

RALEIGH APPEARANCE COMMISSION

Minutes of the Meeting

Thursday, April 16, 2015

Members attending: Julieta Sherk, Cari Jones, Rolf Blizzard, Jedidiah Gant, Dean Rains, John Koonce, Robby Johnston, Jamie Ferguson, Damien Graham, Brian O’Haver, Asa Fleming

Members excused: Kelli Goss, Brandy Thompson

Staff attending: Elizabeth Alley, Rotonda McKoy

SITE PLAN REVIEW

AAD-1-15 Stanhope

The Commission recommends conditional approval of the reduction of ground floor transparency on Friendly Street from 50% to 10%. The Commission finds that the applicant meets the intent of the transparency requirements, conforms with the Comprehensive Plan, and utilizes other architectural treatments to add visual interest to the shop front windows. The Commission recommends approval with the following conditions:

- The addition of building lighting proximate to the non-transparent windows to add visual interest to the street facing building façade and to visually connect the non-transparent shop front windows to the internal illumination and activity provided by the adjacent transparent shop fronts.
- The application of an opaque film or other comparable screen to the interior to the non-transparent windows to ensure a continually obscured view of the plenum space in the event that any externally applied graphics degrade or are removed.
- The use of historic photographs or non-stock contemporary photograph of local subject matter for to add visual interest that is well-related to the project’s location.
- Use of higher quality and durable material or techniques than surface applied vinyl to address concerns of long-term maintenance and continued adherence with the findings. Suggestions include etched glass or glazing with integrated images.

Voting: Brian O’Haver moves for approval, Damien Graham seconds the motion. The motion is approved unanimously (Dean Rains not present for vote).

AAD-2-15 Inwood Baptist Church

Terry Hall, representing Inwood Baptist Church

Bruce Beavers, Stantec surveyor

The Commission recommends approval with conditions of the requested alternate for screening as, with the included suggested items, the requested alternate is consistent with the intent of the landscaping and screening regulations, conforms with the Comprehensive Plan, and is equal to and better than the standard. The Commission finds that the existing cemetery exceeds the minimum dimensional requirements of the required buffer yard.

The Commission recommends the inclusion of the following:

- A continuous wood fence following the entirety of the property line.

SP-9-15 Crabtree Commons Lot 3

- The Commission notes that the circulation pattern of the site is unfortunate in that almost all users of the site, including the adjacent apartment residents, enter the site to the view the rear (east) elevation of the façade including the trash room, and suggests modifications to the architecture and planting plan of the site to better connect the proposed development to the adjacent residential project. The Commission recommends flipping the building footprint vertically so that the tower element and entry are most proximate to the intersection of Creedmoor Rd and the realigned Crabtree Valley Avenue at the WSW corner of the building.
- The Commission recommends the addition of shade plantings adjacent to the outdoor dining area in an effort to separate the outdoor seating from the adjacent parking field.
- The Commission recommends the addition of supplemental pedestrian connections into the site, particularly from the south.
- The Commission recommends the addition of evergreen plantings between the sidewalk and base of retaining walls.

REVIEW OF MEETING MINUTES

The Commission reviewed the April 16th meeting minutes. Jedidiah Gant moved that the minutes be approved, the motion was seconded by Robby Johnston and the motion passed unanimously.

STRATEGIC/OUTREACH BUSINESS

Working Group reports:

Design Education-

Design Policy- Meeting with Ken Bowers

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 6:45 pm.