

## MINUTES

**City of Roswell  
Design Review Board  
June 4, 2013  
6:30 p.m.**

**Members Present:** John Carruth, Roberto Paredes, Sonya Tablada, Laura Hamling and Tom Flowers

**Members Absent:** Herman Howard and Monica Hagedwood

**Staff Present:** Kevin Turner and Allison Bray

Sonya Tablada, chairman of the Roswell Design Review Board stated that she would like to call to order the June 4, 2013 meeting of the Roswell Design Review Board to order. She reminded those present that the Design Review Board is an all volunteer Board. They sit at the discretion of the mayor and city council. She asked that everyone keep that in mind as they go forward tonight. There are two final applications and three initial applications and the rezoning review on the schedule. Those who are present for an initial application it is basically a comment period and they could decide if they have enough information and everything has been satisfied to vote on it as a final. But there is no guarantee that the Board will do that. Basically, they are here to hear it as an initial application.

### **FINAL APPLICATION**

**13-0075**

**2013-00164**

**SINGLE SOURCE/ARIE KOHN**

**595 W. Crossville Road**

Sonya Tablada stated that it is her understanding that the applicant is a no show.

### **FINAL APPLICATION**

**13-0127**

**2013-00572**

**VIP AUTO TECH**

**1325 Holcomb Bridge Road**

Sonya Tablada stated that this applicant has not shown up.

Tablada asked that these occurrences be noted in the minutes.

**INITIAL APPLICATION**

**13-0229**

**2013-01348**

**ROSWELL INFINITI**

**11405 Alpharetta Hwy.**

Sonya Tablada asked the applicant to come forward and make sure that each person who speaks into the microphone clearly identifies himself as the speaker change back and forth it would help the Board. If one walks away from the microphone, Kevin Turner can provide a portable mike.

Keith Franklin thanked the Design Review Board for allowing them to come before the Board today. He is here as the owner's representative, John W. Ellis, Jr. Ellis owns the entities that own the property as well as the dealership of Roswell Infiniti. Franklin brought with him Kirk Flaherty of Flaherty Architect, LCC who is doing the design for Roswell Infiniti. At this time Keith Franklin turned the presentation over to Flaherty.

Kirk Flaherty state that he was asked by John W. Ellis, Jr. to take a look at some drawings that were prepared Piper, O'Brien, Herr Architects, another Atlanta firm, under what is called the I-Ready Infiniti Program. It is a typical sort of car dealer's facility requirements. It is a facility upgrade and so much of what the applicant has here tonight is very similar to the materials that are already on the building. It is a lot of EIFS, some ACM and one feature glass wall that has an interesting Frit pattern but other than that it is essentially the same colors as the building currently has with the exception of the ACM, which the building currently doesn't have any of. The applicant has samples of it for the Board's perusal and Flaherty would be happy to show those to the Board.

Sonya Tablada asked that the applicant go ahead and bring those samples forward. Kirk Flaherty stated that most of these materials are things that he is sure have been presented to the Board before. They have Alucabond in a brushed aluminum which is to be used at the new vehicle delivery canopy as well as just behind the signs that say service on the service drive, which is actually visible from the street.

He has clear anodized aluminum; Flaherty was not sure whether the Board would like to see these samples. But that is clear anodized aluminum, which is a replacement of the bronze anodized aluminum on the storefront. All of the storefront is required to be replaced. So that is something that they will be doing.

Flaherty presented the proposed ACM, which is a stone material. Unfortunately Benjamin Moore only had one little sample of this but it is essentially the same color as the stone. It is what is called Berber White, which is a trend color to be used on all of the certain metal doors and trim. It is very close and actually Berber White has been replaced as Flaherty was just told today with that color. But they say it is exactly the same color.

The glass is the feature glass wall, which is curved in two directions. It is curved in elevation and in plan, a curtain wall system, and the glass has this white Fritting that runs vertically as this show. The idea is it looks like a sheer from the outside, like one has a sheer window treatment but from the inside one apparently can see straight through it. He is not exactly what the point is, he is sure Infiniti loves it very much. The only difference in this is that they will be changing the Solar Band 60 to a Solar Band 72 because this glass does not meet the current energy code and for some reason Flaherty's architectural firm had to tell Infiniti that. But they will be making that modification. Essentially it is a clear, insulated glass panel and it only occurs in that one curving glass element, everything else is going to be clear, insulated glass.

Sonya Tablada stated that she knows that the Board has the elevations and all in their packets. But, does the applicant have any color renderings or anything that shows where the different finishes are going. Kirk Flaherty stated that he does. It is actually something that was generated by Piper, O'Brien and Herr and he showed the Board the image. One can see generally speaking it is beige on beige with a touch of beige and then there is the silver ACM all the way to the left at that new vehicle delivery canopy, which is existing.

The only material that Flaherty really hasn't spoken about is a panel to the side of the main entry door, which is right there. It is a stone material, which he believes is in the box. That material backs up the Infiniti logo at a ground level for the...and basically they are going to mount it as a running bond. It is a 12x24 tile and it basically creates a backdrop to the Infiniti logo. That is the material that goes adjacent to the front door.

Tom Flowers asked Flaherty to describe on the elevation the materials they have seen. They have seen metal EIFS and they have seen now a polished stone. Flaherty stated that that polished stone is in one very limited spot. He will put his finger on the spot on the rendering. It is right here. One can see right there where there where there is the hint of a logo. That is adjacent to the main entry doors and it is just a stone panel that has the Infiniti logo mounted upon it.

Tom Flowers asked if these were all materials that are on the existing structure currently or is this all new clad. Flaherty stated that these are all new clad. Flowers clarified that the bones of the structure are not changing the applicant is simply doing a veneer change. Is that correct? Flaherty stated that there is one addition where that entry door is a single story addition, which will match the other finishes but essentially it is a re-cladding of the existing facility, correct.

Flowers asked if there was part of the structure that is not being re-clad. Flaherty stated that there was not. Flowers clarified that the entire structure was going to be this combination of materials. Flaherty stated that was correct. As is the Express building, which is adjacent, which is also in the drawings. The express building will match the same materials.

Flowers asked if Flaherty had any other elevations than this one. Flaherty stated that he did not, not rendered. Flowers asked if there is any additional site work being done

besides clad. Is there any re-landscaping, any units, any parapet walls, any air conditioners on top? Flaherty stated that there is directional signage but that will come under a separate permit obviously. But otherwise there is nothing in there and the rooftop units that are in place will remain. They are not putting any new units up on the new roof section. They will be fed from the existing units up on the high roof.

Flowers asked if Flaherty had any images of the existing structure. Flaherty stated that he believes there is photograph which they are putting up on the projector. That is the existing structure now.

Roberto Paredes stated that it was like a mirrored glass right now. He would rather not change it to that.

Kirk Flaherty stated that the colors that that they have in the EIFS and the paint, if one looks at that image there is a lighter color, a sort of a stripe that runs in line with that open framework. That lighter color is basically the color of this new EIFS. So, there is not a big change, it is just that the building gets slightly lighter in color and of course all of the dark bronze anodized goes to clear anodized and the glass goes to clear glass with the exception of that curved wall that has that striated Frit. Anything like a hollow metal door and frame that needs to be painted, metal coping, will be that color.

Tom Flowers asked if the material that is on the structure now will be an EIFS as well. Just a dark EIFS? Flaherty stated that was correct, it is just slightly darker. Flowers asked if there are any other colors that are going with these five right here that the Board sees. Sign color? Flaherty stated that the signs are primarily chrome so it is really just silver and beige. No other colors.

John Carruth asked if these are the corporate branded colors that they want on all of their stores. Kirk Flaherty stated that they were. They actually had three EIFS colors that they could choose from, Stowe, RX and Dryvit and in Flaherty's opinion the Stowe color is the most appealing of the three. They are very, very similar. One is a little too yellow, one is a little too drab, this one seems to have a little more richness than the other too.

Sonya Tablada asked if there were any further questions for the applicant.

Tom Flowers stated that the stairs that are being shown on the Express building, are those existing stairs? Flaherty stated that they are. Flowers asked if they are currently screened in any fashion. Flaherty stated that they are not screened. They are not visible from the street. They are on the back side of the building so they are totally hidden from public view. As a matter of fact they are behind a fence so there is no access to them from the public.

Sonya Tablada stated that there is an existing brand car sales, they have the car wash and then they have a storage building. Explain to the Board what is happening there.

Kirk Flaherty stated that the buildings behind the Express building and the main dealership building, it is a stretch to say that they will be visible from the street. They are so far removed from the street that he does not believe that there is any proposed improvement to those buildings. Infiniti is only requiring the applicant to make upgrades to those two buildings what they are calling the Express building, which used to be the used car building and the main building.

Sonya Tablada stated that clarified that is what the applicant is calling the Express building. She thought it was but she wasn't sure.

Tablada asked if there were any further questions or comments. She asked if there was a motion from anyone to hear this as a final tonight.

**Motion to hear as a final.**

John Carruth made a motion to hear this item as a final tonight. Roberto Paredes seconded the motion. Sonya Tablada called the question to hear the motion as a final. The motion passed unanimously. The Board will hear this and vote on it as a final.

**Motion to approve**

Laura Hamling stated that she would like to make a motion that the Design Review Board approve the Infiniti project as is. John Carruth seconded the motion.

Sonya Tablada called the questions. The motion passed, the project was approved unanimously.

**INITIAL APPLICATION**

**13-0230**

**2013-01340**

**FOREST COMMONS**

**900 Myrtle Street**

Sonya Tablada asked that whoever is speaking to speak clearly into the microphone and identify himself and if he walks forward, if he will, get a portable microphone from Kevin Turner.

Dave Schmidt stated that he is at 12660 Silver Fox Court in Roswell and is representing the team for Forest Commons. He is the developer for the project. Monty Hewitt will be the home builder for the 22 homes that they have at Forest Commons. Lew Oliver is the architectural designer and Steve Rowe is their engineer.

Schmidt stated that he will come around to the front and orient the Board to the site and then they will get into some design discussion. He will just do a quick recap on the site and then he will ask Monty Hewitt and Lew Oliver to up talk the Board through the time line and so forth, all of those details.

Forest Commons is actually sitting right behind them here. It is a 3.2 acre site with 22 lots, nine of which are single family on the north side and the 13 which are on the south side are town homes. There is an eight-unit complex as well as a five. The sites are bounded on both sides by Myrtle and Forrest Streets and have alleys that access a rear garage on the lower level for the town homes and a rear garage at the mid-level on the single family. This site basically falls from high to low so they are falling down as one can see the detention pond over here in this lower corner. They are taking up grade as they step down through the single family to a wall right here. It brings this middle area at that same level where the green is and then hits a point above mid-point inside the town homes where they drop down to a basement garage essentially to get to the lower level. So that is how the site is oriented. They do have parallel parking spaces planned for Myrtle Street and Forrest Street. This is part of the Groveway standard that as they develop in Groveway there is the requirement of 50 feet of right-of-way added to the streets as part of the development, which can be used either for parallel parking or other purposes. They have chosen to use it for parallel parking. This picture Okays that there is no internal parking to the project so they pick up 13 additional spaces along those two locations.

As far as other elements of the site to know about from a landscaping standpoint, this is a green area in the center. There is also a garden area here in the center point so there will be individual garden plots for the 22 lots as well as some structures, a wash tub for cleaning vegetables, and a pavilion that will basically frame the green area. The trees that are shown are basically about everything they can get on the site with the current ordinance plus they have more that they couldn't find places for. So, frankly they have maxed out on the trees just in terms of physical space constraint. So they have in about all they can do.

Beyond that he thinks that maybe Lew Oliver and Monty Hewitt can speak to the building itself in terms of the architecture of the building, some of the finishes and so forth. These are the elevations basically looking at it from the rear and from the front. Lew Oliver can take the Board through some of the design features as well as the materials.

Roberto Paredes stated that the drainage pipe that is existing there and that dumps half way, is almost halfway through the middle of the property there. That is not considered state waters or...they have solved that issue?

Dave Schmidt stated that they did. They have a variance from the Army Corps of Engineers, a variance from the state and a variance from the city of Roswell. The Roswell mayor and city council ruled on that about a month ago or so. So, they have received all three of those already. That pipe, which actually stops about right in here, will be re-routed around and Steve Rowe can speak in more detail about that. But the water will be re-routed. Actually it can't go into the detention pond; it has got to flow all the way through because frankly it is city hall water, the water that is going through that site. So,

they have designed to take the water around it and re-route the pipe and all of the variances from the state and everybody...that has all been settled.

Lew Oliver, 880 Marietta Highway, Roswell stated that he wanted to talk about the general urbanism of the site first. He thinks everybody knows where it is. There is a master plan that is new that he is not sure that everyone has seen yet. This is Alpharetta Hwy., this is Atlanta Street, this is city hall where they are at now, this is the rear parking lot. The site is directly in the rear. So, this is how it fits into the emerging fabric of the downtown.

Oliver stated that there is another issue that needs clarifying in the unfolding and evolution of the Groveway code. That is about the tree spacing on Forrest and Myrtle Streets. This has been presented to the DDA and to mayor and city council and he thinks the response was fairly good on it. But they are proposing a different kind of street section than is currently in the code and it would be this section. It is a two-lane street right here and it has the accommodation for street trees at 30 feet on center or street trees every fourth parking space where parallel parking is needed. And a six foot sidewalk out side that zone, a 10-foot setback that a developer/builder can elect to encroach into with an arcade.

Roberto Paredes asked where that...Oliver is stated that this was on Forrest and Myrtle Streets. Paredes stated that he does not see that indicated on the site plan. Oliver stated that would be for essentially the entire frontage. Paredes clarified that it is not shown on the site plan yet. Oliver stated that it is this, and this is a variation on this because they have three spaces. They actually grew more trees here because this is a pavilion and they wanted the pavilion to have a green aspect with relation to the street instead of seeing cars. So, it is a variation on that that is calibrated to the site.

Laura Hamling stated that where they are having the parallel parking on each side, he is talking about. Lew Oliver stated that was correct. These street sections are actually an advancement of the original code.

David Schmidt confirmed that the parallel parking that they are talking about is on their side of the property line and so this is the Zion Church side and the city hall side is out here. So they can only do it in that area that abuts their property.

Sonya Tablada stated that one of the comments of the Planning Commission was that there is a requirement for an eight-foot sidewalk and the applicant was only accommodating with a five-foot sidewalk. Then they went to a six. Lew Oliver stated that they are accommodating six because it frankly works a lot better. Tablada stated that was in the comments that the Board received .Oliver stated that he thinks the eight-foot was a place holder, an initial place holder.

Dave Schmidt stated that he thinks the comment about the eight versus five was they are actually doing a full residential project in the mixed use district. There is a residential district and the residential district is five-foot and the mixed use district with commercial

is eight feet. They are doing a residential application in the mixed use district. That is why they did five.

Lew Oliver stated that was correct and even on South Atlanta Street they will widen beyond that so it depends on the traffic volume, the intent for the redevelopment of the street. These are some odd boards, just images that have been generated not particular to this site but it gives one a look and a feel that he thinks everyone is in tune. This may not be 100 percent there but it is beginning to get the Roswell feel of not standard issue suburban. Not Lindberg Plaza but something that is distinctly Roswell, so that is why this board is here.

The site plan which Lew Oliver and Steve Rowe have developed is a different kind of urbanism because these lots are very, very...the lot structure is extremely deep. And it is really a very inefficient use of space to back alley load through the center of the lot here. At the same time one would have to put in the two parallel alleys anyway to even access this one. So what they decided to do was actually create a place which is within the Groveway spirit of the buildings having the end units having a frontage on Myrtle and on Forrest Streets, having a civic feature here, which is a pavilion building, having a park with a terminating vista here, a park with a terminating vista here, which would be a little garden shed. This could be community garden area. This could be a passive park in this area. This can be used by the community. And they decided to face the common with both town houses and single family because they see this area really densifying around Norcross Street and South Atlanta Street. This is a product mix that will kind of give them the best of both worlds. It is both urban but it is also residential. Parallel to this might be the old Bricks and the mill village being an urbanistic block situated in a single family neighborhood, which is distinctly Roswell. He does not know of any other place in Atlanta that has this. So, the idea was to create a place that is a requirement of the code because it is a space that is triple what the requirement is. It is actually a gift to the people that live here and to the greater community. Over here we have trees and they have some debris-ism style art backing up city hall.

Over here there is a parking lot so they clearly cannot form a place out of a parking lot or a piece of free-spirited art. So they decided that something that would really be great and would become a magnet, which they have to create to attract people into this community would be this large common idea. It works really well because the alleys can then feed through here. It is very, very efficient. There is really a very narrow window for visibility down these alleys relative to other alley systems.

The condensers would be loaded up in the rear alleys. The alleys are service corridors and they have to be treated that way and they are utilitarian but they would be between the garage doors and they will be landscaped along with meters and electric panels.

The beauty of the site is the topography. When one looks at it, he goes "Oh my gosh, he feels sorry for whoever has to build this." But it actually works very well because this alley being low, this alley being high, they can do drive under here, they can do master on mains, living rooms, courtyards and so the main living area extends into the common

area. So, these will be very, very marketable. The single family houses are also going to be great because one can park on main and they can have a terrace entry from the sidewalk giving these people both visibility of the park but privacy for their living areas, hence those don't have courtyards. The one's that have the less privacy get the courtyards. So, really the topography gives them two product types.

Monty Hewitt is the builder and he is going to bring in a brand here that this area has never seen in quality and he really believes in it and Lew Oliver thinks it is just amazing between a Lennar project and this that they are getting this kind of response in the re-development of Roswell. He thinks it is a very good sign.

The elevations are self-consciously consistent. Oliver did a count the other day of the number of units in the old Bricks, the original units and they are at a dozen up and down the street. So this is 13 he believes and is very consistent with both the code and the look of Roswell, which is not about exclamation points like a suburban style town house or apartment. It is about 10 gables, 12 gables, mix and match, slice and dice and they are about self-confidence, composure, serenity, understatement. So, Oliver thinks that with Monty Hewitt's execution that is what they are going to get.

The color palette is self-consciously light. It is lighter spirit, it is elegant, it is classic. A light brick with a light flush mortar here will be on all of the fronts and on the end grains of the town houses. They are proposing siding in the alley area bracketed by the end units and again this is consistent with an alley. Savannah has them, Baltimore has them, they are what they are.

The trim siding, window sashes is a real subtle blend of creams and grays. Again, it is not about color, it is about creating a great place that has a continuity of historic fabric and the right palette.

The lighting will be mostly under the shed awnings, which will provide ambient light to the courtyards so they would be cans mounted to the underside of the metal structure along with some landscape lighting. So, again it is going to be high-end ambience and not about spectacular light fixtures from the lighting store which the applicants do not see as being historic in the least.

The street lighting is shown actually in the street section and the street lights can share the same area as the tree zones. In other words, if there is a tree bulb out here, tree bulbs out here, here, here, the streetlights share that zoning. So it works well. One can have parking, trees and streetlight lighting all within the same eight-foot swath.

Lew Oliver asked Steve Rowe if he wanted to speak to landscaping. Rowe stated that he will wait until after questions on this portion of the presentation.

Roberto Paredes inquired about the single family and stated that Oliver has only submitted the elevations for the town homes. Is there a plan to submit elevations for the

single family? Lew Oliver stated that they were required to do none, but that they do have one they can show the Board. He thinks they will add another layer of richness.

The façade is completely brick, the main façade and again in the spirit of the code they don't have glued on cornices, glued on Fypon brackets, no faux bric-a-brac but the cornice will be formed up out of Corbel brick, brick dentils integral with the façade material.

Steve Rowe stated that there is one up there if Oliver wanted to describe it. Lew Oliver stated that this is a typical single family house and because they are in Groveway where they don't have strong historic precedent in Groveway, they have a couple of Craftsman houses that are really very small, low scale on big lots. So they improvised a little bit. They think that Roswell is very classical but that area is also a bit 20<sup>th</sup> Century. This kind of architecture can really mirror both the classic heritage we have here but be more in tune with maybe earlier to mid-20<sup>th</sup> Century without getting too phony in its historicism in this area.

Laura Hamling asked Lew Oliver if this home was going to be siding. It looks like siding. Or it is going to be the brick? Oliver stated that they can see doing some brick but a fair amount of siding with brick and stucco first stories and smooth sidings. No stipples, no faux grainy. Hamling stated that was good.

Roberto Paredes stated that he had a question going back to the site plan. He is just curious with the...and maybe the applicant did look at this but with the whole Groveway emphasis on streetscape and building massing to defined street edges he was really surprised that when he saw this plan that...it is a deep lot but from an urban standpoint it is really two frontages with potentially a divider line down the middle, just like the rest so there is frontage on both streets. He is surprised that there was no attempt at all to look at engaging the street fronts with building massing versus turning the size of the whole complex.

Lew Oliver stated that they did in fact do that internally and there are several reasons that make that very hard to do. The big reason is yield is not nearly as good. Real estate here is very expensive, it is going to be very hard...Monty Hewitt's now....the yield is difficult.

Monty Hewitt, 340 Ivy Mill, Atlanta stated that actually that the way that the other site plan worked, the yield had 21 single family houses. So for him, it wasn't really about yield, it was really about creating a place. So what happened when they fronted the houses here as Dave Schmidt said, they had a row of homes that faced the parking lot, the church parking lot. Then on this side they have a row of homes that faced the stone wall with the graffiti. So they met that baseline condition, however they weren't crazy about what they were looking at. But, it satisfied the requirement...

Roberto Paredes asked if it could be that the green space that the applicant has created, that it is basically linear that could have been created on the edges so that those homes didn't look over the parking lot but they had their own sort of green space?

Monty Hewitt stated that one has some water quality control issues and so basically what happened on the interior, once he has met that baseline requirement, he had houses with the backs facing here and here, and then he has three or four houses facing here. So, there was a common area space here but none of these houses related to the street and none of the houses that related to the street, related to the common area. So there is really no continuity. And in the meantime the engineers need to collect and treat water in this area of the project. So, this is the older plan.

From a risk management standpoint as a home builder, 21 single family homes is probably a safer proposition but when one looks at the two things that are happening here is one is creating a great space for all of these people to enjoy versus a row of houses here, here and some in the middle that don't really all relate together. The other opportunity from Hewitt's perspective is that even though they have given up land from yards because they have gone to town homes. What happens is that extra land space goes into here but the fact that they can do a town home product that he thinks he sees as a potential opportunity for us here is it is a drive under home, but one has the master on the first floor with this courtyard. So, based on all of the things considered, this plan creates much more of a sense of place and provides a lot more continuity than the original single family plan is Hewitt's opinion. If they did the original single family plan, they wouldn't have to do this process. But, this is in Hewitt's opinion, is such an exceptional way to handle things that they...

Roberto Paredes stated that he understands that and he can see that side. The question he has in his mind is then is there a compromise between this and the previous plan were one can take say the end units of the town homes and the two end lots of the single family and really address the street. That is one side of it. And right now the applicant is just sort of throwing in a token side porch, but in terms of massing that would be one aspect. The other one, which is a bigger picture to Paredes, is they have gone through a very extensive process of creating district guidelines. As it is turning out if someone then acquires, let's say the properties to the north, which there would be assemblages being created. Then suddenly what happens, which this may be the best solution for this size of property and proportion of property. That is going to work on other sites so then what happens is that the "beautiful street scape" is no longer a beautiful street scape. It is a series of side yards, sort of developments that create a green space connecting. Paredes is wondering if that really then should be addressed in the master plan. That doesn't really affect the applicant in that sense, but he is very concerned about that. He could buy immediately the lots, and he has looked at buying this property for a long time. The logical thing is why doesn't this apply to the lots to the north and to other blocks and then suddenly the whole master plan completely falls apart for the city.

Lew Oliver interjected that they do have a precedent here. It is not a carbon copy of this; it is the old Bricks as they relate to Old Mill Park. They had the same condition there.

The units actually wrap the corner at Sloan Street and the park and at Vickery Street and the park. The end grain is actually toward the automotive street and the facades are actually toward the park. This is the entire urban plan of St. Andrews, Scotland, which is the best urbanism on the planet if one asked Oliver because the buildings form the outdoor space of the living room. It is impossible to form the living room around an auto oriented street, especially with the speeds that one has here.

This, of course is the typical end grain which they think they can sell the end units for more money they think because they both address the street and the park. This will be right by them, a really good piece of urbanism.

The city plan of Savannah, if any of the Board knows East Jones Street, which is the outdoor living room with the facades of the town houses facing it. It is not a pedestrian way and it is not a common. But it has a very calm traffic pattern and the street canopy. It is intersected by more dominant streets, which are arterials, meaning Abercorn Street, Bull Street...

Roberto Paredes stated that he understands all of that. All he is saying is from a, and again this is in effect the applicant, if this is the right plan and Paredes likes it. All he is saying is how does this relate in the big picture to the city of Roswell? Like for example, to the alley it would be something that...and Paredes is not saying that this should happen in this property but it is just food for thought. Should that alley be a "right-of-way alley" that then a developer could double up on the north, let's say for future development? And then there is an urban pattern that works, that seems to work on these lots. But with this kind of thing what happens is another guy is going to come into the north, see that this works and they will put another alley there with a row of trees in between, and then they will back up houses to it. Then one will have total double alleys and the whole thing falls apart from a planning standpoint. And the applicants are really the first one's here so they have the opportunity probably to set up a pattern that according to what they are telling Paredes seems to work better than putting the buildings on the street. But then, yet the ordinance does not really address that. And it could be as simple as saying that if one provides an alley, cross-alley, that it should be dedicated...he does not know what the right terminology is but it is a shared alley for sort of like cross access parcel, whatever.

Dave Schmidt commented that being the first isn't as impactful because all of these assemblages are very hard to try and get the next guy to participate in and trying to plan for that. So, they have an alley on the north side that clearly could have some access next door. They talked to the owner next door and they weren't interesting in selling or participating, what have you, so it will sit there. The south side is basically buffered by streams. There is no way to access it from that standpoint. He thinks that to sort of close the question on Paredes' comment, Schmidt was the one who started with the houses facing the street, largely because they had to have something to start the stream buffer variance process and that was the beginning point. But is was a very auto-centric kind of design and it started with that.

Schmidt stated that he thinks as Lew Oliver looked at it, because this space across the street will always be green, that is city hall property and is never going to change not to mention that it is a pond on the other side of that wall framing this to that green space is a unique situation. Because there will never be houses across the street facing it so having this basically face that way was an interesting orientation that Schmidt thought was good.

And the second piece was that they really embraced the whole pedestrianism aspect of this and to have a space like this that they really couldn't replicate in the other plan. It was very small, it had cars surrounding it and it was going to be so intense on water quality from an engineering standpoint that it was really largely unusable as a common space. They can in fact make this a usable common space and Schmidt thought that the idea of having both of these frame out to a sidewalk, that people could walk out their front door, could be right there at a green space, look across and their neighbors could be there. It really, from the Groveway standpoint, he thinks really pushed the idea of how one connects neighbors and how one has pedestrian areas. He thought that in the big leap from that other plan to this; that is what they have accomplished here. And it was a different look from the street. But nonetheless, Schmidt hopes the Board will agree that the architecture is going to be stronger. It will have a good look there.

Lew Oliver stated that Christopher Alexander talks about this in *A Pattern Language* and he is much of the inspiration for some of the land patterns emerging in Groveway and the greater vision of the city to connect with its incredible parks. Alexander was the first person to use the word green street and it is a common but specifically it is anti-automobile. It promotes old people, young people, and bicycles if one wants to do multi-use lanes. It promotes a whole arena of pedestrian circulation through the city that is an alternate to cars. Oliver stated that he does understand what Roberto Paredes is saying very, very clearly and he understands that. But he thinks considering the lack of place and the lack of reciprocal opportunities for housing on the opposite sides of the street on both ends of this property, the orientation is better this way.

Laura Hamling stated that she agrees. She thinks this is going to promote a community spirit that would not be with this plan. She can see the residents walking outside at night and visiting as much as they do in New York or maybe in Europe. She prefers this to this and she thinks these will sell better than these would have.

Lew Oliver stated that it is very important that they sell. This is the applicant's inaugural project as far as he is concerned. Hamling stated that she thinks they will sell very quickly.

Sonya Tablada stated that from the standpoint of parking, the applicant has 22 units, 13 parallel spaces. Living in a home with more than two cars, where and how is the applicant going to address that. If each house had one visitor, they are way over. If somebody has a party, where are they addressing parking?

Lew Oliver stated that the parking as this develops, if the whole district presumably starts to develop out, the parking is going to ebb and flow and one is actually going to be using

the parking up the street, across the street and when they have done...the applicants have done quite a number of new towns and continue to be involved in them and when one does this amount of parallel parking, it is never an issue. They don't even have to do this amount. Yes, alleys can be used for parking.

Sonya Tablada stated that the reason she asked is she was helping her son look at town homes in the Norcross area and they drove down an alley with three cars and went "oops!" They couldn't get into the garage and now they have blocked every single garage along the back. So, to say that there is parking, because she sees a tree line or something in here along that alley and unless the applicant has a much bigger depth than what these have, there is no parking in the alley. In fact, one kind of gets stuck, there he would not as much, but Tablada does not see parking in the alley unless there is a depth there. She can't tell scale from here.

Monty Hewitt stated that typically they discourage alley parking because the residents are going to come in and park in the garage. There is really no way for a guest...if it is not someone that lives there then they really have no reason to park in the alley. Sonya Tablada agreed. Hewitt stated that what happens typically...he has done multiple 30-40-50-unit town home projects and parking is always a challenge. When he looks at 13 parallel spots here, it is absolutely fine. People are always going to come in through his front door. But his experience is that there is ample parking. Parking is always going to be a problem if two people have a party on the same night, if there is a big event in Roswell; it is always going to be a challenge. But the number one thing they want to do is give everybody...everybody is going to have a two-car garage and their guests can park in there or wherever. They may park at city hall, he is not sure. But that is the way it works.

Sonya Tablada stated that there are several complexes like this in Buckhead. He does not know if Hewitt is familiar with...Hewitt stated that he built half of them and there is nowhere to park! Tablada stated that somehow it works out and they are numbered. Will Hewitt be numbering the parking lots on the side so that they will be associated with...Hewitt stated that they are a public right-of-way. It is just parking.

Lew Oliver stated that he found the greatest places on the planet and the ones that people pay vast amounts of money on are always under parked. The places no one wants to be are over parked. He won't name names. But this is the case.

Monty Hewitt stated that his experience is if one does a typical project with a front loaded garage and lots of parking, he is giving automobiles so much more significance. That is why he prefers always doing alley loaded parking if possible. But he wants to accommodate the automobile, so they always make sure that they have garages and meet that requirement. But one does not want to give it dominance to where they just put a street down the middle of it and let everybody drive right up to people's front doors. On those projects in Buckhead, he does not know how it works because some of them he inherited from other people and people just...it works. And it presents the urbanism.

Sonya Tablada stated that Monty Hewitt answered her question.

Roberto Paredes stated that he had a couple of comments on the elevations and he understands Lew Oliver's restraint. He wished that there was a little more variation on a different level. He sent Oliver comments but does not know if he has received those via email. He sent them to Kevin Turner at least where the idea of having a little more variation on a smaller scale maybe with the lattice brick work, the types of things that are really...at one level he is perceiving the whole building and it is unified but then as one is a pedestrian he begins to see a little more variation in the unit treatment and that would apply not only to the front but also to the rear.

Paredes asked to throw out another issue that he has run into and maybe since Hewitt has built all of those communities in Buckhead...he does not know if he lives in any of them but one of the biggest issues that happens and it has happened in, Paredes has friends that live in Glenwood Park. When one does the rear alley, which is typically the back of the house, if the plan doesn't allow for a private outdoor space it is very difficult for residents to really appreciate what urban living could be. What ends up happening is that there is a deck that kind of juts out on the rear or whatever or if the private outdoor space begins to occur on grade at the front, then one has to be very careful about separating that private space, which is actually public space. In this particular case one is saying that it is really public so if one is grilling his hot dog he is really in his back yard but he is really in the front yard so that has to be very, very carefully treated and segregated so that residents can really enjoy that.

Monty Hewitt stated that he built a lot of those town homes and he is in adverse to those decks hanging off the back. And that is just the way a lot of them lay out. That is what he likes about this situation is the fronts of these, these actually are outdoor courtyards. That is the outdoor space. Now they do have semi-transparency but there are wing walls for privacy for each one and it is a private outdoor courtyard. Then from there it transitions into the common area so he always wants to provide, if possible ground level outdoor living because he does not care if it is 10 feet wide, it just works so much better because people have dogs and grills and one can do so much more on grade than he can standing on a pine wood deck. So, that works really good here.

Now here, which is not under review tonight but these are basically place holders but one does have opportunities to create courtyards and side yards as he develops these and provide private outdoor key spaces as well. Hewitt stated that Roberto Paredes was preaching to the choir.

Paredes stated that his last comment and he will leave the floor to the rest of the Board since it seems like he has monopolized the whole...Paredes stated that he really wishes that the applicant would address the end units in a better manner than what they are now. There are unique opportunities to create not only a totally different unit at the ends for both the single family and the town homes. Right now he does not see it. Right now he just sees a little porch sort of that is kind of happening there. But the unit was really distinct about it. He thinks it is a missed opportunity right now.

Lew Oliver stated that the units themselves are physically different. They are skinnier units. He thinks those are 24s and the others are 30s. So, these are all 24s. This shed actually wraps this corner here as does this one. This façade here, the porch element that one sees there with the shed, that forms a terminating vista for the whole park. So, what one sees here is that corner porch element here which is the same thing here and here. And so...

Roberto Paredes stated that maybe the end in that sketch that Oliver has there may be where it drops down. Maybe that mass projects forward to create sort of a bracket.

Lew Oliver stated that it does go forward. This is hard to see it in but...Roberto Paredes stated that the side elevation that is on the screen right now where the two, the mass where it is dropping down where there are those two windows and maybe that mass could project forward as a building mass or recess and it could be a simple thing as that to just get rid of the side looking of...it just feels like the side of the house.

Lew Oliver stated that he is wondering how much wiggle room they have. Steve Rowe stated that they have zero.

Oliver stated that the other thing they can do is they could vary some things very subtly, windows, shutters, things like this and they can even do those end units a different color. Maybe those are a different gray or a little bit lighter if the texture and color would help some.

Sonya Tablada asked if there were any further questions for the applicant from the Board. This is an initial. She knows for herself, obviously as a final a lot more information in terms of what these units look like both in terms of elevations of all and details of what the applicant is doing at every unit. Because that is what it calls for here, one has to have some differentiation and all. For Tablada, seeing a little bit more of what is really going on from the standpoint of the plans and the elevations and more.

Tablada asked if there were any more comments.

Tom Flowers stated that he would get a global picture if the intent is to give them leadership here if what he thinks they want. From the big picture, the site plan, the applicant has put some high density on this site. They have looked after the interest of the homeowners on the property and created alleys and courtyards and commons. He thinks some of it will work, he thinks some of it won't work where there is a water garden he is not sure. There are some things being proposed up there that could be done. Flowers' only big concern with the big picture is that the street scape is not addressed. It doesn't feel like it is addressed whether it is architecturally or what they are doing. He thinks their charge as a Board is to review the environmental responsiveness to the road more than the common. The common is the applicant's interest. The Board's interest is what is happening on the perimeter. In addition, the northern property line along here because of the jog or a hold out or whatever they had there with the sell out wouldn't sell to one they

have no buffer there. They have two trees wedged into a corner and they put a lot of green space. He is not sure what the purpose of the bottom left green space is. He knows they are doing water quality, he knows there are Best Management practices happening in the center of the stream there.

In Flowers opinion the two units that are hurting it in his opinion he thinks are nos. 10 and 22, which are the end units and how they are relating to the road. They obviously don't have the same 10-foot setback. They are right up on the street. They have put a lot of green space in there and there is nothing that is being addressed or sidewalk around the perimeter. Flowers stated that one of his concerns would be the streetscape.

His second concern would be a detail on the H2O garden and third would be how to address that north property line with trees and whether it is vertical elements. Is there a five-foot mow strip in there? Some of these could be done architecturally such as the Board members have referenced. That there is relief on the buildings and it doesn't all have to be green. Some could be done hardscape element that these alleys are cobble, things to give it more flavor and right now they are seeing some building materials.

Flowers added that this plan is so small he can't even read the legend on it as far as the trees and the cultivars that they have specked to respond to it. There is a tree planting plan but he does not know if it is a full landscape plan. Is there a full landscape plan produced for this?

Dave Schmidt stated that what they did was just address the sides that address the streets obviously around this storm water management area and then around these key areas running along the road. But as to each individual unit, since they are mainly courtyard *units* with a common green space, the applicant felt that the landscape needed to be more understated than over stated and work with the architecture in its simplistic nature.

Tom Flowers stated that there is an offset on the property and he thinks to play that alley offset even greater exists instead of trying to marry the two because they are not going to marry the two. The water garden up top is a different flavor from the alley and common down there. He knows that with each home they are trying to get some level of green space out there.

Flowers stated that it still comes down to the relationship to the perimeter of the property overall. It is just houses relating to the perimeter. He knows the applicant has a parking lot on the east side; they have the courtyard on the west side. There is residential property but a stream buffer on the south side and to the north side there is a hold out another residential. His comment would be that the streetscape on the east and west, even more so than the north property line because he believes that the north developer, whoever owns that sliver, and Flowers does not know why he is holding out. It doesn't meet any code. There is not anything that could be done with it and it is hurting the applicant's property, the density on his property.

But, that those are well-detailed would be Tom Flowers' only comment.

Sonya Tablada stated that she would like to see too, when the applicant comes back, they talked about brick accents. She is just questioning the amount of Hardie and siding versus brick and how that really looks within the units. She knows they talked about the consistency. She is not getting a feel for what is really happening. He showed the sketch which looks like all siding but he said there was going to be some brick. So when the applicant comes back, Tablada thinks that there needs to be greater detail in what he is doing there. She is going to want to see a little more detail in terms of pictures. A closer up maybe.

Lew Oliver asked if Tablada meant some blow ups. Tablada stated that the sketch, Oliver stated it was a sketch, it was kind of, sort of, not really what it is going to be. So, she would just like to see a little more detail.

Lew Oliver stated that he thinks this is exactly what they want and it is not a sketch. It is hard lined. It's definitive, it's all brick. There is no Hardie on the fronts. Tablada clarified that the front was all brick. She stated that Oliver mentioned something about little brick accents so that is why she was confused. Oliver stated that was for single family, which the applicant does not have to present. That is on the single family, which will have more diversity of detailing and more of a mix. This is entirely brick. It is 13 units. The end units in the back, because they did not want the Hardie Board showing from the street or they wanted to diminish the effect, they bracketed all of the ends with buildings that are 100 percent brick. And the Hardie occurs in the alley proper and one unit off of the street. They have also taken these units with the Hardie and they have recessed those a couple of feet, like 11-16, 19-21. So they think they have a uniform look to the building, which they think is like totally in character with the Historic District. Not only in Roswell but in Savannah. They don't have this notion of mix and match. If one goes to Bath, England, the whole town is limestone. It is an American, 1980's notion to think that they have to just mix everything up because things are so bad here. So, the restraint and the consistency are self conscious and they are anti-operatic. They are all about authenticity and again, they see these buildings as fabric for bracketing a civic space which is the common.

Sonya Tablada asked Oliver to discuss what he is going to do in the front of each one. Lew Oliver stated that the units, for instance 11-16, 19-21, which are these and these. These are recessed back from the end units and they actually have very ample courtyards in front, about 25 feet +/- . There again, they used the local model, the old Bricks. It is the identical scenario that one sees on Sloan Street, walled courtyard as one's private zone. They are five-foot walls. One can take a peek, just like one does in Charleston, but he does not go in there. This is somebody's private yard. It is the point at which the private zone of the house interfaces with the public zone of the common. It is very definitely one's outdoor living space. It is his walled courtyard.

Sonya Tablada clarified that the courtyard will have plantings in it, like the Bricks. Lew Oliver stated that they would. At the Bricks, and Monty Hewitt has done this too, the

homeowner has a bit more purview over what is done in there. If the Board tries to enforce something...they can have standards, but one can put them in and people are going to diversify their own yards with or without anyone's permission, including Oliver in the Mill Village. Everyone does it, the head of every board does it and so they see those more as private zones and maybe describing structural landscape materials, but letting people have the flexibility to detail the yard. Not with pink birds walking around either.

Lew Oliver thinks that if one looks at building elevations, he can have an elevation of the old Bricks up here and one would see that same consistency. It is utter repetition and no exclamation points on the façade whatsoever. There is not a gable terminating the end, there is not a bay window, flourish, none of that. It is a very honest, sedate aesthetic. It really should be what Roswell is about. If one looks at the commercial buildings, the Go With The Flow building, very sedate. It has a definite façade, has a definite end grain. The end grain happens to be on Canton Street, Roswell's liveliest street. So, buildings have dominant facades and they have end grains. And many times those end grains are oriented to the automobile street. The precedence is here all over the place.

Roberto Paredes stated that he does not mind the consistency. He thinks there is an opportunity to do something with the little fences, the little lattice brick work where it doesn't have to be all the same. It could be an opportunity to do something interesting for each unit. The gates, he does not know how tall the walls are between the courtyards, but that is an opportunity also to do something that would add some interest.

Lew Oliver stated that he needs a magnifying glass because every gate on this is different. They can do some walls that are porous and some that are solid. That would be...Paredes stated or the coursing, it doesn't have to be all...there are probably 10 different kinds of lattice brickwork coursing. One could just do that. Lew Oliver stated that he thinks those kind of wall details add tremendous richness if one can vary that some. He does not think that would be very hard for them to do at all. It is a matter of just detailing a little collection of them.

Oliver stated that the gates are very subtly different right now, but some of them could have an arbor as an entry for instance. He thinks that is a very good suggestion from Paredes that he thinks will add a lot of value.

John Carruth stated that he hasn't said much but he thinks this is a really good plan. He thinks it does have a few, couple of weak points that have been pointed out here tonight. But, he thinks the overall approach is much preferable to the other one that the applicant showed the Board. He thinks it is going to be a strong little neighborhood cluster. He thinks the weakest point is the connection between the two common areas. There is just that one straight sidewalk that one sort of wants something special to happen at the transition point.

Lew Oliver stated that he can address that. One walks under this building. It straddles the whole sidewalk so....

John Carruth stated that he almost wants that sidewalk to break though and not just be one straight shot walking through the garden shed. Carruth kind of feels that the end elevation would be better if it had some kind of break in the long plane of it. He understands Dave Schmidt's concern that there is no space to do that. He thinks it is really close and Carruth really wishes there were a way to give these guys an approval tonight because he does not think they are going to come back with any grand changes. He just does not see that happening. It is all very fine detail that they have talked about tonight. Maybe there is a way to designate it to a small group to finalize the details and let the applicant keep moving because this is something they want to happen. Carruth, personally wants this to happen in Roswell. This would be great.

Laura Hamling stated that she agrees with John Carruth.

Sonya Tablada asked if she had a motion.

**Motion to hear as a final.**

Tom Flowers made a motion to hear this application as a final this evening. John Carruth seconded the motion. Sonya Tablada called the question.

The motion to hear as a final passed unanimously, 5-0.

**Motion**

Roberto Paredes stated that he would like to make a motion that the Board approve this project as submitted with the condition:

1. That the...he is concerned about the end unit treatment. Maybe that could be handled via an informal meeting afterwards. The Board has done that. That is really his main concern, the treatment of the end units.
2. Further, the landscaping on the street edge needs to be further presented.
3. The connectivity between the two green spaces needs to be further developed.

End of motion.

Tom Flowers seconded the motion.

John Carruth clarified that if the Board approves this, what are they saying to the applicant that they have to do.

Tom Flowers stated to recap what he heard:

1. The Board would like to see more relief and detail in the end elevations and how it relates to the streetscape.
2. More detail to the specifics of the streetscape and the sidewalk through there and how they are addressing oasis and what not through that area.
3. The walkway and potentially a jog through the garden shed.

Those are the three stipulations that Tom Flowers heard and that would be addressed in small group via Kevin Turner.

John Carruth stated that would be in a committee setting. So, when the applicant brings plans back to Kevin Turner, he is going to assemble some small group and they are going to expect to see something that is a little bit different than what they have seen tonight, some effort to try to satisfy those concerns. Is that what the Board is essentially approving?

Roberto Paredes stated that was correct.

Tom Flowers seconded the motion.

Sonya Tablada called the question.

The motion to approve this item passed unanimously, 5-0

At this time the Design Review Board members took a five-minute break.

## **INITIAL APPLICATION**

**13-0231**

**2013-01346**

### **TAPESTRY HOUSE EXPANSION**

**2715 Holcomb Bridge Road**

Kevin Turner stated that this came as part of a rezoning so they have had initial review. But since they didn't have the full elevations yet, they went ahead and counted it as an initial. That way they had the option to make it as a final just in case the Board had more questions on the elevations.

Tim Woffard with Peacock Partnership stated that they are designers and builders. Jose de Athayde stated that he was the project architect. Michael Kidd with Root Design Studio stated that he is the landscape architect.

Tim Woffard stated that his colleagues had a pre-meeting with two members from the Design Review Board. Woffard was on vacation. At the meeting they went over some of things that they had presented and brought forward that had gotten through the mayor and city council. Woffard stated that one of the things that Tom Flowers recommended was for the applicant to do a quick history of how they got to where they are from the submission that started in December 2012 and their first meeting with the Board in

February 2013. He thought that was a good idea so that is part of the package that the Board has tonight is sort of how did they get to here tonight. There are a few other items on there, one being the landscape plan, the finished landscape plan and a rendered landscape plan that the Board did not have in the last package that came to them. They did have one but it wasn't a finished one. That is where Michael Kidd has come in and done that for them.

Tim Woffard stated that this is the expansion of Tapestry House on Holcomb Bridge Road. Tapestry House is an existing 32-bed facility. The site is located just down from Centennial High School. The existing property is 4.27 acres. 1.67 acres was purchased for a total 5.95 acres. This was what they presented the very first time in February, which was a 100,000 square foot building total 122, five floors, 55 parking spaces for a total of 79 including the existing, which also included some what Woffard would call some basement level or below the building parking.

At that meeting the applicants also presented an elevation of that facility and its orientation on the site plan. Some of the comments that they had were related to:

1. **Size.** It was considered they reduce the size of the project.
2. **Orientation.** Consider turning the building's corner face to the entry on Holcomb Bridge Road instead of one of it links' side.
3. **Height.** Concern about a five-story building and it being so close to Holcomb Bridge Road and the elevation that presented as far as massing was concerned.
4. **Architecture.** To address the existing structure that is there today and try to work with the current building.
5. **Outdoor Space.** Introduce some outdoor experience in green space.

So the plan that the Design Review Board didn't see after taking that information as well as working through with the city staff, they went through the neighborhood planning group on February 21, 2013; March 19<sup>th</sup> through Planning Commission; and April 8<sup>th</sup> mayor and city council.

On the first modified site plan they reduced the building from 122 to 60,000 square feet. They went from five floors to 68 total units. The building was a total of four floors actually, not five in that case. And that was a progression of the elevation from the one the Board had seen before, which is what the Planning Commission...please ignore the blue. That is a computer technicality. No matter what color they make it, it is blue tonight.

But from comments they had through that process were:

1. **Parking.** Reduce the parking count.
2. Could they save any additional specimen trees?
3. Provide some striping from the sidewalk on Holcomb Bridge Road to their facility across the parking lot just as an extension of the sidewalk.

The Planning Commission voted on March 19<sup>th</sup> to unanimously approve this or recommend approval to the mayor and city council, which they did on April 8<sup>th</sup> and the zoning was approved.

This site plan which reflects all of those pieces, the applicant submitted that to the Design Review Board on the 7<sup>th</sup>. Then on May 20<sup>th</sup> they had a pre-meeting and this building, again the second modified. The building is 60,000 square feet. It is three floors not five plus a partial basement meaning about half of the floor. It is a total of 68 units for the new bringing the capacity to 100 and 35 new spaces bringing it to 59 for a total of parking spaces and again, further developing that elevation.

So, in the pre-meeting they talked about landscaping and providing heartier, more draught tolerate plants in some conditions. Also, window treatment, adding some trim around the windows themselves and actually raising the entry roof a little itself. And then they submitted those back on the 24<sup>th</sup> to the Design Review Board.

Again, the proposed site plan is 60,000 square feet, three floors with a partial basement, total of 59 parking spaces and that is the new elevation, which the Board did receive which adds two additional feet to the height of the center portion of the entry and it also provides the trim around the windows.

Also, this picks up from where the Board has in their existing package. These are just some additional photographs of the property, the landscaping. As one can see from Holcomb Bridge Road about all he can see is the roof of the building of the existing single story.

This is the existing yarding that they are preserving and actually tying their expansion facility to that they have just renovated themselves. This is an existing survey that the Board has. Woffard stated that he will run through these very quickly.

Tom Flowers stated that he did not mean to cut Woffard short but he stated that the Design Review Board has the gist of the site at this point and they have reviewed this. If he does not mind, on his elevation that he has shown the Board, just for the record review the materials and what they are looking at because the Board does not have a labeled plan in here but for the record they want the applicant to state what he has stated to Roberto Paredes and Flowers in a pre-meeting. What type of stone? The arches, the trim on the windows, the roofing to match the existing building.

Tim Woffard asked that the run through these real quick and then he will get right to those. He presented the final rendering for the building, which should be in the Board's package that he just gave them. It has asphalt shingles that are to match the existing facility that is there. The synthetic stucco matches the existing facility that is there in both style and color. Residential style windows, while they will be aluminum and they will be a more modern window than is in the existing facility they will be a residential style in that they will have grills. They won't be operable windows but they will have grills.

Tom Flowers asked if there was an EIFS trim on those that was suggested by Roberto Paredes. Woffard stated that there is an EIFS trim on there. Flowers clarified that Woffard is doing a brick mold and the trim. Woffard stated that was exactly right.

Woffard stated that they have added the stone which is something that doesn't exist on the existing facility. It is something that they would like to do and may want to do on their water table in the future but right now this is something that they wanted to be able to do to bring more warmth, more of a natural looking product onto the site.

Tom Flowers asked what that stone is. Woffard stated that it is the stacked cultured stone. They have added some cornice brackets on the overhangs as well as pergolas as a screening device and again to break up the elevation because from a massing it is a larger structure. All of these in an effort to bring the scale down for a 60,000 square foot building.

Woffard stated that again, this is the view from Holcomb Bridge Road. They are actually standing in the sidewalk at that point. This is more of the rear view looking back towards Holcomb Bridge Road. The existing facility is over on the Woffard's left hand side again creating some more of the outdoor space that the Board will see in a moment that Michael Kidd is going to present as it relates to that setting. Again, asphalt shingles, the EIFS system, residential style windows, veneers and pergola. These elevations Woffard thinks the Board has in their previous package labeled. They can go over the materials if the Board would like. He did bring the samples of those materials as well.

Woffard stated that he did want to reiterate that from a roof perspective they have created a roof well so that all of their mechanical equipment is not visible from the street or from any elevation frankly. Because it is inside the gable roof itself.

Tom Flowers asked Woffard what are the back retaining walls that he showed on that previous. Woffard stated that they will be modular. Flowers asked if Woffard knew the color and the grade on those. Woffard stated that the color will be similar to, it will have to be a brown...Flowers clarified that it is going to match that in tone value. Woffard stated that was correct.

John Carruth stated that he would like to compliment Woffard on the significant change that was made from when the Board saw it back in February, taking the Board's comment to heart and he really appreciates the thought that has gone into creating this. He likes the reduced scale of two stories that face the street. He thinks it ties a whole lot better to the existing building, which they all know is down in a hole. He thinks it is going to create a nice, interesting space between the buildings that it will actually reinforce that space. They could question the architecture of it some, but Carruth is not going to go there.

But the one thing that Carruth really doesn't like is that projecting stone piece right at their entrance. When Woffard had the angle view up, if he could put that back. Stone is not meant to cantilever. It is not authentic. He is talking about that one piece right there at the entrance that projects out it looks like a foot. Pull it back. It is strange. That is

Carruth's only real serious concern. He had some other concerns before Woffard brought these revisions, that there weren't details on the arches and things like that but the applicant has taken care of them in what he presented tonight. Carruth applauded the applicant for the moves that he has made.

Tim Woffard stated that he had a lot of good input from staff and from the folks at Roswell and a lot of positive impact. The owner really wants to put this together. He is in love with the facility at this point so they are excited about that, too.

**Motion to hear as a final.**

Tom Flowers made a motion to hear this application as a final this evening. Laura Hamling seconded the motion. Sonya Tablada called the question. The motion to hear this item as a final was approved unanimously. 5-0.

John Carruth asked on the projecting piece, how much does that project out? Woffard stated two feet. Carruth asked if it was going to be a big difficulty to pull it back.

Jose de Athayde stated that room was like a sun room. It is like a mood proposed room because they are talking about people over 85-years-old and this thing that they like to see the street. It is kind of...they have something to talk. The applicant is trying to create this kind of street view but at the same time give them some security, some privacy and all of the air conditioning. That is the reason that they have that. One can see that the windows are bigger. It is supposed to be a big, open room.

John Carruth asked if this was like a two-foot balcony in front of the window. Jose de Athayde stated that it was projecting. The balcony, if he is not wrong is eight feet. Carruth clarified that the window is further back. Jose de Athayde stated that was correct, that window is part of that. Carruth clarified that one could flush this out on the front and he would still have six feet or so. Jose de Athayde stated that he could.

**Motion**

John Carruth made a motion to approve this as submitted tonight with the one stipulation that the projecting stone mass at the entrance covered drop off be pulled back to the main wall of that drop off and integrated into the architecture.

Roberto Paredes second the motion.

Sonya Tablada called the question. The motion passed. The application was approved 5-0.

**REZONING REQUEST**

**13-0217**

**RZ2013-01214, CV2013-01216, CU2013-01219**

**Intersection of Holcomb Bridge Road and Scott Road**

**Land Lots: 677 & 712**

Mark Lowen with Lenity Architecture stated that he is the land use manager for Lenity Architecture and he is here with Dan Roach who is one of the principals at Lenity and also the lead architect. Also present was Bryan West with Kimberly-Horn, their engineering firm for this project.

Lowen stated that he wanted to take a minute or two to talk about the project and what their plans and what their dreams are for the site. He would appreciate any input that the Board would like to give them at this point in time.

What they are looking at developing is what they call a congregate care independent living retirement residence. It is going to be a three-story, 130 suite retirement residence designed for active seniors. It is not a medical facility. Clients are typically in their late 70s, early 80s. What they do and the site is a critical part of it and Lowen appreciates the Board's input on it is they try to provide a lot of outside activities as well. They find that probably the number one activity that their seniors get involved in as far as exercise is walking the site, walking the trails. They find that whether it happens to be in Venice, Florida or Moose Jaw, Saskatchewan they are out there doing the laps around the facility. Lowen does not want to belabor that but just give the Board a basic idea. ‘

Lowen stated that he has full-size boards for each one of the pages in the Board's packets. They can take a look at their site plan and what their plans are. They have been working obviously with staff and with fire to make sure that they have adequate access all the way around. Lowen already mentioned that it is a three-story structure. That is going real well. They are in the early stages of the process and are looking forward to going through the rezoning to allow this type of use on this site.

Part of their design parameters obviously are to work with the other three phases of the Walton development that is already on that site. Lowen is convinced that they are going to meet or exceed all of those design standards.

There is actually a walking trail that will circle the entire facility.

Roberto Paredes asked what the property is currently zoned or why is this a rezoning or what...Mark Lowen stated that what they are doing as far as the rezoning is they are adding this additional use to it. Right now it is zoned he believes a higher density residential. He might call on staff on this for a minute.

Paredes clarified that this was already a parcel that was already in the previous approvals at this particular site.

Tom Flowers asked if the intent was to have the architectural elements reflect the existing Walton development there and all of there because they are multi-use back up in there.

Mark Lowen stated that the condominiums and the town homes....Lowen was not using a microphone.

Tom Flowers stated that they are back loaded here; their entry is going to be off of their traffic circle in effect. Is the plan to maintain a buffer around this walkway? A tunnel under Holcomb Bridge Road to the other pathway that goes up to the library would be good. Flowers stated that if Lowen did not do a tunnel, over the top bridge is fine. But Lowen is going to continue to maintain this as shrouded down that elevation there and keep it hidden? On the rest of their property they have done a good job of keeping it buffered.

Mark Lowen stated that what they are actually seeing is up on a bluff there. He does not think they are actually dealing with the actual vegetative buffer that they have with the trees. One is not going to see a whole lot of their property from Holcomb Bridge Road or Scott Road. He is sure one will see some rooftop but beyond that Lowen thinks they are going to be buffered as well.

Roberto Paredes clarified theoretically that residents will be able to walk all the way across to the library or not and come out through the front door and then down. Mark Lowen stated that was correct.

Tom Flowers stated that he looks forward to receiving Mark Lowen's application. Laura Hamling stated that she did not have any comments. Sonya Tablada stated that she did not have any comments or questions. John Carruth stated that he did not have any comments either. It looks pretty good on first flush.

John Carruth stated that they are getting a lot of choices of where they are going to live in the next 20 years.

Mark Lowen stated that because of what kind they have there is what he calls "Friday Night Services". What they provide for their residents and the reason their residents move into this facility is not out of medical need. Every morning when they wake up they don't have to cook, they don't have to clean, they don't have to do laundry, they don't have to do yard work and they don't have to drive. They find a tipping point where for a lot of the residents it is time to give up the car keys. One of the services that they provide and all services are provided within their monthly rent is transportation to doctor's appointments, church, volunteers, shopping and other what Lowen calls field trips. On Friday nights his wife stays home from work. They don't cook clean or any of that stuff either. They don't have to do that seven days a week. It is a catered lifestyle and that is what brings these residents in. They don't have kitchens that come in individual suites. About 30 percent of the building is common area. They have a billiards room; they have all of these different activity rooms and a separate dining room.

Laura Hamling stated that there is a concept Park Place that is similar to this. It is more apartments. It sounds like this is more like just independent living.\

Lowen stated that this community is going to be more of an age restricted apartment or condominium type. They are the next step and then beyond that one gets into assisted living and memory care and skilled nursing and convalescent care. They are about step 2 in the whole facet of senior housing.

Laura Hamling stated that was a nice niche.

### **APPROVAL OF MINUTES**

John Carruth stated that he will make a motion on that but before that he just wanted to let the Board know that he has informed the mayor and city council that when his term is up in August he is stepping down. He is not asking to be re-appointed and he is not going to be available for the July meeting if it goes on as scheduled. So, this may be Carruth's last meeting. He just wanted to say that he has really enjoyed his service on this Board. He thinks he and Roberto Paredes have been on the Board for over 15 years. Ever since Jere Wood has been mayor. Carruth stated that he has really enjoyed it and working with all of the Board members. He wished everyone the best here.

John Carruth made a motion to approve the minutes of the May 7, 2013 meeting.

Sonya Tablada thanked John Carruth for all of his service to Roswell and to the Board. She knows he has seen a lot happen in 15 years. Carruth agreed and stated that he thinks a lot more is about to happen. It is really going to be excited. What the Board has seen tonight is just a taste of what is going to be happening in Roswell in the next 15 years. Sonya Tablada stated that she hoped that they will move into one of these retirement homes.

Roberto Paredes seconded John Carruth's motion to approve the minutes.

Sonya Tablada called the question.

The minutes were approved unanimously, 5-0.

**ADJOURN**

The June 4, 2013 meeting of the Roswell Design Review Board adjourned at 8:20 p.m.

A handwritten signature in blue ink, appearing to read "Tom Flowers", is written over a horizontal line. The signature is stylized and cursive.

**Tom Flowers, Vice Chairman  
Roswell Design Review Board**