

DESIGN GUIDELINES ANALYSIS

THE ATLANTA ACADEMY

The Atlanta Academy property lies within the *Riverbanks Campus District*, which has an established set of Overlay Design Guidelines (ODG), approved by Roswell City Council, November 1, 1999.

Although The Atlanta Academy facility does not presently meet all portions of the ODG, having been built prior to the ODG acceptance, our intent is to modify the existing facility and site, as capital becomes available over time, to better reflect the intentions of the ODG. The following is our analysis of how our proposed phase one exterior transformation and site improvements bring the facility more in alignment with the ODG, addressing each criteria in order as they appear in the ODG document:

Criteria #1 – Shield parked vehicles from view

Previous-permitted work by The Atlanta Academy removed a large area of parking from view. As you approach the property on Holcomb Woods Pkwy from the west, the original view was across a sea of parking to the building. Now the view is across a play field or large lawn to the building as seen in the photograph below. Approaching the site on Holcomb Woods Pkwy from the north, we still have some visible parking, but landscaping and trees installed some years ago provide sufficient screening of the parked cars. Our present submittal leaves these areas as-is since they follow the intent of the ODG.



Criteria #2 – Shield parking surfaces from view

The existing parking lot remains as-is and cost to excavate to lower as indicated in the ODG would be a large financial burden to the Owner. The existing landscaping at street border provides sufficient screening of parking surface plus trees in the existing parking area have matured and provide additional screening as seen below.



Criteria #3 – Safe sidewalks

The property already has sidewalks, which meet the marginal standards of the ODG, which we propose to leave as-is. See photograph below.



Criteria #4 – Treatment of large flat wall areas

The DRB submission does introduce some minor retaining walls to allow the relocation of the playground and some new parking. The majority of the average 8 foot high walls occur out of view of Holcomb Woods Pkwy. At the new parking spaces, the addition of a planting space between the 4 foot average height wall and parking will cause the height of wall to double because of the steep slope in the area of the wall. We feel lower less intrusive walls are a better solutions in this particular case. These are not expansive walls.

Criteria #5 – Signage

This submittal does not add any signage to the property. The existing signage, as shown below, meets the intent of the ODG.

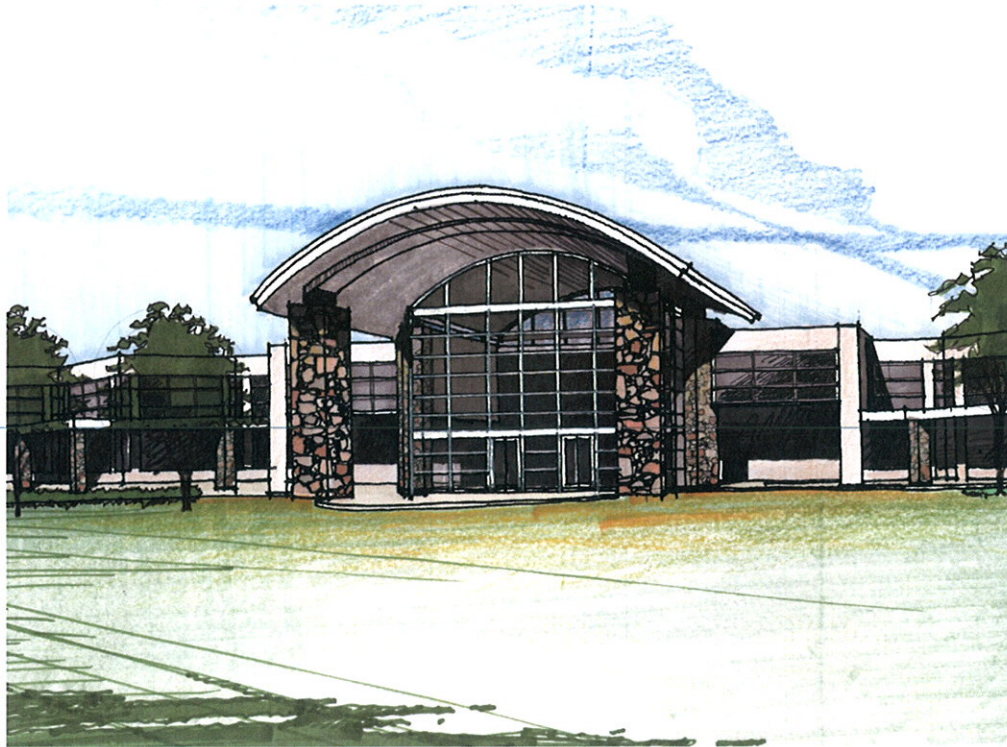


Criteria #6 – Softscapes

The property is presently landscaped as shown above to meet the intent of the ODG and this submittal does not change the existing fence or landscaping at the border of the property except at the southeast corner where we are adding 9 spaces.

Criteria #7 – Visual patterns on building facades

The existing building remains as-is, however the existing building does have many breaks in the façade. Future plans are to transform the façade in phases to better fit the context of adjacent properties architectural character. The submitted change to the main entry depicted below is a definite improvement to the existing façade with a strong outward projection and higher canopy announcing the entry while providing strong shadow and visual interest.



Criteria #8 – Site lighting

Existing site lighting will remain as-is and pole design marginally meets the intent of the ODG.



Criteria #9 –Contextual appearance

We have chosen the adjacent office building south of our property, shown below, constructed of glass window wall and stone, to be a compatible architectural character rather than nearby Home Depot retail center as it better reflects our building function. The business park adjacent to our property on the north side is a collection of white contemporary architecture with extensive glass and white mullions also influencing our context. Our desire is to transform the existing retail strip center architectural character to a more contextual architecture fitting the adjacent properties yet express an “educational use” facility. The phase I main entry is a step in that direction. We will be utilizing a similar stone and glass curtain wall as seen on the adjacent office building.



Criteria #10 – Visible utility lines

All site utilities are below grade.

Other information

We have included a Landscape plan with this submittal which keeps the landscape materials in context with what is on presently on site.

Colors for the building are from Benjamin Moore Historic Color Selection while the stone is similar to the existing stone fence pillars on site and the adjacent

office building. The roof will be standing seam patina copper color and the glass will be a clear low E type in a mill finished aluminum curtain wall system.

The ODG calls for a signature element or "edge" consisting of a meandering sidewalk combined with a sloped set back and low masonry wall to give protection and a sense of separation from the road. This feature already exists at the site as shown in the photo below.



In conclusion, the scope of this work which we are proposing is physically very small relative to the existing facilities and will be of very little impact to the surrounding community, but the visual impact of the new entrance on the existing building should be substantial as the first step in the exterior transformation from strip retail center to private school. We feel we have met and exceeded the ODG for the *RiverBanks Campus District*, and look for a favorable reply from the Roswell Design Review Board.