



TOWN *of*
WAKE FOREST

DESIGN REVIEW BOARD MEETING
GROUND FLOOR TRAINING ROOM
WAKE FOREST TOWN HALL
301 S. BROOKS STREET
THURSDAY, November 10, 2016
4:00 P.M.

AGENDA

1. CALL TO ORDER

2. APPROVAL OF MINUTES

3. NEW BUSINESS

A. Disclosure of Conflict of Interest

B. **Public Hearing on Case AR-16-11:** Consideration of a request filed by MREA-Wake Forest, LLC for Major Architectural Design Review for proposed 981 Crossing commercial building to be located at the intersection of Retail Drive and Dr. Calvin Jones Highway (***Continued from October 20, 2016 meeting.***)

4. ADJOURNMENT



TOWN *of* WAKE FOREST

**DESIGN REVIEW BOARD MEETING MINUTES
GROUND FLOOR TRAINING ROOM
WAKE FOREST TOWN HALL
THURSDAY, October 13, 2016
THURSDAY October 20, 2016
4:00 P.M.**

Board Members Present: Paul Eitel (Chair), Jim Sherrer, Matt Hale, Harry Mitchell, Jim Thompson (ex-officio)

Board Members Absent: Cynthia Cook

Staff Members Present: Jonathan Cooper, Michelle Michael, Charlie Yokley, Toby Hampson, Courtney Jenkins

Applicant(s): Ashley Peace, Jason Gallow, Charlie Yowell, Don Elliot

Guests: None

October 13, 2016

The Design Review Board did not have a quorum to conduct business. Toby Hampson informed the members present that the meeting could be continued to a set time and place without the need for re-advertisement of the hearing, or could be continued until the next scheduled meeting. Harry Mitchell stated that based on the information he had seen, it seemed that there would be a quorum present the following Thursday, October 20, 2016. Harry Mitchell made a motion to continue the meeting until Thursday, October 20, 2016 at 4pm. Matt Hale seconded the motion. The meeting was continued until Thursday, October 20, 2016 at 4pm.

October 20, 2016

1. CALL TO ORDER

The meeting was called to order by Paul Eitel at 4:05 p.m.

2. APPROVAL OF MINUTES

Approval of minutes from May 12, 2016.

Matt Hale made a motion to approve the minutes, Jim Sherrer seconded the motion. The motion passed unanimously (4-0).

3. NEW BUSINESS

A. Disclosure of Conflict of Interest

Toby Hampson asked the Board members if anyone had any undisclosed ex parte communications with the applicants or conflict of interest they would like to disclose for Case AR-16-03. All Board members replied they had no conflict of interest or ex parte communications with the applicants.

B. Public Hearing on Case AR-16-11: Consideration of a request filed by MREA-Wake Forest, LLC, for Major Architectural Design review for proposed 981 Crossing commercial building located at the intersection of Retail Drive and Dr. Calvin Jones Highway.

Based on a request by the applicant, Jim Sherrer made a motion to continue the public hearing for Case AR-16-11 to the scheduled meeting in November. Harry Mitchell seconded the motion. The motion passed unanimously (4-0).

C. Public Hearing on Case AR-16-03: Consideration of a request filed by Gensler for a proposed Lidl's Grocery Store to be located at the intersection of Dr. Calvin Jones Highway and S. Main Street, being Wake County Tax PINs 1840-26-2915, 1840-26-3731, 1840-526-3952, 1840-26-5930.

Toby Hampson reminded everyone that this was a quasi-judicial evidentiary hearing.

Charlie Yokley was sworn in and asked to submit the staff report and all associated documentation into the record as evidence. Mr. Yokley stated that Case AR-16-03 was a request for Major Architectural Design Review of the proposed Lidl's Grocery Store at the intersection of Dr. Calvin Jones Highway and S. Main Street.

Charlie Yokley reported that the proposal was for a commercial building and reminded the Board that a similar application had been review by the Board in March of 2016 and that the Design Review Board had expressed concerns about the design of the building, particularly the screening of rooftop equipment, the lack of wall plane changes on the side of the building facing Dr. Calvin Jones Highway, and the depth of canopies over customer entrances. The application was later withdrawn to give the applicant time to modify the building design based on Design Review Board concerns. Mr. Yokley informed the Board that the minutes from the March meeting were included in the Boards packet to serve as a reminder of the previous discussions about the building.

Charlie Yokley highlighted the differences between the previous and current applications. He stated that the façade of the building facing Dr. Calvin Jones Highway had been modified to include pilaster 2' in depth to provide the required wall plane changes. The rooftop mechanical equipment was clearly shown as being screened from the view of the public right-of-way. Mr. Yokley stated that all doors, with the exception of the door to the riser room, were shown with canopies over them. Mr. Yokley then detailed the elements of the building as they relate to the requirements of the Unified Development Ordinance.

Ashley Peace (Lidl's US), Jason Gallow (Lidl's US), Charlie Yowell (Boehler Engineering), and Don Elliott (Gensler) were sworn in.

Ashley Peace addressed the Board and stated that Lidl's was one of the largest retailers in the world and they were just entering the US market. She stated that the Wake Forest store would be one of their first 20 in the country.

Don Elliot addressed the Board and stated that he had samples of the materials to be used on the building if needed. Mr. Elliot informed the Board that the proposed building design included elements to break up the wall facing Dr. Calvin Jones Highway, and clerestory windows to provide additional relief in the façade. He stated that additional brick was shown on the building instead of the stucco that was typically used. He stated that canopies were also shown over required egress doors, but they would prefer not to have canopies over those doors if the Design Review Board agreed.

Jim Sherrer asked for clarification on how the proposed glass curtain wall meets the requirements of the UDO. Mr. Elliot responded that it was a modern interpretation to allow for an open, transparent building. He stated that framing was used to provide the feel of a base, body, and cap on the glass curtain wall. Ashley Peace stated that the glass curtain wall allows for natural light and creates an active façade to engage the street. She stated that the proposed glass curtain wall also helps the building meet LEED standards and reduce the amount of electricity used.

Matt Hale asked for information on the colors that were used on the building. Don Elliot stated that the colors were a subdued palate, and natural brick was also used. He stated that the colors were used to focus on the transparency of the building. Mr. Hale asked if the colors were used for brand purposes. Mr. Elliot stated that the colors were part of the Lidl's brand and would be used on all stores.

Matt Hale stated that the proposed canopy over the main customer entrance may not be sufficient to provide weather protection. Mr. Hale stated that this location was in an area with less context and could actually create the context in the area of Wake Forest. He stated that he appreciated the effort that had been put into the building to meet the requirements of the UDO.

Matt Hale stated that the UDO required that colors be low reflectance or earth tones, and that the staff report confirmed that the proposed colors met this requirement. Mr. Hale stated that he had pulled the proposed Sherwin Williams color samples, and the reflectance on the proposed white was 83, and the reflectance on the gray was 13. He stated that the contrast between the two colors was too great and could be an issue. Mr. Hale stated that he would like to see a convergence between the two colors. He stated that there were no white buildings in Wake Forest, with the exception of water towers. He stated that the color palette was fine, it was the contrast of the colors used that concerned him. Mr. Hale asked if the applicant would agree to change the white used to reduce the contrast between the colors used. Don Elliot stated that the applicant would have no problem working to find a white with a lower reflectance rating.

Jim Sherrer asked if there would be a roof vent from the bakery. Don Elliott stated that there would be a curved vent coming out of the roof. Jim Sherrer asked if there was screening proposed for that vent. Mr. Elliot stated that there would no additional screening proposed for

that vent, but that the elevation of the building relative to Dr. Calvin Jones Highway would likely screen the vent from view from the public right-of-way. Jim Sherrer stated that Staff should pay close attention to the proposed vent as construction of the building neared completion and ensure that it was screened or camouflaged. Charlie Yokley stated that Staff would make sure that the vent was screened or camouflaged.

There was no more evidence or testimony to be submitted to the Design Review Board, so the public hearing was closed at 5:00pm.

D. Action on Case AR-16-03: Consideration of a request filed by Gensler for a proposed Lidl's Grocery Store to be located at the intersection of Dr. Calvin Jones Highway and S. Main Street, being Wake County Tax PINs 1840-26-2915, 1840-26-3731, 1840-526-3952, 1840-26-5930.

Jim Sherrer made a motion to approve the proposed Lidl's Grocery Store based on the findings of fact with the following condition:

- 1) The white used on the building should be changed to a color with a reflectance rating with a maximum of 73.

Matt Hake seconded the motion.

Jim Sherrer stated that the applicant had attempted to meet the UDO and had created a well-designed building that would add to the vibrancy of Wake Forest and create the context in this area of town.

Paul Eitel stated that the proposed building was a modern interpretation of the UDO and worthy of the variations requested from the specific standards relating to the glass curtain wall. He stated that the mechanical equipment on the roof should be screened or camouflaged from view.

The motion passed unanimously (4-0).

ADJOURNMENT

The meeting was adjourned at 5:08 p.m.

CHAIR

STAFF