

Kevin Caldwell asked Cardeau if she was soliciting more work or a board appointment in the city. They are looking for some other folks. This was an absolutely great presentation. There are a lot of other people who should model their presentations after that. Cardeau stated that she appreciates that very much. This is only her fourth one so she appreciates that. Caldwell stated that oftentimes the Board goes through a lot of trouble to ask the applicants to come in here and do the things. The Board members take their time to volunteer to the city and they have people that don't address what they ask them to address. He stated as a part of the public record that these guys met for about an hour or an hour and a half out on site. They did everything the Board asked them to do and as a point moving forward, if the applicant is going to do more work in the city, which the Board wants them to do; they can actually provide this kind of input prior to their full application. Having said that, anybody in the city that has a development that they want to do that they really want to entertain the Board in the initial application process that might actually win over an approval for a final at that same date. If they will do what Cardeau just did up front, they will have a better chance of making, cutting 45 days off. He would say with someone like Cardeau she might be successful in doing that in the future. She did a great job and they did everything the Board asked for in the landscaping. Caldwell appreciates her taking the time to do that.

Cardeau stated that she greatly appreciates those words.

Hearing no further comments from the Board, John Carruth called for a Motion.

Neal Gasaway stated that first he wanted to apologize about not having a quorum. He has been on the Board about 11 years and that has only happened one other time. He is sorry that the applicant was subjected to that.

### **Motion**

Neal Gasaway made a motion to consider the application as submitted with the condition that staff comments be adhered to. Dr. Reps and Robin Millard seconded the motion simultaneously. The motion passed unanimously.

### **INITIAL APPLICATION**

**10-0226**

**DRB10-13**

**THE ATLANTA ACADEMY MODIFICATIONS**

**2000 Holcomb Woods Parkway**

**Suite 36**

Bud Griffin with CGLS Architects presented the application for the Atlanta Academy. They have been working with the Atlanta Academy at 2000 Holcomb Woods Parkway. They have been working with them to do some improvements to the building and the site.

Basically the Atlanta Academy has experienced quite a bit of growth in the last three years. They have gone from 150 students to 230 students. They occupy what was formerly a Roberds strip shopping center on Holcomb Woods Parkway. Now they occupy more than 80 percent of the building at this point in time with their school. There is still perhaps a little bit of retail space left, which they will take over in the future. They have a very limited budget that they have been working with because they are such a young school at this point in time. However, what they would like to do is change the look of the retail center that they are now in to more of a school type of architectural feel. The approach to this will start with the transformation of the exterior to redesign the main entrance as Phase I. From the main entrance, as money becomes available to complete the rest of the shopping center and give it more of a school look.

In addition to this the applicant has decided to create a larger soccer field on the site that they could use and with that help improve the traffic flow on the site. Also, as part of increasing the soccer field, they want to move the playground that is there right now to another part of the site. Then they will of course improve the pick up and drop off areas so that it flows a lot better than it does right now.

Bud Griffin pointed out the site and the area surrounding it as it exists right now with the school. The aerial photo shows all parking out front. Right now they do have half of the parking as green space. What the applicant has proposed to do is increase the green space that is out in front right now. In doing that they lose a lane of parking, 27 cars, and they relocate parking to the southeast corner of the site and the northeast corner of the site. So they don't lose any parking on site at this point. They will move the playground from what the front entry is right now to the north side of the site.

Going back to the aerial view, Griffin stated that they know that they are under the Riverside Overlay zoning district which calls to be contextual with surrounding environment in the building areas. Griffin pointed out their site indicating to the north they have Holcomb Woods business park, which is pretty much a contemporary building with lots of glass and pre-cast. Across from them is another corporate office building and then there is another office building in the northeast corner of the site. There is a corporate facility to the southeast of the site. All of these buildings are contemporary in character and they have lots of glass. The building to the southwest has a glass curtain wall and stone façade. This one is easily seen in context with their facility. So what Griffin chose to do was try to fit the character of this building by introducing stone and glass but still have sort of a school type of architectural character. South of the site there is a retail center, which is a Home Depot building. It is a large box; Griffin does not think that meets the intent of the zoning overlay at this point. So he chose not to emulate that.

Griffin pointed out the school as it appears today, the Atlanta Academy. One will notice the playground right out in front of the main entry. It kind of blocks the main entry. The whole building is pretty much a uniform height throughout. So, it is really hard to quickly see where the entry is. The focus with the money that they have at this point in time is to change the entry look. He showed the character that they are after, bringing in the stone that is on the fence that surrounds the school similar to the adjoining office building, putting in a glass entry vestibule, and then a curved metal roof over the top.

What the Board sees right now is the first phase of the approach. When it becomes available a year or two down the road, what they want to do is change the rest of the shopping center to be more in character with the surrounding area and have more of a school type of feel introducing a level canopy with some more glass above the classrooms.

Basically, that is what Griffin is presenting tonight. The stone that they propose to use on the front columns are Tennessee field stone. That is what is on the fence posts today. The aluminum curtain wall for the glass system will be a clear anodized aluminum. It is clear, low E glass so it will have a very slight green tint to it. The curved metal roof that is over the entry is going to be a Patina copper color, which they think fits the zoning overlay guidelines. The building itself is a classic white out of the Benjamin Moore classic colors, which is what is required of the zoning overlay as far as color selection.

That is basically what the applicant is proposing to do. Just the entry area besides the site work. It is not a whole lot of work and they are keeping it as close as they can within the zoning overlay intent.

John Carruth stated that there were some comments from staff from the fire and transportation departments. Is Griffin ready to address those? Griffin stated that he was and that he has seen those. As far as the fire department, they want to continue a fire lane around the front of the building. The applicant was going to grass it. They have been working with the fire department and they have come up with a plan that does work for them. They have been working with the fire marshal on keeping the fire lane across the front and Griffin has a plan with him that indicates that the fire marshal has looked at it and is in favor of. Carruth inquired if it was going to be a paved driveway? Griffin stated that it is a paved driveway for a portion of it. Carruth asked Griffin to pull his plan out and show the Board what his ideas are.

Griffin stated that they have a paved area across the front under the canopy and then on the south part they have put in a grass paver area to maintain some more green space and pervious soil. All of that will support a 75,000 pound fire truck, which was the request of the fire marshal.

John Carruth stated that Roswell DOT had some issues with the median cut. Griffin stated that as far as transportation, they have decided not to pursue that median cut as far as the DRB approval. They will probably have another meeting with them just to discuss it further. But they do not consider that critical at this point. What they really would like is approval to go ahead and do the entrance and the site work.

John Carruth asked the Board if they had any comments or questions. Roberto Paredes asked Griffin to flip back and forth between the existing and the proposed. Griffin stated that he could do that. Paredes clarified that they were also adding additional glass on the portion of the existing canopy. Griffin stated that was correct. They are adding some glass there and they are also adding...the existing columns under the existing mansard, stucco columns, they want to encase them in rock as much as they can.

Paredes stated that the only comment he has is the sketch looks great, the drawing that was submitted has more of a working drawing...it doesn't look as good as the sketch. The sketch seems to suggest that the stone columns have a certain taper to them or batter to them. He does not know if it is just an optical illusion but it feels nice in the sketch. It seems like they are heavier at the bottom and they taper slightly to the top. But the drawing that actually is the working drawing shows them as being rectilinear all the way up. Griffin stated that was correct. Paredes thinks it looks a lot better with a slight taper. Even the building Griffin showed as an example, most of the walls and the piers are battered he thinks slightly. He does not know if that was something that Griffin abandoned when he decided to actually do the working drawings.

Griffin stated that actually those were drawn straight too but it probably is with the curved roof and everything, it probably appears a little battered. They don't have a problem making them battered.

Paredes stated that personally he thinks they look so much better with a light taper and they look great in the sketch. But then when he looks at the actual, the more hard line drawing it doesn't have that same refinement. The other thing is in the sketch Paredes likes the fact that there are two bigger members that are horizontal, one over the door and the other one up almost at the top of the arch, the two white bands. But then on the hard line drawing that the Board has it seems like there is...that hierarchy disappeared. There is like two more vertical, there is more like a square grid that is equal. There are two verticals and it sort of loses that nice flavor that one has on the sketch.

Griffin stated that was correct. That is after their structural engineer got involved with the curtain wall and wanted to beef it up. So they had to add those two verticals. Paredes asked if there was a way that the two verticals could be behind the two horizontals. It would look much nicer. Griffin stated that it was possible that they could do that.

John Carruth stated that they could even have the two horizontals be the light color and have the verticals go with wine color.

Paredes stated that it was nice to see that the curtain wall, the half-circle at the top, then white and another pane of glass and then below that the entry system instead of having more of a checkered or square looking thing that is on the hard line drawing.

Griffin stated that he thinks they can move those structural columns behind the store front, maybe even make them a darker color so that they are different than the anodized aluminum so one will get the same effect that he sees in the rendering.

Robin Millard stated that he had two questions or comments. What size are the entry doors height-wise that they presently have now? Griffin stated that they were seven-foot. Millard stated that he was obviously open for everyone on the Board to comment to this but he would love to see the applicant raise that lower white band one more panel up and have taller doors there. The doors appear to be like dwarf doors or just something so squatty down they just don't feel to scale with the rest of it. That is just one comment. Griffin does not have to do that. Millard is just saying that he thinks it would have a better appearance.

Robin Millard stated that the other thing is guard rails. His concern is he thinks they are cutting into that one hill to put a playground in. Griffin stated that was correct. Millard stated that if Griffin was going to do a modular wall or something like that he thinks they need to make sure that there is a barrier along the top of that wall whether it is a fence or something, especially with little kids playing in those areas.

Griffin stated that the playground will have a fence running completely around it. Robin Millard stated that he understood but he is talking about at the top of the wall because that could be a real safety issue. He is very interested in other members of the Board commenting on his comment about the front doors, whether they think it is necessary or not. Millard thanked Griffin and stated that he had a very nice looking project.

Bud Griffin stated that as far as the doors they are on a very tight budget, therefore they are trying to use as much standard manufacturing pieces in this as possible. Those are two-and-a-half foot panels so they would be talking about a nine-and-a-half foot door. It is a much heavier door and requires a much heavier closer and it would really run the cost up quite a bit.

Robin Millard inquired about keeping the same size doors, raising the band up and having a transom above the doors. Griffin stated that could be done. Millard

stated that he was interested in everyone commenting on it. Griffin stated that they are hiding the door closures.

John Carruth mentioned that if they could move that member up it would more align with the fascia of the rest of the center.

Neal Gasaway stated that he agrees with Millard. He thinks that functionally, aesthetically they need 10 foot doors but that would be cost prohibitive and not functional for kids to open and close a huge door. The concept is quite nice but the proportions on the entry, they are just a little bit conflicting with this huge façade that they are building. So, if there is some way without spending a lot of money they could raise that lower band and just give it the appearance that they are matching these huge columns and roof with the entry he would have a much more attractive product.

John Carruth stated that he agrees with Gasaway. Because it is such a tall arch roof, what does one see on the under side? Griffin stated that it was a metal deck but not the corrugated deck. It will appear smooth with lines running about three or four inches apart. Carruth clarified that it would be kind of a linear soffit look. Griffin stated that was correct and added that there is exposed beams under that.

Kevin Caldwell stated that he concurs with Roberto Paredes on those columns. He thinks the sheer mass and size of this would be diluted by a column that does not have more dimension at the bottom than at the top. He also thinks that raising the band, however they do it is insignificant to him but he thinks that raising the band is important.

Caldwell stated that they have not talked about landscape. He thinks this is a nice use of the property. He personally has visited this on the last Design Review Board meeting. He thinks it is a great refurbishing and re-use. He understands what the applicant is doing to call attention to that front entry way and he thinks this is a great interim. If the applicant could do those two couple of things Caldwell would be willing to entertain this as a final. However he would like to talk about the landscape. Is Griffin going to represent that or do they have someone in the crowd that is going to represent the landscape? Griffin stated that he guessed he would be the landscape architect.

Caldwell stated that they really haven't talked about the landscape plan that much. If there are no other Board members that wanted to add to it he thinks the comments have been very helpful and very minor. In the words of his esteemed other Board member, Caldwell thinks the applicant is "missing an opportunity" on the playground area where he is going to wall off and dig out all of this area but yet he is going to have what appears to be a second terrace with a wall there. He frankly would suggest to Griffin that if he is going to fence that in that he needs to have a much larger play area. Caldwell would challenge him to make that a larger play area. What the applicant is essentially going to do is have to put a

fence over a wall and for "hide and seek" purposes it might be good but for real use it is not going to serve him that extra little terrace up top. Caldwell will challenge the fact but he won't stop the approval of this application tonight if the Board would like to entertain that.

Caldwell stated that concerning a plant palette he would like to substitute a few plants if the Board approves it tonight. The Hawthorns he would like to see substituted for another agreeable shrub in its replacement; the Dogwoods, the same thing. Other than that he thinks it is a very attractive plan. There are just a couple of substitutions and maybe missing an opportunity to capitalize on some more additional space if the applicant is going to do that grading in there. If Caldwell were doing that grading in there to add just a little more fuel to it, he loves the look that they are trying to bring about from probably one of the most attractive buildings that the Board has ever seen built in Roswell, which is one of the ones that Griffin showed in the picture. (Kingswood Charcoal) It is too bad it doesn't sit out in the open for everyone to see. He remembers when the Board approved a lot of that.

He would actually instead of trying to do modular walls maybe do earthen stone that would somehow carry that theme that the applicant is carrying across the shopping center and not really spend any more money doing it. He would try to work with some of the natural forms there and maybe use some stone that he would kind of pack into the sides of the embankment there and not build a commercial modular looking wall if he is going to do that.

Bud Griffin stated that he could study that. Caldwell stated that he thinks from an expense standpoint it would not be a huge expense. He might get challenged by some of his folks in the crowd here but he would like to see a little bit more work there to help bring the building out to the curb. He thinks it would do a very good job with that.

Bud Griffin asked if when the Board says make the playground larger, is he talking about the actual playground surface area larger? Kevin Caldwell stated that it looks like to him on the north end of the plan the applicant has with the new sod and the playground is going to be right across the street. Not the playground or play area that he made immediately adjacent to the school, but the one at the top of the drawing. He is putting a wall in and then he is sodding below it. Caldwell is suggesting that maybe he claim a little more space there and maybe try to make that walled off with a little more natural outcropping. Maybe some rock and maybe claim some more space because it looks to him like the applicant is going to lose some more space that he could probably use. There is never enough playground at schools. He is not going to hold up the application tonight; this is a pretty well put together application. But he would encourage the applicant to take another look at that.

Griffin stated that they will do that. As far as the tapered columns he agrees. He thinks that would look much better to taper the columns.

John Carruth stated that it sounds like they have a lot of agreement here with a few tweaks. Does the Board want to hear this as a final and try to craft a motion?

**Motion to hear as a final.**

Roberto Paredes made a motion to hear this application as a final. Robin Millard seconded the motion. The motion passed unanimously.

**Motion**

Roberto Paredes stated that he would like to make a motion that the Board approve the application with a few minor adjustments.

1. Related to the canopy at the entrance, the stone columns could be tapered.
2. At the discretion of the applicant the horizontal band above the entrance could be moved up.
3. At the discretion of the applicant the verticals that are currently shown on the same plane of the glass that maybe could be pushed behind the glass.
4. A few of the trees shown on the site plan should be substituted. Kevin Caldwell suggested that the applicant substitute the Cherokee Princess Dogwoods for another more suitable substitute to be agreed upon by the city landscape architect. And the Dwarf Indian Hawthornes should also be substituted with another.
5. At the discretion of the applicant they should look at some alternatives for the earth retainage at the playground located on the north portion of the site.
6. Some kind of a fence or barrier should be constructed at the top of the wall.

Robin Millard seconded the motion.

Neal Gasaway stated that they need to put in the transportation and fire department recommendations.

Paredes added to his motion to adhere to the staff comments.

Neal Gasaway stated that he does not think the choices should be at the applicant's discretion to taper the columns and change the façade. He would like to see that they draw it and meet with the architects on the Board to approve it. At their discretion, with the furniture store up the hill, the Board told them what to do and they didn't do it.



Roberto Paredes stated that he trusted Bud Griffin. Neal Gasaway stated that he understood.

John Carruth asked if they were removing the word "discretion" and they are making that as a condition. Roberto Paredes stated that would be a condition. Carruth clarified that they were amending the motion to delete the word discretion.

Robin Millard amended the second.

There was no further discussion or questions about what the Board was voting on. John Carruth called the question.

The motion passed unanimously for approval of the project.

**INITIAL APPLICATION**  
**10-0254**  
**DRB10-15**  
**ROSWELL TOWN CENTER**  
**608 Holcomb Bridge Road**

Michael Purdue presented the application for Roswell Town Center. He is a Roswell resident and lives in the Brookfield West subdivision. He is representing Mimms' Enterprises tonight. The Board probably expected to see Lonnie Mimms tonight. He would have been here but his father is receiving an award at the Convention Bureau. Purdue also had with him Gary Tilt, who has been one of the engineers in the design firm that is the chief designer on the façade project. Purdue would like for Tilt to tell a little bit about himself and his company.

Gary Tilt stated that Entertainment Design Group is an Atlanta based multi-dimensional entertainment company. Their scenic division, which has been involved in the Aurora Cineplex designs and fabricates themed environments, everything from restaurant interiors to major theme park work all over the world. They are very pleased and proud to be involved in the Aurora Cineplex project and to provide a dramatic theatre experience for the guests here in Roswell.

This is their project, Roswell Town Center located at the intersection of Holcomb Bridge Road and Alpharetta Hwy, which is arguably one of the most busy intersections in all of North Fulton County. This property is roughly 39 acres and houses over half a million square feet of retail space. By any stretch of the imagination they believe that this is in the commercial heart of Roswell and needs to be reconditioned as an exciting and a viable center. For that end they have a 10-year program to turn this into a mixed use development. One of their starting points is this theatre, which is in the very back. Tilt presented a photograph where one can see on the right where it says StarTime FEC on lower