

is going to be seen from the street and introduce a symmetrical design of three trees in there whether they are Zelkovas or Red Sunset Maples or Nuttallii Oaks or something of that caliber to put this building in context, street trees. With the rest being lawn it looks like the applicant would have an entrance... is there not an entry to the front of this building? That is just a walk right along the front?

Casey Warfield stated that the entry is actually on the side of the building. Flowers asked if that was just a three-foot concrete band or something along the front. Warfield stated that it was a concrete sidewalk across the front of the building. Flowers grasped that the circulation would be on the side and people on the other side. Is there an entry to the other side that park on the northeast corner? Warfield stated that there was.

Motion to hear as a final.

John Carruth stated that he would like to make a motion to hear this as a final tonight. Monica Hagewood seconded the motion.

The motion passed unanimously to hear the application as a final.

Motion

John Carruth made a motion to approve the application as submitted with the condition that they will add three trees as were discussed in discussion tonight.

Laura Hamling seconded the motion. The motion was approved unanimously 6-1.

DISCUSSION ITEM

13-0001

RZ12-11, CV12-06 & CU12-05

TAPESTRY HOUSE EXPANSION, THE JENNINGS GROUP

2715 & 2725 Holcomb Bridge Road

Land Lot 824

Sonya Tablada reminded the Board that this is just a zoning item for discussion and comment. She reminded everyone to talk clearly into the mike and introduce themselves.

Tim Watford presented the application. He is a principal with Peacock Partnership. Also present is one of their project architects, Andrew Spiers. They are representing Insignia and specifically Tapestry House, which is an assisted living facility on Holcomb Bridge Road. It is east-southeast of SR 400 just down from Horseshoe Bend on the north side of Holcomb Bridge Road.

The existing property is 4.27 acres. The owner has just purchased the adjacent 1.67 acres to take it to 5.94 acres or about six acres as a single tract. The first thing Watford is trying to do is pull the two pieces together as one single piece. It is currently under Fulton

County Annexed and what he is proposing to do is bring it into Roswell's O&P which is basically the similar piece of it and convert it into a single plot.

Currently what is approved for the existing site at Tapestry is the ability to put 75 living units there. They currently have 32 on the 4.27 acres. The acreage that was bought, the 1.67 acres was approved in Fulton County from a zoning perspective for 60,000 square feet of office space and the appropriate parking that went along with that. If one does go back to the old zoning and look at it, it was somewhere in the 250 car/300 car count, a normal number.

So, what Watford is looking to do is again, pull these all together, rezone for O&P in Roswell. He is asking for three variances. Two of them are due to existing conditions that when one goes from the Fulton County Annexed to the O&P, the O&P is more restrictive but it is an existing condition on the Tapestry House. It is primarily a buffer on what would be the eastern side.

Watford pointed out Holcomb Bridge Road heading southeast. This is the existing Tapestry House and the 4.27 acres. Adjacent to that would be north and west is the 1.67 acres they have already added. They have actually purchased it. So along the eastern side of the property along Tapestry House on the right hand side, that is where the buffer today is greater than it was when it was put in place as well as the setback for the facility but it is existing now.

The third thing that Watford is looking to do is the owner wants to put at its potential, an additional facility in place that could have 100 units. That would bring the total to the property at about 132 again setting aside the fact that it was approved for 75. They are not looking for 175; they are basically looking to be able to put in a facility that can carry an additional 100 on the six acres.

One of the things that they are looking to do and Watford would like to explore tonight if possible and go a little further, this is their first meeting and it is about zoning but they have some ideas and thoughts about what the owner is trying to accomplish. One of the things they are looking to do is build a five-story facility and there is a reason for that.

In the zoning for Fulton County it was four. In O&P for Roswell it is three. But what they have is if one looks from Roswell Road to the center of the property it drops 50 feet. There is basically a big bowl if one will that is created by the site. Tapestry House basically right now sits in a bit of a hole. Tapestry House is over on the right hand side. That is actually the roof top of Tapestry House. So if one is going along on Holcomb Bridge Road he is actually looking down on the roof top of Tapestry House. That is currently in the single story building.

Sonya Tablada clarified that that is a one-story building. Watford stated that is a one-story building so one is currently looking on top of the house. As one drives up the road there is a decel lane and that is the main entry to the Tapestry House which has the little white sign right here. As he moves up, the additional property that is the 1.67 he sees a large

red brick sign. That sign is in front of that property today. This is a view of that coming from the other direction. He does not know how dark it is for the Board, he can see it very well. But on the left hand side is what was a single story residence at one point and certainly was converted at some point to a real estate office. The bank took the property and again, eventually the owner bought this piece of property. It is heavily wooded and the biggest challenge right now is it drops about 50 feet from the Holcomb Bridge Road to the center of the property. What Watford wants to try to do is basically be kinder and gentler if one will to the property itself. Certainly they could go in and build a 40-foot wall and make a flat plain and build a three-story building, but that would be pretty insensitive to the natural setting that is there right now. So, that is part of what they are looking to try to do.

Tim Watford stated that if he could he would like to go over just a couple of the...again orientation-wise this is Holcomb Bridge Road. Tapestry House is here, the existing and the parking. Again, if one looks down the hill he can see how steep the side is in fact and he can see that there are plateaus that were created here along and over time where some of the area was cleared out and they created some flat places to put the building that is there now. The building that is there now is actually two stories. It too falls off the side of the hill. It looks like one story from the road but it is two. So this is a similar condition to what Watford...

This would be a proposed two phase project where phase I would include 60 units and then phase II they look to have the ability to expand to 100. They would be adding an additional 40 on that side of the property.

There are two existing entrances that were shown in the photographs before that would remain existing. One for each of the two properties. What Watford is looking to do and proposing is that when one comes in this entry here he would drive down and around and the lowest level of this five-story would actually be parking structure. What they are trying to do is lift from the lowest part and lift the building up capturing parking. So instead of having a facility with a sea of parking in front of it, they are basically going to have minimal parking out here for guests, visitors, that kind of thing and have resident and staff underneath the building actually on the back side of the building.

Tim Watford stated that basically this is as one is going by Roswell Road essentially what one would see would be three stories of structure from the road. Because as the property drops off they will have two stories that will be again, open to the back side of the property. The area that he was talking about that is 50 feet from Holcomb Bridge Road to the bottom of the structure. The idea here, again would be to optimize. This would be entry elevation. That is an elevation there and all of this is very preliminary and again, they are no where early in the stages but Watford wanted to show the Board what he is looking to do.

From Holcomb Bridge Road one would see a three story facility. The north elevation again would be a section through as one moves down the hill, which would have four stories. Below that again would be parking. It would be open on the back side of that on

that side of the property. One is looking at a site plan which would be open here and here on this side of it. As one moves around the building, this being...basically this entry piece right here is about 10 feet below the crown or crest of Holcomb Bridge Road, their entry piece which would be their main level. So when one is going by Holcomb Bridge Road and he sees the three stories he is actually about at the second floor because of the way the property drops off.

Again, this is a section through that. There would be parking on the rear. This shows as a solid but it wouldn't be a solid but again it shows the level that is the parking level at the lowest level. That again, would be where all of the service entry, all of the parking, storage, engineering and those kinds of things would be that parking level lowest, the basement, whatever one would like to call it.

Tim Watford presented a quick cross section as what he is trying to illustrate again is this is Holcomb Bridge Road in section if one cuts a section through it. He actually pulls in and drops off in the very front part of the parking at a drop off and those are the three levels there. They would have to put in a retaining wall and create a well for a landscaped area for the residents of this front portion of what would be the very lowest level. Everyone, again has windows and views. The back side of the facility itself looks out into the remainder of the woods that are pretty much the whole area is wooded back behind the property.

Watford has been working with Kevin Turner and the staff as it relates to the site itself. He thinks they have gone through with the department of transportation as it relates to leaving the remaining entrance and exits as they are, which has been approved. At this stage they are coming to some degree to find out what kind of comments the Board has in general. Again, to try to answer any questions that he can and talk about the process moving forward.

Tom Flowers clarified that that is the sub-wall on this building making it effectively four floors and the bottom floor is parking. Is that correct? The sub-wall floor? Watford stated that was correct. The lower floor would be parking.

Flowers stated that overall and he will start from a hot air balloon looking down on this site before going to granular details about a building. It is his opinion that the current configuration doesn't respond to anything that this site affords to offer. The current layout/site plan doesn't architecturally respond to the existing structure. That is without dealing with the clad or the façade of the building just specifically the site plan doesn't. It divorces itself and doesn't even consider that other building. Also, in just a brief cursory overview of the site plan it appears to Flowers that there needs to be more, a little bit more setback of the front of the façade and he is still in the hot air balloon. He wants to be 1000 feet up, he does not want to go down to this building yet and utilize more green space instead of throwing this right out on the structure, right out on the road where there is a decel lane not giving any sense of arrival. One is going to have a very harsh three floors on the front, five on the back that is going to stick out there without proper buffer,

without properly being spaced horizontally. It is going to be a little bit too urban just based on the placement here.

Additionally, Flowers thinks there are opportunities to respond and connect to the other building not only on the ground plane but even architecturally and in the air to create a little bit more visual interest. If he is reading this lot line right and he does not know if there are future plans for density towards the back of it, but the applicant really hasn't enveloped that.

Flowers stated that he is more than glad to share with Watford a site plan sketch that he produced that is just very, very rough speaking about proper circulation and siding on this site to make it respond to the existing building if that is the intention to marry the two and to unite these lots.

Laura Hamling asked if this is going to continue to be assisted living or is it going to be a continuing care retirement community. Tim Watford stated that it is assisted living.

Sonya Tablada stated that there was a drawing that was one of the first elevations that the applicant showed from Holcomb Bridge Road. One of the things that Watford keeps talking about is the fact that it is only visible three stories above the road. Tablada stated that it just feels like it is all the way up against the road and there is this huge imposing structure. There is nothing like it on Holcomb Bridge Road. One does see four stories she just would be very much opposed to something this huge and this tall at this point.

Laura Hamling asked if the reason Watford has it so close to Holcomb Bridge Road is because of the topography doesn't allow him to... Watford stated that there are multiple things that are forcing the issue as it relates to being so close to Holcomb Bridge Road. Contour is one of the largest. The other is the fact that basically at the bottom of this ravine, if one can imagine that this property right here is almost bowl shaped but open on one end. And one end means the lower end where Holcomb Bridge Road is the higher end. So it is basically a horseshoe. One of the things that they are dealing with is there is an afferral branch which basically means when it rains a lot, water pushes out of the side of the hills in a natural bowl and creates a wet area in wet times on a site. That is an area that they have to physically stay away from, which is this area right here because it has buffers associated with it. They are working with staff on that from an engineering perspective and so they have to stay out.

Tom Flowers asked if these were wetland buffers down in there. Are they delineated wetland buffers? Watford stated that they are not wetlands. Flowers clarified that other than redirecting the swale and engineered walls, what is the buffer here. He is not understanding what the setback is or what is the buffer zone. Is there a recorded easement? Is there a drainage easement? Is there something that he is not seeing here?

Watford stated that their civil engineer couldn't be here tonight and he has been working directly with and actually sent a new drawing, working with staff today which has to do with...it does have to do with a buffer related to...

Tom Flowers stated that he was suggesting that the bowl effect that Watford is speaking to could only enhance his site plan that he could use that. It might not yield the high density that he is looking for. But in, marrying to this building that bowl effect would be a wonderful opportunity with the land forms that are there to marry as opposed to pushing a square peg into a round hole so to say.

Watford stated that he agrees with that and certainly the building can't be a big curve because again, from a physical construction perspective to sit in the bowl that doesn't make sense either. One cannot afford to do that. And while he can appreciate this and understand where Flowers is going, his biggest challenge is that is:

1. Unaffordable
2. Again dealing with what the Board didn't know which he has been working with today is this drawing. If there is zone...

Tom Flowers asked if this was in a 100-year flood. Is there something that he is missing here? Is there a spring? Are there delineated waters of the state?

Watford asked Kevin Turner if he remembers what they were speaking to specifically. It says it is an intermittent stream. Tom Flowers stated that would be waters of the state. Watford stated that it has to do with the intermittent stream steep slope analysis and again, their civil engineer is currently working with Roswell's engineer on that particular piece. So they basically had to stay away from the area where that lower part of the site is physically. It is certainly a natural setting with lots of trees and that kind of thing.

Tom Flowers stated that he still sees a lot of property in the back. Watford stated that they can't go back there and get it. So, part of it being up front is because they are physically forced to be up front on the site, which is where the existing...Flowers still suggests that there are opportunities to look at marrying to the site and marrying to the existing architecture. Understand that this is just commentary.

Watford stated that one of the things as they are developing this they had a meeting this week with the owner to look at the site and again, in this phase when they are talking about 60 units, which may in the end could be the only phase that they ever have. But, the first phase would be 60. Two of the things that they want to do is they want to pull both the entry from the corner more central and actually he wants to make a connection to the building that is existing and they want to pull it over next to it. What they have to work out with engineering is whether or not this road that comes down and around underneath parking. Can they take that road and come to the other side. The challenge is their site is rising so he is sure they can physically make it happen they just have to work through those details.

Again, what the owner is looking to do is pull those the two buildings closer together and see if they can't take the drive on the other side. That is one of their walk away challenges from their meeting basically, which was actually yesterday.

Tom Flowers stated that he is hearing that anything to help buffer from the front to get this building in context is the key take away. This is only viewed from the front so the Board's purview is primarily within this zone that they are looking at right here. Architecturally, he will leave it to the experts. But he is seeing an elevation with vines on it and pretty monochromatic architecture and balconies that he is sure would need higher levels of detail.

Watford agreed and stated that at this point they are trying to get massing and the physical piece of it in scale just so the Board can at least understand that part of the building.

John Carruth stated that what is good about Tom Flowers' diagram though is that by having two wings that are on a diagonal to the Holcomb Bridge Road, one has a sense of an arrival point and it naturally lends itself to creating...that it responds well to the building next door. And if the applicant can get that driveway around to the other side, then he has the opportunity to create courtyards and green spaces and the things that they heard from the earlier applicant that are really good in assisted living facilities. One could develop those between those buildings but it also by doing two wings that face Holcomb Bridge Road on a diagonal, one could do that size and that mass and it doesn't feel as heavy on the roadway. It moves back and so only the ends come out and have that kind of tall scale that when one turns it and parallels the road it just becomes obtrusive. He thinks the applicant really needs to look at it and see if there are any opportunities to re-shape what he is shooting for and it would make a wonderful point of arrival.

Sonya Tablada stated that she is sure as the owner obviously has more experience than they as the Board have in this type of situation. Although she has a mother-in-law who lived in assisted living for three years, is the concern of the density on here and that with the terrain as it is, where does one have common space? Where does one have a safe area for them to go to is a concern. They push so much density on this space on this piece of property that there is nothing left because it is so steep. So, her concern is for the density and the height. So, the height is allowed, the four-stories in this area on Holcomb Bridge Road? She does not see that with these pictures. From what they just saw in that photo it is clearly three stories showing from the road.

Monica Hagewood stated that Tapestry is way below grade. Tablada stated that she knows exactly, she lives right there. She lives right at Nesbit Ferry and Holcomb Bridge Road.

Tom Flowers stated that he thinks ultimately in the proper site plan the height could be addressed here and this building put in context with the right relief of architecture. Like John Carruth said the arrival sequence and what Sonya Tablada said about introducing some outdoor experience as well, green space. Which feels like it is wedged in. It almost feels like an urban high rise as opposed to a comfortable mid-rise that one would see in a suburban setting such as this one right here.

Watford stated that he would agree with what Flowers is saying and he thinks it needs to be a combination of certainly the architecture and the planning in dealing with the site. Because, if one has not seen the site, he invited him to drive over. It is beautiful but it has some challenges and again, they are trying to use the side of that hill in lieu of, anybody can stack up a giant wall.

Flowers stated that he wants to be sure that ensure that the design objective are with the financial objectives right now. Anything can happen but it is a question of feasibility. He understands that. So they might have water seek its own level. He always knows that one has the design objective, he has his financial and until the two meet in the center does one have a project.

Watford stated that was exactly right.

Flowers stated that he might look at a little bit of movement there would be his recommendation.

Laura Hamling stated that to her it just look sterile. She agrees with everything they have said and she thinks they want it to be more appealing to draw in people and to make people want to live there. Right now the way it is, it doesn't look that way.

Watford stated that this certainly wasn't brought in to be the architectural solution. He thinks that more than anything they want to show massing but have some projection on the building so that the Board could get a feel for where rooms are, where pieces are, balconies, those kinds of things. Again, he understands that there is a long way to go but the most important part at this juncture for them from a zoning perspective is making it a feasible project so that the owner and like Flowers said, the whole balance between what he has to put in place and how much can he spend to make it actually a project. So, it can actually happen because...

Flowers stated that the lot comes with challenges, no doubt. Existing structures and topography on site, but he is sure that the owner knew that going in to it and the cost was accordingly to offset the development cost of it.

Sonya Tablada asked if there were any further comments from the Board. Hearing none she stated that at this point the applicant has their comments and good luck with the project.

APPROVAL OF MINUTES

Monica Hagewood made a motion to approve the minutes of the January 3, 2013 meeting. Roberto Paredes seconded the motion. The minutes were approved unanimously, 6-1.