

CITY OF ROSWELL HISTORIC DISTRICT MASTER PLAN

Advisory Committee Meeting #1 October 30, 2018





Meeting Agenda

- Project Purpose & Process
- Discovery
 - Mapping Existing Conditions
 - Urban Form Analysis to-date
- Tools for Preservation
- Next Steps

The TSW Team



CALEB RACICOT, AICP PRINCIPAL-IN-CHARGE



SARAH MCCOLLEY, AICP PROJECT MANAGER



TOM WALSH, PLA MASTER PLANNER



JULIA BRODSKY, LEED-GA
OUTREACH COORDINATOR

- 200+ master plans in cities throughout the Atlanta Region and Southeast
- •50+ codes written in the Atlanta Region including a dozen historic districts

Advisory Committee Expectations

The City of Roswell strives to provide a positive experience for those visiting city facilities and promotes an environment of personal safety and security – free from intimidation, threats or violent acts. All are expected to exhibit common courtesy, civility, and respect for others. Violations may result in the violator being removed from the premises.

Roles & Responsibilities of Advisory Committee Members:

- Promote the Master Plan positively to neighbors
- Inform members of the community about public input opportunities
- Provide constructive feedback to the City and Consultant Team

Purpose & Process

PROJECT PURPOSE

PROCESS

ENGAGEMENT: WALKING TOURS

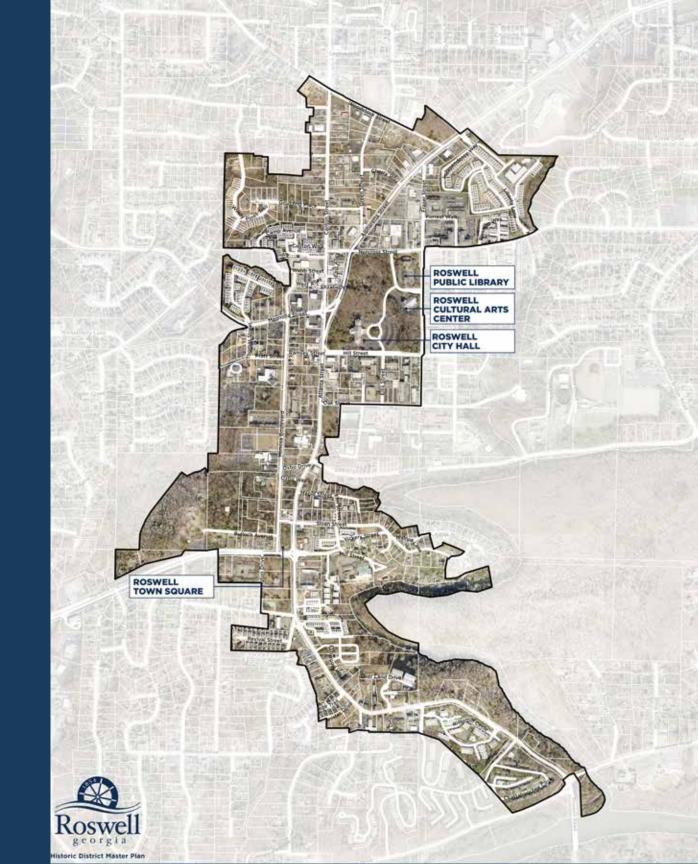
ENGAGEMENT: CHARRETTE

PROJECT PURPOSE

- Creating a preservation-focused master plan for Roswell's Historic District
- Establish a detailed vision for the district as a sustainable and thriving downtown that protects historic character and resources
- Recommend potential changes to City regulations and standards to support the vision

No preconceived notions - we're here to help Roswell define its **future**

Commitment to preserving local identity



PROCESS

Existing Conditions Analysis & Urban Form Analysis

- Previous Plan Review
- Mapping
- Site Walks
- Urban Form Analysis
- Visioning

Master Plan
Development

- Historic District Concept Plan
- Context Areas
 Concept Plans
- Additional graphics, charts, tables

Implementation Plan

- Master Plan City Council Approval
- Code & Regulation Recommendations

Final Deliverables & Presentation

- Final report document
- Final presentation to Council with all recommendations

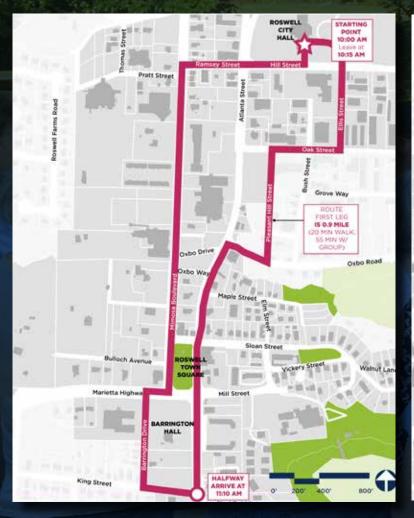
Walking Tours

Charrette

Draft Plan
Open
House

Public Involvement

ENGAGEMENT: Walking Tours





- Walking Tours (Maps to left) with members of the public
- Saturday, November 3rd, 2018 @
 10:00 AM to 12:00 PM
- Two Routes to choose from Canton Street & Green Street (1) and Mimosa Boulevard (2)
- Each route is ~1.5 miles
- Make-up Canton Street Tour:

Sunday, November 4th, 2018 @ 1:30 PM to 3:30 PM



DRAFT CHARRETTE SCHEDULE

- November 27th & 28th @ Roswell City Hall Room 220
- Stakeholder Interviews,
 Work Sessions, & Public
 Open Houses

Public Input Opportunities

DAY ONE (9:00 AM - 9:00 PM)	DAY TWO (1:00 PM - 9:00 PM)
ALL DAY: Make-up Interviews as Needed	~1:00 PM to 3:00 PM: Afternoon Work Session
~3:00 PM - 5:00 PM: Afternoon Work Session	
7:00 PM: Public Kick-off Meeting with Visual Preference Survey & Analysis Findings, Presentation, Input Activities	7:00 PM: Public Presentation of Initial Ideas with Input Activities

Discovery MAPPING EXISTING CONDITIONS URBAN FORM IN ROSWELL

PROCESS

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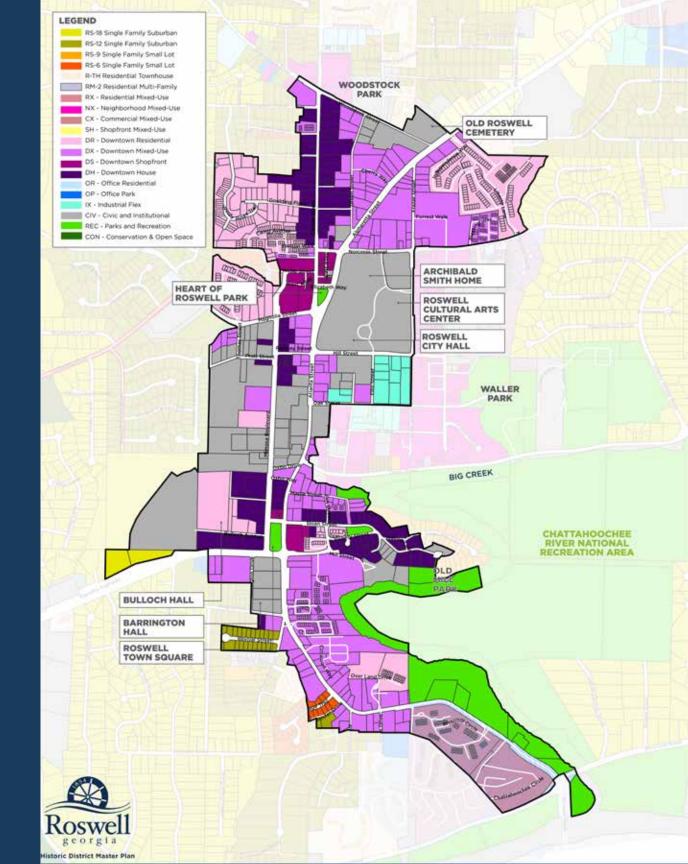
STUDY AREA

- Roswell Historic District (544 acres / 0.85 Sq. miles)
- 5 Context Areas:
 - Bulloch Avenue
 - Canton Street
 - Highway 9
 - Mill District
 - Mimosa Boulevard



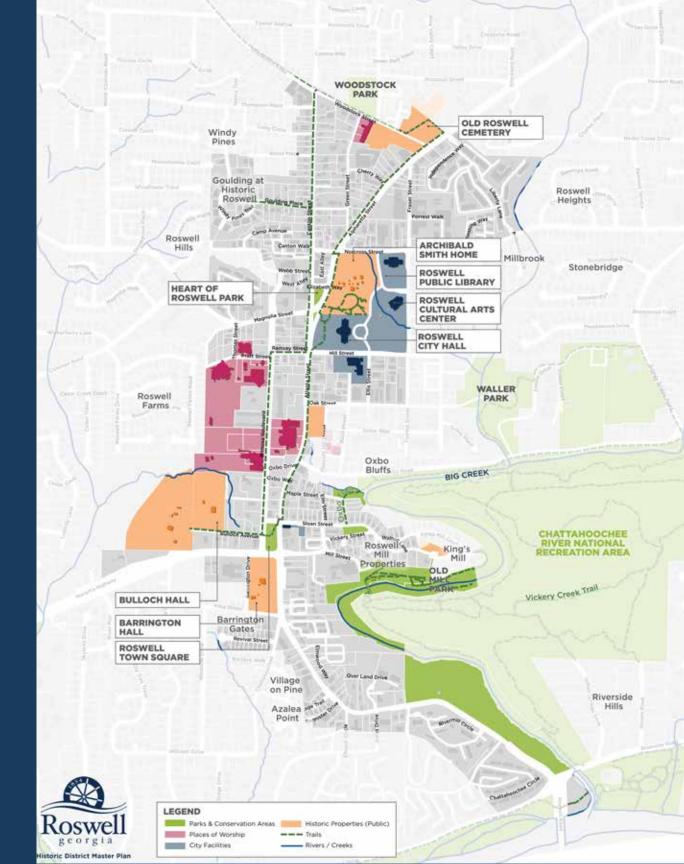
CURRENT ZONING

- UDC Downtown Historic Districts
 - DR: Downtown Residential
 - DX: Downtown Mixed-Use
 - DS: Downtown Shopfront
 - DH: Downtown House
- Other Zoning Districts
 - Single-Family Residential Districts
 - Mixed-Use Residential
 - Industrial Flex, Civic & Institutional
- UDC Guidelines
- Opportunities exist to align the two



COMMUNITY ASSETS

- City Hall, Library, Cultural Arts Center all in one area
- Numerous places of worship
- Proximity to Chattahoochee River National Recreation Area and trails
- **Trails** as an alternative transportation mode and as a recreation component
- **Historic sites** serving as businesses and others as educational tools
- Thriving restaurants on Canton Street



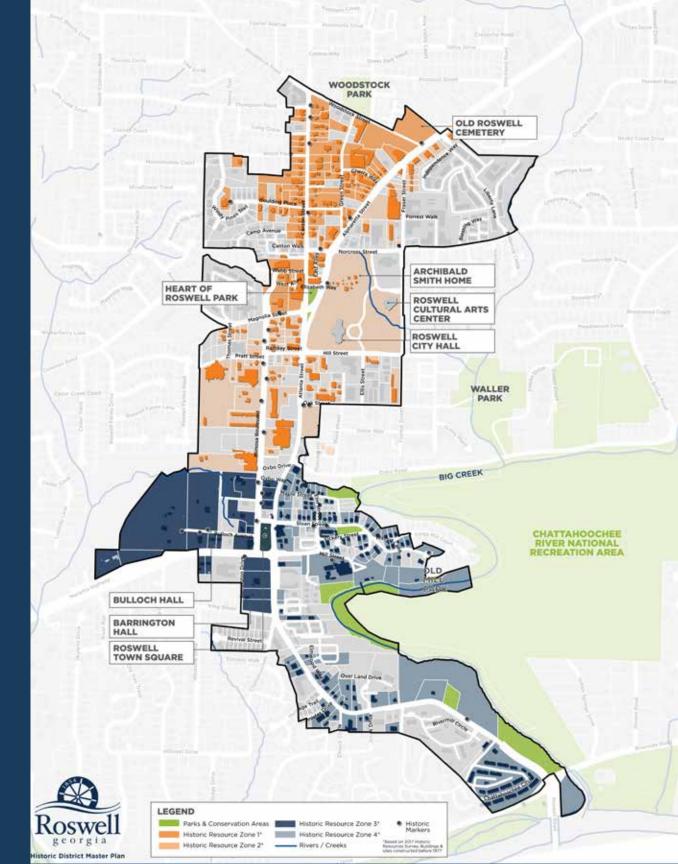
CONNECTIVITY

- MARTA Route 85 serves the majority of the study area within a 1/4 mile of bus stops
- **Trails** as an alternative transportation mode and as a recreation component
- Broken street grid in some residential areas
- Atlanta Highway is a barrier to pedestrian and bike connectivity
- **Bike lanes** in the northern section of district connecting to outside areas
- Incomplete sidewalk network
- Adequate connectivity to City Hall through alternative transportation modes



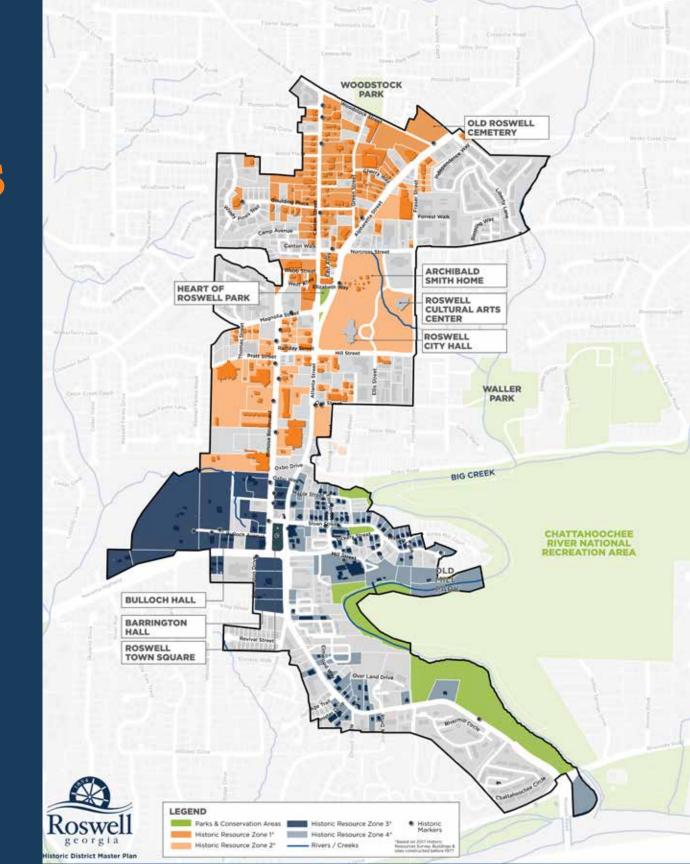
HISTORIC RESOURCES

- Map based on 2017 Historic Resources Survey (4 Zones) that documented buildings older than 1977
- We will adjust our urban form analysis for buildings older than 50 years to identify development patterns



HISTORIC RESOURCES - 50+ Yrs

• Most resources (90%) identified in 2017 Survey within the Historic District were built before 1968 (50 years)



URBAN FORM ANALYSIS

- On-the-ground documentation with photographs and measurements
- GIS analysis to measure setbacks and document frontage types, building heights, street experience for the entire study area
- Maps created based on each criterion that show patterns on each block









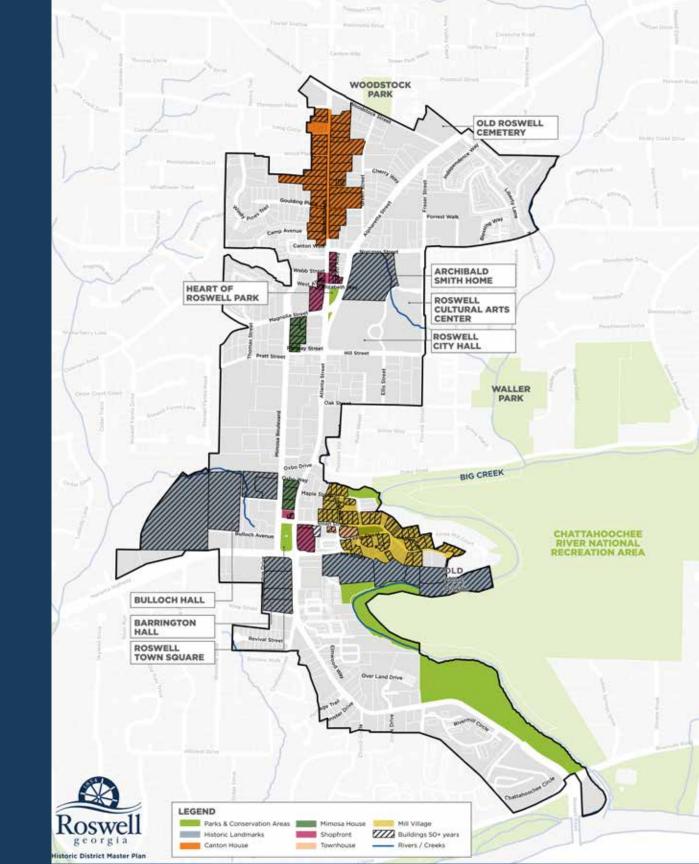






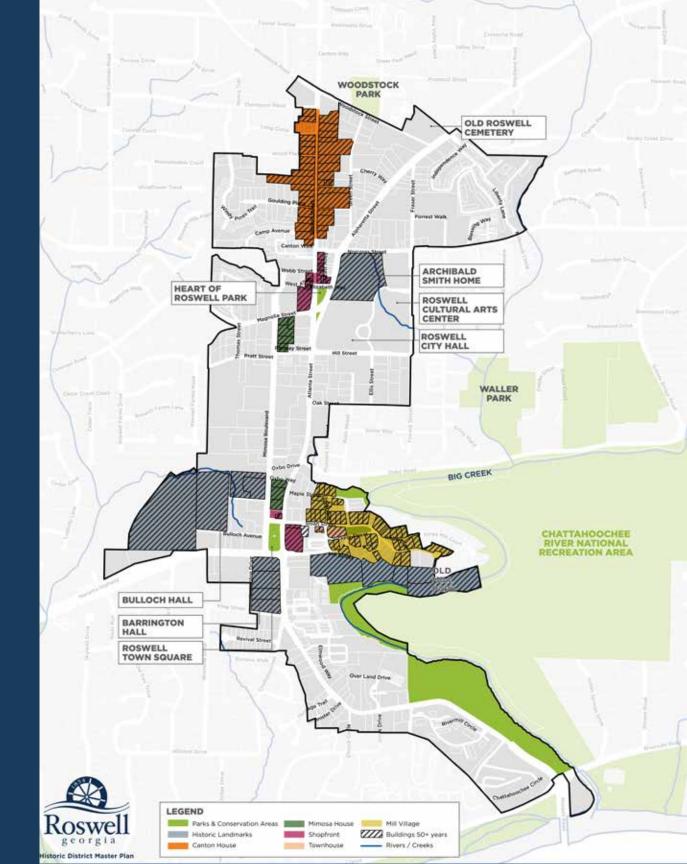
URBAN FORM ANALYSIS

- 6 Urban Form Patterns identified:
 - Canton House
 - Mimosa House
 - Shopfronts
 - Mill Village
 - Historic Landmarks
- Buildings older than 50 years old (built before 1968)



URBAN FORM ANALYSIS

- Lot Metrics analyzed:
 - Frontage (Building)
 - Frontage (Yard)
 - Front and Side Yard Measurements
 - Lot Coverage
 - Building Heights



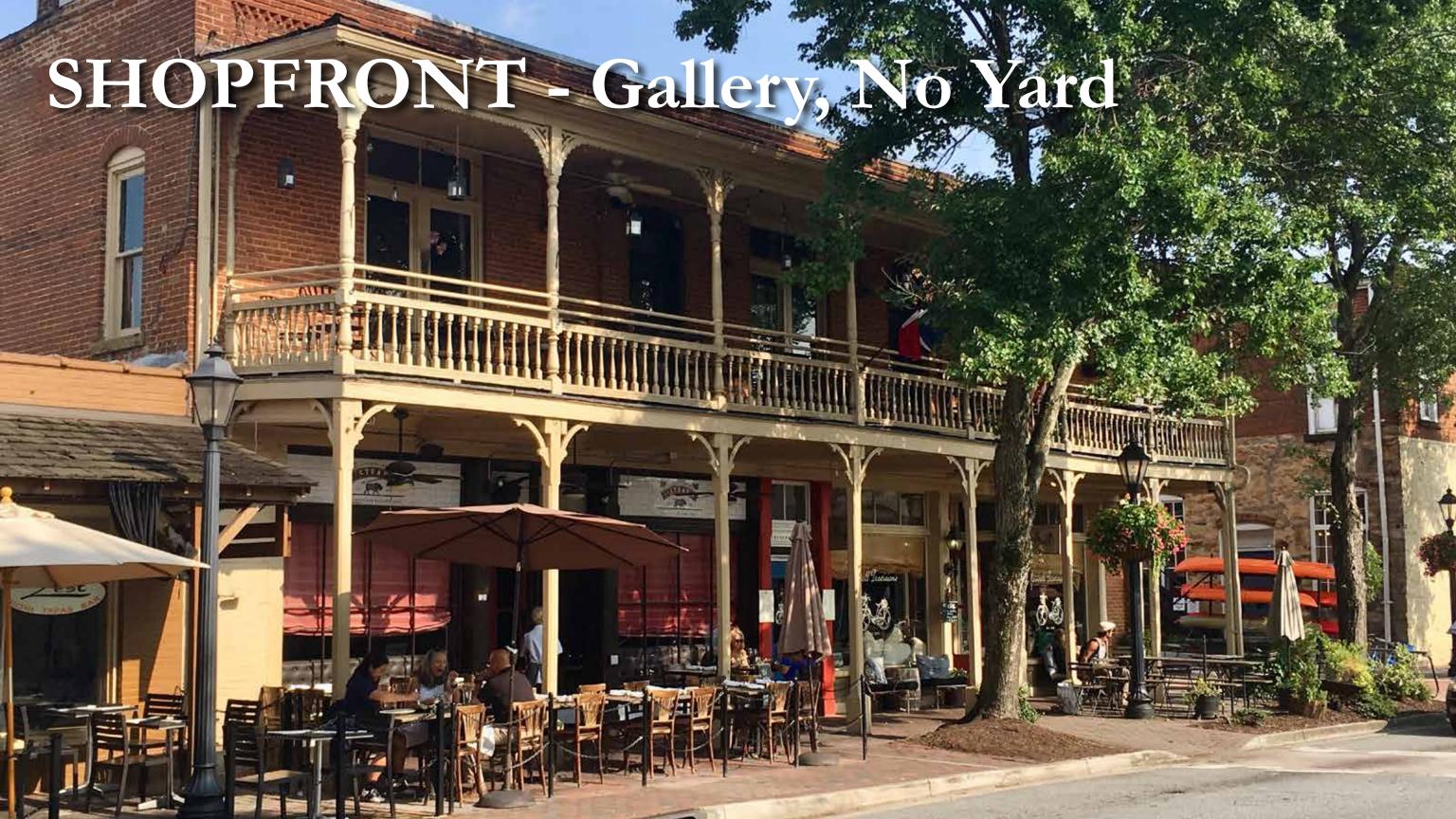




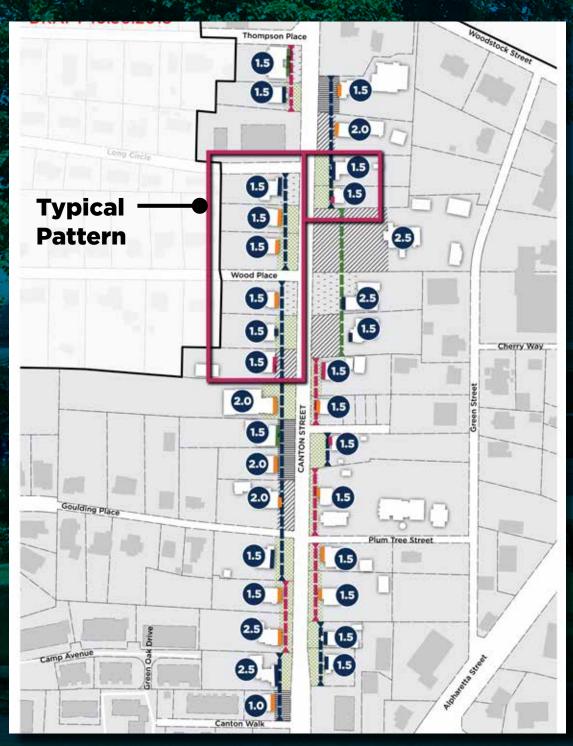








URBAN FORM ANALYSIS



Canton House Pattern

	Typical Metric	Pattern	
	Front Setback Range	37' to 56'	
	Small Side Setback Range	4' to 20'	
	Building Height	1.5 stories	
Building Frontage	Porch or Half Porch (>50%)		
	Yard Frontage	Landscape (>50%)	
-		•	

Other Considerations?

Tools to Balance Growth & Preservation

REGULATING PLANS

COMPATIBILITY RULES

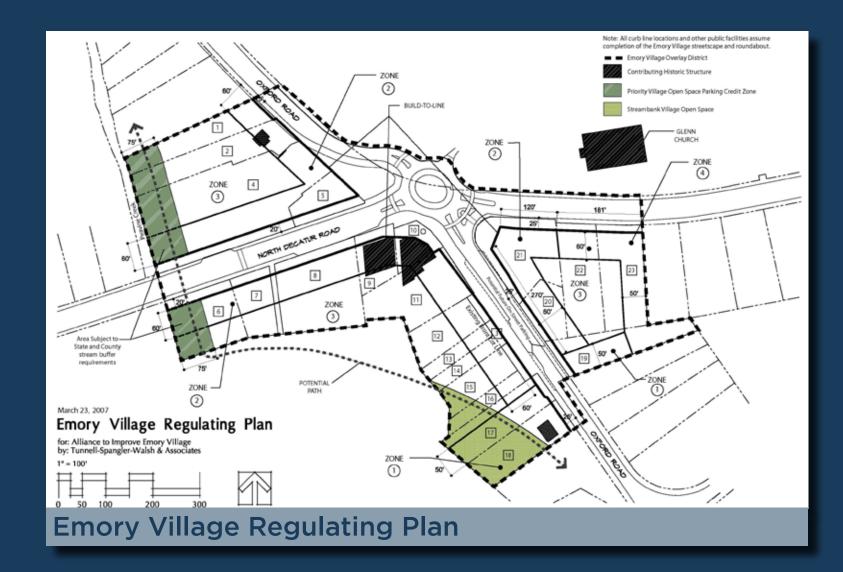
SUBAREAS

HYBRID

REGULATING PLANS

A TYPE OF ZONING MAP SHOWING ANY SITE-SPECIFIC STANDARDS ON A PARCEL-BY-PARCEL BASIS:

- Setbacks
- Building Height
- Frontage Types
- Streetscapes



COMPATIBILITY RULE

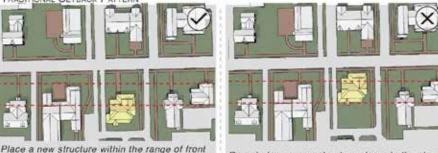
WRITTEN REGULATIONS THAT LINK STANDARDS TO EXISTING PATTERNS (GENERALLY ON THE BLOCK FACE).

- No smaller than the smallest, nor larger than the largest: setbacks, height, building width, massing, etc.
- Prevailing patterns: frontage types, materials, etc.

SETBACK & ORIENTATION PATTERNS

The prevailing building setback and orientation pattern helps define the street character and pedestrian experience. Roswell's Unified Development Code (UDC) sets minimum setbacks and defines a build-to zone to encourage buildings built near the sidewalk edge. See "Unified Development Code Frontage Standards" on page 23 for more information

On streets with varied front yard setbacks, such as Upper Canton Street, the UDC required setbacks or build-to zone may sometimes be inconsistent with the existing historic pattern. In such cases, flexibility in the application of UDC standards may be available to promote buildings located within the traditional setback pattern, as illustrated below.



Do not place a new structure closer to the street yard setbacks established by adjacent historic than adjacent historic structures on the same side of the street.

TRADITIONAL ORIENTATION PATTERN

structures on the same side of the street.

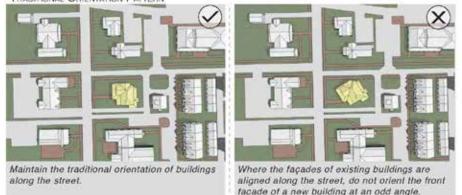


Figure 25: Setback & Orientation Patterns

Roswell, Georgia UDC Design Guidelines

New Construction in Downtown Historic Districts 87



COMPATIBILITY RULE Example



O BEECHER STREET SW

NEW SINGLE FAMILY WOOD FRAME HOME

OWNER:

WH VENTURES, LLC FRANK IGLESIAS 678-408-2228

ARCHITECT

PATRICK CHOPSON, AIA, LEED AP BD+C Pattern r+d 770-307-6607

VICINITY MAP	CODE SUMMARY	DRAWING LIST	DRAWING LIST	ABBREVIATIONS
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West St. Str				DP EFROY RA SETURNAR
ZONING SUMMARY	SYMBOLS			FTG. FOOTING SIM. SIMLAR FNG. FOUNDATION SC SOLID-CORE F.A. FIRE-ALASM SPEC. SPECIFICATION(S) F.E.C. FIRE-EARAM SPEC. SPECIFICATION(S) F.E.C. FIRE-EARAM SPEC. SPECIFICATION(S)
ZONING (PROPOSED DESIGN): R.4A. USE CLASSIFICATION SINGLE FAMELY RESIDENTIAL DISTRICT MAY FAD 65	ELEVATION ROOM HANGE PREMIER WHALESCTION CETTAL SECTION DOOR SYNDEL.			F. F. F. F. F. F. F. F.
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COMPATIBILITY RULE Example









848 Beecher St. SW Height: 26'-4"



854 Beecher St. SW Height: 27'-3"



868 Beecher St. SW Height: 28'-11"



874 Beecher St. SW Height: 28'-9"



880 Beacher St. SW Height: 25'-1"



884 Beecher St. SW Height: 23'-10"



888 Beecher St. SW Height: 22'-7"



894 Beecher St. SW Height: 16'-10"



898 Beecher St. SW Height: 25'-5"



904 Beecher St. SW Height: 18'-4"



906 Beecher St. SW Height: 24"-3"

Average Height

28'-11"

16'-10"

COMPATIBILITY RULE Example





830 Beecher St. SW Style: Flush door with glass



848 Beecher St. SW Style: 4 Panel door with glass



854 Beecher St. SW Style: Flush door with glass



868 Beecher St. SW Style: Flush door



874 Beecher St. SW Style: 4 Panel door with glass



880 Beacher St. SW Style: Flush door



884 Beecher St. SW Style: Flush door



888 Beecher St. SW Style: Flush door with glass



894 Beecher St. SW Style: 2 Panel door with glass



898 Beecher St. SW Style: 4 Panel door



904 Beecher St. SW Style: 3 Panel door with glass



706 Beecher St. SW Style: 3 Panel door with transom

Average Doors

Panel door Flush door Glass

COMPATIBILITY RULE Example



0 BEECHER STREET SW

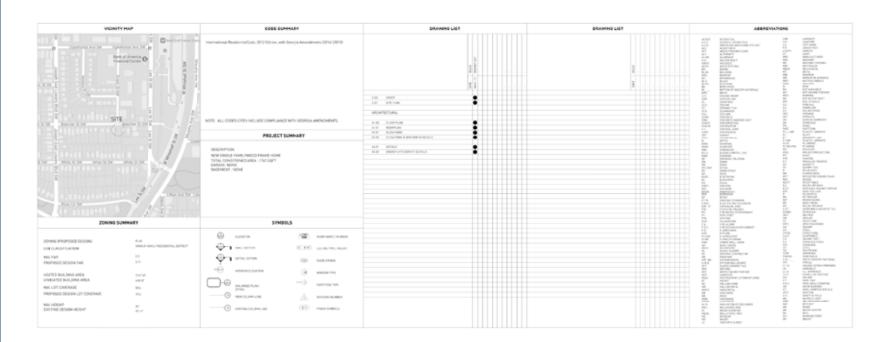
NEW SINGLE FAMILY WOOD FRAME HOME

OWNER:

WH VENTURES, LLC FRANK IGLESIAS 478-408-2228

ARCHITECT:

PATRICK CHOPSON, AIA, LEED AP BD+C Pattern r+d 770-307-4407





COVER SHEET





SUBAREAS

THE CREATION OF
SUBAREAS WITH DIFFERENT
STANDARDS, WHICH CAN BE
TIED TO BLOCK FACE, STREET,
OR OTHER FEATURES.

 Can incorporate any item allowed by regulating plans or the compatibility rule

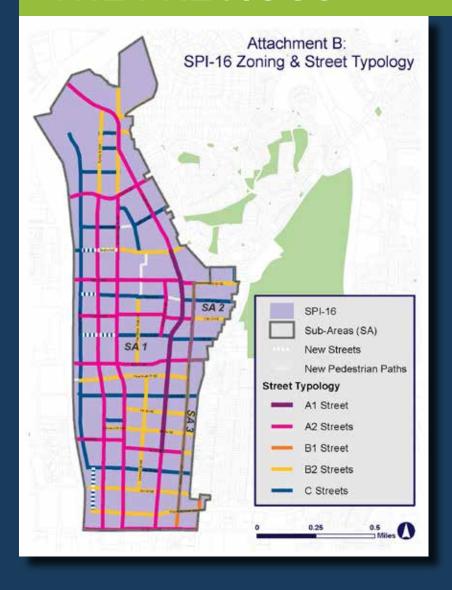


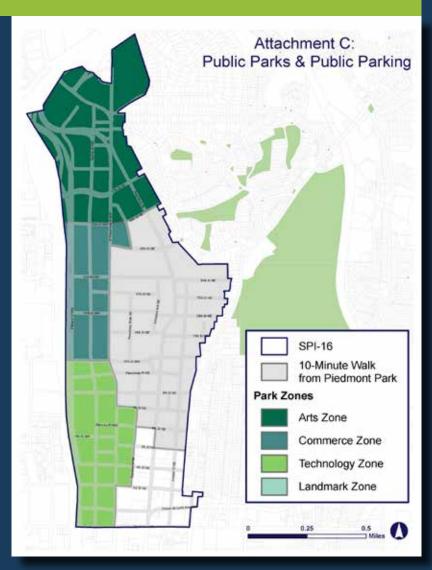


Brookhaven Overlay Subareas

HYBRID

A REGULATORY STYLE THAT INCORPORATES VARIOUS ASPECTS OF THE PREVIOUS







Next Steps

WALKING TOURS: NOVEMBER 3RD & 4TH

DESIGN CHARRETTE: NOVEMBER 27-28TH

ADVISORY COMMITTEE MEETING #2

JANUARY OPEN HOUSE DATES?

NEXT EVENT Walking Tour



Walking Tour Information

TSW and the City of Roswell will lead two separate walking tours through the Historic District on Saturday, November 3rd, at 10:00 AM (routes below).

Meet at Roswell City Hall (38 Hill Street, Roswell, GA 30075)

- November 3rd @ 10:00 AM; we will depart at 10:15 AM.
- Both tours will run from 10:00 AM to 12:00 PM.
- Dress warmly, wear comfortable shoes, and bring water.
- · Each walking route is approximately 1.5 mile.

You can also meet us along the way! Halfway points are noted on the Route Maps below. Choose your preferred route!



Route 1: Canton Street & Green Street



Route 2: Mimosa Boulevard

What is this Project?

The City of Roswell is leading a preservation-focused Master Plan for Roswell's Historic District that will establish a detailed vision for the district as a sustainable and thriving downtown that protects historic character and resources. The plan will also recommend potential changes to City regulations and standards to support this vision. This will occur over a 6-month period that includes many opportunities for public input.

Who is working on it?

TSW, an Atlanta-based architecture and planning firm, is conducting the Historic District Master Plan.

When is the next event?

Two-day design workshop at City Hall on **November 27th & 28th.** More details to come!

Need more info?

Jackie Deibel (City of Roswell) jdeibel@roswellgov.com

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Caleb Racicot (TSW) cracicot@tsw-design.com

Sarah McColley (TSW) smccolley@tsw-design.com

SATURDAY, NOVEMBER 3RD

- Meet at City Hall @ 10:00 AM
- Wear appropriate clothing and shoes
- Choose your preferred route (each are ~1.5 mile, to be done in two hours)
- Bring your friends!

SUNDAY, NOVEMBER 4TH

- Meet at City Hall @ 1:15 PM; tour starts at 1:30 PM
- Canton Street / Green Street Route

UPCOMING Two-Day Charrette

NOVEMBER 27TH & 28TH

- Roswell City Hall
- November 27th: 9:00 AM to 9:00 PM
- November 28th: 1:00 PM to 9:00 PM
- Two evening open houses

UPCOMING Advisory Committee #2

DECEMBER 6TH

- Roswell City Hall
- 7:00 PM 8:30 PM
- Review results of the Charrette

UPCOMING Draft Plan Open House

JANUARY 2019

- Date TBD
- Check your calendars for your availability

Thank You!

Q&A