

City of Norcross

65 Lawrenceville Street
Norcross, GA 30071



Meeting Agenda

Monday, September 16, 2024

6:30 PM

Meeting Link:

[https://youtube.com/
live/38EoQ22Tghg?
feature=share](https://youtube.com/live/38EoQ22Tghg?feature=share)

2nd Floor Conference Room
Special Called Meeting

*Mayor Craig Newton
Mayor Pro Tem Bruce Gaynor
Councilmember Andrew Hixson
Councilmember Josh Bare
Councilmember Matt Myers
Councilmember Marshall Cheek*

- A. Call to Order by Mayor Craig Newton**
PLEASE TURN OFF ALL CELL PHONES AND ELECTRONIC DEVICES
- B. Roll Call (recorded)**
- C. Comments by Citizens**
- PH. Public Hearings**
- E. Items for Discussion**
 - 1. [24-7105](#) **Approval of Elevation/Exterior Design of Norcross Public Safety Building**
Approve the final elevation for the Public Safety Building.

[Agenda Report - Approval of Elevation, Exterior Design of Norcross Public Safety Building](#)

[Exterior Material Board Revised 11x17](#)

[2024-09-04- Elevation Sketches](#)

[2024-09-12- Elevation Sketches](#)
- F. Adjourn to Executive Session for Legal, Personnel, and Real Estate**
- G. Signed by _____ Mayor Craig Newton**
- H. Attest _____ Monique Philip, City Clerk**



City of Norcross

Legislation Details (With Details)

65 Lawrenceville Street
Norcross, GA 30071

770-448-2122

770-242-0824

File#:	24-7105	Version:	
Type:	Agenda Item	Status:	Agenda Ready
File Created:	8/15/2024	In Control:	Policy Work Session
On Agenda:	9/16/2024 6:30 PM	Status:	Scheduled
Title:	Approval of Elevation/Exterior Design of Norcross Public Safety Building		

Sponsors:

Code Sections:

Attachments:

1. [Agenda Report Approval of Elevation Exterior Design of Norcross Public Safety Building \(002\)](#)
2. [Exterior Material Board Revised 11x17](#)
3. [2024-09-04- Elevation Sketches](#)
4. [2024-09-12- Elevation Sketches](#)

History: 08/19/24	Policy Work Session	THIS MATTER WAS REFERRED TO
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Title

Approval of Elevation/Exterior Design of Norcross Public Safety Building

Drafter

Eric Johnson

Motion

A motion to Approve/Deny attached Elevation/Exterior Design of the Norcross Public Safety Building as presented.



Mayor: Craig Newton • **Mayor Pro Tem:** Bruce Gaynor • **Councilmember:** Andrew Hixson • **Councilmember:** Josh Bare
Councilmember: Matt Myers • **Councilmember:** Marshall Cheek • **City Manager:** Eric Johnson • **City Clerk:** Monique Philip

Agenda Report

To: Mayor and Council

From: Eric Johnson, City Manager

Meeting Date: September 16, 2024 – Special Called Meeting

Item No.: 24- 7105

Title: Approval of Elevation/Exterior Design of Norcross Public Safety Building

CC:

Recommendation Approve the Elevation/Exterior Design of the Norcross Public Safety Building.

Background On August 19th, 2024, an update was presented at the Policy Work Session on the Public Safety Building design following review by the Architectural Review Committee (ARC). Councilmembers offered suggestions on potential changes to the elevation visible on the Buford Highway side of the building. Specific concerns included on the switchback approach to a sidewalk for pedestrians to access the building from Buford Highway, the plain appearance and high windows on the side of the courtroom, and the general appearance of the building from Buford Highway. Suggestions included the use of an elevator, possibly extending the building's exterior appearance downward, and landscaping needs.

The design team, working with City staff, has proposed changes to address the issues. The switchback sidewalk has been replaced with a redesign of the stairs and the addition of an external elevator, the high windows along the courtroom have been removed, brick detail has been added along the Buford Highway elevation tying the courtroom area to the public space at the front of the building, and landscaping has been enhanced – modeled on the City's landscaping along Buford Highway next to the new Norcross Library. Rock removal to provide a false basement wall to the building was cost-prohibitive and led to the enhanced use of landscaping.

During the August 19th discussion, it was apparent that while the process did not anticipate formal Council approval of the exterior design, the Council's preference is to do so.

New sketches were distributed previously to Council and are attached to this report. Staff and representatives of Croft, the firm designing the structure, will be available to discuss the proposed changes. The changes do raise the potential cost due to the elevator and added brickwork and landscaping. Staff and contractors continue to pursue options and alternatives to control overall project costs.

Approval is requested through this Special Called Meeting to add the formal approval by Council to a timeline that had not anticipated this step, and in order to prevent delay that could result in added costs.

It is staff's intent to hold an informal town hall meeting following the final design changes to allow the public to see the newest sketches and materials planned for the project that reflect the Council-approved updates.

Financial Impact: Final changes to the design and materials will be factored into a Guaranteed Maximum Price. To date, the City has expended about \$2 million on this project, including the purchase of properties adjacent to the former library site the City-owned. Projected future costs could amount to \$26.5 - \$27.0 million. Funding for this project will come from several sources: More than \$6.5 million from the Confiscated Assets Fund, up to \$5.5 million from Urban Redevelopment Authority short-term financing, more than \$1.5 million from the 2023 SPLOST, potential one-time contributions from the General Fund and from the Electric Fund (for demonstration elements related energy conservation), and the balance of funding from the issuance of long-term financing pledging revenue from the Confiscated Assets Fund or other available revenue.

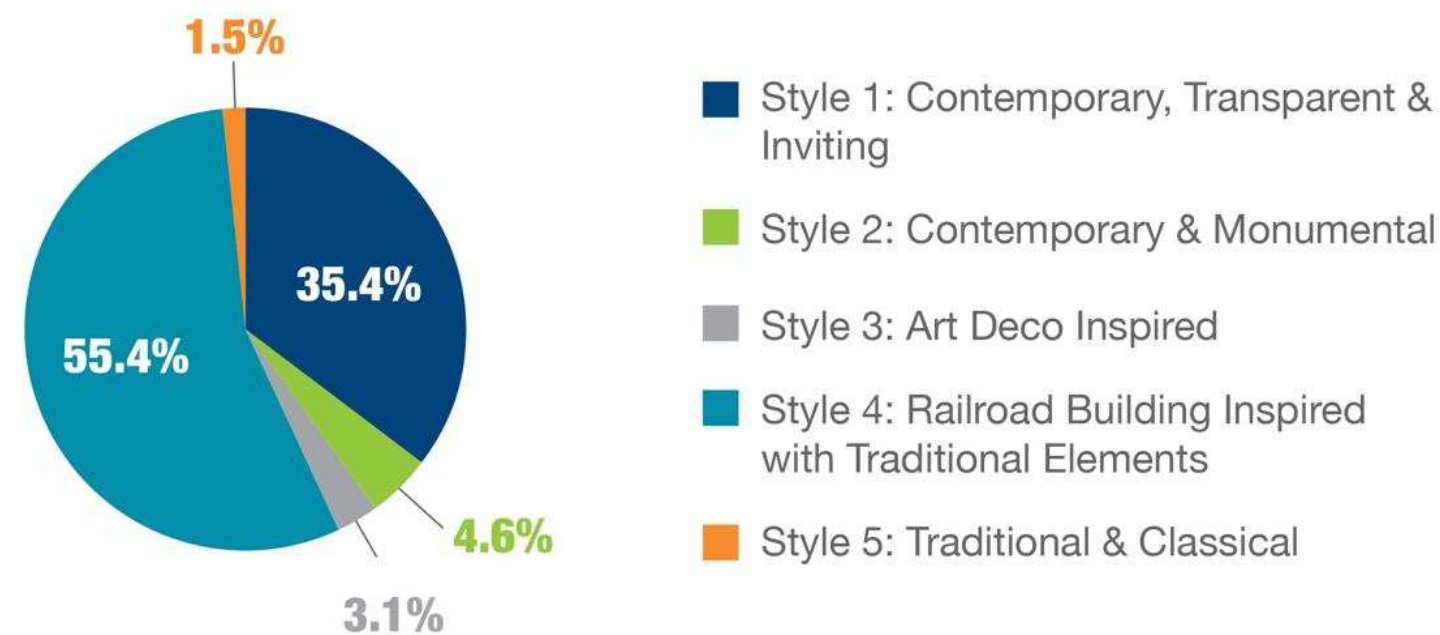
Consistent with Comprehensive Plan? Goal 6 - Furthers the City's Tradition of Strong Leadership and High Level of Quality Services.

Next Steps On completion of design, the City will obtain a guaranteed maximum price from the selected contractor, Reeves Young.

Attachments Exterior sketches.



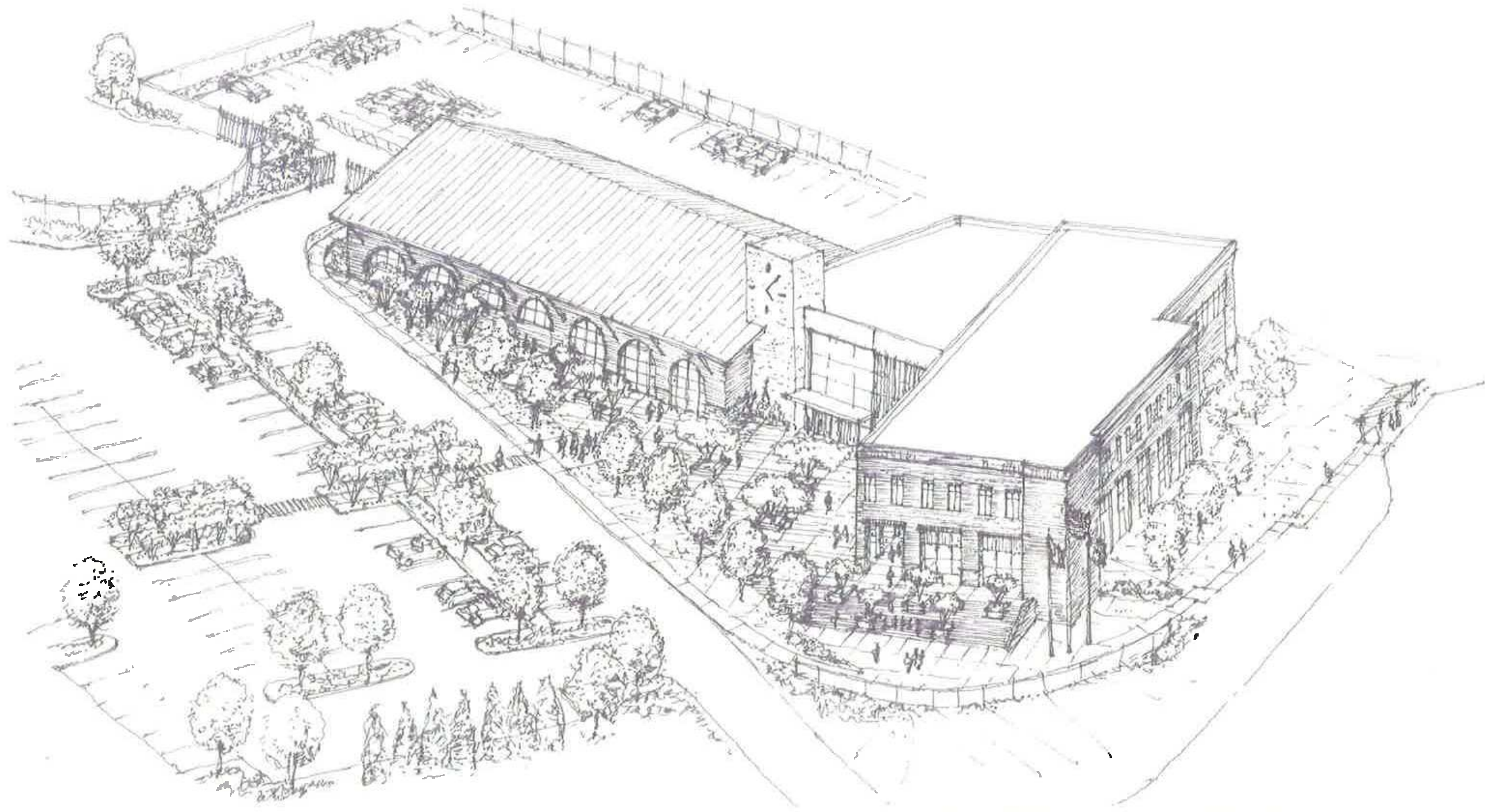
Town Hall #1 Voting Results



**Board 4 – Railroad Building Inspired W/
Traditional Elements
55%**

**Board 1 – Contemporary, Transparent, &
Inviting
35%**







NORCROSS PUBLIC SAFETY BUILDING
NORCROSS, GEORGIA

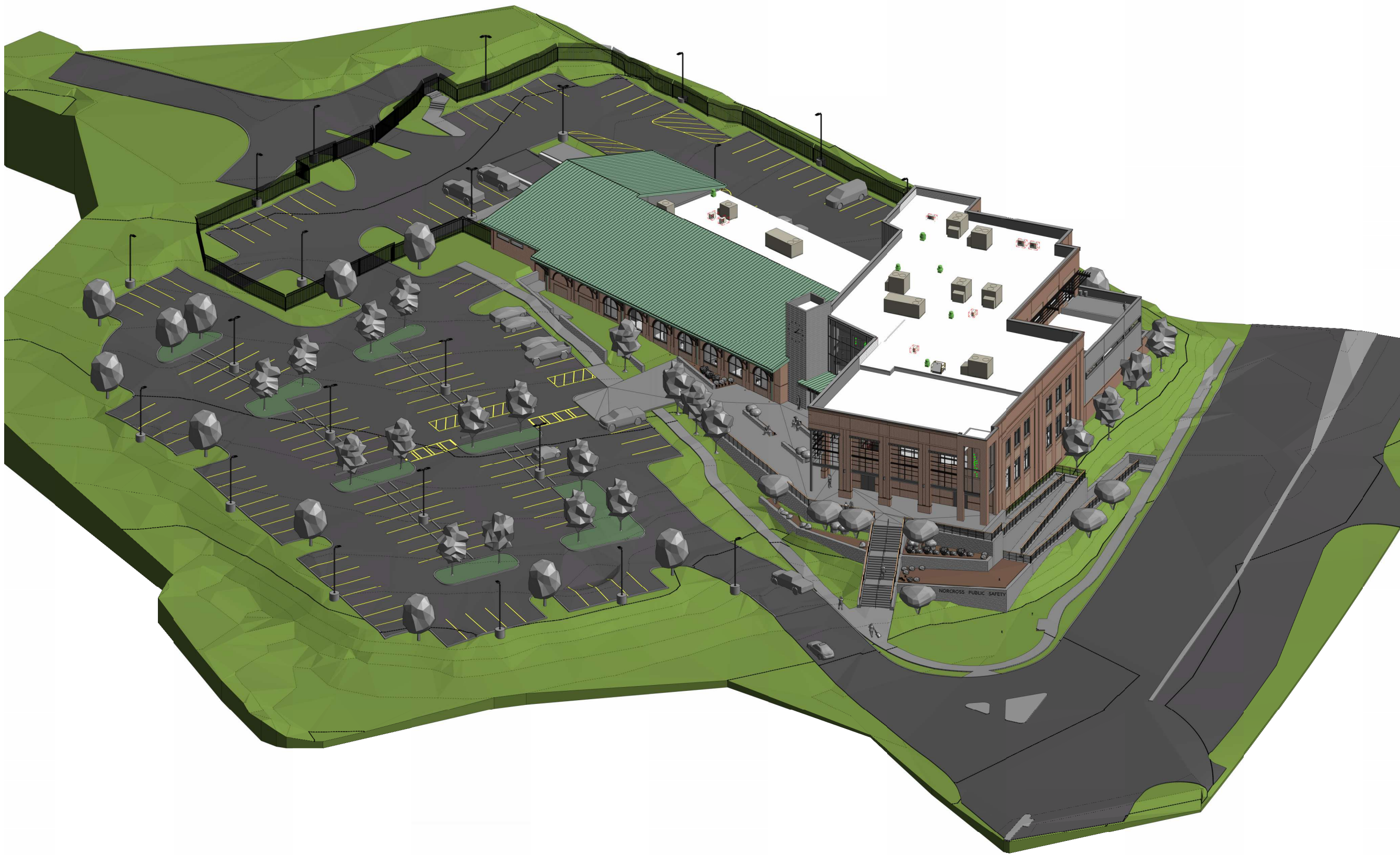
ARCHITECTURAL REVIEW BOARD 7-24-2024
LANDSCAPE PLAN - DETAIL



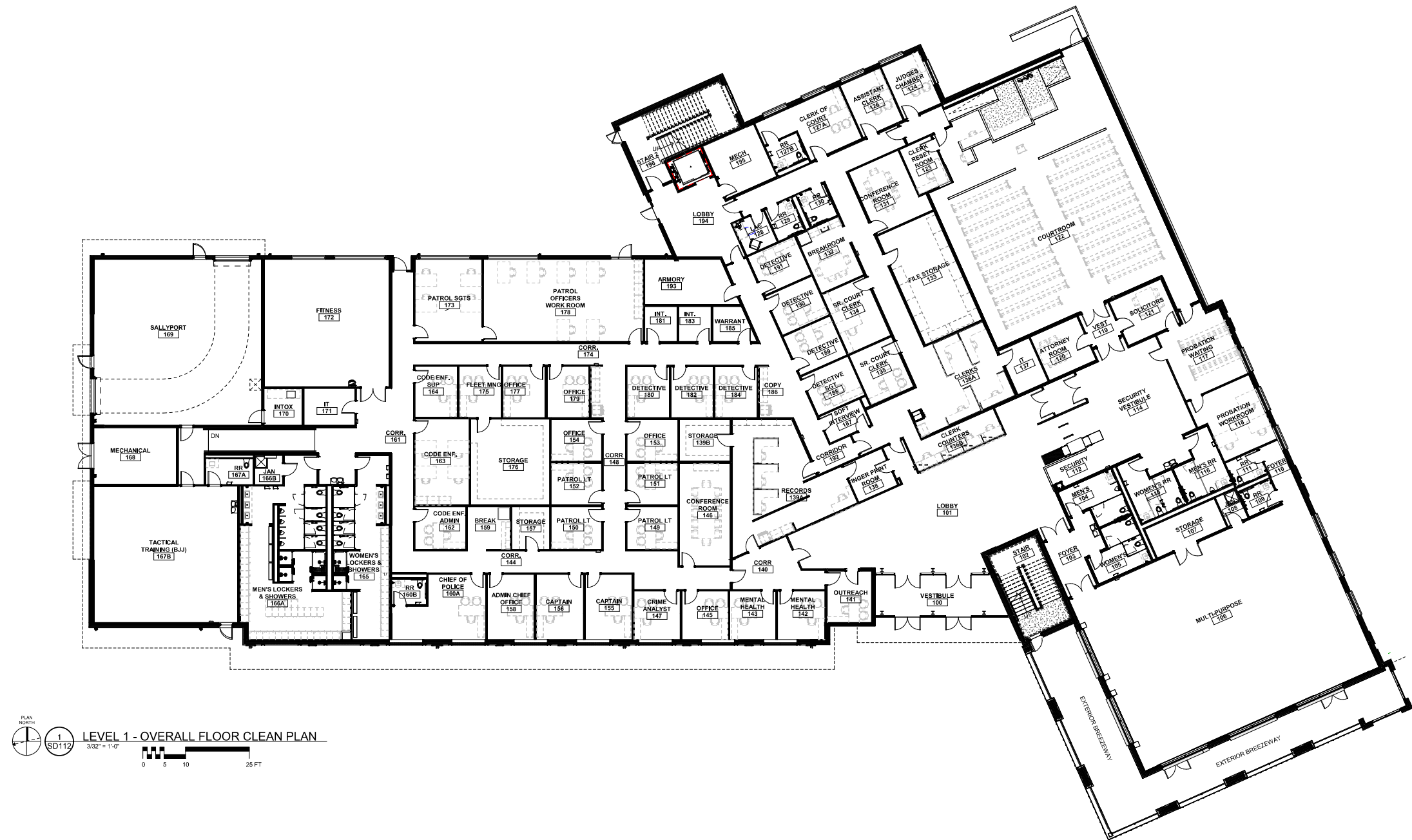
BREEDLOVE LAND PLANNING
Landscape Architects ♦ Civil Engineers
15 Simpson Street, NW, Atlanta, GA 30308
P: 770-483-1173 ♦ www.landplanning.net



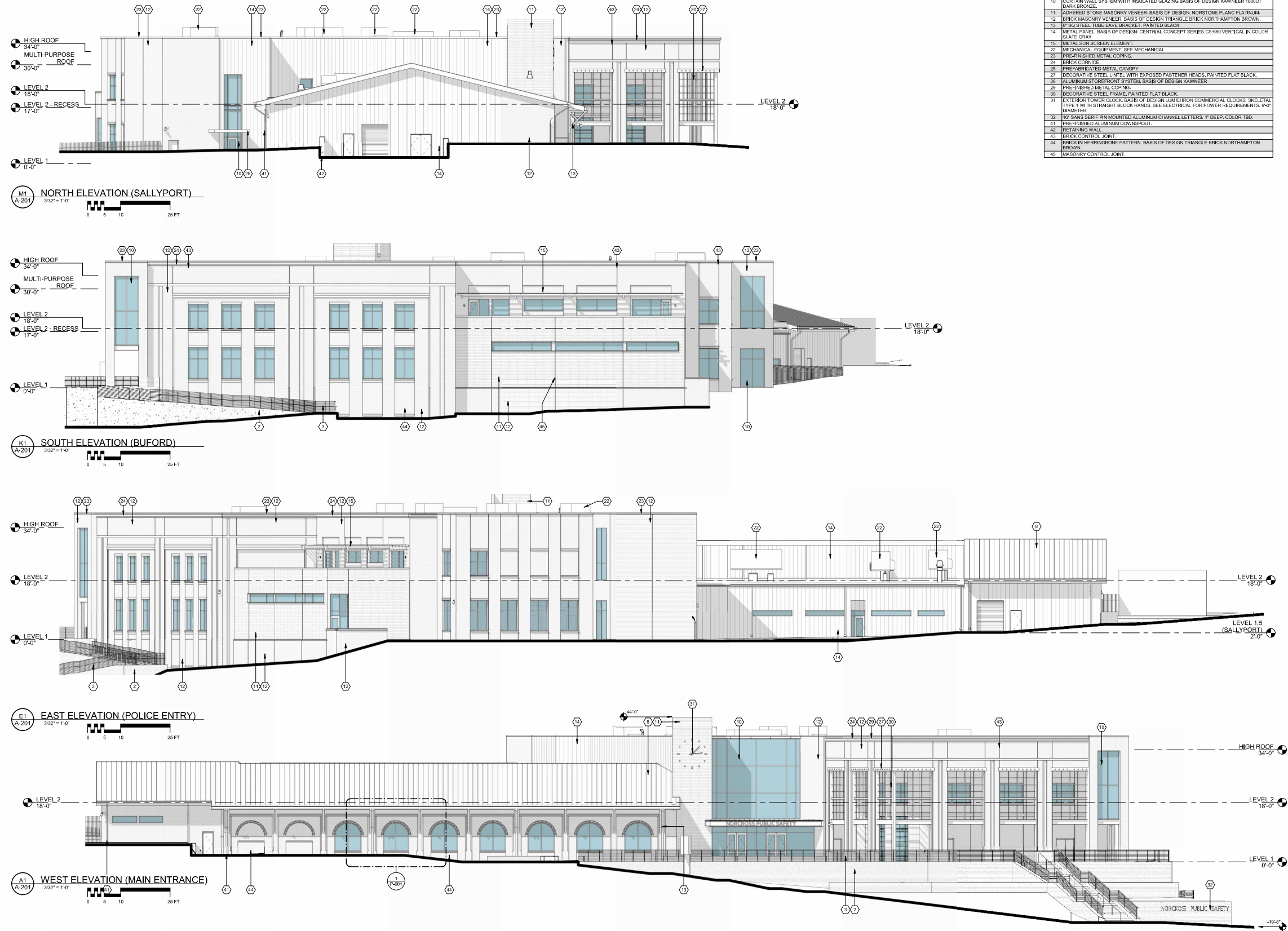










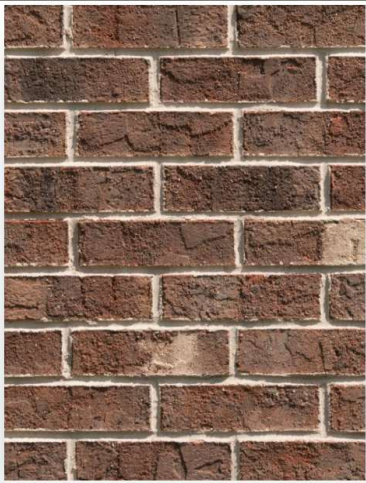




INSPIRATION REFERENCE -
HISTORIC RAIL BUILDING



WELDED TUBE STEEL
EAVE BRACKETS
- PAINTED BLACK



TRIANGLE BRICK
NORTH HAMPTON BROWN



NATURAL PATINA**
MBCI 2" BATTEN LOCK STANDING
SEAM
PVDF LOW GLOSS



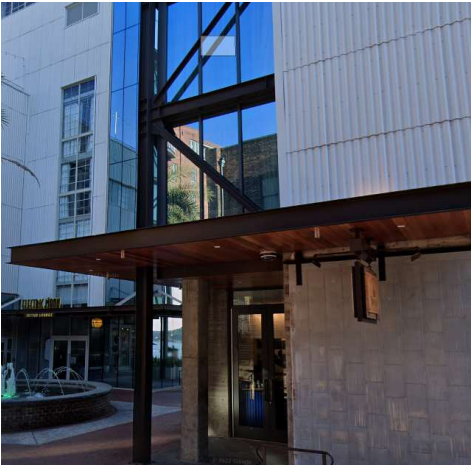
NORSTONE USA
PLATINUM STONE PLANC



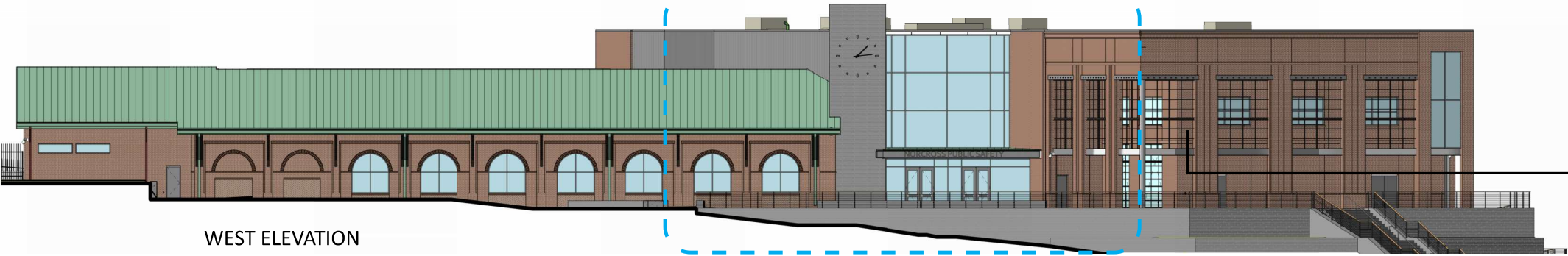
KAWNEER - SECTION AT MULLION AND
MUNTIN
1600UT SYSTEM 2 CURTAIN WALL
DARK BRONZE W/
INSULATED GLAZING



WEST ELEVATION ENLARGED - MAIN ENTRY



INSPIRATION REFERENCE - EXPOSED
STEEL STRUCTURE AND CANOPY



WEST ELEVATION

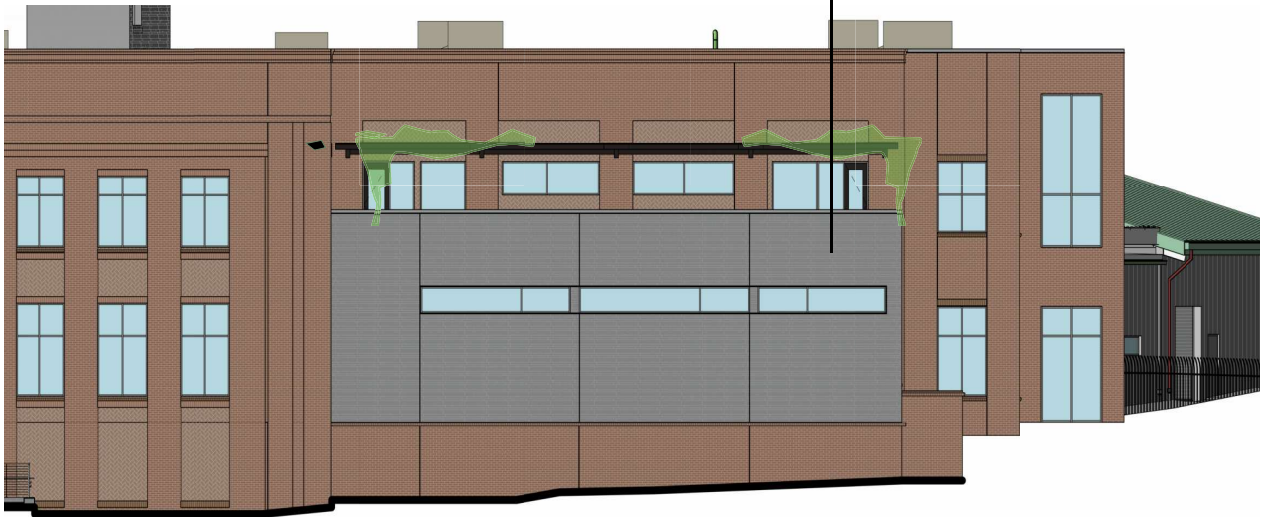
EXPOSED OPEN-AIR
STEEL STRUCTURE
COMPOSED OF WIDE
FLANGE BEAMS, AND
STEEL TUBES - PAINTED
BLACK



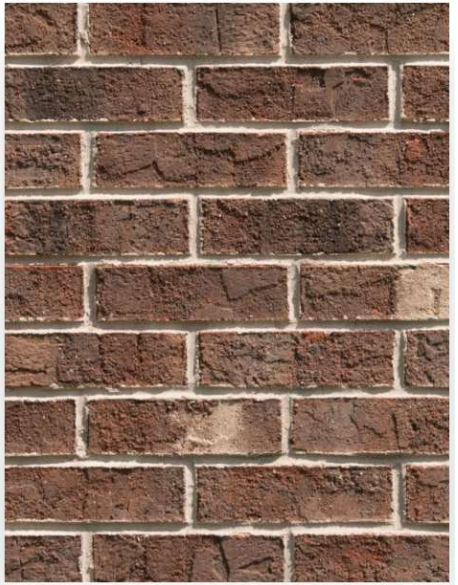
INSPIRATION REFERENCE - HISTORIC RAIL BUILDING WITH EXPOSED STEEL



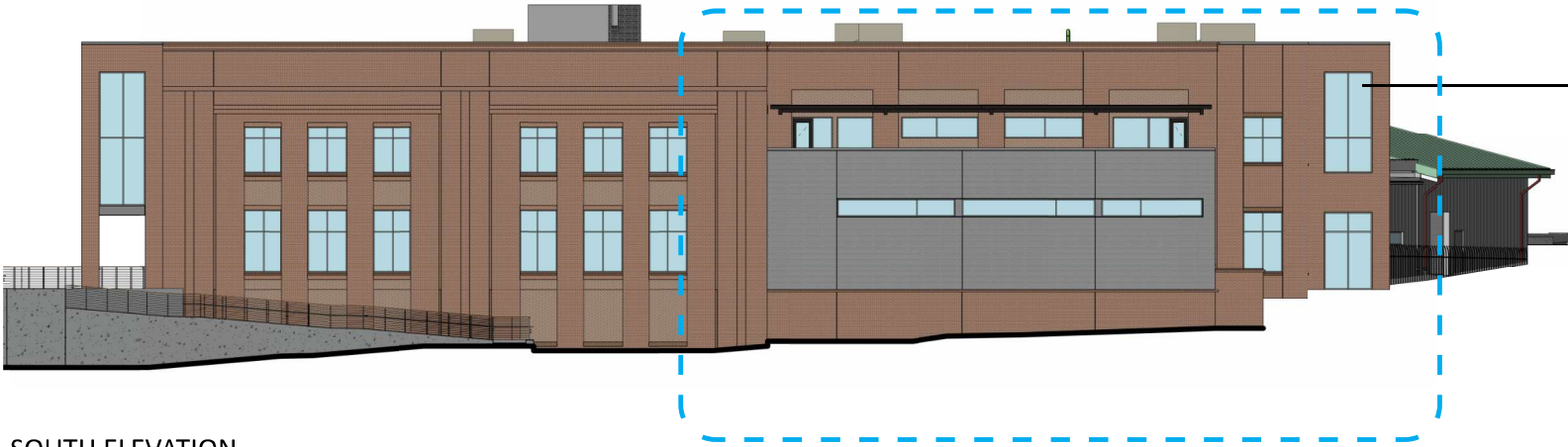
NORSTONE USA
PLATINUM STONE PLANC



SOUTH ELEVATION ENLARGED - COURTROOM

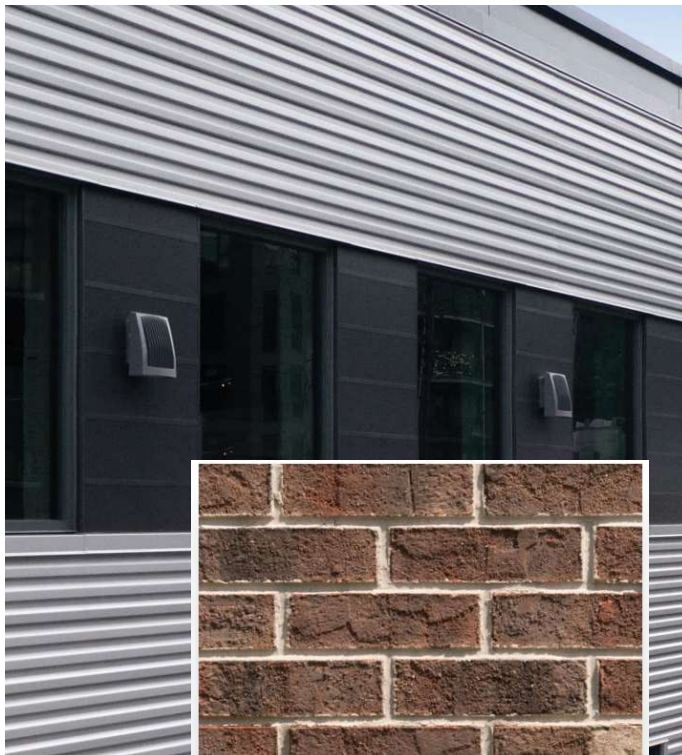


TRIANGLE BRICK
NORTH HAMPTON BROWN

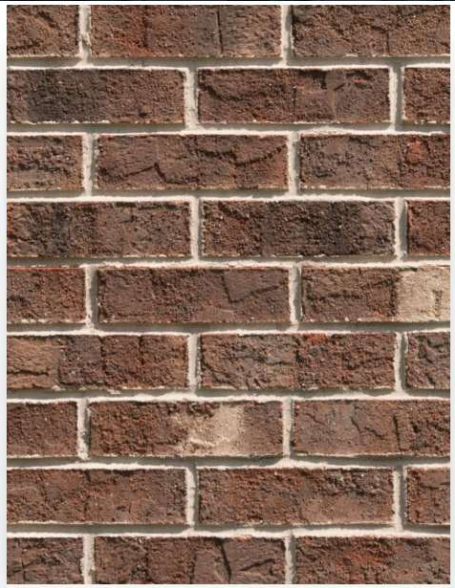


SOUTH ELEVATION

*ALL PRODUCTS ARE BASIS OF DESIGN



CENTRIA METAL PANEL
CS-660 VERTICAL - SLATE GRAY



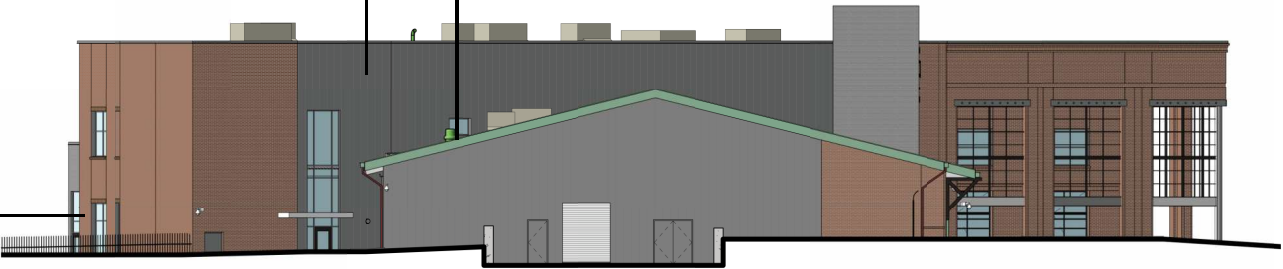
TRIANGLE BRICK
NORTH HAMPTON BROWN



NATURAL PATINA**
MBCI 2" BATTEN LOCK STANDING
SEAM
PVDF LOW GLOSS



IDEAL ALUMINUM TALON SECURITY
FENCE - BLACK ALUMINUM



NORTH ELEVATION



EAST ELEVATION

*ALL PRODUCTS ARE BASIS OF DESIGN







STREET LEVEL BUFORD HIGHWAY - SOUTH WEST ENTRY



STREET LEVEL BUFORD HIGHWAY - SOUTH EAST



STREET LEVEL BUFORD HIGHWAY - SOUTH WEST ENTRY



STREET LEVEL BUFORD HIGHWAY - SOUTH EAST