

**RALEIGH APPEARANCE COMMISSION**  
**Minutes of the Business Meeting**  
**Thursday, June 17, 2010**

**Members present:** Bang Le, Andrew Leager, Omar McCallop Julieta Sherk, Tom Skolnicki, Cindy Szwarcop, Ted Van Dyk, Vincent Whitehurst, and Stan Williams. Elizabeth Byrd arrived after the meeting began.

**Members not present:** Mitch Fluhrer (*unexcused*), Tyler Highsmith (*unexcused*), Jim Harris (*unexcused*), and John Holmes (*excused*).

**Visitors Present:** Jon Wright, Corey Bates (for rezoning case Z-11-10).

**Staff present:** Ken Bowers, Elizabeth Alley, Doug Hill (all of the City Planning Department).

**REVIEW OF MAY MINUTES**

Tom Skolnicki called for review of the minutes of the May 20 commission meeting. Vincent Whitehurst moved the minutes be approved. Omar McCallop seconded; passed unanimously.

**REVIEW OF ZONING CASE Z-11-10**

*(Ted Van Dyk, whose firm is engaged in the design aspects of the proposal, recused himself from the commission's discussion.)*

Jon Wright and Corey Bates, representing the case, outlined the proposal; commission discussion followed. Points raised during the discussion included the following:

1. A minimum square footage of retail space should be conditioned.
2. Provision of a pedestrian path [Condition (i)] needs to be disassociated with any potential closing of Whitley Street.
3. The points raised at the June 15 review of the case by the Development Review Committee need to be addressed, including:
  - That the term “active use,” found in both the rezoning conditions and Streetscape Plan, be defined in terms of actual design implications (e.g., provision of street-level building entries).
  - That Whitley Street be shown on all maps, and its relation to the pedestrian path conditioned between Ashe and Morgan streets be graphically defined.
  - That a ratio of building density/ intensity to square footage of ground-level, publicly-accessible open spaces, particularly areas with plantings, be defined, toward maximizing opportunities for pedestrian access and interaction.
  - That how transitions of streetscape elements (i.e., sidewalk widths, tree plantings) are to be physically achieved with regard to properties not a part of the proposal, but which are surrounded or adjacent to the proposed PBOD properties, be graphically defined.
  - That how topographical changes within the PBOD are to be addressed (e.g., retaining wall materials and design, etc.) be descriptively and graphically defined, consistent with ensuring pedestrian access and providing streetscape amenities.

- That the applicants provide for review by Appearance Commission, as required by Code §10-2055(f)(2), all elements not fully addressed in the submitted Streetscape and Parking Plan, including:
  - sidewalk building materials, layout pattern, underlayment and curb design,
  - sidewalk light fixtures,
  - canopy/ awning construction type(s), materials, and size,
  - street tree species (note: bald cypress is recommended as one option to include), and locations of street trees in the right-of-way,
  - pedestrian crosswalk location(s),
  - utility line locations,
  - sign types, sizes, graphics, materials and colors, and
  - location and arrangement of public off-site and off-street parking lots.

It was the consensus of the commission that the applicants be provided an opportunity to address these matters via amendment to the submitted conditions and streetscape plan. If such amendments are made before the next Development Review Committee meeting (July 6), the committee will then review the amended documents, with the full commission taking up discussion at its July 15 meeting, and written comments to be forwarded to City Council and Planning Commission at the joint public hearing July 20. If no amendments are made, a commission representative will outline the pending issues in person at the public hearing.

## **NEW BUSINESS**

### **Capital Boulevard Corridor Study Workshop - June 24**

Deputy Planning Director Ken Bowers outlined the purposes and scope of the Capitol Boulevard planning study, noting that the June 24 workshop will help frame the ensuing inventory and analysis of existing conditions, with a public design charrette set for October. The final plan could involve large-scale changes regarding land use patterns, as well as urban design. Tom Skolnicki noted the need for redevelopment to provide public open space; Vincent Whitehurst and Ted Van Dyk called for greater cross-connectivity along the corridor, linking both sides of the “canyon” the roadway currently creates. *(Stan Williams left the meeting at this point.)*

### **UDO Transition Workshops - June 22/ 23**

Of the four focus group and public sessions planned, Cindy Szwarczkop noted she would be attending the UDO Advisory Group discussion on behalf of the Appearance Commission. *(Ted Van Dyk left the meeting at this point.)*

## **COMMITTEE REPORTS**

### **Development Review Committee**

Vincent Whitehurst reported on the June 1 and 15 committee meetings.

### **Strategic/ Outreach Committee**

*Wake County Parking Deck Aesthetic Improvements:* Elizabeth Byrd reported she had met with Empire Properties, which is to get back her within three weeks regarding the banner proposal. Meeting with other agencies and individuals are planned regarding banner design and funding.

*Sir Walter Raleigh Awards:* Tom Skolnicki reported that former Pittsburgh mayor Tom Murphy will be the event speaker. He called on commission members to assist further in securing event sponsors.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at approximately 7:05 PM.

JULY 2010 MEETING SCHEDULE

---

Development Review Committee	Tues., July 6 - 4:00 PM; Room 809, OEP Tues., July 20 - 4:00 PM; Room 809, OEP
Strategic/Outreach Committee	Wed., July 14 - 5:00 PM; Room 303, RMB
Appearance Commission	Thurs., July 15 - 5:30 PM; Room 305, RMB

*Sir Walter Raleigh Awards:*

Deadline for Nominations	Friday, July 9; 5:00 PM
Jurying	Friday, July 23; 11:00 AM - 3:00 PM