

Motion

Roberto Paredes made a motion to approve this application as submitted with any additional comments from city staff or the city arborist. Laura Hamling seconded the motion. John Carruth assumed the Board was approving the revised plan that the applicant has submitted tonight. Roberto Paredes stated that was correct.

There was no further discussion. The motion was approved unanimously.

10-0459

DRB10-29

NORTH FULTON HOSPITAL MEDICAL OFFICE BUILDING

Hospital Boulevard and Hembree Road

Roberto Paredes recused himself as he will be making the presentation for the applicant. Laura Hamling recused herself.

Kethin Songby with Duke Realty presented the application and stated that he was presenting the proposed medical office building on the campus of North Fulton Hospital. Members of his team include Debbie Keel, CEO of North Fulton Hospital; Jim Eschelmann, Duke Realty, he is part of the construction group; Roberto Paredes is the architect of the project was ASD and Steve Rowe is the site engineer with AEC. Songby stated that he would turn the presentation over to Paredes and Rowe to present the project details.

Roberto Paredes stated that he is the architect for the project. He is a Roswell resident; he lives at 30 Connemara Road not too far from city hall. He will briefly describe sort of the location of the project and the context. Steve Rowe will also contribute in terms of the actual site design and landscaping. In general terms they are looking at adding a new building along Hospital Boulevard and it is the big circle in yellow. That is generally the site where the building will go. The smaller dot is the area where potentially there will be additional on-grade parking to be added since the building that they are proposing will be parking on the existing parking structure and the hospital will basically be compensating or balancing that parking displacement with a new parking lot along their back side of the hospital facility proper.

The next slide shows a little more definition in terms of what the applicant is proposing. The building is fairly straight forward in terms of its footprint. It is a rectangular building. The site is fairly steep. It has the high side along Hospital Blvd. and it drops quite steeply towards Hembree. What the applicant is proposing is a building that would be basically a three-story building from the Hembree side and a two-story building from Hospital Blvd. The additional parking that is shown to the north is the proposed location of the parking that they are displacing from the parking deck itself.

Steve Rowe with AEC stated that they have worked out the site engineering and so the landscape architecture challenge is on this. But what they have is the site slopes from Hospital Road down to the detention pond. The detention pond is in that lower, left hand corner of the screen. What they have is in front of Hospital Drive there is a four percent slope going down towards Hembree and as one passes that access drive it actually drops down to a seven percent grade. So it is falling fairly quickly as the site comes down. One can also see at the bottom of the screen that they are tying to the existing parking deck at the lower level. So one enters the deck at level 3 and they are actually entering the deck at the bottom at level 1. They are really dropping through the site as it goes. They are cutting in some new median breaks into the existing that show up for that little porte-cochere feature at the front. The hydrology and storm water for the site is adequate in the pond for the storm water detention. The water quality still may need some tweaking so they have but aside room on the site for some bio-retention areas both in the parking lots and in the lowest portion as the water gets from the site to the pond itself. There are some retaining walls on the site.

Rowe presented the material that they are proposing on the two retaining walls on the site. There is a four-foot wall that will be at Hembree Road, which is a short wall and then the taller wall will be much further back than adjacent to the building and wraps around the parking lot itself to hold the road up above and the parking lot below. They are hard to see but where the parking lot and the entrance drive touches Hembree Road or comes close to it, there is a short wall there and then as the entrance drive comes around, it starts off at the top as a 10-foot wall and then grades out to a zero. They would have a wood guardrail along that retaining all so that the vehicular traffic wouldn't have any danger of going over. They thought that was in good keeping with the nature of the site being more wooded and such.

Rowe stated that if the Board has any questions regarding site or grade he can answer them at this time or they can keep going.

Hal Adams asked where the parking was that is being displaced from the deck. The parking that is....Steve Rowe stated that the parking that is being displaced from the deck is actually being relocated to the upper right hand corner. That is a new lot that is going at grade. Adams asked where the existing parking was. Rowe stated that it is in the parking deck itself. Adams clarified that it was actually in the deck and they are building into the deck. Rowe stated that they are going to claim some of those employee spots for the MOB and then move those people to the other side of the hospital.

Roberto Paredes stated to further expand they are adding some on grade parking on the south and east of their building. It is about 70-75 spaces or so. The balance of patients will be parking in the parking structure and they are

actually connecting a canopy at the Hospital Blvd level so that patients can walk under cover from the parking to the building.

John Carruth clarified that the parking count...is it for the whole site that they are having to deal with? Or do they have a separate parking count for their medical office building and they are taking hospital parking spaces so they have to compensate them elsewhere?

Steve Rowe stated that the answer to both questions is yes. They are going to look at it from a comprehensive standpoint, which is the next phase of their design. They are going to do a parking analysis for the whole campus to find out whether they are over, under, how the ratios are. But at this point what they did is they knew they were displacing the spaces out of the deck so they just replaced those spaces to the north. That may change when they do their comprehensive parking study but that is the general location where the overflow will go.

John Carruth asked if the applicant had any details on the wood rail. He does not recall seeing that in the packet. Steve Rowe stated that they were in the landscape drawings. They were in the detail sheets of the landscape drawings.

Hal Adams clarified that the applicant was replacing the parking they displaced. Are they adding in appropriate number of spaces for the square footage that is being developed? Steve Rowe stated that they are.

Roberto Paredes stated in terms of the context, if one is familiar with the campus most of the existing buildings...the hospital itself is sort of a combination of a split-face masonry, tan color and split-face texture. There is quite a bit of stucco. Across the street from the hospital itself there is an existing medical building that has sort of tan or cream coloration with a little marble. Immediately across from the applicant's building there is a new addition that the hospital finished about a year ago or maybe a couple of years ago and it is mostly a combination of a couple of tones of Dryvit. There is sort of a beige-type Dryvit and then a darker accent. He presented additional shots of the parking deck itself, the entrance to the medical building. There is also immediately along Hospital Blvd. where the addition to the hospital was placed there is a fairly substantial retaining wall that is actually what their building will be looking at. It is a fairly tall wall and it is basically concrete with sort of a skim coat. It kind of looks like stucco but it is not really stucco. It is just a solid color. Based on that and actually the colors on the slides are a little off, they are a little towards the green. But the idea is to bring, stay in the family of that Earth tone, creams and the darker values that the more modern or the latest addition to the hospital has.

As Steve Rowe mentioned, one of the additional elements is the fact that they will have a couple of small retaining walls. They had informal discussions with DRB members, which are no longer part of the Board. But suggestions were made about the material that maybe it could be similar to the one at the church.

He is referring to the big retaining wall at the church across from the cemetery, a couple of blocks down from here. That is basically the material that Paredes is proposing for the site retaining walls.

Hal Adams stated that in the elevations there is a light colored pre-cast and then there is a tan colored pre-cast. Are there two colors of pre-cast? Roberto Paredes stated that was correct. Part of the design of the building is not to do a stucco or Dryvit building. He stated that he will go ahead and flip through the images and then they will come back to the landscaping.

Paredes stated that what they are proposing is an architectural pre-cast exterior façade with accents of exposed aggregate, which is the darker tone that one sees in the elevations. Certain elements of the building, which is the main sort of entrance to the building from both sides would be clad in a metal panel which would be a darker, almost maroon color. As mentioned, the darker portions of the pre-cast will be a retarder-type finish to expose the aggregate. The sample that the Board is seeing is not really a production sample yet. They are still tweaking exactly the color of the aggregate but that is basically the intent. There would be a fairly strong contrast between the two colors.

The actual architecture of the building is fairly straight forward in the sense that it is a medical office building. There will be a lot of fairly small-type rooms which need a lot of flexibility to connect to the exterior walls. It is based on a modulation that will allow someone to have either an eight-foot wide room or a nine-foot room or a 10-foot wide room. It is not so much like a standard office building that is just based on a five-foot module. The lower level has slightly smaller openings. There will be a diagnostic center on that lower level and it will require a lot less daylight. The second floor, which is actually the street floor from the opposite side, from the hospital side and the third floor are slightly more typical in terms of medical-type office space.

Sonya Tablada asked Roberto Paredes if he had a sample of the metal panel. He talked about it being more maroon in color. Paredes stated that the darker tone that one sees there, and actually it is not a metal sample, but the darker color there is what they are looking at for the metal panel cladding that is at the front door and spans across the roof. The element that is the entry piece that also screens the rooftop unit also becomes canopy element that becomes a porte-cochere from both entrances.

In general, and actually the image is there. What is white is really not white, it is creamy in color and the brown has come out a little darker than what it really is. It is a color that is actually at the hospital currently at the new addition especially. There is a darker stucco that is sort of as an accent in certain parts.

John Carruth clarified that it was going to be a metal panel. Roberto Paredes stated that it would be a metal panel. Carruth clarified that it would be sort of a

matte finish. Paredes stated that it would be a matte finish. Carruth asked what the other two colors are that Paredes handed the Board. Paredes stated that those are the colors basically that they use to sort of work with the pre-caster to try to get the tones. In these views one can see that the section through the site, which was a fairly difficult issue due to the steep slope and how they are proposing to integrate a lot of the rooftop equipment into the architecture of the building.

On the lower right hand corner, at the request of Duke Brenler, the developer, they are proposing also gates at the Dumpsters, which Paredes knows is an issue with the city of Roswell but they would like to put gates at the Dumpsters.

John Carruth asked if that was not what they were supposed to do these days. Kevin Turner stated that it was. Paredes stated that they would like to have gates screening those Dumpsters.

Hal Adams asked Paredes if they were going to use a wood gate. He is just wondering if a material that is more compatible with the materials of the building or...how exactly is the...Paredes stated that they would like to use a metal panel and it probably won't be the same level of quality as the building metal panel. The first thought is to do a galvanized framework and clad it in metal in the same color that the metal panels in the building are. If that doesn't work they will have to do a wooden type gate. But they hope to do a metal enclosure.

John Carruth stated that he would prefer a metal, some kind of material that is not going to rot potentially. Paredes agreed. They may want to make that actually a condition of if the Board does an approval tonight. Paredes stated that he thought that would be fine.

Sonya Tablada inquired what the material on the Dumpster enclosure is. Roberto Paredes stated that it would be masonry. It would be a split-face block that matches the retaining wall block.

Roberto Paredes stated that they have also provided additional sort of perspective views as one moves around the building. One is from the parking area that is on the back.

Even though they are not at this point making any, they are not presenting the signage itself, the name of the building has not really been determined. There is a major practice that is going to go into the building. But just too sort of suggest the possibility that they will be using a portion of the canopy element to use it as a branding type of element. But, disregard the actual sign itself as part of the application.

Sonya Tablada asked Roberto Paredes what the glass was, the glazing. Paredes state that the glazing is not reflective. They haven't actually selected the final

glazing. It will be a low-E glass, which is not reflective. It is a higher performance than regular insulating glass but it is a low-E glass basically.

John Carruth asked if the glass was tinted at all. Roberto Paredes stated that they typically don't like to use tinted glass. It will be clear glass with a low-E coating. Carruth inquired about the mullions. Roberto Paredes stated that the mullions are going to be clear anodized. Carruth asked if that information was called out in their submittal or do they need to....Paredes stated that he does not know if it is specifically addressed. He could not recall.

John Carruth asked if there were any further questions about the building itself before they move to the landscape plan.

Hal Adams stated that he wanted to go back to the parking just so that he fully understands. The spaces that are being eliminated in the deck are being replaced in the northern area. Is there additional parking that is required by the additional square footage that is also being compensated for in the northern area? Is all of the parking on surface plus what is...

Steve Rowe stated that what they did was since the parking deck was the closest proximity to the new building is they figured out how many spaces they needed total. They figured out how many they could fit around the new building itself and use the remainder in the parking deck. That meant that they displaced about 150 or so spaces. So what they did is they replaced those 150 spaces that were displaced to the north. They have enough parking for the entire campus and for this building in the proximity that they are needed.

Hal Adams stated that he guessed he was just looking at the balance between the deck surface on the south side and how it relates to the square footage of both office buildings. Does Rowe follow what he is saying?

Steve Rowe stated that the parking deck is not nearly utilized to its full capacity right now. They have not looked at it from the standpoint of this office building to the other but from an initial standpoint it looked like they could almost just use one floor of the deck for each of the office buildings and that would suffice for the parking requirement of each. The rest of the deck was used for the hospital itself.

Steve Rowe stated that he can quickly move the Board through the landscaping plan. They try to use a variety of trees throughout the site and what they did was take an inventory of the trees that were on the campus itself and looked at their health. They looked at how they had matured and tried to use the trees that did well and did not use the trees that were suffering. Some of the trees that were suffering were Crabapples, some of the Poplars, things like that. So they steered away from those trees because they just haven't performed well on site. One of the things that they did use was a Fastigiata European Hornbeam right there at the building. It is a very architectural columnar tree. They tried to stay as formal

as they could near the building. On the entrance drive coming in they lined each side with Zelkovas which create a real nice alley. They grow in a nice vase shape and create that tunnel-like feeling with the tall canopy as one is coming in. Throughout the rest of the site they used a mixture of under stories and over stories including Black Gum, Red Buds and Kousa Dog Woods.

The design intent was as the building was put in place, they tried to stay as formal as they could to accent the architectural features of the building. As they moved away from the building one will notice the bed lines and the planting beds get a little more organic in nature. There is a lot more layering happening as one gets further from the building. The sidewalk itself wanders a little bit as one gets away from the building and it tries to use the natural grade and some of the more informal plantings that are existing to tie the two together.

From the shrub standpoint they tried to also do the same thing. They looked at the shrubs on site that were doing well and the ones that were not and steered away from the ones that were having trouble. Some of the ones that they landed on were Dwarf Yaupon Hollies, which were doing well. They are a native shrub that handle drought well, handle wet well so they used those. They used Dwarf Gardenias, which do well. Indian Hawthornes, Suzanne French Flowers, which are a Loropetalum that have a burgundy color and are semi-evergreen. They tried to play off of the layering and play off of some of the existing plants and introduce some new species such as Knock-out roses and some things that have come into the trades since this building was originally built.

Steve Rowe stated that he can answer any specific questions the Board may have. John Carruth asked if there were any questions about landscaping.

Hal Adams what the material was on the east side by the Dumpster. He stated that there is a stair tower there and the rendering shows maybe some sort of walk that is tied to that stair tower. The landscape plan is showing all planting in turf along there. Is there going to be a wall for...

Steve Rowe stated that he believes there is just a platform as one enters or exits the door. That was something that was brought up after the submittal. They will have to break the hedge material there to get that platform outside.

Adams asked what the plant material was in that area. Rowe stated that they were Compacta Hollies that create a real fine textured hedge through there. It grounds the building a little better and creates a softer landing.

John Carruth asked Steve Rowe to describe what is down at the base of the retaining wall next to Hembree Road. The Board's detail is really small, it is hard to tell. Steve Rowe stated that what he did was he tried to be a little more informal and break up the wall a little bit. What they have is a bed of Knock-out roses to create the color. What he was trying to do was draw the attention to

those and away from the wall itself. Behind that in an interlocking manner are Dwarf Yaupon Hollies and Sargent Junipers with some Miscanthus Grass to add some movement and some nice flowing area through there. He tried to accent the wall as best as he could and screen it where possible.

John Carruth clarified that the wall was going to be four feet tall. Steve Rowe stated that it would be four feet tall at that point and then it will taper down to nothing on either end. Carruth clarified that the material that they are putting there will grow to enough height to pretty much...Rowe stated that the Miscanthus will grow high enough. The Dwarf Yaupon will get about three feet. The Sargents will get about three feet so there might be a foot or so at the top that may be visible. But he thinks that with what they are doing in front one would not really even notice what is going on behind.

Roberto Paredes added that when they met a few weeks ago the retaining walls were taller. John Carruth stated that he remembered those. He couldn't tell on his plans how tall they were. Steve Rowe stated that they were eight feet. They got them down to four feet. Carruth stated that the applicant made a very good move there.

John Carruth stated that they had a guard rail that is for traffic he believes. Does it also handle...as the barrier to keep someone from going over the wall? Steve Rowe stated that was the vehicular traffic for that point but there is no pedestrian way at that point. Their plan was not to put a rail at the top but if they needed to do it through a hedge they could do that. Carruth stated that one of the former Board members used to always insist on them but he will let staff make the judgment call as to whether the applicant needs to put a pedestrian guard rail. Rowe stated that they have a pedestrian guard rail along the 10-foot wall up closer to the sidewalk where someone could wander off. But this area is an area that is mainly vehicular. Carruth asked what the rail on the 10-foot wall was made out of. Rowe stated that was going to be aluminized, it looks like wrought iron but it is not. It will be the dark color.

Sonya Tablada asked Steve Rowe to go over the detention that he mentioned at the very beginning from a standpoint of how or where he is getting it and water quality. Rowe stated that the pond was constructed actually for the overall master plan of the whole campus itself. When that was done there was a very minimal water quality component to the detention. So, they have enough volume for the actual detention piece of that. What they don't have or they may not have, they still need to go through the study, is the water quality component where they have to detain the first 1.2 inches over 48 hours to remove the suspended solids. What they have done is they have incorporated areas where they can do some bio-retention within the parking lots where one kind of inverts the parking lot. All of the drainage goes to the islands and then it flows into a deep channel of soil and stone and mixture with plant material. They also have the same thing at the base. One can see where there is an open wide area to the bottom of this

landscape plan. That is intended also for bio-retention. So if they do need additional volume they have several places on site to be able to pick that up.

Tablada clarified that Rowe still has calculations yet to complete. Rowe stated that they still have a full hydrology study to do but they are confident that the detention volume is there. What they may not have is enough water quality volume, which is a much smaller number. Tablada asked where the applicant was handling the water quality on the other parking lot. Rowe stated that there is also bio-retention within each of those islands. There are some oversized islands in each of the four corners, which can cover enough and they did calculate that. That is enough volume for those areas to cover that.

John Carruth commented that this is a very good looking project that the applicant is proposing to do. He likes the office building and he likes the depth and level of plant material that they are proposing in their landscape work. It is a very tight site and Carruth thinks they have done a good job with it. He looks forward to seeing it go up if the Board gives it an approval.

Hal Adams stated that he agrees with John Carruth. It is a very attractive building. He asked if the applicant could talk a little bit about their intent with the pedestrian walkway and what the planned materials are. Is it pre-engineered or is it an architectural designed walkway? What are their plans?

Roberto Paredes stated that he presumed that when Adams said walkway he is referring to the canopy. Adams stated he meant the pedestrian canopy. Paredes stated that they are still fine tuning the details of that particular piece. In general they know that there will be a connector. Fully answering Adams' question has to do with the hospital is also looking and he didn't want to get into that aspect. But they are looking at actually strengthening the connection from these two buildings across Hospital Blvd. to their main entrance, which is part of a later on or secondary effort. The idea is that all of this would be integrated and connected across the street and into the main entrance of the hospital. Specifically it is a simple...what they are looking at is a fairly minimalist horizontal plane that would be a metal material with then small pre-cast piers. They are trying to sort of keep it as simple as possible but still have the quality that is compatible with the building.

Hal Adams stated that he thinks that was his point with the attractiveness of this building. Just make sure that those elements don't detract from it and reinforce that. Paredes agreed.

Hearing no further questions John Carruth asked the Board if they wanted to hear this as a final tonight. He thinks there are a number of things that are not exactly nailed down but they can condition them. They can condition the canopy to what was presented tonight. If the applicant comes back with something that is drastically different then staff would tell them that they have to come back to the

Design Review Board to have that re-reviewed potentially. If the Board wants to hear it as a final they can do that.

Motion to hear as a final application

Hal Adams made a motion to hear this application as a final. Sonya Tablada seconded the motion. The motion was approved 3-0. Two members have been recused. The Board will hear the application as a final tonight.

Motion

Hal Adams made a motion to approve the application with the conditions.

John Carruth stated that they need to state what the conditions are. He will be happy to try to do that.

John Carruth stated that the conditions would be:

- 1 .The Dumpster will be split-face block closely matching the proposed retaining walls with metal gates.
2. The glass would be clear, non-reflective, non-tinted.
3. The mullions will be clear anodized.
4. The canopy will be as presented both pictorially as well as verbally tonight. If the canopy designs significantly change, the Board would ask that this come back to them at a later time.
5. They will incorporate all of the staff comments that were provided in their information tonight.

Sonya Tablada seconded the motion. There was no further discussion.

The motion was approved 3-0.

10-0466

DRB10-30

**NW CORNER OF INTERSECTION OF MANSELL ROAD and
SR 92-Commercial**

John Carruth stated that it looks as if the Board has some additional material on these center placements.

Jesse Shannon, 272 Broadland Road, Atlanta, GA 30342 presented the application. Shannon stated that he represents 447-448 Crossville Road LLC, which is the current owner of this tract located at East Crossville Road and Mansell Road. He was going to start the presentation unless anyone objects with Ken Wood doing a presentation on the proposed horizontal development and site plan and then move from there to the architectural plans for both the proposed