

RALEIGH APPEARANCE COMMISSION
Minutes of the Business Meeting
Thursday, April 26, 2012

Members present: Elizabeth Byrd, Asa Fleming, John Holmes, Bang Le, Wayne Maiorano, Dean Rains, Ted Van Dyk, Vincent Whitehurst, and Stan Williams.

Members not present: Jedidiah Gant (*unexcused*), Leza Mundt (*excused*), Jim Sherron (*excused*), Julieta Sherk (*excused*), Robert Taylor (*excused*), and Lee Tripi (*unexcused*).

Visitors and Guests present: Eric Tannery, Scott Radway, Mike Mullis (all representing the Site 4 development team).

Staff present: Grant Meacci, Elizabeth Alley, Doug Hill.

INFORMATIONAL PRESENTATION: CITY SITE 4 DEVELOPMENT PROPOSAL

Grant Meacci, manager of the Raleigh Urban Design Center, provided an introduction and overview of the project Request for Proposals and submitted concept. He noted City Council's call for the commission to determine whether details need to be added to the development agreement, and asked how the commission wished to be involved procedurally. It will likely take three months for an actual design to emerge; agreement must first be reached as to the legal obligations of City and developer (July 17 is the deadline for the Memorandum of Understanding). Extensive discussion followed, during which it was noted that:

- The commission should review the RFP and see if a finer grain of design detail is needed; e.g., what does "top" of building mean, what hot button topics there are, etc.
- An immediate issue is the fact that the City does not yet have Class A hotel downtown; given the location, this project could become something very significant, both architecturally and functionally.
- The development team should come back in four weeks for the commission's initial take on key concerns, with a final list to be prepared within two months. In the meantime, members will forward their individual thoughts on building design and site requirements to staff for compilation into a collective draft for the May 10 meeting.

REVIEW OF FEBRUARY AND MARCH, 2012 MINUTES

Ted Van Dyk called for review of the February 23 and March 22 minutes. Wayne Maiorano moved that both sets be approved as submitted; seconded by Vincent Whitehurst and passed unanimously. [*Vincent Whitehurst left the meeting at this point.*]

OLD BUSINESS

Commission Presentation City Council

Ted Van Dyk reported he and Elizabeth Byrd had met with Planning and Development Director Mitchell Silver the previous week to discuss the coming year's commission Work Program (staff members Grant Meacci, Elizabeth Alley, and Doug Hill also were in attendance). Mr. Van Dyk noted that, based on that conversation, there may be a possibility of expanding the commission's design review role in the Unified Development Ordinance (UDO); the CodeStudio memo from April 2011 provides four scenarios from which the

commission could proceed. He added that a meeting with City legal staff is needed now to determine the statutory requirements which would be inherent in each scenario. *[John Holmes left the meeting at this point.]* The commission presentation to City Council should reflect the results of that latter conversation.

2012 Sir Walter Raleigh Awards Planning

Elizabeth Byrd noted that the previously-sought speaker would not be available. Discussion followed, during which Ted Van Dyk noted he will check with the Triangle Urban Land Institute regarding an alternate presenter; Stan Williams volunteered to check on another candidate. Elizabeth Byrd reported the likely venue – the new Nature Research Center – worked well for the City’s Environmental Awards presentation, although the reception space was somewhat confined.

NEW BUSINESS

Lunch Forum Presentation

Ted Van Dyk reported he and Vincent Whitehurst had spoken with staff at the Raleigh Urban Design Center concerning the possibility of the commission hosting an upcoming lunch forum. The date would tentatively be sometime in September (before the 2012 Sir Walter Raleigh Awards).

OTHER BUSINESS

Edison Apartments: Compliance with Draft UDO

Stan Williams asked whether there was going to be a follow up conversation with Mitchell Silver and Greg Sandreuter, who is proposing the Edison project, regarding the building’s meeting the draft Unified Development Ordinance. Ted Van Dyk noted that has not yet been determined.

Special Event Signage Task Force

Elizabeth Byrd noted the task force’s meetings were completed, and a report is ready for Council. Wayne Maiorano felt it had been a productive process.

Unified Development Ordinance

Ted Van Dyk stated he intends to meet with staff to go over the commission’s comments to date.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 6:35 PM.

MAY 2012 MEETING SCHEDULE

Development Review Committee/
Strategic-Outreach Committee

Thurs., May 10 – 4:30 PM; Room 809, OEP

Development Review Committee/
Appearance Commission

Thurs., May 24 – 4:30 PM; Room 809, OEP