

a long time before that. They did a similar thing to give an example down in Sandy Springs. They had the shopping center that was called Hammond Square. It had in it a Service Merchandise and it was just a history of tenants gone under. It started out with a big box tenant that pre-dated Wal-Mart. It was kind of the big discount tenant of the day. That space got split up and whatever and they had a ground lease that was dictating that time period. So, every lease ended on a certain day and when they got close to that time, this was over a 30-year period, they ended up renovating the whole thing and put in Whole Foods and Ross and PetCo and a lot better mix of tenants than the revolving door that had been in there before. This is a shorter time frame than that but Mimms can see the same kind of thing but maybe with more boutique type things, restaurants, some living areas, things like that. He knows that the city of Roswell has some good plans to do the North Bridge and the parallel road to Holcomb Bridge Road and it would be wonderful if that would tie in with Commerce Parkway. Then they could really start creating something very nice here.

Neal Gasaway added if things ever turn around.

### **Motion**

Neal Gasaway made a motion to accept the application as submitted and that the staff comments be adhered to with the exception of the right-of-way comment, which does not seem to apply to this project. Dr. Irwin Reys seconded the motion.

The motion was approved unanimously.

### **INITIAL APPLICATION**

**DRB10-06**

**10-0069**

**JP MORGAN CHASE BANK**

**1475-B Holcomb Bridge Road**

Neal Gasaway asked if this was the item the Board received e-mails about to change. John Carruth stated that they all got an e-mail today that one of the transportation comments had been deleted regarding giving up the right-of-way. Gasaway clarified that it was another deletion of a right-of-way. He has the same thing here. John Carruth stated that he does have the exact same words, boilerplate.

Andrew Blakey presented the application. He is a civil engineer with Travis Pruitt and Associates, Norcross GA. Also present was Steven Fisher representing J.P. Morgan Chase Bank. Chase proposes to redevelop a portion of the southeast corner of Holcomb Bridge Road and Old Alabama Road. Right now there is an existing Blockbuster store. What they are proposing to do is to demolish Blockbuster and a portion of the pavement around there to construct a branch

bank, three drive-through lanes and an ATM lane with the site being impervious in its existing state. They don't anticipate any major issues as far as drainage and storm water management. The site is served by a detention pond that is located south of the shopping center on Old Alabama Road.

To address staff comments within the development the applicant is planning to provide bio-retention areas in the landscape areas around the site in the immediate vicinity of the building. The site is subject to the design guidelines for the River Banks Campus district. Submitted with the package is the site plan. They outlined how they plan on handling each one of the criteria, shielding parked vehicles from view and parking surfaces. They plan on planting the evergreen shrubs and also having the parking area and the building depressed down from Holcomb Bridge Road. Currently it is planned to be about three and a half feet lower than the road. The parking areas will range from two to five feet below the road with a three to four-foot hedge along Holcomb Bridge Road. Sidewalks are already provided along Holcomb Bridge Road and Old Alabama Road. Concerning the treatment of large flat wall areas the building is designed such that there is not a lot of flat wall areas.

Neal Gasaway inquired if the applicant was changing the finished floor elevation. Blakey stated that they were actually bringing it up a little bit. Gasaway asked Blakey how much he was bringing it up. Blakey stated about six inches or so. The building is designed so that the drive-through will be depressed about three-and-a-half feet. Gasaway stated that right now one has to go up about four feet of steps. They are basically keeping that there but the drive-through is lower. Blakey stated that was correct. Gasaway stated that essentially the building with the new roof is almost the same height. Blakey stated that it is although he believes Blockbuster is a little taller.

The signage will be provided by the shopping center sign. Chase plans to have building signs on all four corners obviously designed to the sign ordinance.

Softscapes are pretty much there. They are trying not to change a lot with it. They have to provide the hedges between the building and the street but there is landscape area between Holcomb Bridge Road and the parking areas. The visual patterns of the building will be such that there is varying amount of materials and glass glazing provided on most sides. Sight lighting is planned to remain with the same standard that they are using in the shopping center. There are a few, large shoebox type light poles already there that are not planning to be demolished. In keeping with the covenants of the center if there needed to be they would add some additional site lighting.

It is going to be designed to fit in with similar styles of the buildings around the area. The colors and the palette are similar to other buildings in the district. Utilities are going to be underground. The only thing one is going to see is what is already on Holcomb Bridge Road.

Neal Gasaway inquired about all of the trees in between the building and the Boston Market that they have to remove. Does the applicant figure that he is just going to kill them when he cuts the retaining wall? Blakey stated that there are some that are needing to be removed and he actually proposes to plant a few trees along there, some Magnolias, to help with the screening. Gasaway clarified that the barrier between the two buildings it looks like the applicant is going to pretty much clear cut and start all over. Blakey stated not entirely, not the whole...there is about a 10-foot area along that side that will not be disturbed plus all of the trees that are existing. Gasaway stated that if he looks on....that is what he is seeing. Blakey stated that all of those trees will be existing. Gasaway stated that those stay up front but in between there are 10 and they are pretty big.

Kevin Caldwell asked Blakey if he knows what varieties of those trees he is cutting down. Aren't those Virginia Pines in there? Blakey stated that most of them are pines. Caldwell clarified Virginia Pines, short...Blakey stated no. Caldwell inquired if they are Loblolly Pines. Blakey stated that they were taller trees. Most of the material in there is some under story that is growing around the larger pines. Caldwell stated that what he thinks Blakey is doing is cutting four trees out front, which addresses a little piece of the ordinance. Typically they have a tree every so many feet or one has to have to equivalent across the front. They are taking down four across Holcomb Bridge Road. Is that because of construction or are they just doing that to increase visibility?

Blakey stated that it was partially because of the grading on the site and also in discussion with the landscape architect some are...Caldwell stated that the applicant is not changing the grade in that area. They are not even changing the parking lot footprint. Blakey stated that they are cutting down a little bit along the front. They are grading up to the property line and they have to provide, they are also required to provide ADA access out to Holcomb Bridge Road.

Kevin Caldwell asked Blakey to show him on the drawing how much he is changing. Blakey stated that they have a slope from elevation 54 to 58 along the front parking. They are actually having to provide a little more parking on that side due to the inability of having the parking in front of the building. One will notice that there is no parking out in front of the building. The owner wishes to leave all of these parking spaces intact.

Caldwell asked Blakey if he was familiar with the utilities. Isn't there an overhead primary power that goes out in front? Blakey stated that there is. That was part of his discussions with the arborist about those trees as well. Caldwell clarified that the discussion was with the city arborist. Blakey stated that was correct.

Neal Gasaway stated that there is a line, they are almost in a perfect line, a 10-inch, 19-inch, 17, 23, 20 and 22 that looks like could stay. He understands that to

do the pull-through the ones to the rear of the building were the teller...there are about four or five of them that have to come out. But he wishes they could save some of them in that buffer. Blakey stated that some of them could stay but for purposes of tree calculations they would have to consider them lost. That is something they can address with the arborist. Gasaway stated that because Blakey is grading so close they would call them dead. He is essentially clear cutting the whole...Blakey stated that is what their X's represent are the trees that they are potentially have to....Gasaway stated that they are gone in the propose plan. He is saving the ones up front but all of those in between he is going to cut down and plant the Magnolias.

Kevin Caldwell stated that the problem with this as he sees it, the way the ordinance works, and this is an ordinance issue. Is they are giving credit for that one corner that is going to be intact supposedly, which goes right under the power lines, which could be trees that are topped. The rest of the site is being cleared. But they are giving credit for saving a corner, one corner of the trees which really doesn't...it really doesn't make sense. They ought to say that there should be equally spaced, well-distributed tree canopy throughout. When the applicant is coming back with this plan they don't have any trees going back out front. Understanding that they have power lines and they needs to be careful of that but in every other municipal area that he has dealt with, one has to have a tree every 20 or 35 feet. Caldwell does not think that makes sense either but he thinks they are going to have to come up with some trees to go out front that are going to work under the power lines. In the current proposal there are no trees, it is all shrubs. He understands what the applicant is doing with the Magnolias and trying to create a back drop between them and Boston Market but he thinks they could drop the Magnolias in and probably keep a few of the pine trees and do an assessment. He thinks it is kind of a crime to take out all of those trees in that one corner.

Neal Gasaway stated that he knows Blakey has done pretty much what is completely legal with the city of Roswell but...his building, to Gasaway is fine. He gets kiddie movies all the time at that Blockbuster; he guesses that they are not going to make it. But he is glad that it is not just going to sit there and rot. He is real supportive of the project and the building is fine. But in between the Boston Market he wishes they could figure out a way not to just knock all of those trees down. What is going to happen is this will be one of those deals where when the applicant goes in and just clear cuts this as proposed, Gasaway is going to get calls. Why did the Board let this happen?

Kevin Caldwell stated that depending on how one reads the ordinance this could be not compliant or could be compliant because the ordinance states that there shall be a tree ever 35 feet along the frontage or the equivalent. He stated that he would like to craft something up.

Neal Gasaway stated that the layout, the specs of the building, the colors, whatever...he just does not want them to cut all of those trees down. If they can resolve the trees he could support a motion to hear this as a final.

### **Motion to hear as a final**

Neal Gasaway made a motion to consider this application as a final.

Blakey stated that he had one other thing to add with respect to the building and the elevations. This Chase building as they submitted it being a prototype that they now have some out of the ground was actually designed in Chicago. They have some out of the ground in Florida. They are finding that the tower and the tower that he submitted with the glass to the top is causing a cooling problem in the vestibule. It is sort of a design flaw that they need to try to get fixed. What Blakey has with him is a revised elevation that he would like for the Board to consider.

John Carruth asked Blakey to pass copies of those to the Board members.

Neal Gasaway stated that they ought to put a ceiling in eight to ten feet up in between and not heat the upper.

Robin Millard asked Blakey if he had any material samples with him tonight. Blakey stated that he has larger boards and he also has a smaller.... Neal Gasaway clarified that the applicant was just enclosing the glass. Blakey stated that was correct. Reduce the heat in the vestibule.

John Carruth stated that in some ways that actually gives the city of Roswell a little more control over it because he does not think they can control what Blakey puts behind the glass so much as what he puts on the face of his building. Blakey stated that was true.

Neal Gasaway stated that he thought Blakey was going to tell the Board that he was going to do away with the towers. Then they were going to have a problem.

John Carruth stated that on the new elevation it shows the little steps that occur right at the right side of the entrance that weren't on the original. He appreciates that, too.

Neal Gasaway stated that he still makes a motion to hear this as a final. Dr. Reps seconded the motion. The motion passed unanimously.

Neal Gasaway stated that he had not looked at the staff comments.

Kevin Caldwell stated that on Blakey's tree choices he thinks it is fine with the Brackens Beauty Magnolias. If he attempts to craft a motion he is going to request that they attempt to save some of the pine trees per his and Neal Gasaway's concerns. He would like to see a substitution of the River Birches along the parkway; there are three River Birches there. He would like to see them substituted with what he calls true over-story trees, some sort of oak tree and preferably not a Willow Oak but substitute with either an Overcup, Shumard or something along those lines. He would also like to request on the Red Maples, there are two Red Maples, one up near the building and one kind of backing up to the center. That center is full of dilapidated Red Maples. He would like to see the applicant substitute those Red Maples for something like a Persian Ironwood, which will fit the space a little bit better and will live a little bit better. There are two Crepe Myrtles planned up against the building. Caldwell would like to suggest that Blakey use some specimen trees there rather than just Crepe Myrtles. Specimen trees can be defined as something like a Japanese Maple or something that will fit the space and have a little more interest.

Lastly, although Blakey has his tree count Caldwell is going to request that he replace the four trees that he is removing out front with four under-story trees and that he meet with the city landscape architect or Caldwell to discuss what will work in that space that won't necessarily impede his visual and won't grow into the power lines and so. Caldwell is going to request that they are actual, good sized trees that they put back in there so that they have more of a balanced feel of putting back what they are taking out.

If Blakey has any aversions to that they can discuss it. If he does not, Caldwell stated that he will attempt to craft that in a motion.

Neal Gasaway asked about the pines on the right side of the building that they switched to the four Magnolias. Kevin Caldwell stated that what he would like to see the applicant do is to attempt to keep as many of those pine trees as possible and then intersperse the Magnolias. Gasaway stated that is what he would like to see. He just can't stand when one gets close to a tree and is told that it is dead so he decides to cut it down. He would much rather see the applicant keep the trees.

Kevin Caldwell stated that if there is no discussion from the Board....Robin Millard stated that he had a question dealing with the side of the building that is common with the Boston Market. Blakey is indicating a retaining wall there. When Millard looks on the elevations he is wondering how high that retaining wall is and if it matches the "cast stone" that wraps the building. Blakey stated that they were actually small walls about two feet high to help in providing the required bio-retention area. They are planned to match that same stone base as the building. Millard asked if the top of the wall will remain constant, or will

it...Blakey stated that it will. Millard stated that his concern is every time they put a retaining wall in they have to be concerned about a barrier, somebody walking off of it and he knows that the applicant has some planting areas there already. He is concerned with that. He does not know if the applicant had any discussion with that or not.

John Carruth asked what the differential elevation is. Robin Millard stated that he thinks it starts at about two feet but according to the plan it gains pretty high back towards the back corner of the building. If in fact the top of it remains level. Millard apologized that his plans were so small that he can't read it. He can't read the top of the wall.

Blakey stated that along that side down by the drive-through there is a curb with pavement and the curb would be around a 51. They are showing top of wall elevations on that particular wall of 52 ½ at that end which dies at the northern end into the ground.

Neal Gasaway stated that it is only two feet tall.

Robin Millard stated that he was fine. Just in looking at the elevations he could not tell. He thought the wall went all the way up to the window ledge. Blakey stated that in conversations with public works and trying to balance the water quality and needing to get these bio-retention areas in there because they really want them they were having to go to something like this. Robin Millard stated that was all that he had.

## **Motion**

Kevin Caldwell made a motion to accept the plan as submitted with the following conditions:

1. As many as possible of the pine trees to the east be left on the property and interplanted with the four Magnolias that are on the plan modifying the planting site of the Magnolias to work around the existing pine trees that they can save.
2. Substitute the River Birch for some sort of oak. The three River Birches will be substituted with some sort of oak other than Willow Oak.
3. The two October Glory trees mentioned on here will be substituted with two Persian Ironwoods.
4. The Crepe Myrtles will be substituted with specimen trees such as Japanese Maples.
5. The four trees being removed out in the front will be replaced with four additional under-story trees as agreed upon by the city landscape architect.
6. The two foot wall matches the base of the building.

John Carruth stated that he thinks they should also condition it that they are accepting the revised elevation submitted tonight.

Kevin Caldwell accepted that condition. They are accepting the revised elevation furnished to the Board that does not have glass in the upper tower. He does not know how to delineate this because there is no document number.

Neal Gasaway stated that either one would be fine with him. Kevin Caldwell stated that they accept the revised elevation.

Robin Millard seconded the motion. There was no further discussion. The motion passed unanimously.

John Carruth added that this was a really good looking project and he looks forward to seeing it.

### **DISCUSSION ITEM**

#### **MARTA Bus Shelters**

Andrew Antweiler with the Roswell Department of Transportation planning staff presented the project. He stated that they have been working on a program to implement some transit enhancements in the city of Roswell. The Board should have received two memos. One was regarding a bus shelter design and one was regarding something called "Semi-seat".

Neal Gasaway stated that he was on a committee in his neighborhood and he has received about 100 e-mails in the last two days so he has not really looked at it.

John Carruth asked Antweiler if he had any of the photos that he could put on the screen. Antweiler stated that he did.

He is coming to the Board tonight at the request of mayor and city council and get their thoughts on this design. He has presented this shelter design to the Roswell Historic Preservation Commission and basically got their thumbs up. He presented it to the mayor and city council and once again got their thumbs up on the look, the color, is this appropriate for Roswell.

Antweiler stated that the memo pretty much says it all but to quickly restate that the city of Roswell has basically received or is going to receive about \$1.6 million from ARC to do transportation enhancement projects. One of the projects that they are proposing is to use some of those funds to install bus shelters. They would be a non-standard MARTA bus shelter. The city would maintain these bus shelters so they thought they would pick a design that is going to match Roswell's character, work with the historic district and be uniform throughout the city. They looked back at some previous staff notes over the past eight years on