were inaudible.*

Tom Flowers stated that based on the current densities that he is showing on this plan, because this is different. This is much lower density than the original concept the applicant had produced.

Jason Yowell stated that he thinks their original plan was 26 houses.

Steve Rowe stated 26 or 27.

....This current site plan also preserves this little tree here.  
*In audible comments.*

Roberto Paredes asked where the chimney was. Steve Rowe pointed out that it was right in about this area.

Tom Flowers stated that he noticed on this plan that there were some crosswalks coming in the Center area. Are there still plans to... Steve Rowe stated that they are still working this out. Because of having to... this was much flatter in the original design. Roswell DOT mandated that they make that connection point, which created a much steeper situation here. So, it is going to preclude them from doing something as nice as he was envisioning the first time. But he is going to try to work with something that works up the hill. Maybe it is not something one goes and access to, but the visual of it will work well with it. The idea is to have a water quality feature that looks equally as nice as this through here that everything drains to, because that is the idea. That all of this would drain into that center section.

Jason Yowell stated that right now, if one looks at this thing closely, the area between the breach and the dam and the road is littered with large chunks of concrete.

Tom Flowers asked if that was concrete or natural rock. Jason Yowell stated that it was concrete. When they built the dam, it appears that they tore up Chattahoochee Street, which is still a mapped street running through the property. And that is what they used for fill within the dam. So, when the dam broke there was all kinds of cinder block, brick, large chunks of concrete.

*Inaudible comments.*

Tom Flowers stated that one of the reasons he was asking about the center area is in this new configuration he was curious as to why part of the bottom right of the loop is still there. It looks like that is still impervious surface. Is that purely to provide another means of circulation? Define that area, he is curious...

Jason Yowell stated that it is kind of an extension of the original design. Steve Rowe stated that they were seeing if there is a way to make it where they can possibly eliminate... Yowell stated that if it remains a *inaudible*... it would be a single lane and they would have one-way directional traffic but it could be that they end up with just a pedestrian walk. If this works out to be adequate for a fire truck to turn around, they don't need it from here to here. The road from here to Connemara is going to be paved only to the degree that it can accommodate emergency vehicles. It won't be for typical vehicular access and will be barricaded at the top. And it is really only a means to water out.

Tom Flowers stated that his comment regarding this particular site plan, and Monica Hagedwood's also because it is similar to the other is that the site does have a high relationship with river and for the fronts to not take advantage of the views. Even the right staggering there would suggest that unless they are living off the back and taking that view that the fronts are staggered the other direction and the left side staggers. That is just the design. It has nothing to do with the final product right there. There are so many site constraints here, Flowers does not understand it.

Jason Yowell stated that was something that would be their preference but....Flowers stated that there are so many site constraints here he doesn't understand it. Yowell stated that is the way it has to be but he thinks what they are probably going to do is have in the design of the houses, they will probably put the principle living areas to the back. Not only are they staggered they are...

Steve Rowe added that they are stepping up the hill fairly rapidly. Jason Yowell stated that these views are really going to open up as they step back.

Tom Flowers stated that conceptually he is not challenged at all with this type of product going in there if it is done right. That is the 40,000-foot for...Steve Rowe stated that he was getting that input earlier so that before the architect puts pen to paper they have that detail.

Jason Yowell stated that when one has these things not just staggered, but also heavily stepped, they have five-foot steps here. It also adds a great deal of visual interest. They are monolithic and...setbacks but not necessarily that it creates a great deal of visual interest even if they had a very similar foundation one each house, the setbacks aligned with the steps are going to give it a lot more visual interest.

Tom Flowers asked if they would be able to get that block of seven in the upper left hand corner. He thinks the grades are coming down towards...Yowell stated that these are stepping up more gradually, these are stepping up severely, these are stepping up severely, these are stepping up severely. These two are certainly pretty level. They are probably the most level...Steve Rowe added that that is the flattest part of the parcel.

Marcus Mello asked which part is flat. Steve Rowe stated the little road connection here. Mello asked what the difference in grade was, like from one unit to the other, proposed. Steve Rowe stated that right now they have this at a 938 finished floor elevation and down at the road they are probably at about 860, 865. The lowest building is 871 the highest one is 938. So, there is 16 feet of vertical relief through just the product itself.

Jason Yowell stated that is going to a very unique look in Georgia. Most townhouse subdivisions are cut and fill because that is the most economical way to put townhouses in. Put them in on a flat cut site. If one looks at cities like San Francisco one of the things that makes the streetscape so interesting is the fact that they have various degrees of stepping conditions that create a great deal of visual interest that make a streetscape of townhouses that look the same. It is that step that gives it such a dramatic look.

Tom Flowers stated that like he said, conceptually. Yowell mentioned too, single family. Are those the lot to the north and to the west? Steve Rowe stated that they were. Flowers stated that he is not...conceptually moving the right direction. What he thinks they have heard from the Board this evening is in looking at enhanced pedestrian circulation such as where they are moving towards this new concept and circulation to the river as well and how that has improved.

Jason Yowell stated that he thinks that is very important and neighbors have embraced that.

Tom Flowers stated that the other would be a re-forestation along the road in the character of what is long there. There is bluff occurring everywhere and natural boulders, and suddenly

"Boom" there is this red, dilapidated home and stream bed that is beautiful. The stream bed could be wonderful through there.

Roberto Paredes asked where the stream bed is. Tom Flowers stated that it is up under the main road, it comes under there. Steve Rowe stated it is right here, that is what one is seeing today. Jason Yowell stated that it will have a waterfall effect coming out at the discharge. They only have about a one percent grade. Steve Rowe stated that it was one or slightly less. The challenge they are going to have is as one goes under Azalea Drive that is only a 48-inch pipe that is draining this entire region.

Tom Flowers asked Steve Rowe what watershed is taken care of. Rowe stated that he thinks they are in excess of 50 acres, it is a lot of water that comes in that direction. Tom Flowers agreed that it was a lot of water, it is unbelievable how much water is pouring out of there right now.

Roberto Paredes asked if there was no way to connect through Connemara where that turns back. Steve Rowe stated that actually right here they are connecting there.

Jason Yowell stated that the connection to Connemara is only forward because it is a stream access. The Connemara Street there is actually not a street, it is a common drive.

Roberto Paredes clarified that in other words Yowell was saying that there is, because it makes a lot of sense to him to connect vehicular traffic through. Yowell stated that was pretty much a non-starter with the neighbors. They don't want to have through vehicular traffic. Paredes stated that he lives there and he would like through traffic. Has the applicant talked to all of the neighbors there? They have had a few informal meetings in the neighborhood and actually there are a lot of people that want to avoid a dead end currently. Has the applicant met with the neighbors there?

Jason Yowell stated that he has and one of the reasons they like it is because there is no through-traffic. Paredes stated that he lives on that street....Yowell stated that the vehicular access will only be for emergency vehicles but pedestrian bike access will be provided for. They actually like it a lot. The through traffic, they would come out in staunch opposition to that.

Roberto Paredes stated that he does not know how many neighbors the applicant has talked to, but he lives at 30 Connemara which is towards the beginning of Connemara and if one goes from that point all the way to where Connemara turns, everybody on that street would like to see through-traffic.

Jason Yowell stated that people who live on the cul-de-sac definitely don't want through traffic. They don't mind the pedestrian and the bicycle traffic. Rowe added and the emergency access.

Roberto Paredes stated that what he is saying is that if they poll the whole neighborhood they would get definite plus for connectivity through, vehicular traffic through.

Jason Yowell stated that part of Connemara is going to have more connectivity when they currently have and they are going to have more connectivity than any other proposal. This would be single family homes, there would be no connectivity.

Steve Rowe stated that one of the things he does want to point out is this connection road right now does not meet traditional road standards within the engineering department. They are doing it as emergency access. The fire marshal said he could live with it for that short stretch. Steve Acenbrak said the same thing. But if they started making it a through traffic situation there is no way to make that to be 15 percent or less.

Jason Yowell stated that they would also have to connect that driveways and put kind of a spec road from the cul-de-sac all the way through. It is not a realistic thing.

Tom Flowers asked if it does not fit the ARC requirements either. Steve Rowe stated ARC is kind of like a bowl of Jell-O. If he pushes this out, he has got to shrink it down somewhere else. He is only allowed x number of square feet of disturbance and impervious. So, if he squeezes it here, he can push it here, but he cannot just make it bigger. He does not have a square foot to give right now.

Tom Flowers asked if there was additional information that the applicant is looking for this evening. Steve Rowe stated that he thinks the Board has laid out what they are looking for and he appreciates it.

Flowers asked if there were any further comments.

Roberto Paredes apologized that he was late, caught in traffic. He does have a problem with the plan, number one. And he understands the issue with the grade change. There are ways to handle that. He thinks the lack of connectivity through Connemara is a big deal for him and the neighbors that he has spoken to. That is one aspect. The other aspect is he thinks there is a different approach to the site while avoiding basically piping the stream. He thinks that site is very picturesque even though it has severe grade changes. But as the applicant was saying, in San Francisco one can go to the mountains and have much severe grade changes and there is development in the mountains. He thinks that this plan doesn't really capture the potential that the site has.

Jason Yowell stated that the fellow who lives in this house, when Yowell showed him the site plan, he was very, very enthusiastic about it. He thought that they had optimized the site, maximizing the amount of green space that could be left. Not touching the approved part of the stream but only the part that is a mess.

Roberto Paredes asked for example couldn't the road be on the opposite side of the townhomes? Steve Rowe stated that Paredes missed the whole... he asked to be able to give him the short version of the ARC challenge they have.

Steve Rowe stated that this part of the site right now already has a review done on it. This part of the site is considered undevelopable for ARC. So, even though there is an existing driveway here, the applicant can't take advantage of it. So, actually his initial site plan and Jason Yowell will attest to this, had them coming up in this direction which made more sense from a grade standpoint and from a flow. Because of the way Jim Santo looked at it and gave them all of the background, they had to flip it this way. There is also a challenge with parts of this site. He can only take five percent of the area in impervious. Other parts he can only go to 20 percent. So, overall the majority of the site is undeveloped but the reason a lot of these lines are here is because it is marrying up with the vulnerability lines that ARC has set forward. Like Rowe was



telling Tom Flowers, the ARC had more to do with this site plan than probably any other condition maybe other than slope, because they had to marry the slope challenges with the ARC corridor for all of their building zones. Marrying those two up kind of left them with a very small window of opportunity for development within the site.

Jason Yowell stated that what he was saying here is that is why some were enthusiastic about the plans.

*Yowell's comments were inaudible.*

...when environment planners...achieves an optimum utilization when he inspects the site ecologically....

Tom Flowers stated that this was just a discussion. He asked Roberto Paredes he was opposed to a residential product on this. Paredes stated he was not. He has actually looked at this site and he is very familiar with ARC work. He developed the three lots that he owns. He had to go through the whole thing on Connemara with ARC and the purviews and the river corridor and so he is very familiar with this site. His concern or issue really is that the prettiest part of the site, and again he knows it has tremendous topography challenges, that the prettiest part of the site is being paved and re-graded.

Steve Rowe stated that he would disagree with Paredes only because this is the old lakebed. It may be the flattest part of the site, but he thinks the prettiest part of the site is actually what surrounds it, which is being preserved.

Jason Yowell stated that the prettiest part is from here up because this is where the water enhances the lake. At this point it is running through the ditch. This is not the prettiest part of the site, this is.

*Yowell's comments were inaudible.*

...put it in a little better shape than it is right now. Right now it is filled with trash, it is filled with tires, and all kinds of garbage.

Tom Flowers asked the applicant if the plan was to re-naturalize that stream. He knows that one plan showed it daylighting, coming out into the center there and one still experiencing the water there on that property and then going back up under.

Steve Rowe stated that at this point with the grade transition that they have here there is really no way to do that for this center section. If they did so that, it would be in places 40 feet below them. So one is really not taking advantage of it, he is creating a cavern that nothing will grow and it is the challenges.

Jason Yowell stated that this part has the potential to be as pretty as this because... Steve Rowe stated that is what they think. This is where one's best view is. Yowell stated that this is where the stream restoration will be and they will be taking out all of those big chunks of concrete and block that is covering the natural lot there. Steve Rowe added that there would be re-vegetation.

Tom Flowers stated that he had a question for Kevin Turner on this particular property. Is the Board's charge beyond the front road and to the adjacencies here? Is there charge both the front streetscape, because this is residential but commercial or something. Is it beyond the streetscape in what they relate there?

Kevin Turner stated that they could operate without being valid...  
*Kevin Turner's comments were not audible.*

...the boathouse facility will further enhance the Roswell brand. Instead of having the boathouse in the picnic shelter with a chain link fence, they would have an architecturally single boathouse that has...this will enable them to re-vamp the program. Right now this is the premium rowing venue in the metropolitan area.

Roberto Paredes asked how wide the townhomes are. What are the footprints of them? Steve Rowe stated that they have not gotten to that level of design yet. They are still in....Paredes stated that in the site plan that they are looking at....Rowe stated that those are 25x50-foot depth. Paredes asked if they were two car garages. Rowe stated that they were. Paredes concluded that each townhouse basically, the front is a garage. Rowe stated that it was the majority of the frontage. Paredes stated that to him, in this site, he thinks that is a problem and again, one is looking at, he is talking about environmental sensitivity and to him the whole thing, it goes together.

*Jason Rowell's comment was not audible.*

Roberto Paredes replied that even though that complex has sold okay, the main complaint that people have there is the fact that there is no green space and the front of the house is consumed by the garage. And he knows two people that live there.

Jason Rowell stated that they have a site that is going to 60 percent green space so he does not think there is a development in Roswell that has ever allocated 60 percent of the available land to be dedicated as permanent conservation easements.

Tom Flowers stated that as this is a discussion item and he wants to keep things moving for their other applicants. He asked the Board to summarize their concerns so that the applicant knows a direction.

Eric Clementi stated that he thinks one of the concerns was the drive on the right side and whether that was really necessary. He agrees that view is prime and pedestrian circulation through here is also a very important aspect of the site. One thing he was going to bring up is he knows that the property to the south is being dedicated for a boathouse. It would be nice for that boathouse to have some type of architectural relationship to the rest of the site.

Steve Rowe stated that they can take that but they were asked by the city of Roswell at the time to not include this in this application. To make that a future issue.

Jason Rowell stated that he thinks Eric Clementi is right it needs to be all one piece and have the continuity with the boathouse would make it feel more like it has the community behind it.

Roberto Paredes stated that he is not opposed to the development of the site. He just thinks that the way the plan is done and it is basically not taking advantage of what the site can offer going down to even the standard townhome, which to Paredes one should not be putting a product that as was mentioned, the Roswell Mill. That is an urban type site. This is a much more potentially rural character. There are tons of examples beautiful townhomes that are really not the standard townhome. They happen to be single-family homes that share party walls. The side yard home, the courtyard hard, the split level courtyards, the front and back, there are tons of examples. And what Paredes is afraid of is that once the developer sort of commits himself to a site plan like this, then immediately that translates to a floor plan and a unit plan that is really just not the right type, the right product for this location. So he would encourage the applicant to look at it from a master planning standpoint, look at the unit plan, the unit footprint and he will see that he can improve that site plan tremendously.

Marcus Mello stated that he agreed with Roberto Paredes that like townhomes with big, huge garage doors in front are not desirable. Especially if it is seen from the river. So, if this house is high and one is driving down here, all he sees is the garage door. He thinks there may be a way to make the garage door more hidden or try to work with that so that it is not a big garage door that one sees on the ground level everywhere.

Mello stated that the site connectivity is important not only to that street but also to the streets that are on the north side. He thinks the applicant said that there is some sort of trail there as well. Steve Rowe stated that was correct, they are proposing a pedestrian trail there. Mello stated that was all of his comments.

Tom Flowers stated that he thinks Mello's comments echo some of his opinions on it as well but he is not sure what the highest and best use of this parcel is without additional due diligence, which he sure the applicant is going to do. He recognizes this is at concept level now and whether something would be supported, it sounds to him that generally it is supported but they think they have the wrong site plan going here that doesn't take advantage of the highest and best use of this particular dirt. And questioning even potentially the architecture of a traditional townhome urbanization, something that is more riverside, mountainous. It is a cross between a riverside property and an Aspen home. Something that is more fitting and unique. This is a unique property, he would agree with them on that and there are probably opportunities beyond straight line concept.

Jason Yowell stated that he was not through with the elevation concepts. Right now he is just trying to put out to the Board that the designer that he has in mind is Lew Oliver. He thinks everybody here is familiar with Oliver's work and he thinks that when the time comes for the elevations to be finalized, he thinks Oliver is going to come up with a concept that is going to be something that he hasn't thought of, the Board hasn't thought of and then once it is executed, everyone is going to say, "of course, what else could it be?" Because that is how Oliver's stuff works.

Tom Flowers stated that the Board looks forward to seeing those. Yowell stated that Lew Oliver has that magic touch.

Roberto Paredes encouraged Yowell to get Oliver involved now. He does not know if he has or not. He knows Oliver very well and once a plan gets to a certain point where one has pinned down where the roads are, how many units he has, where the setbacks are there is really very

little other than just sort of dressing the pig basically that Oliver can do. Whereas if he could get involved at this stage, he can show the applicant examples of townhomes, courtyard homes, rural type, there is a beautiful development up in Minnesota that is basically townhomes that are sort of courtyard-type homes, rural in character that he needs to be involved now before the applicant goes too far. So that if there are any tweaks to the site plan, they can happen now versus later on.

Jason Yowell stated that dealing with the site that has such a good, Pacific-looking view and if they had more land to spread out courtyard houses that they agreed upon. But they can't have 60 percent over this space with the courtyard plan unless they reduce their houses...

Roberto Paredes stated that he was just saying just to sort of illustrate different examples. He is not saying that a courtyard home would be the thing to do here. But there is the zipper plan of the townhomes, the Z-plan which staggers. It is not a straight shot but it is a Z shape in plan and one connects them together and he goes up the hill and there are multi-level opportunities.

Jason Yowell stated that the challenges of the topography and the concerns of the ARC zones with all of their coloring, that in proposing this site they have the luxury of space. There is a lot more that one can do in terms of laying out the footprint. But when the footprint is as constrained as it is then the real creativity has to come in and execute the better locations and take advantage of the stepping and staggering to make it more interesting.

Tom Flowers stated that what that suggests to him based on what he is hearing here, is it would suggest that maybe this isn't the right product for that lot. He hears what the applicant is saying that the ARC has wedged him into a corner. He has done this many times, he has done this type of site planning. He understands it, get it. As a matter of fact the Board is probably not even seeing all of the green space that he has around it. Sixty percent and all the permeable surfaces that he is putting there. Got it. He understands it. The applicant has a lot of green space and down here to the left is loft and one can't touch these historical trees to the right. He is wedged in and he has got to get a certain density to make this site work. So the conflict falls in between clearly, the design element and whether it is appropriate for this site or not. They have someone sitting here saying well maybe this particular layout is probably not an appropriate density, appropriate property for this site. The applicant is certainly welcome to convince the Board differently and they look forward to that but Flowers thinks...

Jason Yowell stated that the density is the same as is allowed in the R-1 zoning. The city has confirmed that. So it is not like they are planning at a density bonus. In a conservation subdivision one just has to set 20 percent aside and one starts to get a density bonus. They are not looking for any density bonuses they are looking to have the same density that the current zoning allows and where there is an open space ratio like he said, that blows away anything else that has ever been developed in Roswell. He does not think the Board could show him another development that has 60 percent open space set aside for a conservation easement and in addition there is another 10 percent that is being given as park land.

Tom Flowers stated that the Board recognizes that the applicant is limited to 40 percent and 60 is going to go to green space. The question is what is going to be built on that 40 percent and how is it going to be presented. That is kind of the...

Jason Yowell guaranteed that it...

Roberto Paredes stated that sometimes 60 percent all concentrated is not the best option. Sometimes breaking up the open space into smaller chunks, clusters, sometimes is better than aggregating all in one location.

Tom Flowers stated that he is going to assume that the only reason the applicant has this density in that center space there instead of breaking it up, is they have class D over here, they have class F over here, they have H they can't touch over here.

Steve Rowe stated that Flowers nailed it.

Jason Yowell stated that this is the ideal narrative, the heaviest part of the density but it is precluded. Steve Rowe stated that they can't touch it, it has already been reviewed and it is maxed out.

Tom Flowers asked out of curiosity if there has been any other product explored on this property. Jason Yowell stated that if they do single-family detached they are going to end up seriously broke. All of the communities that are going to have probably more impervious surface because it is going to go into the D up here and one is going to need to be more creative and have a heavier development footprint, a lower overall density, but what is he gaining? He is not gaining any connectivity, he is not getting any hidden green space, it's a backwards step.

Tom Flowers stated that he thinks at this point the applicant has heard the Board's gist of their comments and they look forward to their return and overall he thinks supporting a residential product on there and mold it to fit the site.

**INITIAL APPLICATION**  
**DRB14-0010**  
**2014-00039**  
**FRONTGATE**  
**1425 Market Boulevard**

Mike Wigpen stated that he works for Mr. Mimms and at 1425 Market Boulevard there is an existing space there that wants to basically dress up the front of it. So, that is what he has presented here basically is an EIFS structure basically in front of it that would attach to the existing structure. Wigpen brought some samples as far as the stucco is concerned and what it would look like.

Tom Flowers stated that Wigpen could bring those up or hand them to Kevin Turner. Wigpen stated that the darker one would be the field and the lighter one would be the trim.

Eric Clementi asked if these colors are coordinating with what appears to be EIFS material on the shopping center right no or are they different. There is some EIFS at the base of some of the brick columns, is this a coordinating...? Wigpen stated a little but not that much. Basically they wanted something that would kind of stand by itself to a point without being disgusting or anything along that line. So, they wanted something that would really attract one's attention but as far as the colors, they are very close to the ones that are on the columns, as far as the beige and that type of thing.