

RALEIGH APPEARANCE COMMISSION
Minutes of the Meeting
Thursday, July 3rd 2014

Members present: Cari Jones, Brian O’Haver, Julieta Sherk, Asa Fleming, Kelli Goss Hopkins, Robby Johnston, Jedidiah Gant, John Koonce

Members not present: Bang Le, Elizabeth Byrd, Dean Rains, Rolf Blizzard, Damien Graham, Victor Bruinton

Staff present: Elizabeth Alley, Rotonda McKoy

UDO Administrative Alternate Courtesy Review

Presenting:

- Isabel Mattox PO 946 Raleigh
- Natalie Britt, DHIC
- David Brown & Noah Morris, JDavis Architects
- Sean Dolle, Grounded Engineering 4909 Lyles Rd Raleigh

Ms Mattox and team explained the reason for the Administrative Alternate request, outlined site constraints and current rezoning request, and outlined how each request meets the required findings for the applicable alternate. The Commission asked questions of the applicant and staff regarding code requirements, site details, and other possible alternates. The Commission then voted unanimously on the following (Jedidiah Gant left the meeting prior to the vote):

Administrative Alternate 1: Build-to Tryon Road

The Commission does not find that the application meets the findings and intent of the administrative alternate for Build-To requirements for Tryon Road as the alternate negatively alters the character-defining street wall, and the gap between buildings A and B in the application does not meet Intent statements 1 and 2 as it does not strengthen the street edge.

The Commission has not been convinced that the applicant cannot meet the code standards, as there are many perceived alternatives to how the applicant could meet code by reorienting and redesigning the buildings on site. The Commission suggests that the applicant remove parking closest to the Tryon Road right of way and provide a substantial landscape structure and outdoor amenity that ties into the building architecture, and vertically strengthens the build-to line, screens parking, and provides connection between buildings A and B. Should a good faith effort be made to address these suggested alterations, an alternate would be supported.

Administrative Alternate 2: Build-to Trailwood Hills Drive

The Commission does not find that the application meets the findings of the administrative alternate for Build-To requirements on Trailwood Hills Drive as the alternate negatively alters the character-defining street wall, and the alternate proposed does not meet Intent statements 1 and 2 as it does not strengthen the street edge.

The Commission suggests that, in addition to preserving the existing stand of trees, the applicant include additional elements, such as an element taking architectural cues from the Community Center to provide a unifying street edge at the location of sidewalk and driveway.

Administrative Alternate 3: Pedestrian Access Building A

The Commission finds that the application meets the findings of the administrative alternate for Pedestrian Access for Building A. The Commission finds that the site plan concentrates activity along the street, conforms to the comprehensive plan, provides an identifiable access point, and provides a recessed entrance.

The commission suggests the addition of directional signage and a sidewalk connecting the western entrance on Tryon Road to building B.

REVIEW OF MINUTES

Postponed until July 17th meeting

WORKING GROUP REPORTS

No reports

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 7:04 pm.