

RALEIGH APPEARANCE COMMISSION
Minutes of the Meeting
Thursday, August 6, 2015

Members attending: Julieta Sherk, Cari Jones, Candice Andre, Jamie Ferguson, Kelli Goss, Asa Fleming, John Koonce, Rolf Blizzard, Brandy Thompson, Robby Johnston, Jedidiah Gant, Michael Kelly, Andre Johnson

Members excused: Dean Rains, Brian O’Haver

Staff attending: Elizabeth Alley, Rotonda McKoy

Administrative Alternate
AAD-3-15 4109 Reavis Rd

Owner Ohad Shvueli gave an overview of the case.

Chair Julieta Sherk asked the commission to review the findings individually.

UDO Code section 2.2.7

1. The Commission finds that the site plan does not reinforce the established character of the neighborhood.
2. The Commission finds that the proposed project meets the intent of the comprehensive plan, which designates the site for medium density residential.
3. The proposed alternate does not match the established character of the block face, which consists primarily of homes set closer to the street.

UDO Code section 1.5.6

1. The Commission finds that the configuration of the lot makes it infeasible for the proposed development to strengthen the street edge and makes the placement of plantings in the build-to area infeasible.
2. The Commission finds that the proposed project does conform with the Comprehensive Plan, which calls for medium density residential use.
3. The Commission finds that the project does negatively alter the character defining street wall given the placement of parallel parking in front of the street wall established by adjacent structures.
4. The Commission finds that the provision of a sidewalk does not impact pedestrian access.
5. The Commission finds that the proposed development is unable to convert the build-to area to outdoor amenity area given lot configuration.

Commission member Robby Johnston noted that generally his impression that threading between buildings to a building that is deeply set back can make one feel unsafe.

Site Plan Review

SP-42-15 ATEB Headquarters Building Expansion

Presenting: David Lasley (Piedmont Land Design)

- The Commission suggests that the applicant make space for additional outdoor amenity areas for building users that is proximate to the building addition, perhaps by eliminating several of the parking spaces that are provided in excess of required. The Commission also suggests the provision of shade trees in the amenity areas.

SP-53-15 Greyhound Apartments

Presenting: Ken Thompson, Bill Egan (JDavis)

- The Commission commends the inclusion of the planting strip at the base of the building and the use of planters to mitigate grade. Plant selection will be of utmost importance.
- The Commission suggests the thoughtful inclusion of building and low scale lighting along all elevations, and cohesion with surrounding projects' streetscape material palette.
- The Commission suggests the addition of street furniture, especially benches on Jones Street and art elements at the building entrances.
- The Commission encourages the development of a stronger streetscape that encourages pedestrian connection, perhaps with the inclusion of bulbouts, crosswalks, courtyards and open spaces, and active connections between the public and private realm.
- The Commission suggests the extension of the breezeway pathway so that there are ways both in and out of the space for safety and convenience purposes.
- The Commission suggests the artful screening and addition of vertical members on the eastern parking deck elevation as it is highly visible from the McDowell Street/Lane Street intersection which is a main entry to downtown, and notes that parking decks can be beautiful structures when designed thoughtfully.
- The Commission also suggests the thoughtful screening of the required parking deck interior light levels.
- The Commission suggests refining the material and massing strategies, used in the design of the building to edit and simplify the palette.
- The Commission requests further information about how the "signature element's" design will relate to Raleigh's character and identity, and give unique character to the building.
- The Commission suggests additional focus on the building elements at the corner of Jones and Harrington Street given the prominence of the intersection, including a consideration of including commercial corner space. Jones Street is supposed to be a connection between Glenwood South and Downtown, yet these new buildings do not include any connection to the public space that encourages the desired connectivity and comprise "dead blocks".

Working Group reports

Sir Walter Raleigh awards project update- The Commission reviewed fundraising success, script refinements, and next steps in terms of event coordination.

Nominations Committee- Brandy Thompson and Cari Jones will serve as the nominations committee and will be accepting nominations for chair and vice-chair in advance of elections at the August 20th meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 7:30 pm.