

Judy Meer stated that maybe this was something that if they move through the demolition portion of this they could do by subcommittee. Richard Hallberg stated that he agrees. Meer stated that the applicant could bring the Commission some conceptual drawings, they could go through some of these things with him and speed up the process where he is not getting a lot of things don't that the Commission is just not going to like. Because obviously, what Golden bright here is a start but it is not what the HPC is looking for. Does that make sense?

Jonathan Golden stated that was very good.

Judy Meer asked if there was anything else. Hearing no further comments, she called for a motion.

Courtney Lankford stated as an aside that she did change her staff recommendation on the second condition to say that the plans that are submitted are similar in design, mass and scale as the front elevations because there is need to work on the side elevations. She did provide her condition.

Motion

Alex Paulson stated that he would like to make a motion for HPC2014-01070, 52 Sloan Street that the Commission approve demolition with the following conditions:

1. That the structure is not demolished until a COA has been issued for new construction and that the new construction plans that are submitted are similar in design, mass and scale as that shown in the submitted concept plans of the front elevation. So long as it complies with the UDC and the UDC guidelines.

Tom Lynch seconded the motion. Judy Meer called the question on the demolition of 52 Sloan Street.

Richard Hallberg stated that he would like to have some more discussion.

There was no audio recorded during this time.

Judy Meer called the question.

The motion passed 4-0-1. Richard Hallberg was in opposition to the motion. The demolition was approved contingent on approval of plans to replace it.

DISCUSSION

14-0344

CU2014-02072

**CREEKVIEW PARTNERS, LLC
285 S. Atlanta Street**

DISCUSSION

14-0354

RZ2014-02071

CREEKVIEW PARTNERS, LLC

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285 S. Atlanta Street

Courtney Lankford stated that these two items are lumped together. This is an application that is going before mayor and city council. Because it is in the historic district it is coming before the HPC for comments. The main thing staff is looking for is comments on the site plan, where the buildings are located, their orientation, things like that. The Commission can also give input on maybe what they would like to see in terms of architecture when it comes back.

For the rezoning it is a change to the previously approved site plan. It is not necessarily a rezoning it is staying as R-4AC. This was submitted before the UDC went into effect so this is all dealing with the old ordinance.

Creekview is currently two condo buildings down the hill near Allenbrooke. It was approved for four. They have since decided they had rather come back with a town home design on the other two lots. So, they are coming before mayor and city council to make an amendment to the site plan. They are proposing about 29 town homes and the Commission can make comments on that.

The other piece of the application is the parcel in front of this closer to South Atlanta Street. It is a conditional use which is for the multi-family.

Per section 10.36 of the old ordinance the mixed use requires a conditional use permit. Closest to Atlanta Street one can see that there is a commercial building. There is also a condo building and additional town homes. The Commission can comment on these individually or together.

The discussion will begin with RZ2014, Changes to a previously approved site plan.

Judy Meer suggested that the Commission review these one at a time. Courtney Lankford stated that they were going to look at RZ2014-02071. These are changes to a previously approved site plan from 29 town homes, which is different from two condo buildings.

The applicant is present if the Commission has any questions about the plan. Judy Meer asked if there were any questions for Courtney Lankford.

Richard Hallberg asked if they were talking about the number that is penciled at the top of the drawings. Judy Meer stated that they were. There is another group of pages behind that that. 71 is behind 72. Courtney Lankford stated that in the packet there is one green sheet for both packets but they are labeled and folded as each individual unit. She believes the conditional use is first in the packet, so they are starting with the second one. Both drawings show both parcels they just don't show them together. This is for the rear parcel, the 29 town homes.

Does anyone have any comments about the orientation or location of the town homes? Courtney Lankford stated that she believes there is also a landscape plan in the packet.

Richard Hallberg stated that he had comments. Concerning the second set of drawings that end in 71 for the additional town homes, building those down that slope unless they....can someone tell him, he can't read the elevation, the land contours. He can't tell what the distance, the vertical change in each one of those lines is. It is too small. Can anyone tell him what it is? He knows that that hill is really steep.

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Judy Meer asked the applicant to come forward and state his name and address.

Mike Lober, 1645 North Cliff Trace, Roswell presented the application. Richard Hallberg asked the applicant if he knows what on these drawings....he does not have a magnifying glass so he does not know what, down that hill side what those contour lines represent in terms of vertical elevation change. Lober stated that he was going to look back at the engineering plans on it.

Alex Paulson stated that it was 30 to 40 feet. He is seeing two-foot contours.

Richard Hallberg stated that he thinks the hillsides that they have here in Roswell are an opportunity to build multi-story that don't overwhelm buildings on the street in the historic district. So he thinks it is a good idea to build back there. But back filling what appears to be something on the order of...if those are 30-foot lines, then that would be a _____ event. Hallberg stated that were not, they are 10-foot on the matrix. Two-foot intervals.

Mike Lober stated that the project is from there to there so it is a 30-foot drop. Hallberg clarified that Lober was taking about the total 30-foot drop. From front to rear it is a 40-foot drop.

Richard Hallberg stated that he does not like a water facility down the hill toward the creek. He thinks that is a disaster ready to happen.

Alex Paulson asked if the water quality facility mean that is underground. The applicant stated that it was. He has a bigger picture to look at. They need a sustainability plan to understand where they are going to come with the water and what is happening.

Richard Hallberg stated that he was just making comments. He thinks that a water quality facility on the side of that hill is a bad idea.

Alex Paulson stated that what he would consider if he were the applicant he would consider a sustainability plan that shows what is really happening whether it is filtered, whether it is a bio-swale...what is it that they are trying to do to soften that water quality. If he is going to do a landscape plan, don't do something like what one would put in here. Have a landscape architect really do one, not just a bunch of trees thrown in there. The issue of structural trees around the driveway and understanding what they are doing with it is important. Don't just put symbols out there. He thinks other than that he would like to see what the buildings look like eventually.

Mike Lober stated that certainly when they come to do that they will certainly have more elevations and more landscaping that is more realistic to the site.

Richard Hallberg stated that his basic idea is that back set of buildings should be moved much further forward and maybe even adjacent somehow. He would like to see daylight basement run in rather than backfill so that they don't wind up with buildings that are going to be crumbling before their eyes. He thinks that is important to the credibility and the longevity of the historic district is the reason he is making these comments. They just need to make sure that the property is not overbuilt.

Tom Lynch stated that applicant should be very cautious on the number of overflow parking spaces that he has. He has done a pretty good job, just look at that. That is what they are

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seeing as a problem in some of these townhomes right now. Mike Lober asked Lynch if he was saying too many parking spaces. Lynch stated to make sure he has enough overflow when guests arrive and things like that from a fire perspective. Lober stated that they are working in conjunction with the HOA to incorporate this as one big community there. So they will be under one master declarations to plan for all of these properties so they are all contiguous.

Alex Paulson stated that one of his concerns on the back portion of the property is all he is seeing is garages. The green is internal so it just seems like it becomes one big courtyard for cars and he would be a little more sensitive in the district so that they are not seeing coming down that street just 13 garage doors. As one goes around the corner he sees 14 more garage doors and then there is another 10 garages. He thinks he would be a little sensitive. Looking at that he knows the grades are going to effect that and how he lays it out. It might be nice if there is an alley way that will work in here better than this perimeter drive. It is all paved and he does not see very much green space.

Lober stated that they have looked at the alleyway and the front ones actually...Alex Paulson stated that on the first phase he can't tell but it looks there is a shared road on the right hand side which could be the front of the condos and there is possibly an alley on the far left hand side running from front to rear. On the front phase, he does not know how one gets to the back portion. This phase here shows a winding road getting to it.

Mike Lober stated that they are going to straighten that road out. Alex Paulson stated that he would be a little sensitive so that it is not just one big paved parcel. If it is it just needs to have some order to it. It appears random to him, that there is no thought given to the pedestrian and the car and just garage doors. Paulson thinks they have a development here in Roswell that is garage doors. Bill lives in it.

Richard Hallberg stated that he agrees with Alex Paulson about the garage doors facing the street even though one would not be able to see much of them. He thinks it would be far better to bring the traffic around between...he thinks there should be two rows of buildings, delete that second one and move the back row forward a little bit. Make them three or four stories, whatever he needs to do to have the elevations back there. But have the garages in the back and build historically sensitive facades in a town house pattern. He thinks they have all pretty much decided that South Atlanta Street is going to be relocated to new development or at least he has. Hallberg has come to that decision in his own mind. But he thinks what they do should be sensitive to a historic style that would fit within the Roswell historic district and not some Parisian development. He knows it is always better to build more on the land to get the full value, but one needs to make sure that he has enough room to be able to handle the traffic and the fire trucks and all of that sort of thing. He knows the applicant has looked into that. But losing seven buildings would really simplify that or he could put some larger, not town homes, he does not know what one would call them. Maybe even apartments in the back where one would have four stories looking over the creek with two-story up and down apartments facing the creek. That is just a general thing. It is not his project and he knows it is the applicant's money.

Those are Hallberg's comments. He thanked the applicant.

Judy Meer asked how many stories are the existing buildings next to this. Mike Lober stated that they were four stories on top of a garage. Meer clarified that there were actually five stories on

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the back. Lober stated that the back of the garage is pretty much underground. It is made a few inches above grade in the back and on the front one could see the drive under. So, one can see it is a garage and then four stories on top of it. Meer asked how would these buildings relate to that building height-wise. Lober stated that these buildings would be smaller in the sense that he thinks they would be three with a little porch on top kind of design. They would be lower in grade. Some of the residents that live on the, overlooking this were concerned about two big buildings blocking their view. It is a very nice view of downtown Roswell and what not. So the applicant is trying to be sensitive to it, terracing it down a little bit for that reason. It would similar and the same with the brick and try to keep it all in the same type of historic scheme. It has sort of a loft-warehouse feeling. They are trying to keep that throughout the project.

Judy Meer stated that she agrees with the garages being right down on the front on all of these buildings. That is what one is going to see when he comes into that development right there. But there is a way to turn those around on the backside that would present much better. The existing buildings do not have garages on the front side. Mike Lober stated that there actually is. One sees the garage as he drives up on the existing buildings. There is one big garage in each building and there is one entrance coming in and one entrance coming out. Meer stated that it doesn't look like a garage. Mike Lober stated that it was not like a garage in the sense of garage doors and opening like that, but yes it looks like a garage going on like an office building-type garage. They have looked at the alleyways in the front row of buildings. They have considered that concept a little bit.

Judy Meer stated that with the buildings they have in the back and the grade back there, are they going to be having whole retaining walls back there? Lober stated that his understanding is behind the four on the south side of the picture there would be a retaining wall there. Does Lober know how high that would be? Lober stated that he did not right off the top of this head.

Alex Paulson asked if the two sets of buildings in the back have say where the drive came through and then one parked underneath each one of them so that there is parking underneath the units as opposed to driving straight into it. If they are creating retaining walls and all of that, it may lend to where one can do that underneath each one of those. Lober asked if he meant one shared garage for all for units.

Vinay Bose, 30011 Blue Ridge, Atlanta 30340 asked Paulson which row he was talking about. The retaining wall is behind that because the grade falls from there.

Alex Paulson stated that his thought was to take another look at the parking situation because right now it looks like they are just trying to cram 29 units on this parcel. There is just no sensitivity whatsoever as far as being in the historic district. It is one large parking lot. He thinks there are opportunities here to have courtyards where one could park in, The Bricks has it. It is like a u-shaped building. One does not see any driveways or any garage doors. He thinks the two buildings that are further down the hill have an opportunity to park underneath them so one is not seeing anymore...Bose asked Paulson if he meant these two buildings. Paulson stated that he did, there is an opportunity to park underneath those two buildings there. Bose stated that the parking is going to be from the road going straight inside. Paulson stated that he would say go down and then to the right and to the left and park on either side and just be a little more sensitive so that the facades look like it is a nice community one would want to walk around and not just garage doors.

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Bose stated that one of his questions is the Commission talked about they don't want to see garage doors here. They wanted the alley behind coming this way and the parking go from that side. That is doable.

Alex Paulson stated that is a dead end road there too. He is not sure fire is going to allow that but it goes all the way to a dead end and there is nowhere for a truck or anything to turn around. Bose stated that what is drawn is actually wide enough for a fire truck to go in and back out. So that is already being engineered. Paulson stated that he thinks before they start engineering the plan they need to come up with a concept plan and he feels like they are doing it backwards. They are engineering a plan and then forcing things to work where it needs to be the other way around.

Bose stated to be honest they had to put the engineering drawings to go under the old code. They had to do it, otherwise they would have happily waited.

Alex Paulson stated that the HPC is here to give comments on what they think of the design and all. He thinks they need to be very sensitive to this area. This is one area in Roswell that they don't need to let it keep going downhill. It needs to be done nicely.

Bill Bruce commented that a social gathering area for the people to gather is really an important aspect of how...it will help the applicant and re sell itself. He has seen it 100 times. Having a place where they can gather and meet is really an important place too.

Bose stated that if one will actually look at this there are two more buildings here. There is a tennis court and there is a clubhouse and there is a swimming pool. It is all going to be one actually.

Bill Bruce stated that was fine. Little small gathering areas too within the thing is a good thing. That is he was saying that the landscape architecture becomes more important than just throwing some trees down. It is a big deal to those in the historic district.

One of the things to keep in mind that Roswell is really pushing in the historic district is street trees on vehicular areas. The continuity of street trees and then after that is gardens or whatever one wants to do. It is very important.

Bose stated that they definitely have the luxury of putting in water where they want to put it now because it is vacant land right now, raw land. Anything the Commission is saying is easy to incorporate for them.

Judy Meer stated to Courtney Lankford that what the commission is doing here is giving them some ideas of what they would like to see on this property but there is another process. They have to get approval to....

Courtney Lankford stated that the site plan is going before mayor and city council on October 13th. In the report to mayor and city council and planning commission on September 16th there will be a statement about what the HPC had to say about the plan. And those comments will be taken into consideration by planning commission and the mayor and city council. If and when the site plan is approved by mayor and city council the design and architecture will come back before the HPC. But the first step is getting the site plan approved by mayor and city council.

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Judy Meer clarified that when the HPC is talking about the site plan here, this is the site plan that they are talking about with these buildings put on the site the way they are seeing them right now.

Courtney Lankford stated that was correct. This is the site plan that has been submitted and is the one that will go through the process. It is up to them and mayor and city council and planning commission to figure out what the final site plan is. These are just advisory in nature.

Judy Meer clarified that if the HPC says they are recommending these site approvals, Lankford is saying that the way it is now...Courtney Lankford stated that the HPC can recommend to mayor and city council but they are just recommendations. Meer clarified that if they are not agreeing with all of them....that is the problem. Lankford stated that the HPC can recommend to council that the following changes are made or considered. And that is something that they can take into account when they review the application.

Vinay Bose stated that to be honest, this is the fifth revision which they went through the process then. Judy Meer stated that this is the first time the HPC has seen it however. Bose stated that is correct but they did not know that. Meer stated that all of these comments that the HPC has been giving Bose are what they would like to see. So it is going to be a little difficult for them to recommend approval of this site plan the way that Bose has it.

Alex Paulson commented that he thinks they have thrown a lot of things out and just to take them and try to force these ideas to work on this plan really doesn't work for him. He thinks the applicant needs to go back to the drawing board and get an overall plan that works and incorporates some of the ideas that the Commission has talked about. He could not support this plan here. He thinks they also need to take a look at the view lines from the two buildings, the two condo buildings to the right with these nine or 10 units that are going to be the lowest level. Maybe blocking the visibility down the river corridor, which ruins everybody's value that is in those two buildings right now looking down, they will no longer see that corridor. He thinks some site studies need to be done.

Vinay Bose stated that is exactly what it won't do because of where the gradient is and they always spend enough time and energy making sure...Paulson stated that Bose could tell him that but he thinks that site studies need to be done so that mayor and city council can understand that as well. It is a big project. He thinks they need to take baby steps here and make sure that they do it right.

Richard Hallberg stated that he thinks that when the applicant is designing the back of this building that the national park area over here is going to continue to be used and maybe even developed into a much more useful environment. It will have a lot of traffic. He thinks the view from the back is as important as the view from the front in terms of Roswell's historic district and the integrity, the quality of construction and design is really important.

Judy Meer stated that the Commission has spent a lot of time on the back buildings. Does anyone have any comments on the front buildings on 72?

Alex Paulson asked if the commercial building fronting South Atlanta Street, is that a new building or is that existing. Mike Lober stated that it was new.

Judy Meer asked if the parking for that building in the back around the water quality facility. The applicant stated that it was not. Meer asked if there was anything to the south, the right side of that as they are looking at the drawings. Is there an existing building there on the other side of the driveway?

Mike Lober stated that right now it is the old limousine service building that is vacant. And the other side is a little parking lot for what used to be the dog food store.

Alex Paulson stated that that parcel is a shotgun so he thinks Lober has it pretty well planned as far as approaching it. Again, he would just be very sensitive with the pedestrian, the car and the entrance into the rest so it is welcoming off of South Atlanta Street.

Mike Lober stated that they did a little pocket park in the front for pedestrians there and tried to make a linear park coming down the street for ease of walking.

Richard Hallberg stated that he thinks the height of these buildings in this front section, buildings 6, 7, 8 and 9, the condos he guessed is what those are. Mike Lober stated that actually the 6, 7, 8, 9 was they were thinking the row house, town house-type style and the one in front is more walk out flats. Hallberg clarified that it was a two-story building. Lober stated that was correct. Hallberg asked if there was a basement, underground basement. Lober stated that there was not. Hallberg clarified that it was just two stories. That falls off into a ravine there too. That would be a good opportunity for underground parking for those units. Lober stated absolutely. Hallberg stated that would allow them to have their access driveway coming down and going underneath. One could block the view of the properties to the north with a row of trees, which he would prefer to see. And he thinks UDC calls for not a single row, it calls for at least a double row. This is not UDC. Hallberg stated that he would still recommend that Lober use a double row. They don't even have to be the same species. This is something the HPC really needs to go into with the landscape architect. Hallberg would also prefer not to see a green wall of Leylands there, something that looks like a real forest and hides them. Some deciduous, some evergreen.

Judy Meer stated that it sounds like they don't have as many issues with this front portion, just some suggestions. She thinks they are going to have to work on the back a little bit. Meer asked Courtney Lankford if they need anything else on that. How would they handle this as far as...

Courtney Lankford stated that she and Jackie Deibel will take the comments and Deibel will put them into her staff report as the comments from the HPC. That staff report will go to planning commission and mayor and city council. So, they will have the HPC's feedback.

Judy Meer stated that if Mike Lober has any questions or would like a committee meeting to take a look at what he is doing they would be happy to work with him. Just let Courtney Lankford know. Mike Lober stated that he certainly would. Like Vinay Bose said they did have to come in before the change trying to get this within the planning and he thinks some of this stuff needs tweaked. Especially that the comment about the alleys in the back. Judy Meer stated that the Commission will be happy to work with Lober on that. She thanked Lober.

Mike Lober and Vinay Bose thanked the HPC.

DRAFT EAST-WEST ALLEY MASTER PLAN PRESENTED BY POND & CO.

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