

City of Sugar Hill  
Planning Staff Report  
**CBD Design Review 16-01022**

**DATE:** August 1, 2017  
**TO:** Mayor and Council, Design Review Board  
**FROM:** Planning Director *KA*  
**SUBJECT:** Central Business District (CBD) Design Review  
Broadstone Sugar Hill Mixed Use Development, Alliance Realty Partners, LLC

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RECOMMENDED ACTION

***Approval of the site plan, including apartments, retail and parking deck in material and architectural detail. Final design shall substantially resemble the attached exhibits labeled Exhibit 1-18, 19.***

**ISSUE** The City of Sugar Hill has received an application from Alliance Realty Partners, LLC requesting design review board approval for a mixed-use project at the block of West Broad Street, Church Street, Lee Street, and Level Creek Road, located within the Central Business District Overlay.

DISCUSSION

- The Central Business District overlay requires design review approval by City Council.
- The application adequately addresses the overlay design standards.

BACKGROUND

**APPLICANT:** Alliance Realty Partners, LLC  
**PROPERTY OWNER:** City of Sugar Hill  
**EXISTING ZONING:** Office Institutional District (OI) and General Business (BG)  
**REQUEST:** Mixed Use Project – Design Review Approval  
**PROPERTY SIZE:** ± 7.5822 Acres, Tax Parcel #7-291-057, 059, 062, and 7-291-203  
**LOCATION:** Block of West Broad Street, Church Street, Lee Street and Level Creek Road.

Section 1002.F. requires Mayor and City Council approval of all new construction or land improvements within the TCO and CBD. The TCO and CBD requirements are designed to promote attractive and integrated urban design features, small town urban character, and pedestrian-oriented public and commercial spaces.

These parcels are located at the block of Lee Street, Church Street, Temple Drive, and West Broad Street. It is to be a mixed-use development.

#### DESIGN REVIEW CRITERIA

1. *Is the proposed project consistent with the adopted design guidelines for the type of development, and/or the proposed use?*

The CBD requirements are designed “to foster development of the city center...using traditional block patterns characterized by common side walls, building fronts abutting the sidewalk and on-street parking; breaking up large blocks; optimizing multi-modal connectivity and incorporating small public gathering spaces.”

The proposed design is consistent with the adopted design guidelines. The building addresses the sidewalk, provides pedestrian-scale architectural elements and commercial uses at the ground floor, includes public gathering areas, and separates parking into a deck.

2. *Is the proposed project consistent and compatible with the nature and character of the surrounding areas?*

The proposed designs are consistent with a commercial area. The area is still developing, but the design is compatible with the adjacent municipal buildings and spaces and with the E Center currently under construction.

3. *Are the site design, landscaping, general design, character, arrangement and scale of buildings, texture, materials and colors of the project similar to or compatible with features or structures in the area.*

The proposed elevations and conceptual site plans are compatible with the emerging character of the area.

4. *Will the interior arrangement or use have any effect on exterior architectural features and otherwise complies with the standards of this ordinance?*

The design team will need to ensure that any interior changes to the configuration do not adversely affect the layout of the facade.

5. *Does the project contribute or resemble the following criteria for considering a design inappropriate?*

*Character foreign to the area / Arresting and spectacular effects / Violent contrasts of material or color, or intense or lurid colors / A multiplicity or incongruity of details resulting in a restless and disturbing appearance / The absence of unity and coherence in composition not in consonance with the density and character of the present structure or surrounding area.*

The proposed changes do not contribute to any of the listed inappropriate design criteria.

AERIAL VIEW  
SUGAR HILL APARTMENTS



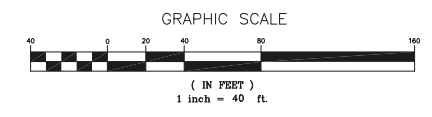
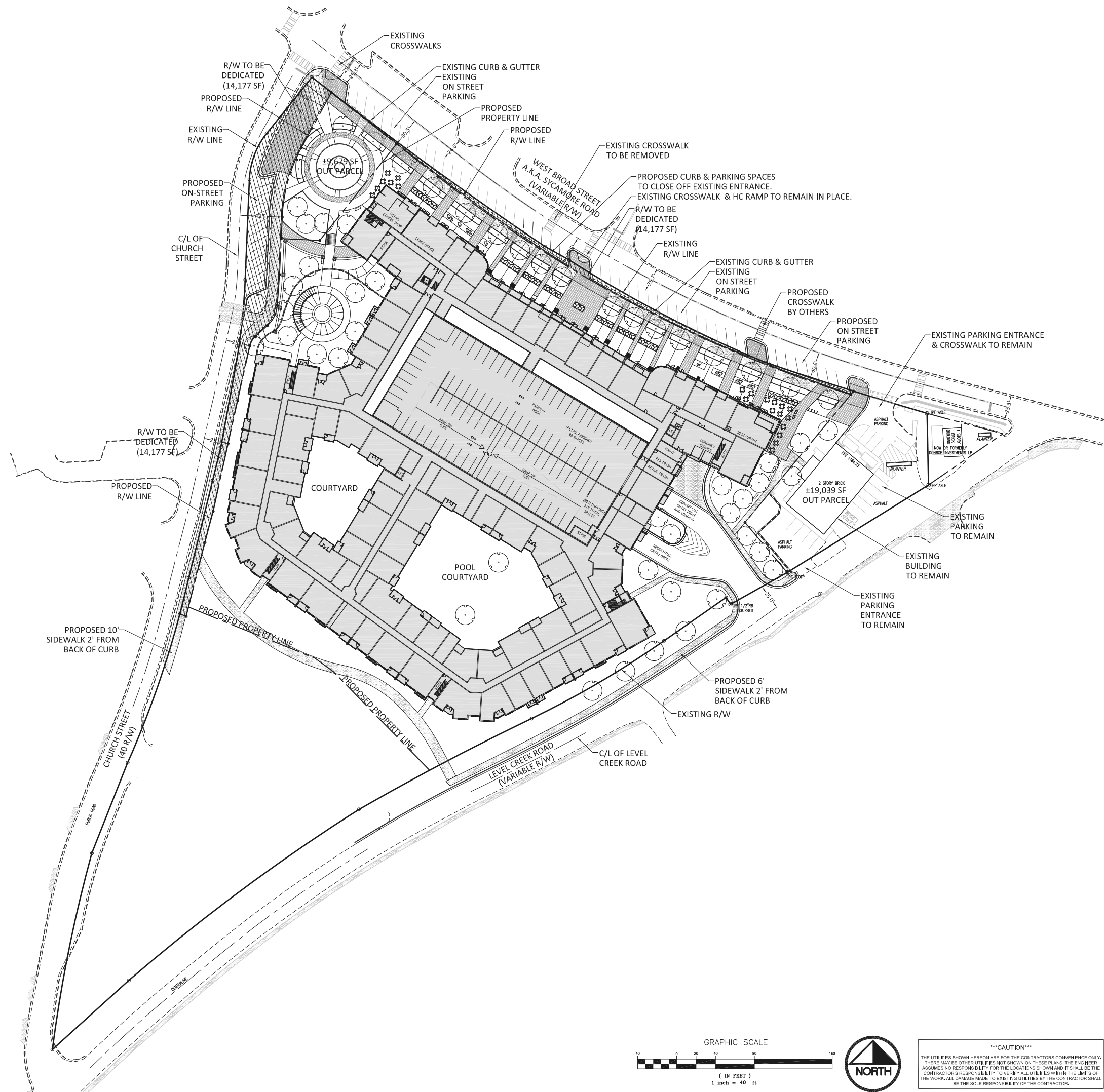
STREET VIEW AT RETAIL  
SUGAR HILL APARTMENTS



# STREET VIEW AT UNITS


SUGAR HILL APARTMENTS






\*\*\*CAUTION\*\*\*  
 THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITIES SHOWN AND IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.





Aug. 1, 2017



**summit**  
 Engineering Consultants, Inc.  
 6550 Shiloh Road, Suite 200  
 Atlanta, Georgia 30327  
 (770) 246-0094 (F) 770-246-0095

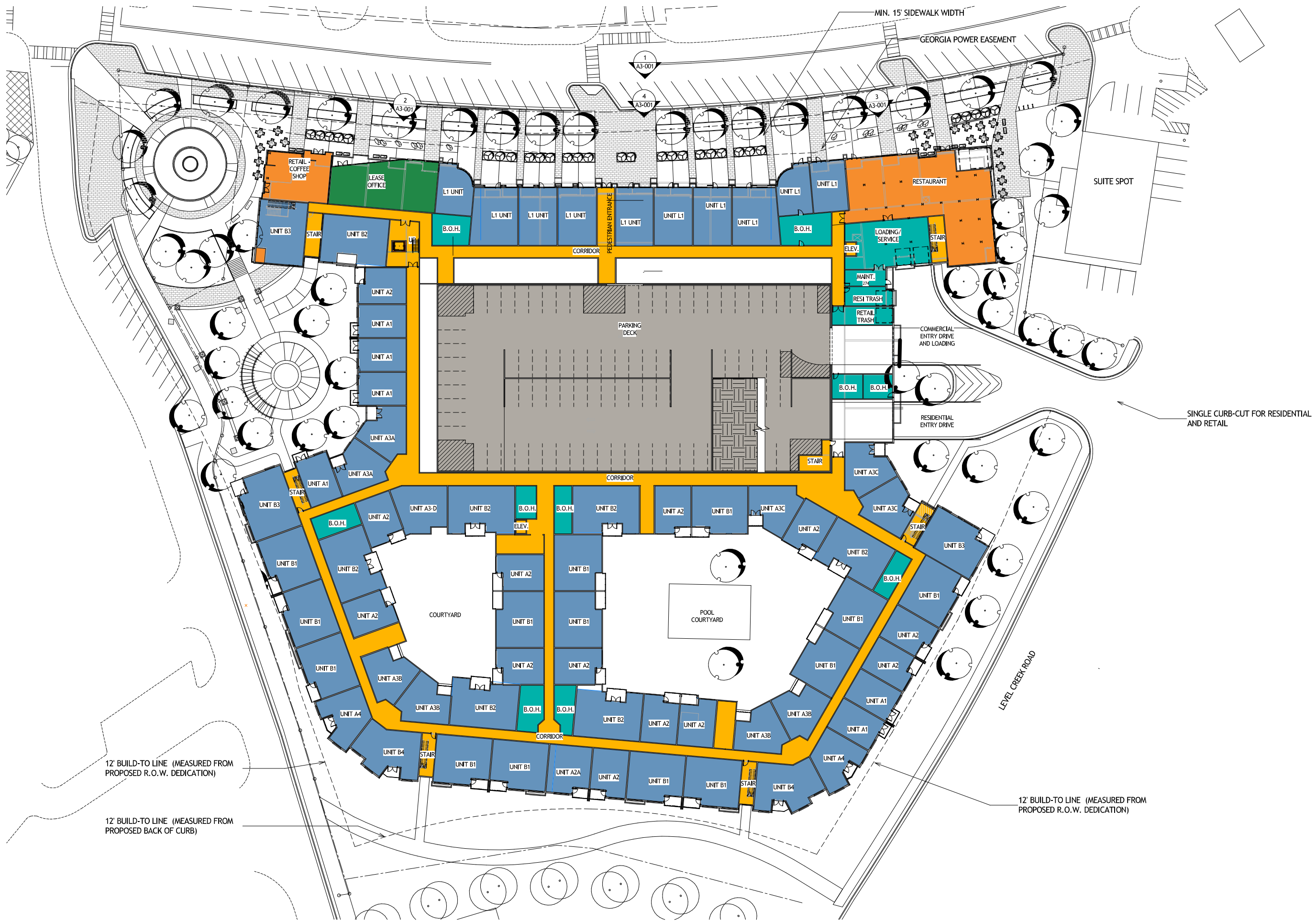
**ALLIANCE REALTY PARTNERS**  
 3715 NORTHSIDE PARKWAY  
 SUITE 1-102  
 ATLANTA, GA 30327  
 404-923-8376

No.	Project No.	Date	Revision	Description
1	S-17-017	08/01/17	1	Initial Issue

**SITE PLAN**  
**BROADSTONE SUGAR HILL**  
 LAND LOT 291 - 7th DISTRICT  
 CITY OF SUGAR HILL  
 GWINNETT COUNTY, GEORGIA

Drawing No.  
**1 of 1**  
 S-17-017zon.dwg

PLAN- LEVEL 1  
SUGAR HILL APARTMENTS



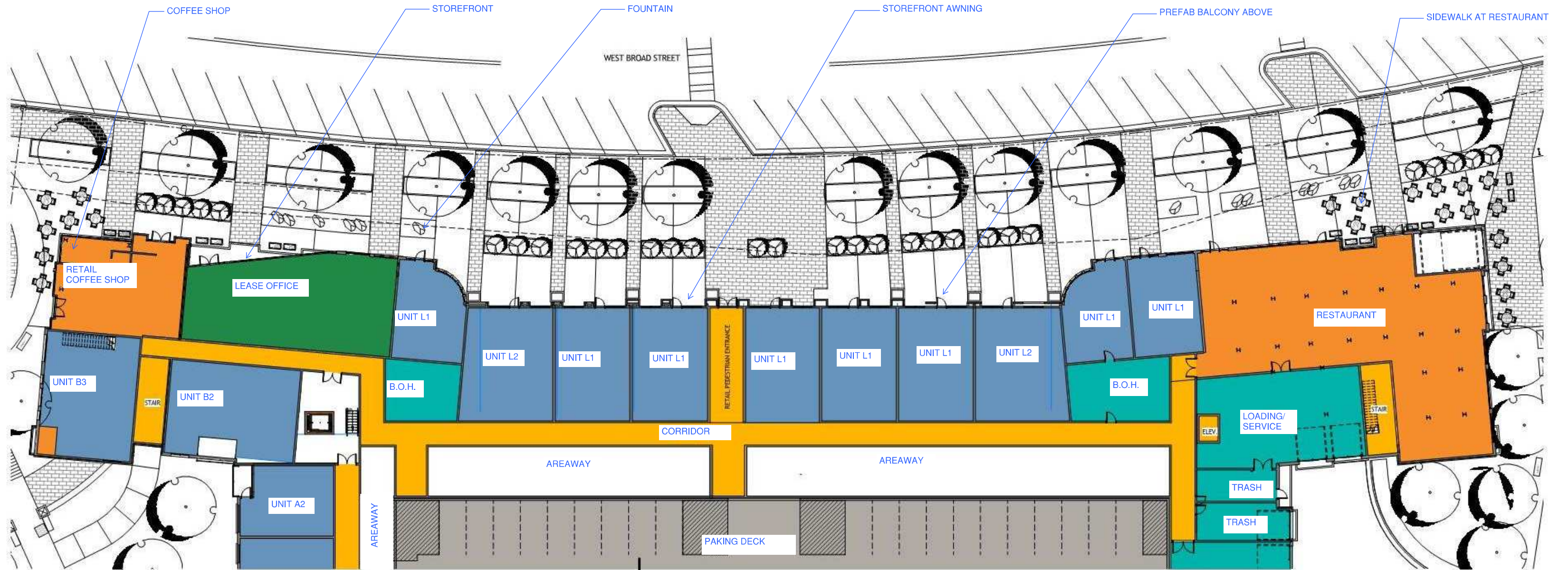
12' BUILD-TO LINE (MEASURED FROM PROPOSED R.O.W. DEDICATION)

12' BUILD-TO LINE (MEASURED FROM PROPOSED BACK OF CURB)

12' BUILD-TO LINE (MEASURED FROM PROPOSED R.O.W. DEDICATION)

# PARTIAL PLAN - LEVEL 1

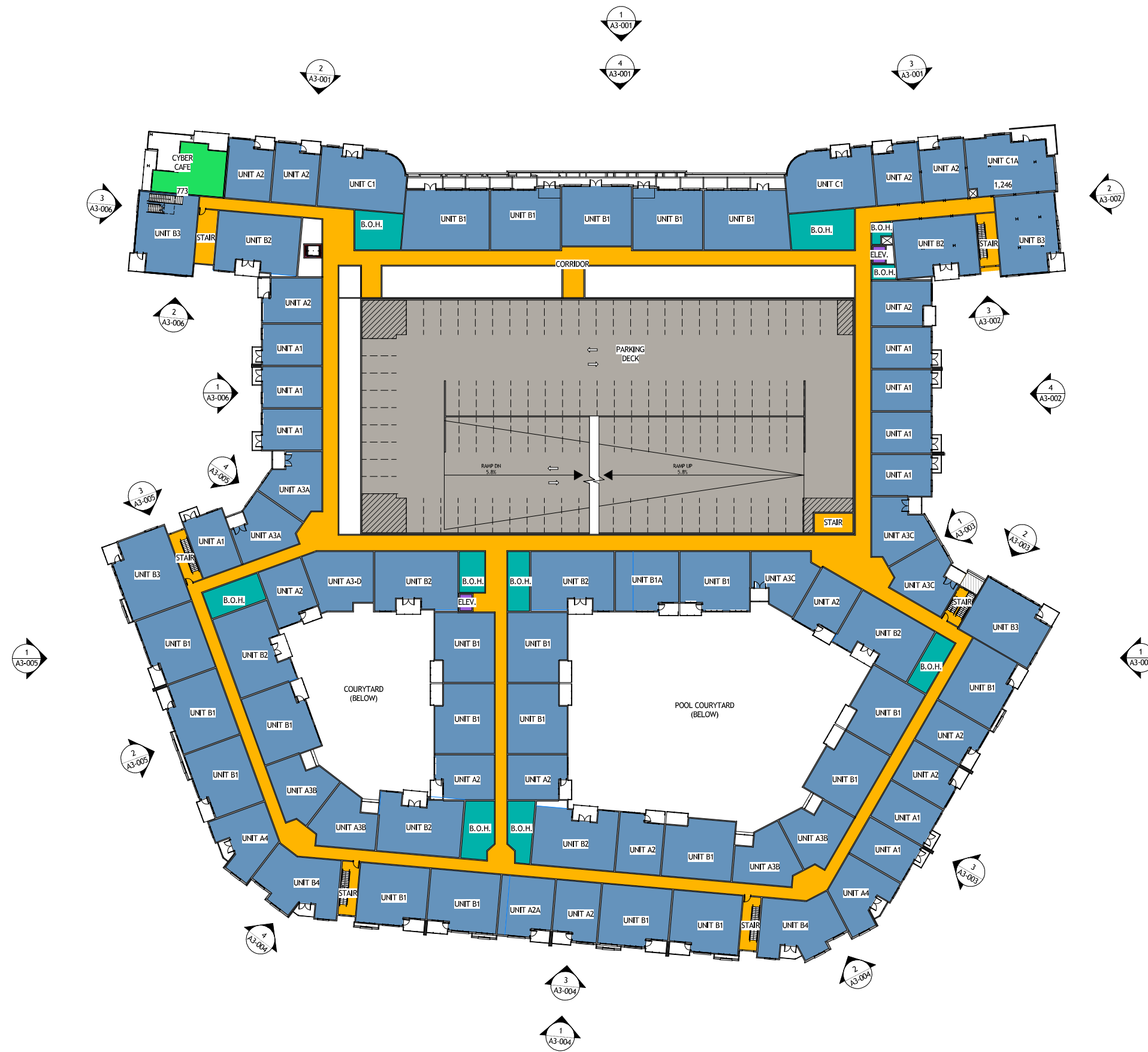
SUGAR HILL APARTMENTS





# TYPICAL PLAN

SUGAR HILL APARTMENTS



# ELEVATIONS

## SUGAR HILL APARTMENTS

### COLOR LEGEND

- COLOR 1 - STUCCO AND TRIM**  
SW 7045 - INTELLECTUAL GRAY  
R:170, G:163, B:148
- COLOR 2 - METAL ACCENTS**  
'COPPER PENNY'
- COLOR 3 - FC PANEL/ SIDING**  
SW 7046 - ANONYMOUS  
R:130, G:124, B:111
- COLOR 4 - STUCCO, PATIO DOORS, BALCONY TRIM**  
SW 7048 - URBANE BRONZE  
R:83, G:80, B:73
- COLOR 5 - METAL PANEL**  
'DARK BRONZE'
- COLOR 6 - BRICK 1**  
CHEROKEE BRICK  
'MOSSTOWN' WITH GRAY MORTAR
- COLOR 7 - BRICK 2**  
ACME BRICK  
'OBSIDIAN' WITH GRAY MORTAR
- COLOR 8 - BRICK 3**  
ACME BRICK  
'PIKE'S PEAK' WITH GRAY MORTAR
- COLOR 9 - STONE**  
ROCKCAST  
'BUFFSTONE'



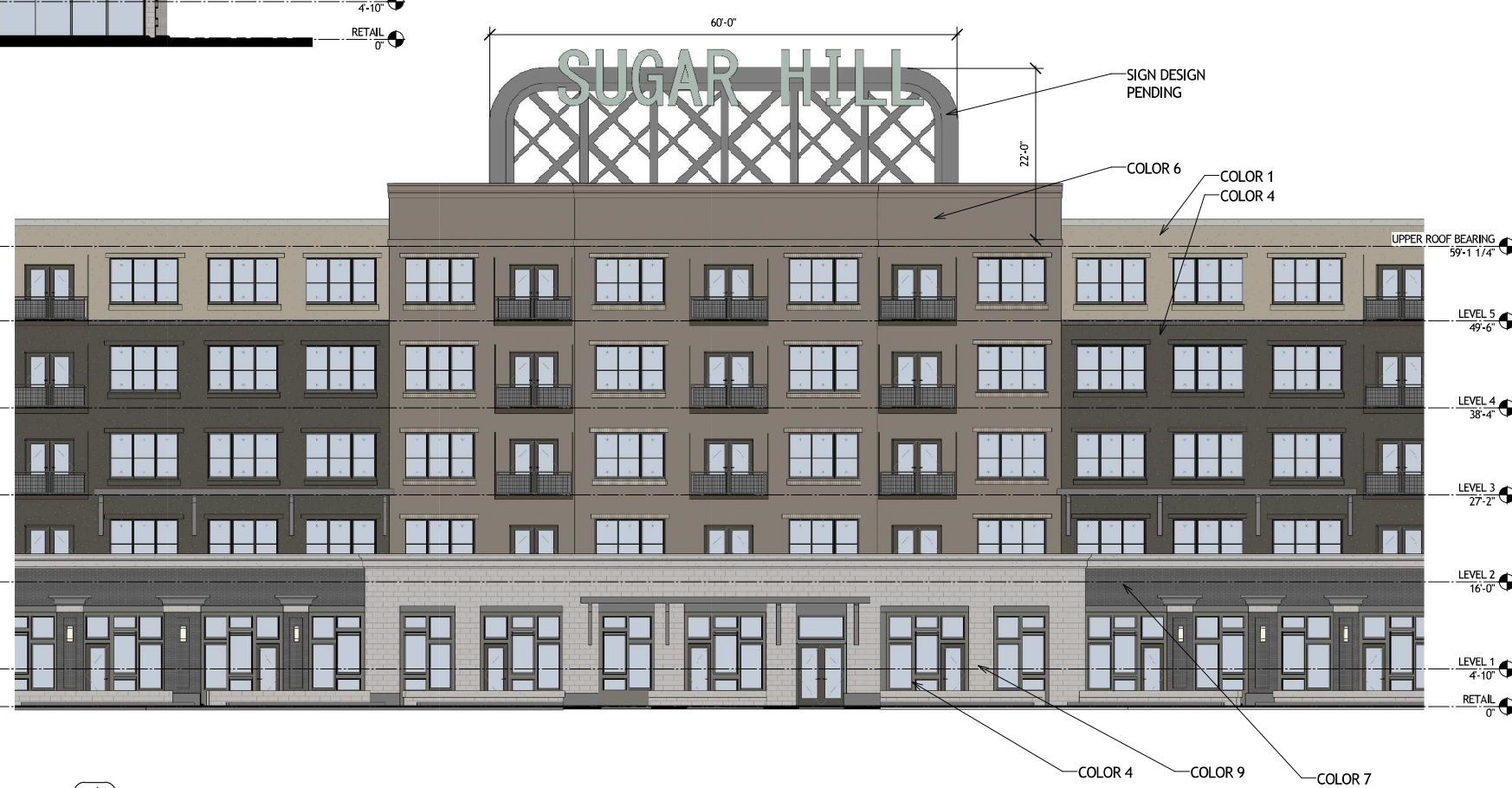
1 PRESENTATION-ELEVATION-NORTH  
A3-001 3/64" = 1'-0"



2 PRESENTATION - ELEVATION NORTH - VIEW 1  
A3-001 3/32" = 1'-0"



3 PRESENTATION - ELEVATION NORTH - VIEW 3  
A3-001 3/32" = 1'-0"



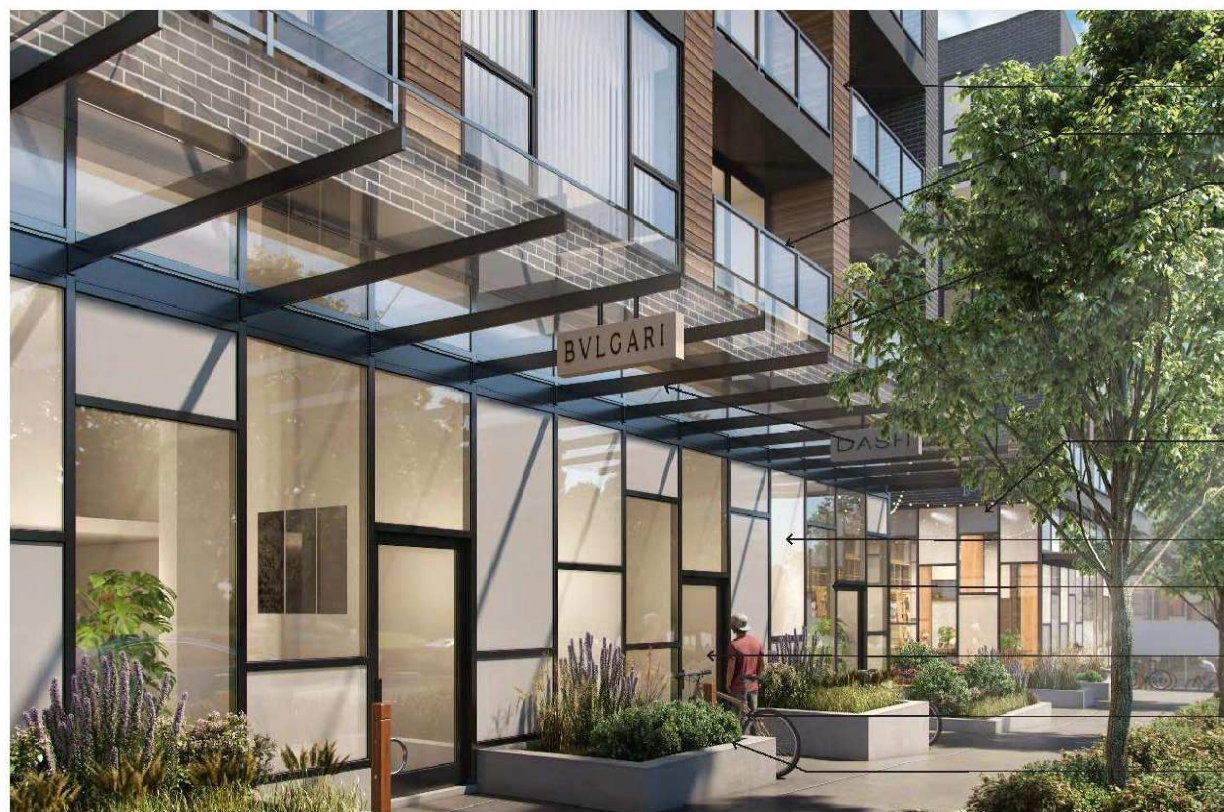
4 PRESENTATION-ELEVATION-NORTH - VIEW 2  
A3-001 3/32" = 1'-0"

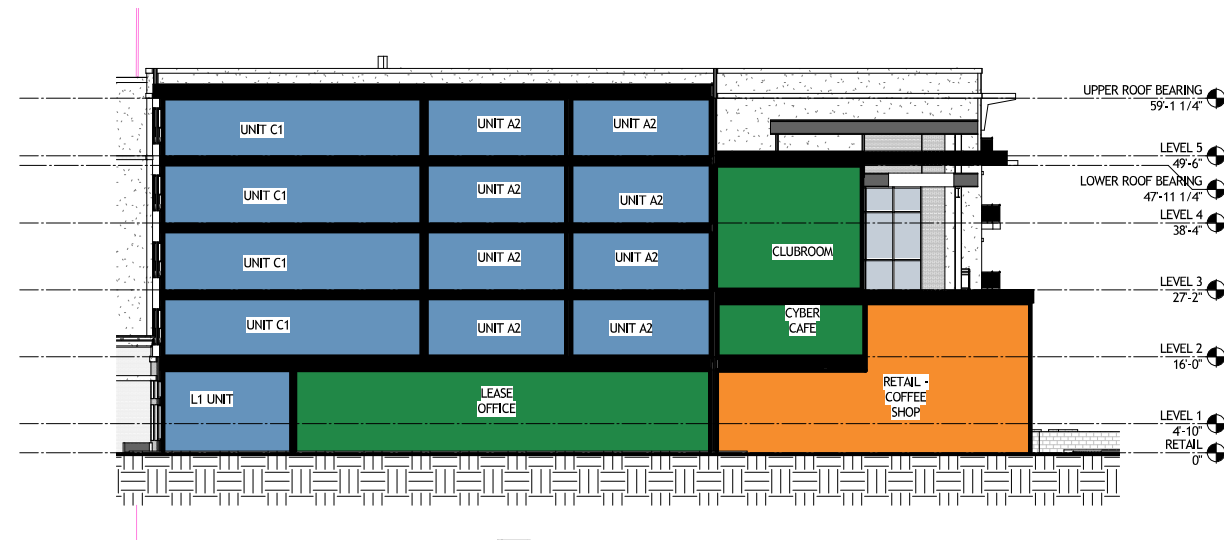
A3-001

VERTICALLY PROPORTIONED GLAZING AT RETAIL BASE

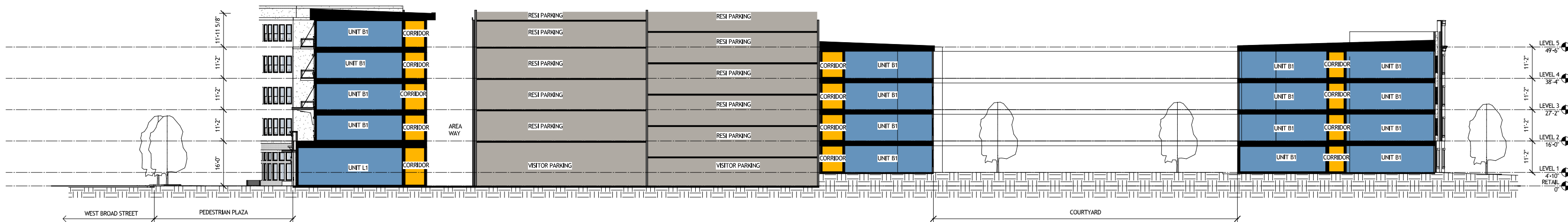
AWNINGS LEND RETAIL CHARACTER AND IDENTIFY UNIT ENTRIES

MOMENTS OF CRAFTSMANSHIP AT THE GROUND PLANE - MASONRY  
CORBELING, ACCENT BANDS, AND REVEALS





2 BUILDING SECTION - THROUGH AMENITY  
A4.001 1/16" = 1'-0"



1 BUILDING SECTION - LOOKING EAST  
A4.001 1/16" = 1'-0"

# CONTEXT

NEWPORT SUGAR HILL APARTMENTS - Sugar Hill, Georgia



WEST BROAD STREET- PROPERTY VIEW



NORTHEAST NEIGHBORING PROPERTY - CITY HALL



WEST NEIGHBORING PROPERTY ALONG CHURCH STREET



NORTH NEIGHBORING PROPERTY - EPICENTER



EAST NEIGHBORING PROPERTY ALONG LEVEL CREEK ROAD



SOUTHWEST NEIGHBORING PROPERTY

# CONTEXT

NEWPORT SUGAR HILL APARTMENTS - Sugar Hill, Georgia



CLOCK - ON PROPERTY



GAZEBO- ON PROPERTY



VETERANS MEMORIAL - ON PROPERTY



PROPERTY VIEW FROM LEVEL CREEK ROAD



STUCTURE - ON PROPERTY AT  
NORTHEAST CORNER



SWEET SPOT - REAR VIEW



SWEET SPOT - FRONT VIEW



STRUCTURE TO BE REMOVED