



# TOWN OF CHAPEL HILL

## Community Design Commission

### Meeting Minutes

Town Hall  
405 Martin Luther King Jr.  
Boulevard  
Chapel Hill, NC 27514

Susana Dancy, Chair  
Christine Berndt, Vice-Chair  
Edward Hoskins  
Kim Levell

Susan Lyons  
Megan Patnaik  
Polly Van de Velde  
John Weis

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**Thursday, April 2, 2020**

**3:00 PM**

**RM 110 | Council Chamber**

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#### **Opening**

Staff to lead discussion

#### **Roll Call**

**Present**      8 - Chair Susana Dancy, Vice-Chair Christine Berndt, Edward Hoskins, Kim Levell, Susan Lyons, Megan Patnaik, Polly Van de Velde, and John Weis

#### **Virtual Meeting Notification**

Board members will attend and participate in this meeting remotely, through internet access, and will not physically attend. Members of the public may live stream the meeting and are encouraged to do so. View Board meetings live at <https://chapelhill.legistar.com/Calendar.aspx> .

In addition, there is an opportunity for the public to view the meeting by coming to the Council Chambers in Town Hall. However, because of the stay at home directives issued regarding crowds and social distancing, there will be limited seating available at Town Hall and it may be necessary to turn people away. The Public is urged to find other locations and ways to observe this meeting.

Amy Harvey  
Adam Nicholson  
Judy Johnson

#### **Announcements**

#### **Approval of Agenda**

Vice-Chair Berndt expressed concern about public comment for development projects being heard.

A motion was made by Weis, seconded by Patnaik, that this was approved. The motion carried by a unanimous vote.

**Consent Agenda**

A motion was made by Lyons, seconded by Weis, that the consent agenda be approved. The motion carried by a unanimous vote.

1. Granville Tower East [\[20-0224\]](#)  
Roof Mech. Equipment

Commission is asked to approve building elevation modifications as a result of maintenance upgrades. New mech. equipment and railing will be added to the roof of granville towers. No other exterior modifications are proposed.

2. 316 W. Rosemary-The Warehouse [\[20-0225\]](#)  
Maintenance Required Window Replacement

Commission is asked to approve building elevation modifications as a result of maintenance upgrades. Applicant is proposing a one for one window replacement to address failing windows.

**Concept Plan Reviews**

3. 125 E. Rosemary Street [\[20-0226\]](#)  
Parking Structure

Commission is asked to provide comments on proposed parking structure.

Commission Consensus

1. Concern about public input.
2. Wanted to know how the building would relate to the historic district.
3. Parking should be underground if possible.
4. Vary height and articulation would be important.
5. Applicant/Town should include a step- back provision to reduce impact on the neighborhood.
6. Members differed on keeping or removing the pedestrian bridge.
7. Concern about the overall building massing.
8. Building skin needs more thorough review.
9. Would like to see more greenery on the structure.
10. Supportive of the retail porch concept, concerned about potential dead space.
11. Supportive of PV arrays on deck roof.
12. Would like to see a mural on the building.
13. Members differed on the height of the structure as it relates to Rosemary.
14. Supportive of the existing use type as a re-use.
15. Referenced the Green Square deck in Raleigh as a good example to follow.
- 16.

Individual Comments

1. Would like to see a map of the national register and local historic districts.
2. New project is a great way to soften the hard feel of the current deck.
3. Use of natural materials and greenery was supported.
4. No place currently for 'humans' to be.
5. No activity in current design.
6. Not supportive of 136 Rosemary design informing this design.
7. Solid wall facing North Street neighborhood is a disaster.

## **Petitions**

### **4. Design Awards Report**

[\[20-0227\]](#)

Pending meeting time, interface and coordinating logistics commission may discuss current efforts on chapel hill design awards.

Hoskins provided an update/outline on the awards petition.

Chair Dancy suggested council allocate money for the award.

## *Adjournment*

Next Meeting - TBD

## **Opening**

Staff to lead discussion